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 Ps and little ps

  – 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

Traffic!

Road capacity

Total road miles  Population  Vehicle Miles Traveled
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
Designated TODs

- Reisterstown
- State Center
- New Carrollton
- Naylor

Designated TOD Locations

Station Rail Line:
- Baltimore Light Rail
- Baltimore Metro
- DC Metro
- MARC

DC Metro Lines:
- Blue
- Green
- Orange
- Red
- Yellow

Main Road
Maryland Rail Lines
Municipalities
Water Body
Maryland

Virginia
Washington D.C.
Aberdeen / MARC

0 3.5 7 14 Miles
Designated TODs

[Map showing various designated TODs with a highlighted area for Reisterstown]
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
## State Center Today and Tomorrow

<table>
<thead>
<tr>
<th></th>
<th>Today</th>
<th>Tomorrow</th>
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<tbody>
<tr>
<td>State Jobs</td>
<td>3,500</td>
<td>3,500</td>
</tr>
<tr>
<td>Private Jobs</td>
<td>0</td>
<td>5,100</td>
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<tr>
<td>Uses: State Office</td>
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<td>Office, Retail Residential, Civic</td>
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<tr>
<td>Energy Costs</td>
<td>$6/ sq. ft.</td>
<td>$3/ sq. ft.</td>
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<tr>
<td>Transit Riders</td>
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<td>10,000</td>
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<td>Activity</td>
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<td>18 hr/day</td>
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<tr>
<td>State Tax Revenue</td>
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<td>$60,000,000</td>
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</table>
RFQ – $1 million predevelopment planning incentive
State TOD executive order: office leases
“Designated TOD”
State TOD Executive Order – priority for state office leases
Future HQ of MD. Dept. of Housing and Community Development
Designated TODs

[Map of designated TOD locations in the Baltimore metropolitan area, with specific stations labeled.]
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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