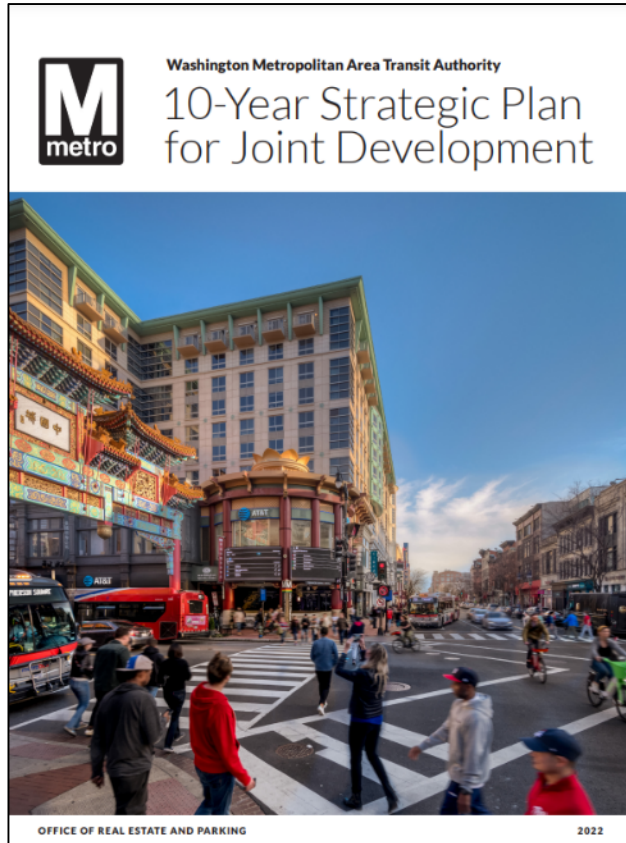


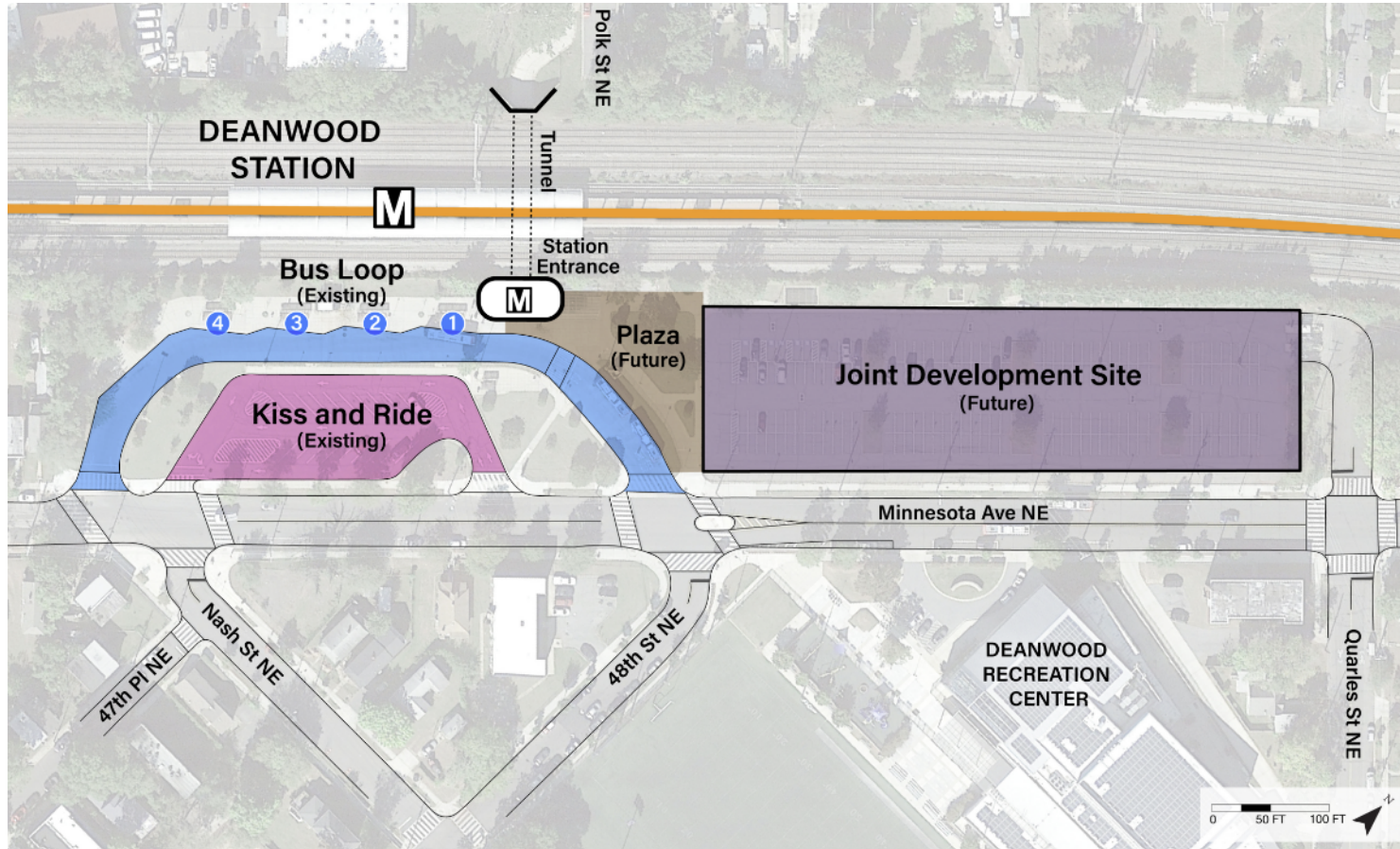
WMATA 10-Year Strategic Plan for Joint Development



