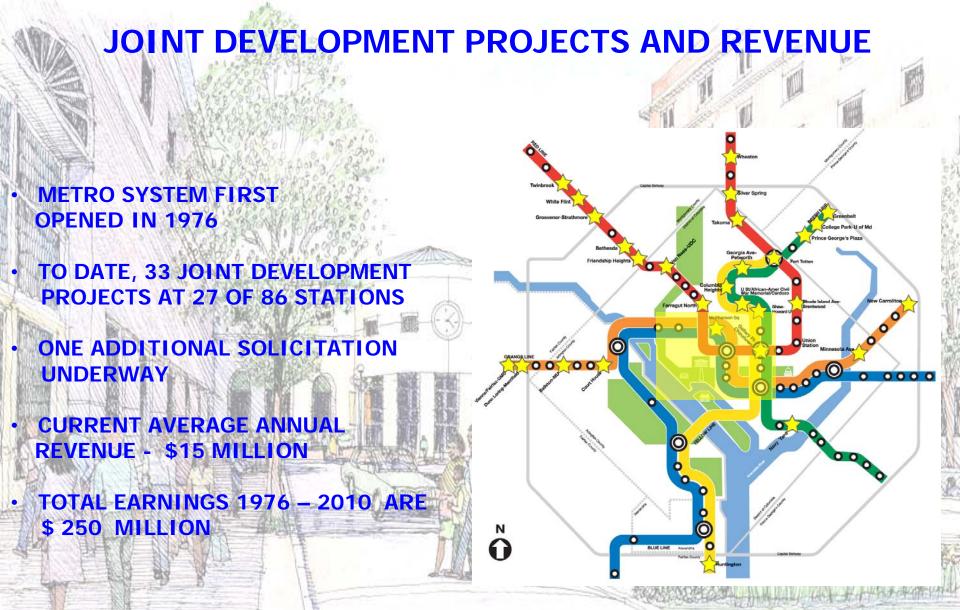


# WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (WMATA)

- INDEPENDENT REGIONAL AUTHORITY
- COMPACT AMONG 3 STATES: MARYLAND, VIRGINIA, WASHINGTON, DC
- VOTING BOARD MEMBERS APPOINTED BY LOCAL JURISDICTIONS AND US GOVERNMENT
- FACILITATING TRANSIT ORIENTED DEVELOPMENT ("TOD")—
  WALKABLE, MIXED USE COMMUNITIES WHICH INTEGRATE TRANSIT
  FACILITIES AND REDUCE AUTO DEPENDENCY; TOD COMMUNITIES
  ARE TYPICALLY OF HIGHER DENSITY THAN THOSE FURTHER FROM
  TRANSIT FACILITIES





