

# building transit-oriented communities

Totals 573 residential units, 527,000 sq. ft. of office and 3,500 sq. ft. retail

Generates \$7.4 million in annual tax revenue

1. Kaiser Office (2019) - 202,000 sq. ft
2. Stella Residential (2021) - 282 units, 3,500 sq. ft. retail (Stop 5)
3. Metro Building at New Carrollton (2022) - 325,000 sq. ft.
4. Margaux Residential (2024) - 291 units (Stop 1)
5. Metro Parking Garage and Bus Loop (2025) - 3,593 spaces (Stop 2)

Potential to generate \$5.6 million in additional annual tax revenue with housing and retail potential





# Transformation Playbook for New Carrollton