JOINT DEVELOPMENT STRATEGIC PLAN	
What is Joint Development?	Real Estate development on Metro-owned property that requires coordinated construction of public transit facilities with private development.
Impact	Metro is a national leader in joint development, delivering: <ul style="list-style-type: none">■ 55 new buildings at 30 stations■ 17 million square feet of mixed-used development■ 5 million new annual Metro trips■ \$194 million in new annual state and local taxes
Future Opportunities	<ul style="list-style-type: none">■ 550+ acres at 40 Metro stations■ 31 million square feet of new mixed-use development■ 26,000 new housing units■ \$340 million in new annual taxes
Acceleration Strategies	<ol style="list-style-type: none">1 Partner with Local Jurisdictions2 Right-Size Transit Facilities3 Increase Development Readiness4 Minimize Implementation Risks
GOAL Complete 20 new joint development agreements by 2032	

STRATEGY	ACTION
1. Partner with Local Jurisdictions	<ul style="list-style-type: none">1.1 Coordinate Site Infrastructure Needs and Funding1.2 Pursue Policies and Funding that Support Housing Goals1.3 Leverage Local Economic Development Strategies
2. Right-Size Transit Facilities	<ul style="list-style-type: none">2.1 Reduce Parking2.2 Modernize Pick Up/Drop Off Zones2.3 Optimize Bus Infrastructure
3. Increase Development Readiness	<ul style="list-style-type: none">3.1 Evaluate Site Conditions and Development Feasibility3.2 Resolve Entitlements and Other Site Issues3.3 Secure Gap Funding Commitments
4. Minimize Implementation Risks	<ul style="list-style-type: none">4.1 Complete Compact Public Hearings for Transit Facility Changes pre-RFP4.2 Simplify Solicitations and Proposal Requirements4.3 Offer Smaller Parcels

