

Analysis of land within walking distance of Metro-rail station — Prince George's County: SRSOD Public Revenue Generation

	total	on DC or MoCo/Hwd edge	overlapping at 1 mi radius	net for PrGeoCo land-use calc	
# of Metro-rail stations	15	3	14	10.5	
# Purple Line rail stations	11	1	11	2	overlap current Metro stations
# Marc rail stations	7	1	3	3.5	overlap current Metro stations

The \$ numbers below could increase 50% 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 / Buildings sq ft	% of total PrGeoCo	
0.5	0.79	503	5,780		1.9%	can walk MORE!
1	3.14	2,011	21,111	919,589,933	6.8%	NOT Marc; NO Purple Line
1.5	7.07	4,524	26,389		8.5%	MUCH overlap
2	12.57	8,042	31,666		10.2%	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)	8,444	367,835,973	sf land
base "std" FAR	2.0				
buildable per State Overlay	5.0				
SRSOD FAR incr.'TDR' eligib	3.0	[sf] SRSOD incr. FAR potential		1,103,507,919	
average value of FAR sf (just for ballpark budget calc)	\$ 20	{actual value is project_specific }	[\$] SRSOD incr. FAR potential	\$22,070,158,387	
revenue to local gov't & state	50%	public revenue SRSOD incr. FAR potential		\$11,035,079,194	

"TIF" revenue potential

	per sq ft est.	
real estate tax increases	\$3.00	\$3,310,523,758
sales tax increases	\$0.60	\$662,104,752
Metro ridership increases	\$1.02	\$1,125,578,078
County Parking Garages	\$1.75	\$1,931,138,859
		\$7,029,345,446

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 ...