

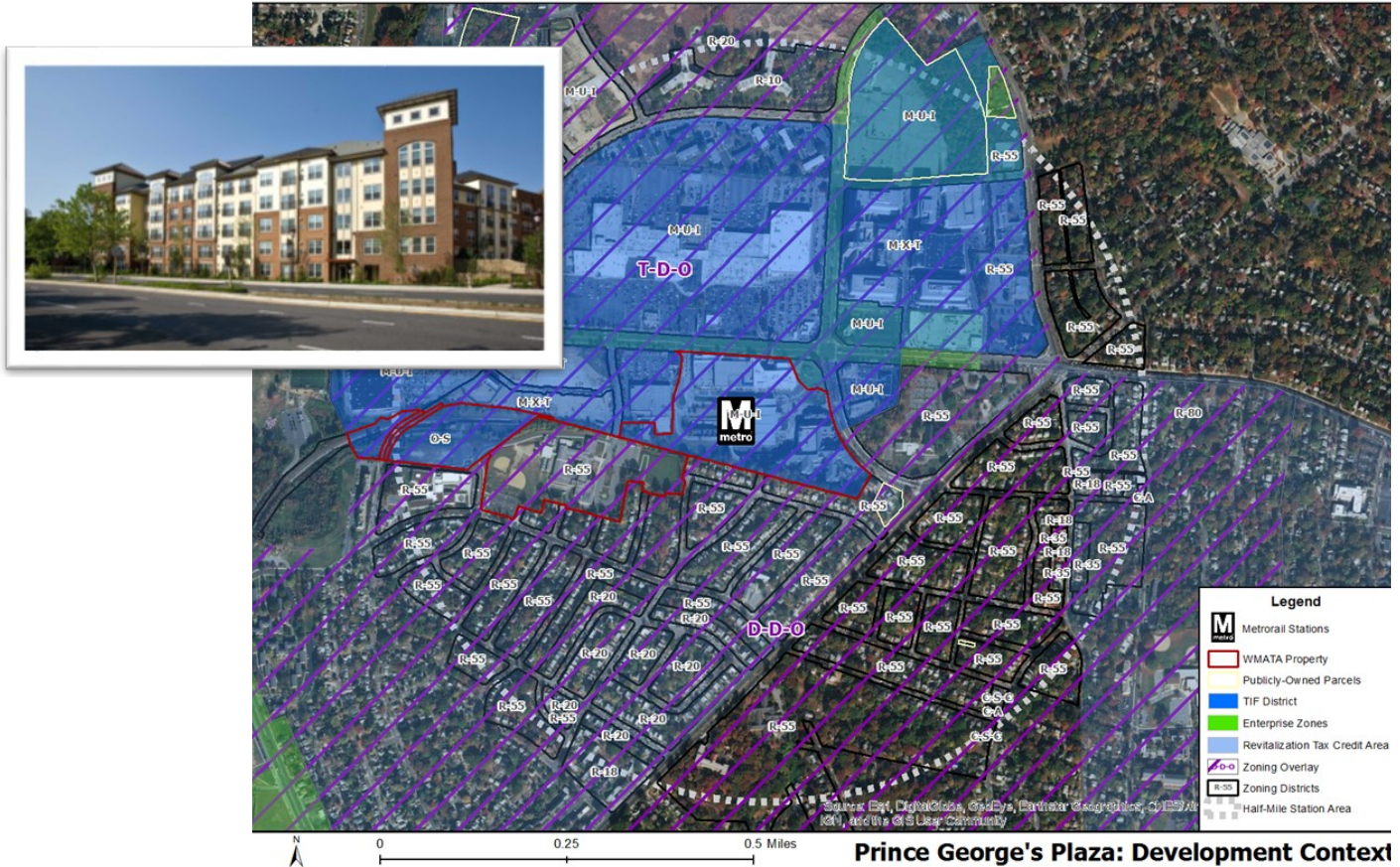


Washington Metropolitan Area Transit Authority



Prince George's Plaza Metro Station

Metro completed a joint development project comprised of a 259-unit apartment building and 160,623 SF of retail (developed by Mid-City/Taylor Development). The station can accommodate another 300,000 SF of office in the future. The pipeline of development projects with a half-mile of Metro includes: 681 residential units, 10,000 SF office, and 96,928 SF of retail.



How TOD Would Improve Metro's Bottom Line	
Current Conditions	
Households per Acre	Jobs per Acre
4.6	9.9
2040 Target Densities	
12 HHs/Acre	New Weekday Riders + Annual Farebox Revenue
	600 riders \$1.17 million
OR	
19 Jobs/Acre	350 riders \$614,000

Public Property Owners with 1/2-mile of Station	Land Area (acres)	Development Incentives
WMATA	18.36	TIF, Revitalization Tax Credits
Prince George's Board of Education	22.63	TIF, Revitalization Tax Credits
MNCPPC	38.26	TIF, Enterprise Zone, Revitalization Tax Credits
Prince George's County	3.00	TIF, Revitalization Tax Credits
City of University Park	0.32	None