

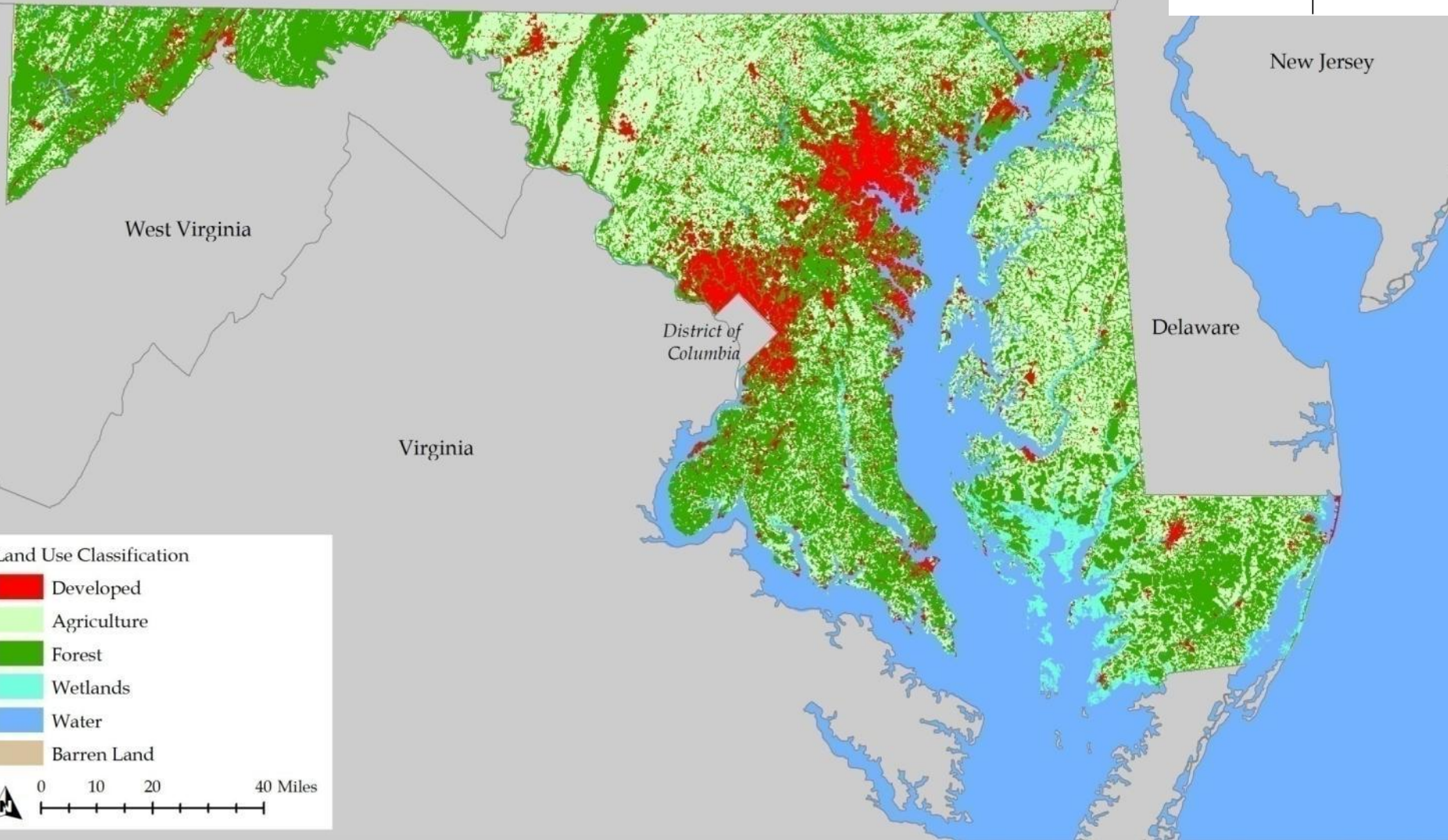
# Maryland Department of Transportation



*Transit Oriented Development*  
*Maryland Sustainable Growth Commission*  
*July 22, 2013*



