



WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY

Public Testimony in Support of SB0190

Land Use – Transit Oriented Development – Alterations

Before the Senate Budget & Taxation Committee

29 January 2025

Mr. Chairman and members of the committee, thank you for inviting me to testify today. My name is Liz Price, and I am Vice President of Real Estate and Development for the Washington Metropolitan Area Transit Authority (WMATA). I am here to voice Metro's support for Senate Bill 0190. The bill will expand transit-oriented development (TOD) throughout the state by encouraging smart growth land use policies and providing financial tools to support the delivery of critical new housing, jobs and services at transit-accessible locations. We know from experience that supportive policies and investment are instrumental to the success of TOD.

Metro's nation-leading joint development program has completed 57 buildings at 31 stations that generate more than \$200 million in annual local and state taxes. Future development potential at 40 Metro stations totals 31 million SF including 26,000 new housing units and would add over \$300 million in annual tax revenue to the region. Metro's Ten-Year Strategic Plan for Joint Development released in 2022 identified strategies for accelerating joint development, including several that this legislation supports:

- Partnering with jurisdictional partners to pursue policies and funding that support infrastructure needs, and housing and economic development goals, and
- Increasing development readiness of Metro's sites by addressing entitlement issues and financial feasibility gaps.

We have already seen the results that a collaborative approach to TOD can achieve. In the first 45 years of Metro's joint development program, Metro and its development partners completed over 2.5 million square feet of commercial development and 3,600 units of housing at Maryland Metro stations that generate more than \$60 million dollars in annual state and local taxes. As a result of TOD supportive policies and infrastructure investments in Montgomery and Prince George's County, combined with Metro's efforts to accelerate development, we now have **over 6,000 residential units** currently in the pipeline. Our partners **delivered nearly 1,000 new housing units in 2024** alone including **more than 750 affordable units**, at College Park, Grosvenor-Strathmore, and New Carrollton. Together this equates to 7,000 Maryland households who will expand the Maryland tax base and increase Metro ridership and revenue. Together, we are shrinking the housing gap and reducing greenhouse gas emissions and local pollution from transportation.

These wins are only possible with the right policy environment. Maryland's bill encourages smart growth zoning policies that encourage construction of housing, hotels, offices and retail in places best equipped to support that growth – within a half mile of transit stations and corridors. Higher density zoning at transit locations in Montgomery County have been central to the success of TOD

at Bethesda, Grosvenor, North Bethesda and Twinbrook stations. The bill also expands the State’s financial toolkit to provide critical investments that enable TOD to advance. Similar investments such as direct grants from state, local and federal partners and local tax abatements have been instrumental in accelerating Metro’s TOD projects in Maryland, including New Carrollton, North Bethesda and Capitol Heights.

The bill before you today lowers crucial hurdles for transit-oriented development. If passed and implemented, I am confident it will accelerate development of new housing, jobs and services throughout the state’s transit corridors, as well as support Metro’s ongoing efforts in Montgomery and Prince George’s County. For these reasons, I urge you to support Senate Bill 0190. Thank you for your time.

Maryland Development Overview

Recently Completed (2024)	Under Construction (or 2025 Groundbreaking)
<ul style="list-style-type: none"> • College Park (451 units) • Grosvenor (220 units, 1 acre park) • New Carrollton (291 units) 	<ul style="list-style-type: none"> • New Carrollton (462 units) • North Bethesda (354 units)
Board JDA Approval / Excess Property (EP) Sale	Active Solicitation/ Negotiations
<ul style="list-style-type: none"> • Downtown Largo-Lottsford Rd JDA (800 units, 70K SF Retail) • Downtown Largo (EP- Residential) • Southern Avenue (EP- Residential) • Twinbrook JDA (437 units, 5K SF Retail) • West Hyattsville JDA (200 units) 	<ul style="list-style-type: none"> • Capitol Heights (Mixed-use) • Forest Glen (Residential) • Landover (Residential) • North Bethesda (Mixed-use)
Active Planning and Feasibility Analysis	
<ul style="list-style-type: none"> • Glenmont • Greenbelt • Morgan Boulevard • Rockville • Twinbrook • West Hyattsville 	