#### **Gallery Place - Chinatown**

OFFICE AREA: 237,000 SF

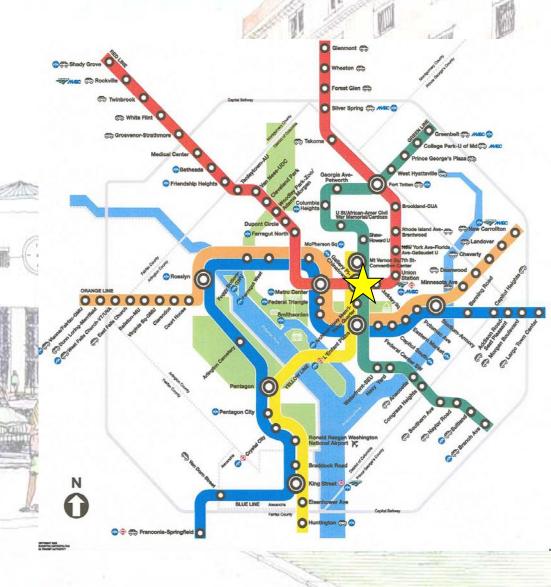
RETAIL/ENTERTAINMENT

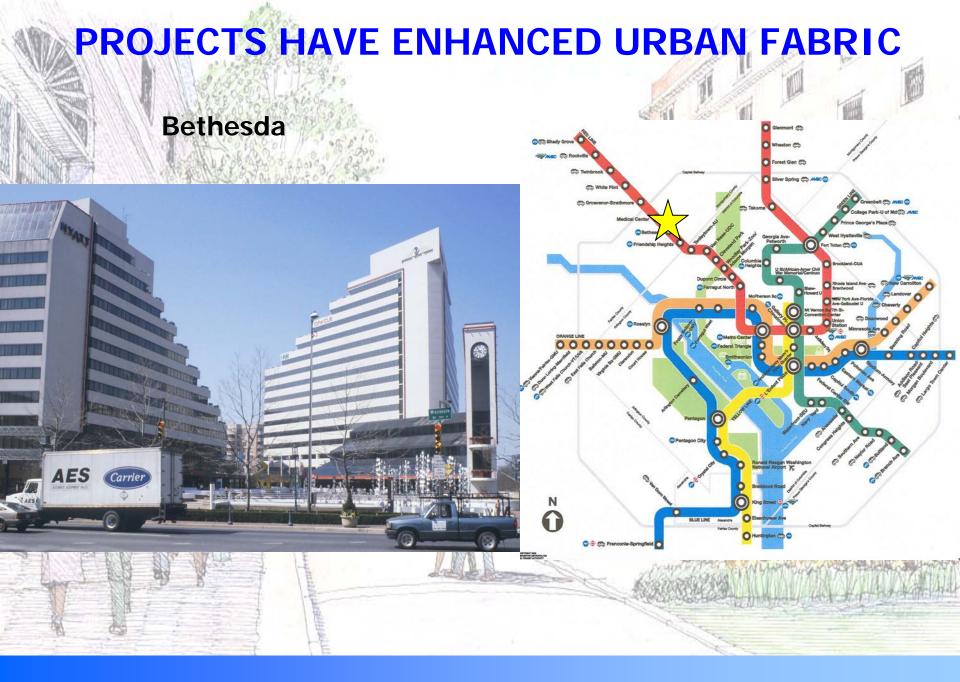
AREA: 250,000 SF

**RESIDENTIAL: 192 UNITS** 

METRO FACILITIES: BUILT OVER RAIL STATION

ECONOMIC EFFECT:
THIS IS NOW ONE OF THE
"HOTTEST" PARTS OF THE
CITY





#### Bethesda

OFFICE AREA: 323,000 SF

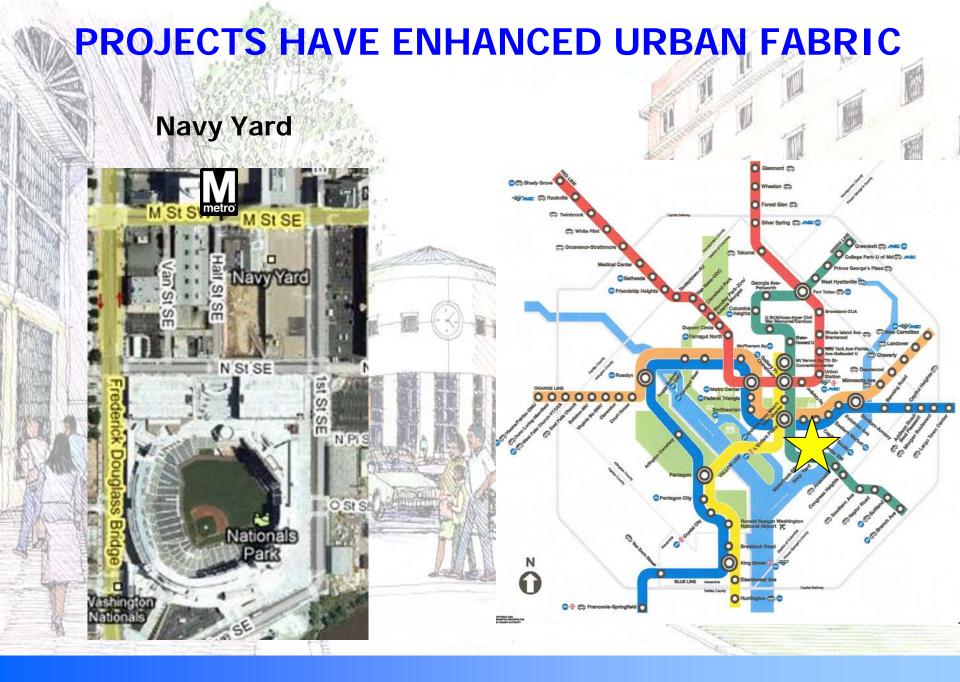
RETAIL AREA: 41,600 SF

HOTEL: 390 KEYS

METRO FACILITIES: BUILT
OVER RAIL AND BUS
STATIONS

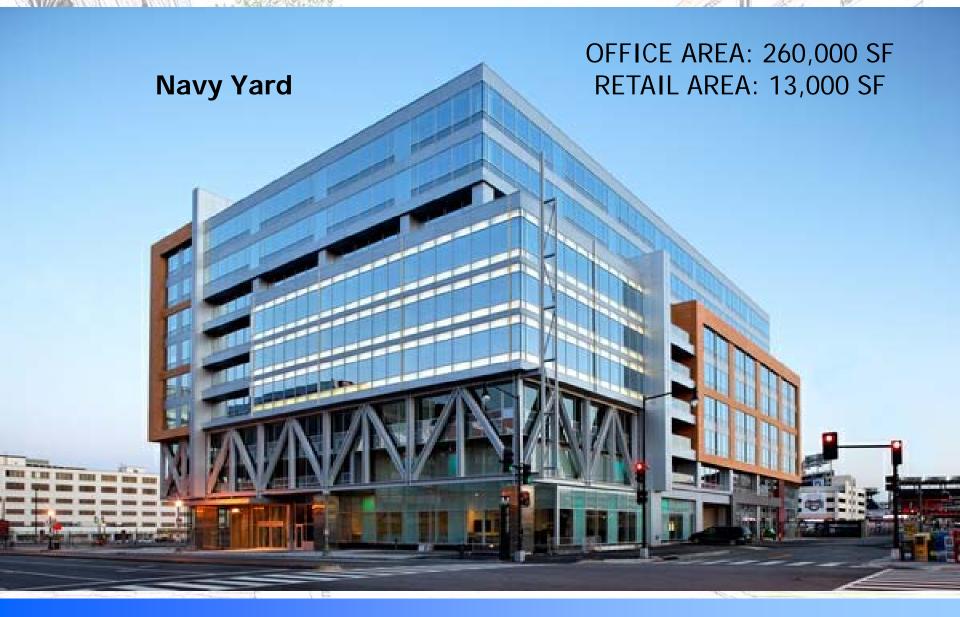
ECONOMIC EFFECT:
ANCHOR TO DEVELOPMENT
BOOM; NOW A SUBURBAN
DOWNTOWN





# PROJECTS HAVE ENHANCED URBAN FABRIC **Navy Yard** M Street, SE 80'-0" OFFICE SPACE CORE HALF ST SE (80' R.O.W.) 000000000000 ( )M (30, **CUSHING PLACE** Office Building MONUMENT REALTY SITE

TYPICAL OFFICE FLOOR POTENTIAL DEVELOPMENT PLAN



# PROJECTS HAVE ENHANCED URBAN FABRIC **Dunn Loring**

#### **Dunn Loring**

RESIDENTIAL: 624 UNITS

RETAIL AREA: 125,000 SF

METRO FACILITIES: NEW PARKING
GARAGE WITH BUS BAYS ON GROUND
LEVEL; 60,000 SF OF RETAIL SPACE
FACING THE GARAGE AND ADJACENT
TO IT

TO BE BUILT









PHASES—8

OFFICE—3

HOTEL—1

RESIDENTIAL-4

RETAIL—200,000

TOTAL—2.7M sf