# 1973 Land Use/Land Cover



Pennsylvania

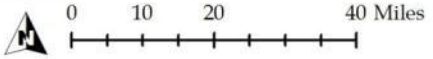
New Jersey

West Virginia

District of Columbia

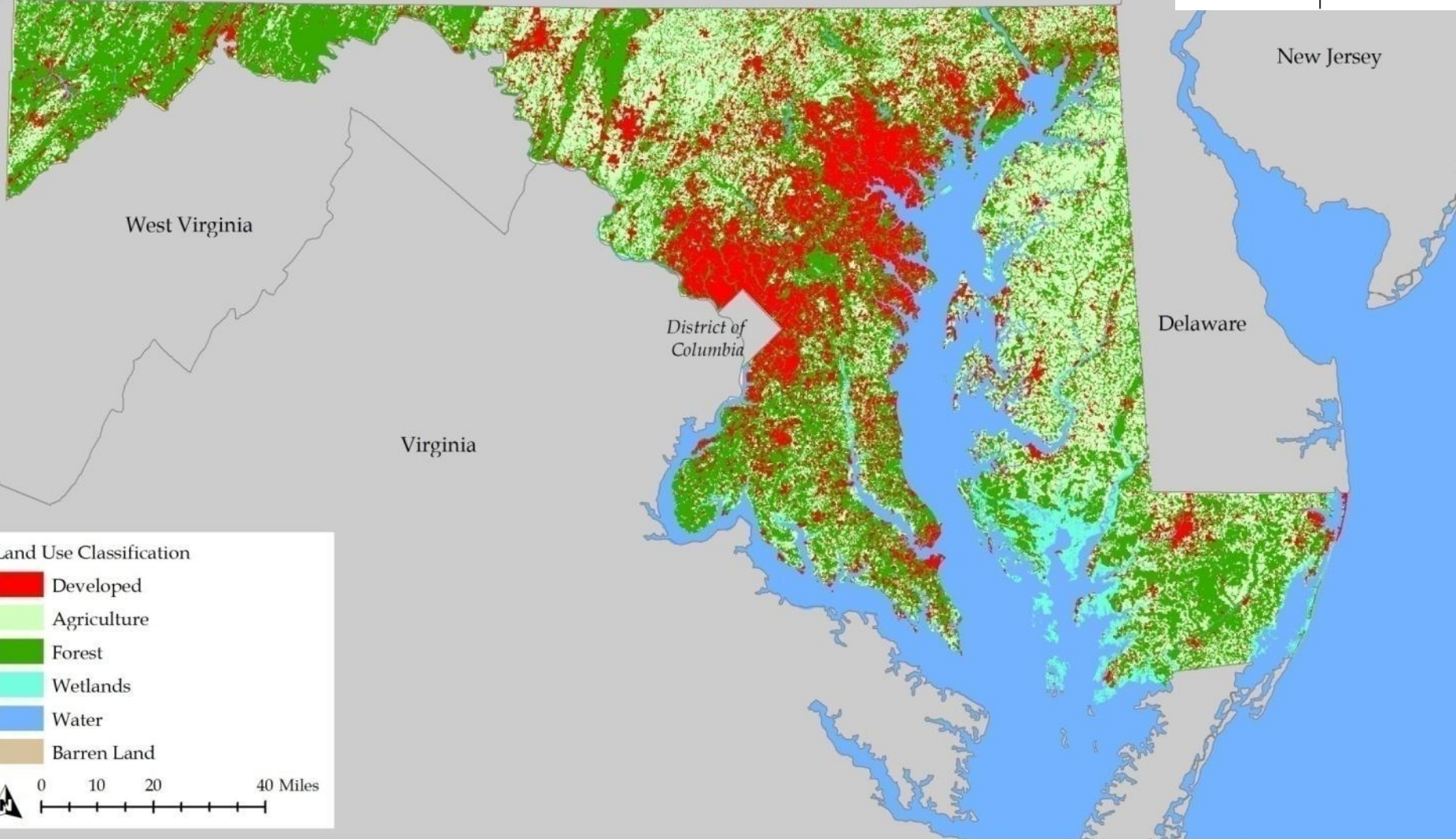
Delaware

Virginia

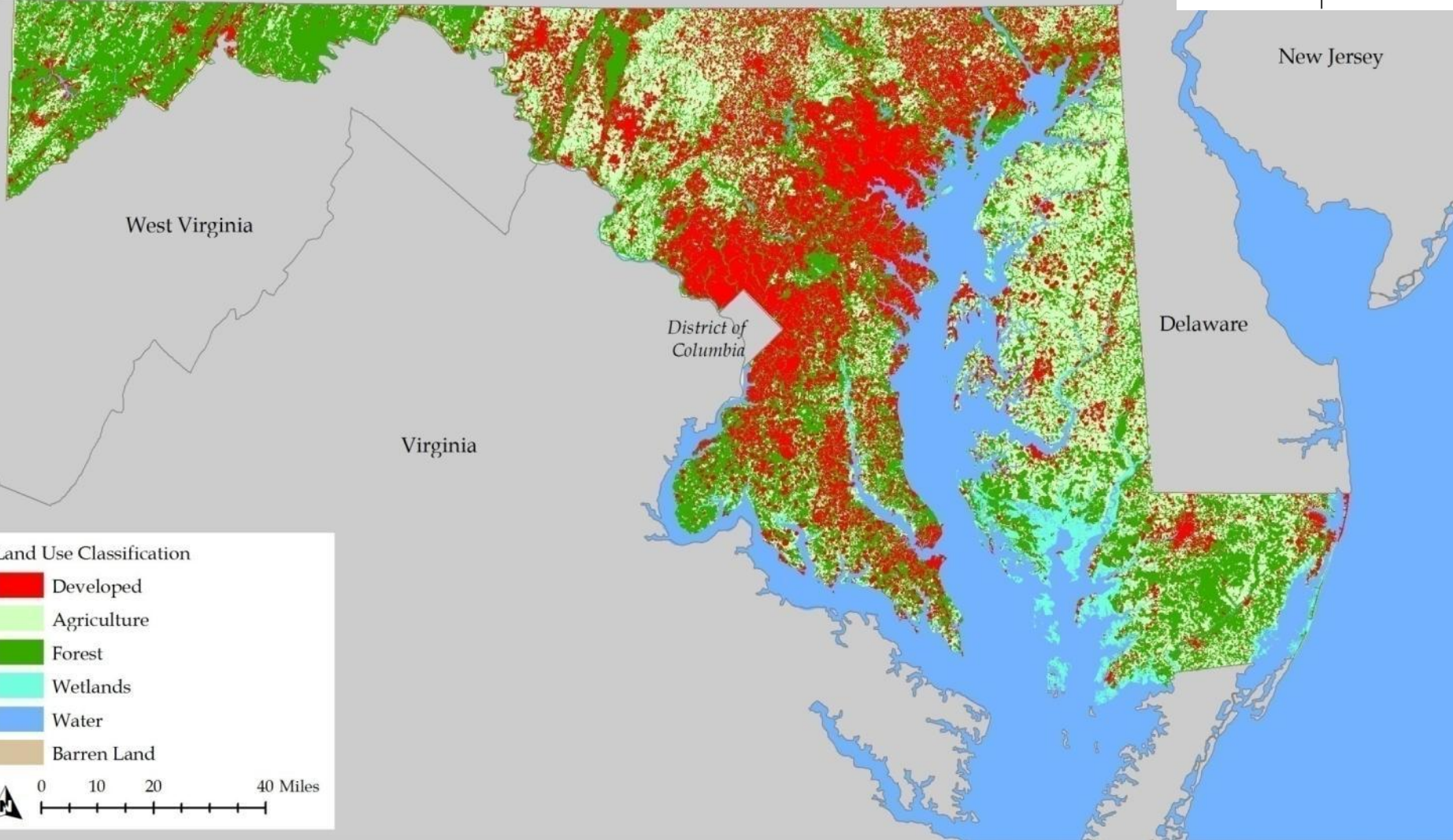


