

Analysis of land within walking distance of Metro-rail station — Montgomery County: SRSOD Public Revenue Generation

	total	on DC / Pr Geo edge	overlapping at 1 mi radius	net for MoCo land-use calc	
# of Metro-rail stations	13	3	8	7.5	
# Purple Line rail stations	11	1	7	4.5	overlap current Metro stations
# Marc rail stations	11	1	3	7	overlap current Metro stations

The \$ numbers below could increase 75% as the Purple Line becomes a reality and as Marc stations become more transit-like.

• **land within walking distance of Metro-rail stations**

radius (miles)	sq mi	acres (single station)	total acres (adjusted for overlap)	square feet of land / building sq ft	% of total MoCo	
0.5	0.79	503	5,780		1.8%	can walk MORE!
1	3.14	2,011	15,079	656,849,952	4.7%	NOT Marc; NO Purple Line
1.5	7.07	4,524	18,849		5.8%	MUCH overlap
2	12.57	8,042	22,619		7.0%	MUCH overlap

*"guideline" not absolute #;
Philosophy: the more functional
and attractive the walk,
the further people will walk.*

buildable lot area (public realm removed)	40%	buildable lot area (ac / sf)	6,032	262,739,981	sf land
base "std" FAR	2.0				
buildable per State Overlay	5.0				
SRSOD FAR incr.'TDR' eligible	3.0	[sf] SRSOD incr. FAR potential		788,219,942	
average value of FAR sf (just for ballpark budget calc)	\$ 30 {actual value is project_specific }	[\$] SRSOD incr. FAR potential		\$23,646,598,272	
revenue to local gov't & state	50%	public revenue SRSOD incr. FAR potential		\$11,823,299,136	

"TIF" revenue potential

	per sq ft est.	
real estate tax increases	\$4.00	\$3,152,879,770
sales tax increases	\$0.77	\$606,929,356
Metro ridership increases	\$1.02	\$803,984,341
County Parking Garages	\$2.50	\$1,970,549,856
		\$6,534,343,322

Over time, the transportation money will move from the parking line item to the Metro ridership line item as each station becomes a higher quality public realm with a greater diversity of sources and destinations for pedestrians.

reduced County admin / operations costs

- reduced MNCPPC planning/zoning review
- well-studied Smart Growth gov't service efficiencies and savings

One Formal Hearing / 3 to 6 mo process instead of 2+ years of stress
much public money saved ...