EVOLUTION OF PRO-RATA SHARE DISTRICTS IN MONTGOMERY COUNTY, MD

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Eric Graye, AICP, PTP
Maryland-National Capital Park and Planning Commission
eric.graye@montgomeryplanning.org
private sector funding for total system supply

\[
\text{PRO RATA SHARE} = \frac{\text{unit of development demand}}{\text{PRO RATA SHARE}}
\]

Simple, powerful, flexible concept.

Requires fairly extensive context-sensitive development:

\begin{itemize}
  \item What functional objectives should the system achieve (i.e., how to define supply and demand)?
  \item Geographic area?
  \item Type/timeframe of improvements?
  \item Interim monitoring / measurement?
\end{itemize}

Once established, private-sector participation is streamlined.
**Pro-rata Share Elements**

Successful pro-rata share district elements:
- Compact geographic area
- Common stakeholder interests
- Inventory of unbuilt transportation system and private development
- Reflects needs and interests of constituents
- Coordinated with state, regional, and local implementers and operators
- Includes regular monitoring and revision processes and schedules

Examples: Delaware TID, Florida MMTDs, special districts in Baltimore, MD and Portland, OR.
Local Area Transportation Review (LATR) Type Hierarchy

**Pro-rata share**
- Where do we know what we want to build (both public and private)?
- Apply special districts

**Negotiated Exaction**
- Where do we want to emphasize ped, bike, transit?
- Apply equivalent mitigation approaches

**Impact Mitigation**
- Where do we want to achieve L/QOS standards (for any or all modes)?
- Apply modal tests
Today, White Flint is the only pro-rata share district and many CBDs/MSPAs have a negotiated exaction approach.

- White Oak pro-rata share district is underway.
- Other areas may be considered in the future.
White Flint Special Taxing District

• Raises revenue to fund transportation improvements (in lieu of both local and area-wide traffic impact tests for new development)
• Reflects “buy in” by consortium of private developers (critical element)
• Supports master-planned vision for the area

White Oak “ Consolidated Traffic Impact Study ”

• Performed in lieu of individual project specific local area traffic impact studies for new development (area-wide traffic test still applies)
• Addresses “free rider” problem (“last in” project triggers mitigation)
• Streamlines development review process
• Determines “per trip fee” based on full build-out of master-planned development and cost estimates of local transportation infrastructure needed to adequately accommodate that development
• Individual developments to pay a per-trip fee

• Comprehensive LATR-scale analysis of the policy area (and 2 intersections beyond) will identify net LATR needs + costs.
<table>
<thead>
<tr>
<th>Characteristic</th>
<th>White Flint</th>
<th>White Oak</th>
<th>Other Areas?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Funded by</td>
<td>Special taxing district</td>
<td>LATR fee in lieu</td>
<td>TBD</td>
</tr>
<tr>
<td>Applies to</td>
<td>All commercial properties</td>
<td>New development</td>
<td>New development?</td>
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<tr>
<td>Funding for</td>
<td>Agreed upon set of multimodal projects</td>
<td>Intersection improvements TBD</td>
<td>Bike-sharing?</td>
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<td></td>
<td></td>
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<td>Street-scaping?</td>
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<td></td>
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<td>Buffered bike lanes?</td>
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<td></td>
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<td>One-way streets?</td>
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<td></td>
<td></td>
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<td>Purple Line?</td>
</tr>
<tr>
<td>Calculation basis</td>
<td>Capital cost of projects</td>
<td>Capital cost of projects</td>
<td>Capital cost of projects?</td>
</tr>
<tr>
<td>Payment basis</td>
<td>Annual ad-valorem tax</td>
<td>One-time vehicle trip generation fee</td>
<td>One-time person trip generation fee?</td>
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<tr>
<td>Replaces</td>
<td>LATR, TPAR, and impact tax</td>
<td>LATR</td>
<td>LATR, TPAR and impact tax?</td>
</tr>
<tr>
<td>Includes transit facilities?</td>
<td>Yes, as negotiated</td>
<td>No</td>
<td>BRT?</td>
</tr>
<tr>
<td>Includes operations?</td>
<td>No</td>
<td>No</td>
<td>TMD/parking? Transit?</td>
</tr>
<tr>
<td>Extends beyond plan area?</td>
<td>No</td>
<td>Yes (2 intersections beyond)</td>
<td>BRT Corridors?</td>
</tr>
<tr>
<td>Interim monitoring?</td>
<td>Staging plan, TMD biennial reports, mode shares</td>
<td>TMD biennial reports, other?</td>
<td>TMD biennial reports, other?</td>
</tr>
<tr>
<td>Costs updated?</td>
<td>Never?</td>
<td>TBD</td>
<td>Every 4 years?</td>
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Questions ?