# 2010 Land Use/Land Cover

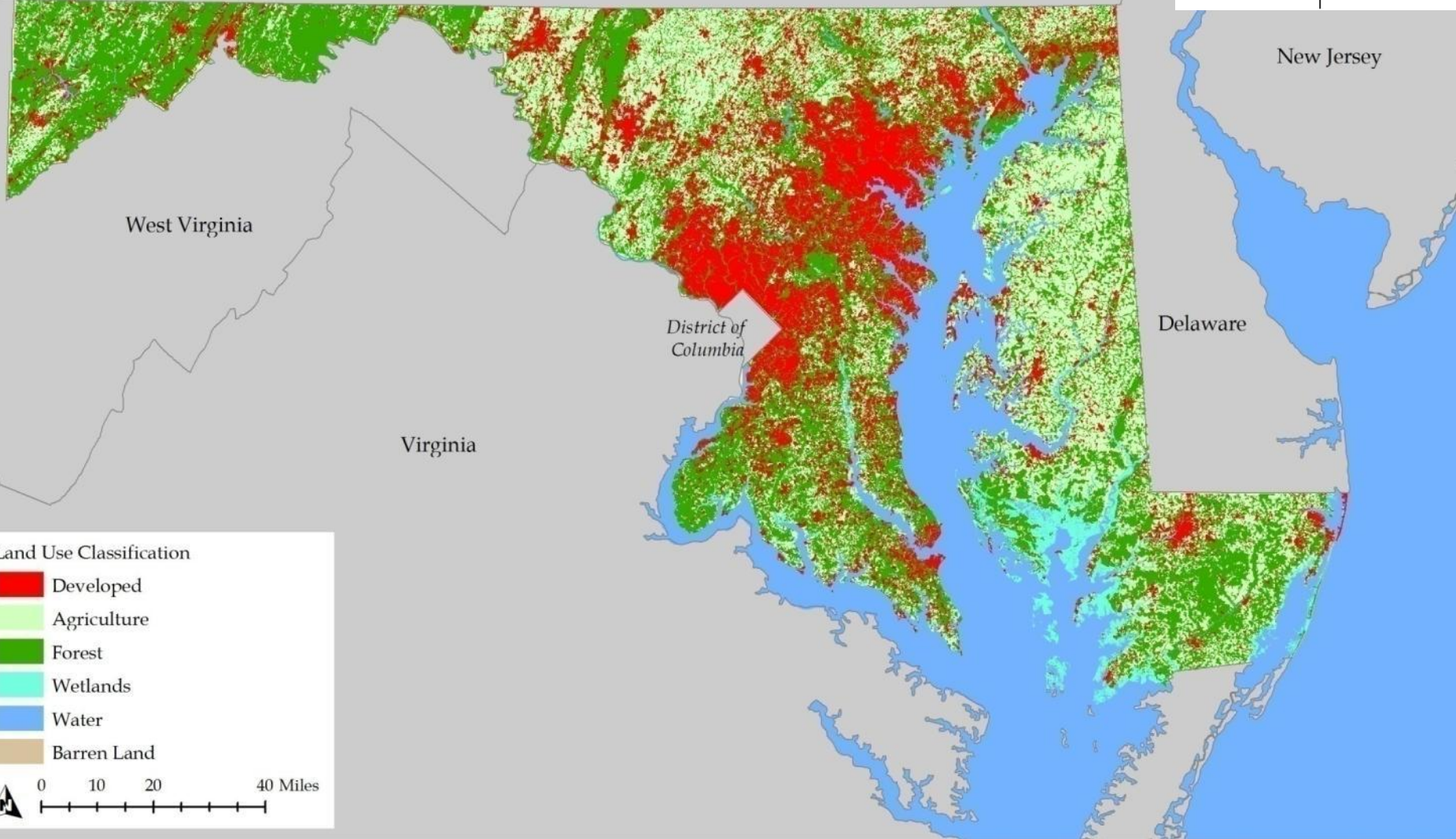
Pennsylvania



# 2030 Land Use/Land Cover – Current Trends

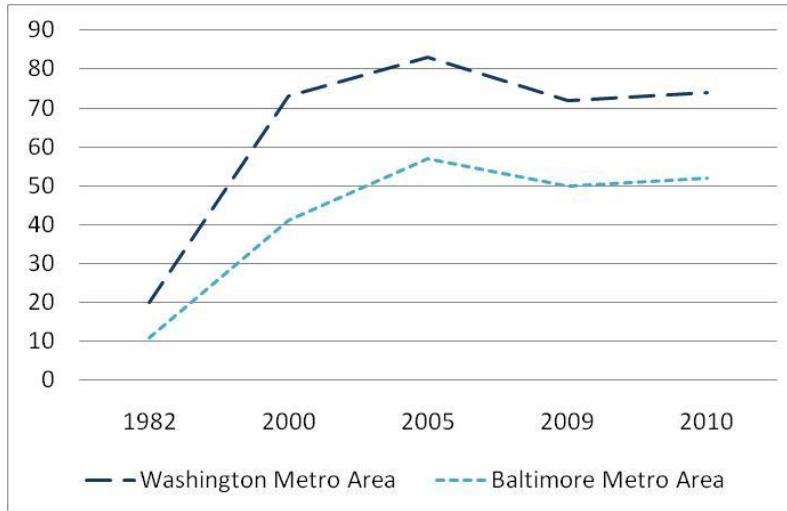