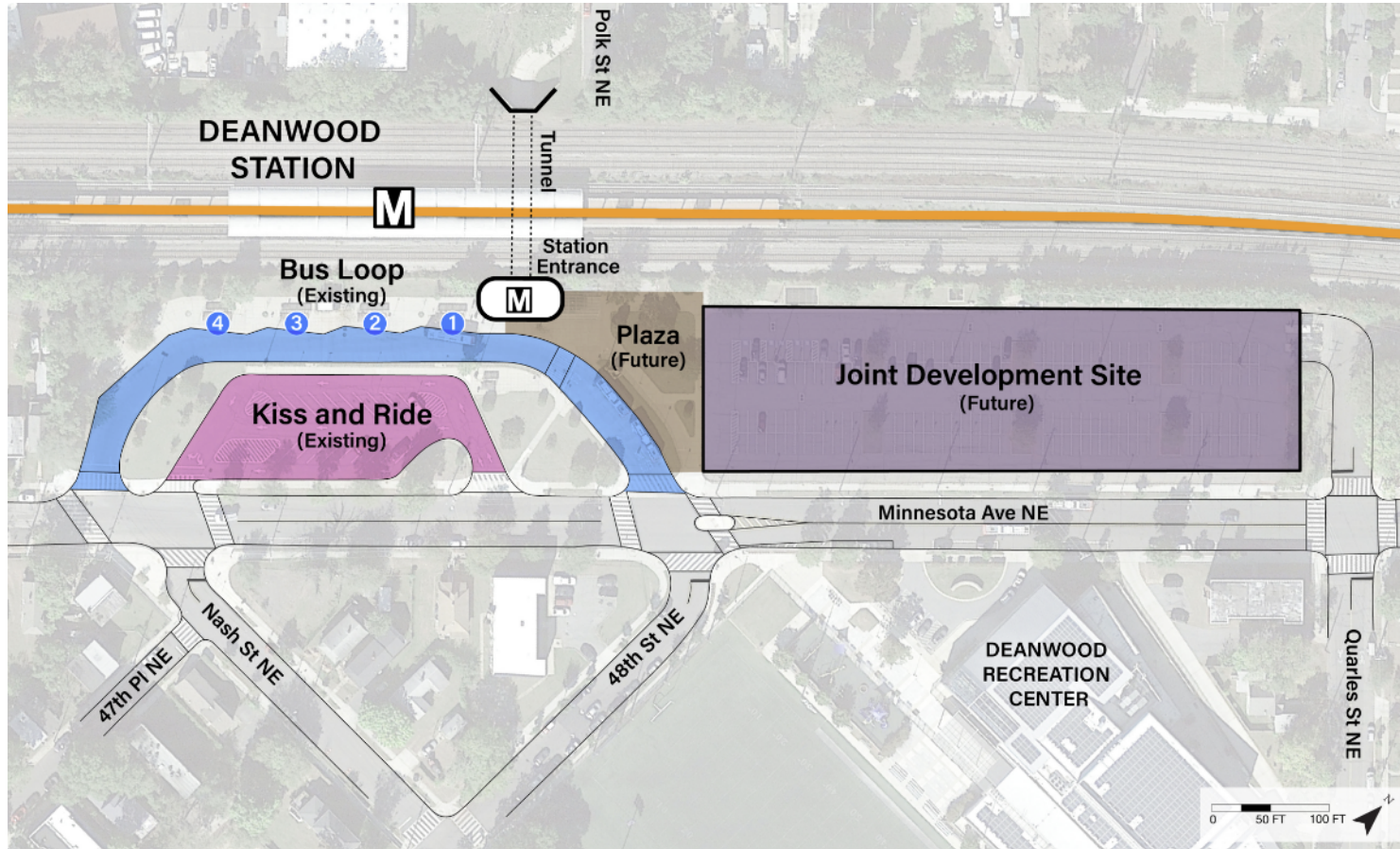
WMATA Proposed Changes at Deanwood Station



- 2023 – WMATA Compact hearing
- 2024 – Zoning Map amendment
- 2024 – WMATA Joint Development process to select developer to lead redevelopment
- 2026 – Anticipated commencement of construction of joint development
- 2028 – Anticipated completion of construction of joint development

Full WMATA Compact Hearing staff report (approved by WMATA Board of Directors on Dec. 14, 2023): https://www.wmata.com/initiatives/plans/Parking-Deanwood-Station/upload/231205_Staff-Report-for-Deanwood_final-with-appendices.pdf

