



February 15, 2022

The Honorable Maggie McIntosh
Chair, House Appropriations Committee
Room 121 House Office Building
Annapolis, MD 21401

Re: Support for House Bill 0778 - Transportation - Investment Program - MARC Rail Service (Maryland Regional Rail Transformation Act)

Dear Chair McIntosh and Committee Members,

Good afternoon, my name is Jay Corbalis. I am a Vice President of Public Affairs at JBG SMITH, a publicly traded real-estate investment trust headquartered in Bethesda. JBG SMITH owns, operates, invests in and develops real estate assets in transit-oriented submarkets in and around Washington, D.C., including National Landing, where we serve as development partner for both Amazon's HQ2 project as well as Virginia Tech's Innovation Campus. I also co-chair the Transportation Committee for the National Landing Business Improvement District, a non-profit representing approximately 12 million square feet of office space, 12,000 residential units, 5,500 hotel rooms and 1.4 million square feet of retail.

I'm here today in all those capacities to offer our strong support for HB 778, and to highlight the opportunity represented by one of its key provisions: the extension of MARC service to Northern Virginia. National Landing is poised for significant job growth in the coming decades, fueled by planned growth from Amazon, Virginia Tech and others. Sustaining that growth will require attracting large numbers of knowledge workers from across the region, the majority of whom will commute by public transportation. With its highly educated workforce and robust transit network, Maryland is well poised to benefit from this trend. However, MARC's existing service pattern hinders that opportunity by requiring commuters to make multiple transfers to reach National Landing. Extending MARC service directly to National Landing would allow commuters from Montgomery, Frederick, Baltimore, Prince George's, Harford, Anne Arundel and Howard Counties to take advantage of job opportunities in National Landing. At the same time, thousands of new employees in National Landing would be able to move their families to Baltimore, Laurel, Silver Spring or Kensington and be within easy commuting distance of their jobs.

The timing of this effort is especially important. Virginia is moving forward with an ambitious, multi-billion dollar investment program that will significantly expand passenger rail service and create additional capacity across the Potomac. If Maryland is to take advantage of this once in a generation opportunity, planning must start now, and HB 778 provides the framework to do that.

We applaud Delegate Solomon and the bill's co-sponsors for their commitment to expanding regional mobility and encourage the committee to support their efforts by providing a favorable report.

Respectfully,

Jay Corbalis
Vice President, Public Affairs
JBG SMITH

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