# 2030 Land Use/Land Cover – Smart Growth Policies

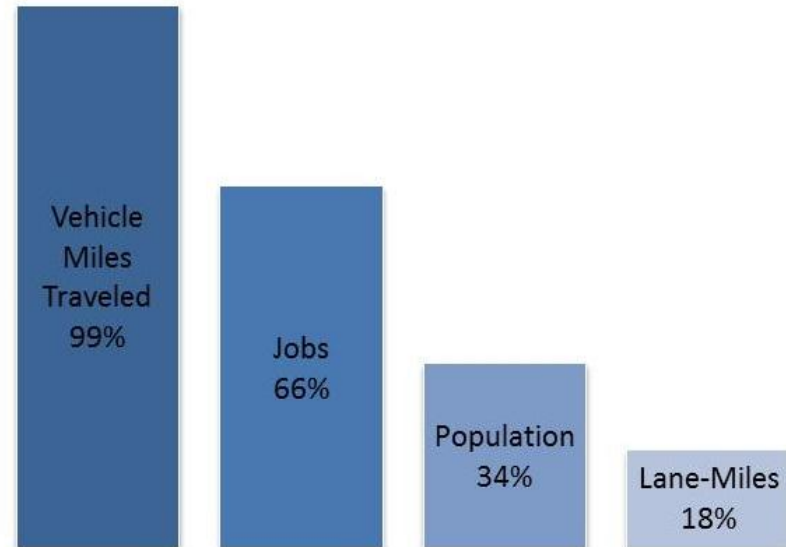


# Traffic Congestion

Yearly Delay per Auto Commuter (hours)



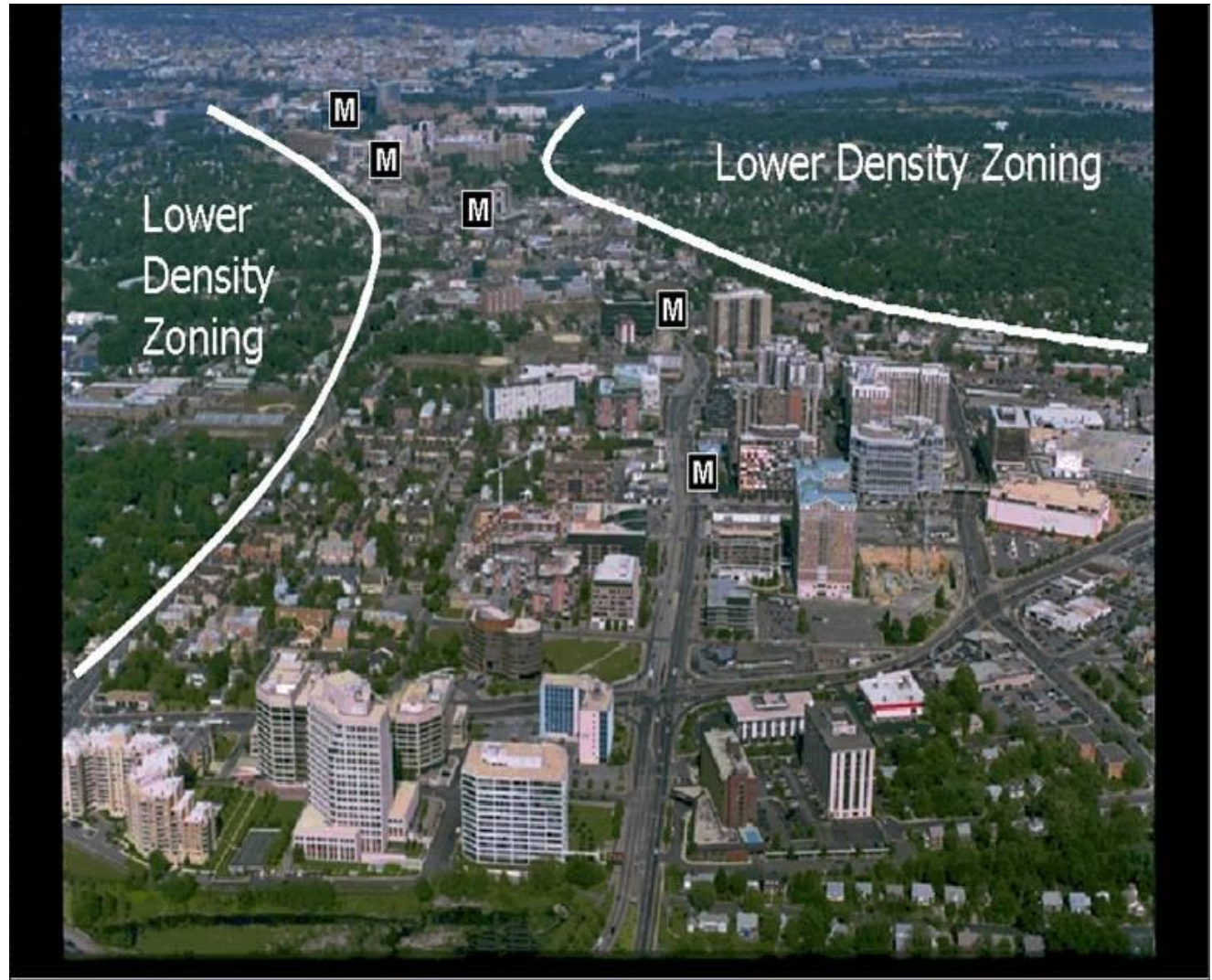
- Growth in traffic outpacing road expansions