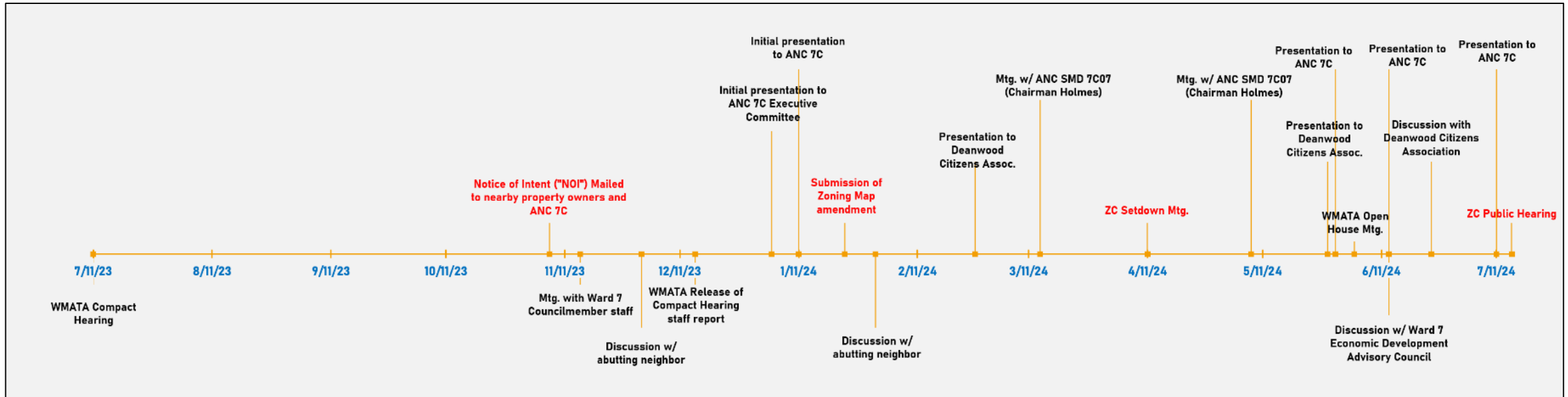
Summary of July 2023 Compact Hearing



- WMATA Compact hearing held on July 11, 2023.
- Subject of hearing was the closure of existing Park & Ride lot at Deanwood Station.
- 100 comments received regarding future mixed-use development (86% in support)
- 35% of comments expressed support for a grocery use.
- 32 comments about housing (72% in support of housing on the site).
- 28 comments about a new full-service library (68% in support).

Full WMATA Compact Hearing staff report (approved by WMATA Board of Directors on Dec. 14, 2023: https://www.wmata.com/initiatives/plans/Parking-Deanwood-Station/upload/231205_Staff-Report-for-Deanwood_final-with-appendices.pdf)

Community Guidance and Engagement



- Community engagement on plans for the Deanwood Metrorail site commenced in July 2023 with the WMATA Compact Hearing process.
- WMATA has directly engaged with the ANC, Deanwood Citizens Assoc., and the community approx. 14 times during the Zoning Map amendment process.
- WMATA's Joint Development RFP process requires respondents to submit a community engagement strategy and plan for working with public stakeholders which is part of WMATA's evaluation criteria.

WMATA Zoning Map Amendment Open House (June 4, 2024)



We want your feedback on the Zoning Map Amendment Application for Deanwood Metrorail Station

Open House
Hosted by Metro
Tuesday, June 4, 2024 • 6:30-8:30 PM
Deanwood Community Center
Multipurpose Room at 1350 49th Street, NE
Washington, DC

Public Hearing
Hosted by DC Zoning Commission
Monday, July 15, 2024 • 4:00 PM
Online via DC Zoning Commission website
Link: [ow.ly/2la850RS1Yf](https://www.dczoning.com)

Metro

Queremos recibir sus comentarios sobre la solicitud de modificación del mapa de zonificación para la Estación de Metro Deanwood

Jornada abierta
Organizada por Metro
Martes 4 de junio de 2024 • 6:30 a 8:30 p.m.
Centro Comunitario Deanwood
Sala multiusos en 1350 49th Street, NE
Washington, DC

Audiencia pública
Organizada por la Comisión de Zonificación de DC
Lunes 15 de julio de 2024 • 4:00 p.m.
En línea a través del sitio de la Comisión
Enlace: [ow.ly/2la850RS1Yf](https://www.dczoning.com)

¡Queremos escucharte!

Metro solicitó modificar el mapa de zonificación del Distrito de Columbia para la estación de Deanwood, con el fin de cambiar la zonificación de las zonas actuales R-1 y RA-1 a la zona MU-4. De este modo, se permite un proyecto de uso mixto en el estacionamiento de 154 plazas que existe en la zona, Park & Ride. El proyecto incluiría una nueva sucursal de la Biblioteca Pública de DC y podría incluir otros usos residenciales multifamiliares y comerciales.

Envíe comentarios escritos a hwnways@wmata.com

Para obtener más información, visite: [ow.ly/2la850RS1Yf](https://www.dczoning.com)

M metro



Comment / Question Topics

- Examples of WMATA joint development projects
- Developer selection process
- Community Benefits Agreement
- Number of residential units
- Design of new public library
- Construction timing
- Increased economic activity
- Community collaboration
- Future engagement with developer
- Amount of affordable /market rate housing
- Rents for market rate housing
- Rental v. Ownership
- Grocery store
- UDC campus or government office
- Trash along Minnesota Avenue and nearby streets
- Traffic along Minnesota Avenue