Percentage Change in Maryland, 1980 to 2007

# Transit Oriented Development

- Density
- Mixed-use
- Walkable
  - Design



# TOD Transportation benefits

- In TODs...
  - Commuters 2-5Xs more likely to ride transit
  - Families drive an estimated 40-60% less
  - Transit mode share of 5-50%

Source: Transit Cooperative Research Program



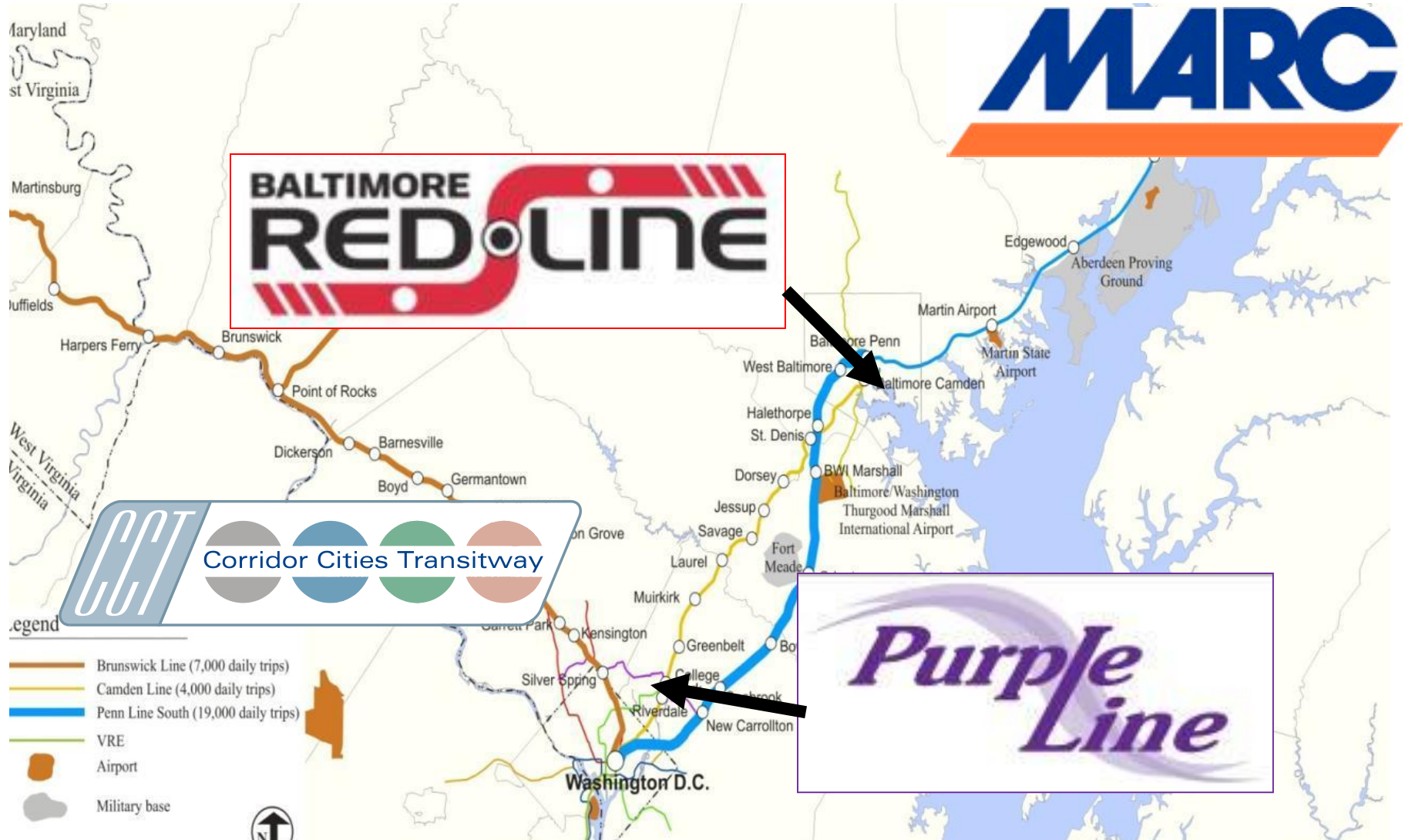


# Leverage transit investments

- Metro
- Light rail
- 3 Commuter Rail lines
- WMATA system



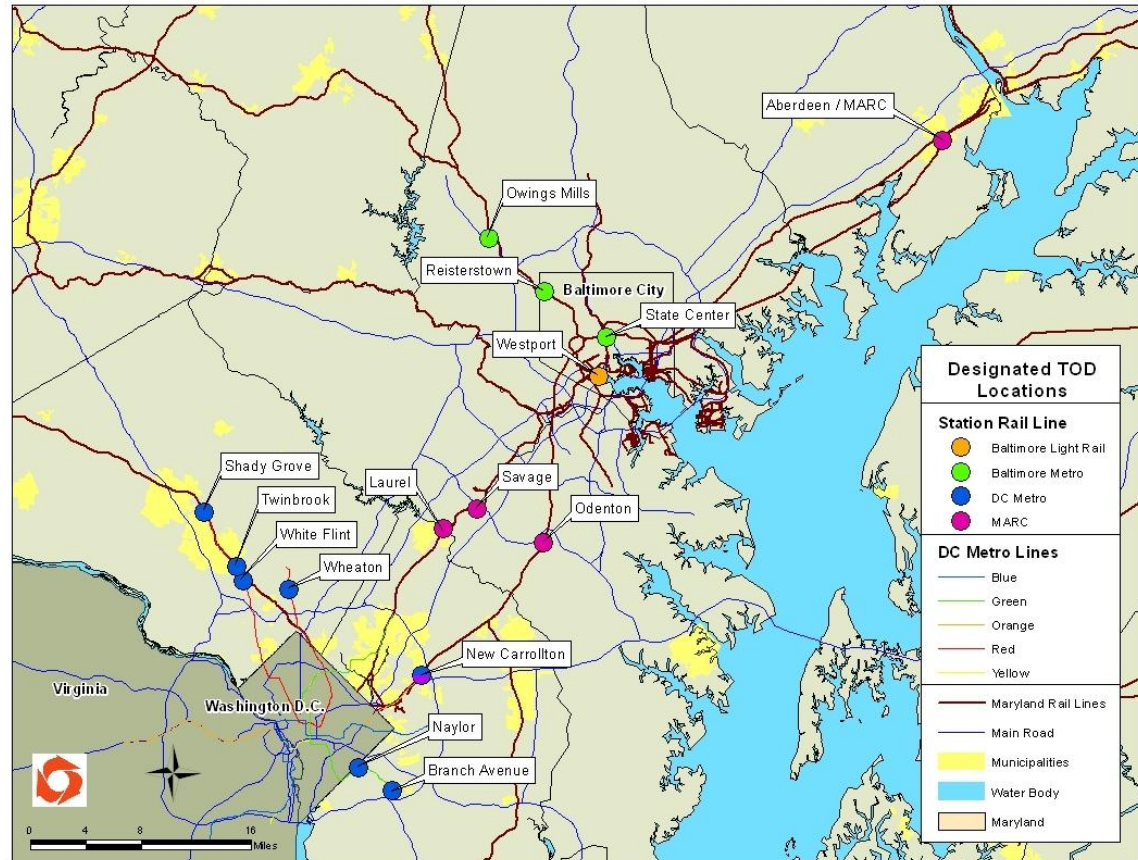
# Planned expansions



# Designated TODs

## Gov. O'Malley's TOD legislation

- transportation purpose
- Local/state
- Sustainable communities



# Designated TODs

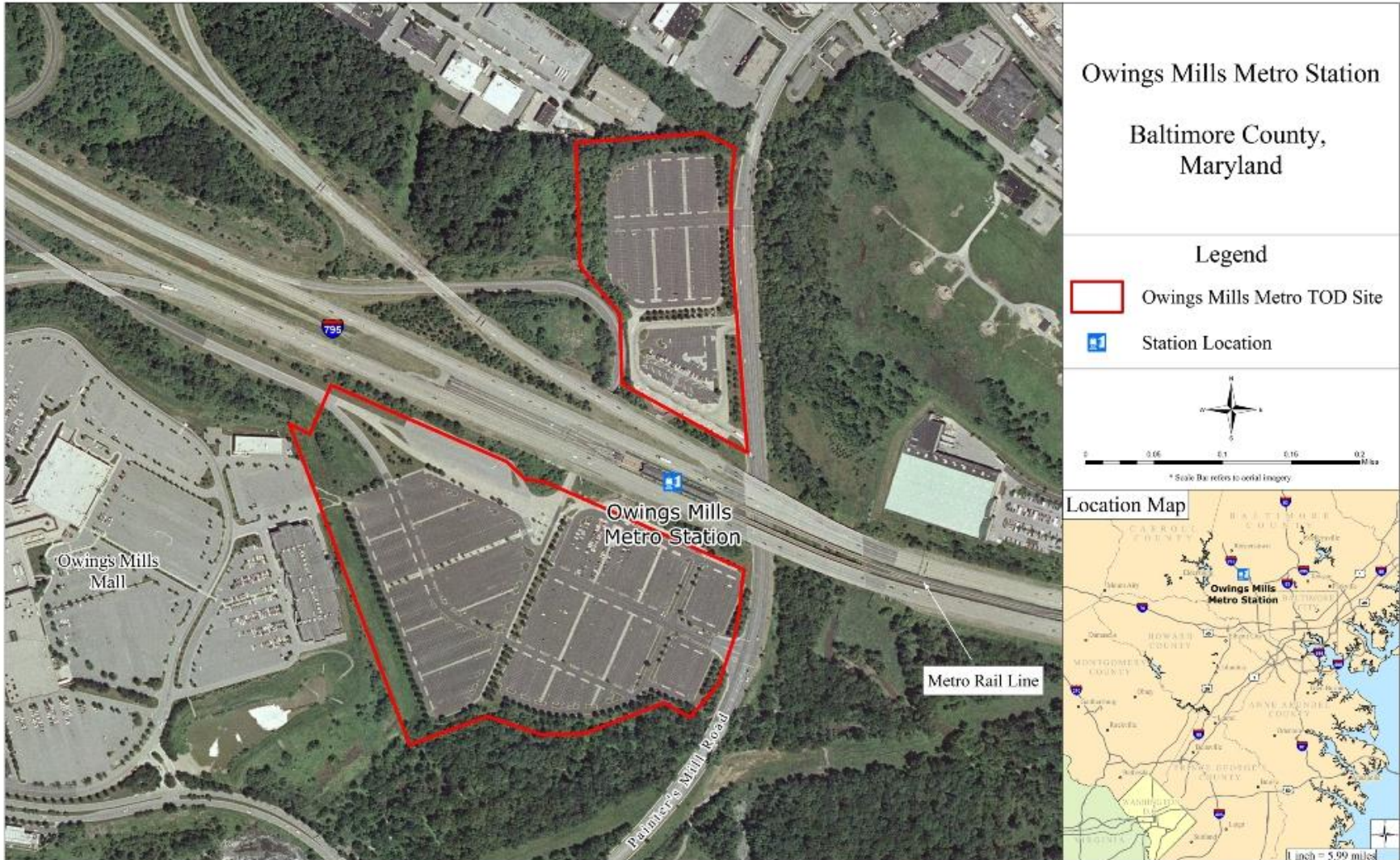
- **Designations**

- TOD principles
  - Deliberate plan to increase transit ridership
- Strong partnerships with private sector, local govt.

- **Tools**

- Joint Development
- Predevelopment planning
- Financing - MEDCO
- Sustainable Communities benefits
- Funding prioritization – transportation
- Priority for the location of State Offices

# Joint Development - Owings Mills



# Joint Development - Owings Mills

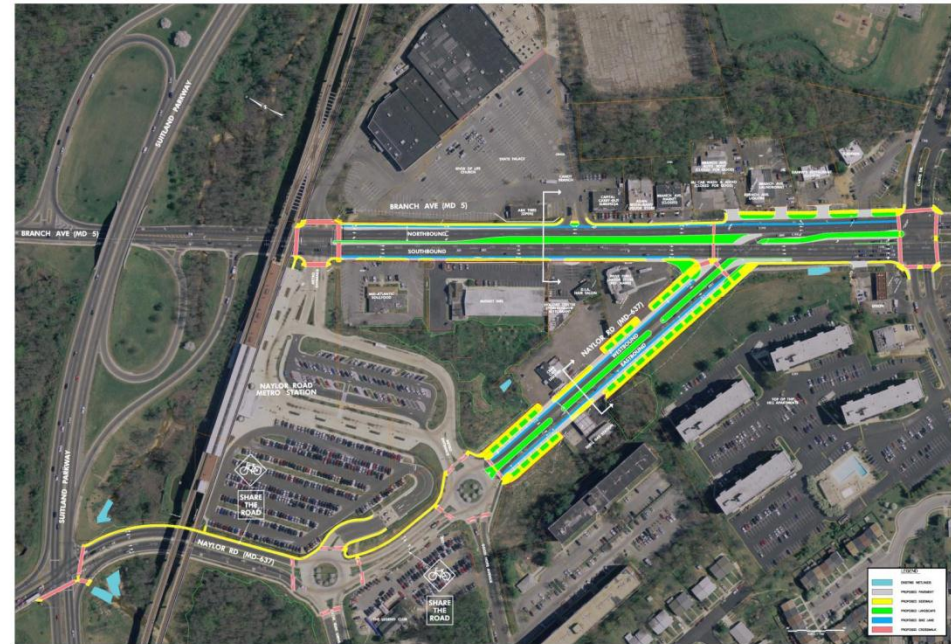
- 1.2 million sf office
- 1,700 residential units
- 300,000 sf of retail
- \$1 billion private investment



**Metro Centre at Owings Mills**

# Pedestrian/bike Access – Naylor Road

- Community Safety and Enhancement
- \$9 million streetscape





Naylor Road Metro Station Area Today



Naylor Road Metro Area Station Vision



# Partnerships- White Flint

## White Flint Metro

- \$800m transportation plan

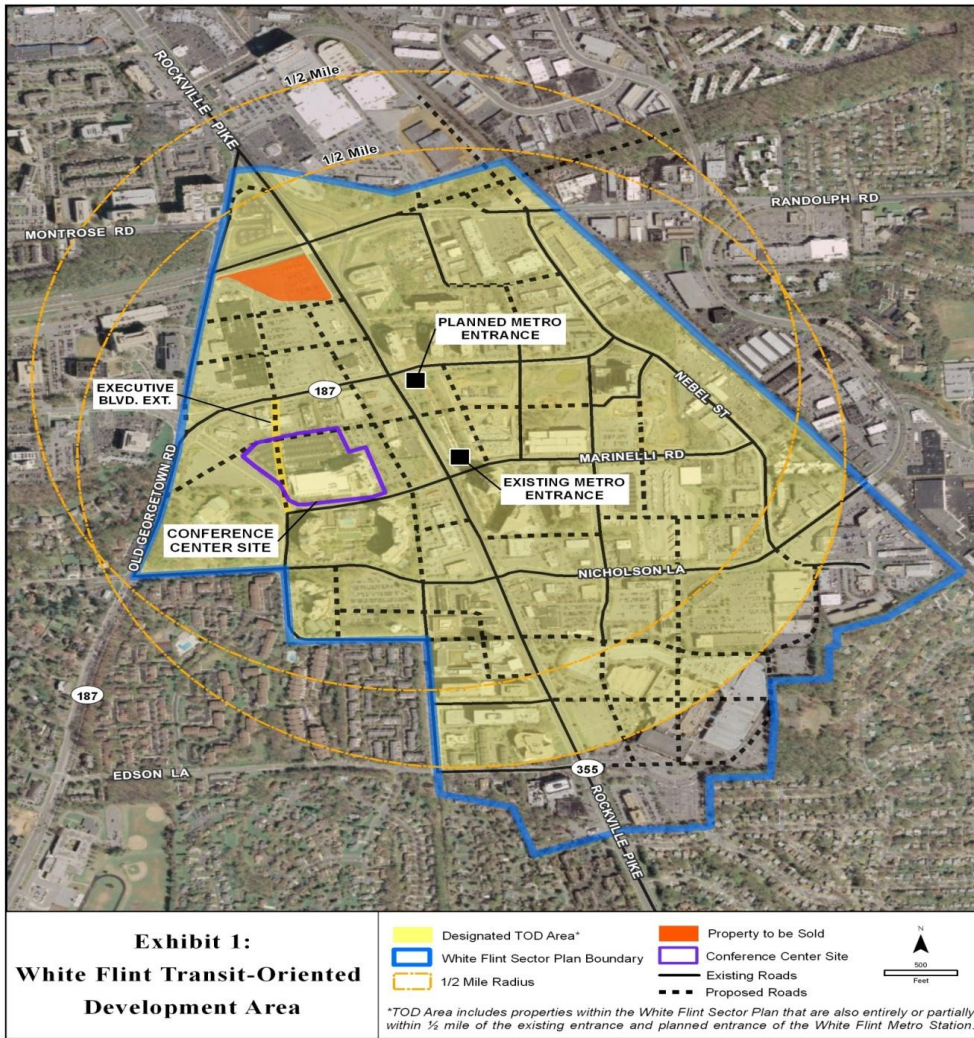
- Special taxing district

- Developer contributions

- County

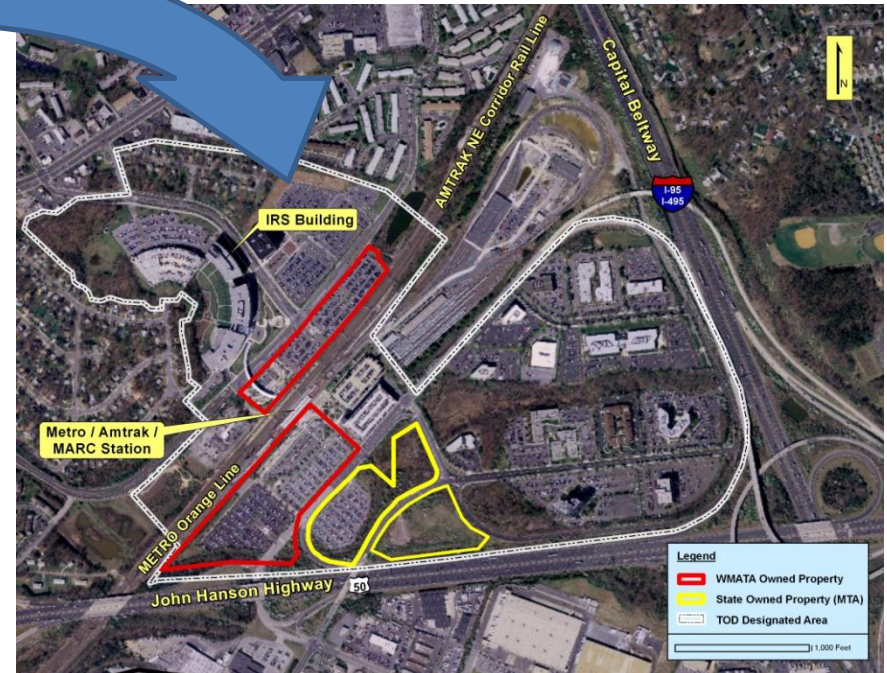
- 3.7 acres MDOT/SHA

- \$21 m proceeds



# State offices- DHCD/New Carrollton

- Executive Order – prioritize TOD for state office leases
- DHCD HQ- anchoring mixed-use TOD



# Thank You!

Andrew J. Scott

Director, Office of Real Estate

Maryland Department of Transportation

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