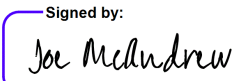




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Signed by: 
Approved by: _____
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Assistant Secretary for Project Development and Delivery

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Joint Development Roles and Responsibilities

This supporting document outlines the key responsibilities of internal and external stakeholders and highlights the partnerships necessary for effective Joint Development project execution. Joint Development projects involve complex coordination between the federal government, State agencies, local jurisdictions, private developers, and the community. This section describes the roles and responsibilities of those parties and the necessary partnerships for successful Joint Development projects, as well as State policies that relate to Joint Development.

The following matrix provides an overview of key stakeholders, both internal and external to MDOT, who participate in the Joint Development process. Additional information on how MDOT collaborates with these partners is provided below.

The core project team for each Joint Development project consists of the Joint Development Partner, MDOT’s Office of Real Estate and Economic Development (“ORED”), the Maryland Transit Administration (“MTA”), and the Office of the Attorney General (“OAG”). Together, these entities collaborate to oversee the planning, evaluation, negotiation, design, and implementation of Joint Development projects, ensuring alignment with MDOT’s strategic goals and objectives, policies, and regulatory requirements.

Stakeholder	Role Summary
Internal to MDOT	
Maryland Secretary of Transportation	The Maryland Secretary of Transportation leads the Maryland Department of Transportation and will be the signing authority for Joint Development agreements under this Policy, subject to any required Board of Public Works approval and execution. The Secretary will also be responsible for approving TOD Plans as authorized under Maryland Land Use Article, § 4-104.
Office of Real Estate and Economic Development (“ORED”)	Located within The MDOT Secretary’s Office, ORED will lead and coordinate MDOT’s Joint Development efforts including executing planning efforts, solicitations, Development Plans, local jurisdiction coordination, and Joint Development agreements. ORED will also lead implementation of the Development Plan process for Statutorily Eligible Joint Development Sites pursuant to Maryland Land Use Article, § 4-104d.
Maryland Transit Administration (“MTA”)	As the transit operator, MTA will define transit infrastructure requirements, standards, and specifications. MTA will be a key stakeholder in the Development Plan for State-owned Joint Development, including the review and approval of applicable transit infrastructure, detailed design and construction to ensure the proposed development is integrated with the transit



Stakeholder	Role Summary
	infrastructure, that future service supports new development, that there are minimal disruptions to transit operations throughout construction, and that transit assets are designed and delivered in accordance with the requirements, standards, and specifications. MTA will also be responsible for inspection during construction, commissioning, and handover of the transit infrastructure assets.
Maryland State Highway Administration ("SHA")	As the owner and maintainer of state roads, SHA will be a key partner in ensuring that local road capacity supports intended development, as well as providing early input into defining requirements and assisting with analysis in defining needs improvements and permitting. To manage risk associated with Joint Development projects, SHA shall evaluate planning-level concepts of potential Joint Development projects to estimate potential SHA positions on future permitting. MDOT will seek to engage local roadway owners in this process as well. This process is outlined in the document <i>TIS for Early Planning Coordination on Joint Developments (JD)</i> .
Maryland Aviation Administration ("MAA")	The MAA owns and operates the Baltimore/Washington International Thurgood Marshall (BWI) and Martin State airports. MAA will be a key partner to ensure development adjacent to either of these MARC stations conforms with all airport requirements and operations.
Office of Attorney General ("OAG")	The OAG is the legal counsel to MDOT and is involved in reviewing solicitations and the drafting and negotiations of development agreements. OAG will also provide legal review and guidance, as needed.
Other MDOT Modal Departments	As the owner of State-owned land, other MDOT Modal Departments may be a key stakeholder in Joint Development projects. Any impacted modes will be a key partner to ensure development does not impact modal infrastructure or operations. The applicable Modal Administrator will review and provide concurrence of the Development Plan for Joint Development projects involving property under its jurisdiction prior to approval by the Secretary.
External to MDOT	
Other State Agencies	MDOT will partner with other state agencies, as appropriate, to advance Joint Development projects.
Federal Transit Administration ("FTA")	FTA-assisted Joint Development is any Joint Development project that uses FTA funding or property acquired with FTA funding. MDOT coordinates its Joint Development as applicable with FTA to ensure that the project satisfies FTA's Joint Development requirements.



Stakeholder	Role Summary
Local Jurisdictions	Local jurisdictions exercise applicable local land use authority over State land and often control adjacent road networks and public space. Local jurisdictions are a key partner in developing site requirements and early site strategies to ensure potential future development considers local zoning, land use, and other applicable local requirements. Local jurisdictions should closely coordinate with MDOT to ensure Joint Developments uphold the State goals for TOD and Joint Development while also administering applicable local development review and approval processes.
Local Communities	Residents, community-based organizations, and businesses in communities adjacent to Joint Development projects are key stakeholders throughout the process. MDOT and its Joint Development partners will engage local communities throughout the Joint Development process.
Other Rail Authorities Having Jurisdiction	MDOT will seek to coordinate with other rail authorities having jurisdiction to define requirements and processes for external review should the proposed joint development project potentially have impacts to the rail corridor or its zone of influence.

Partnerships with Local Jurisdictions

In the pursuit of Joint Development, MDOT will work with local jurisdictions to coordinate pre-solicitation planning and site infrastructure needs and funding opportunities, defining community and jurisdictional goals and guiding principles, leveraging local economic development tools and strategies as well as resolving feasibility issues prior to solicitation as much as practically possible.

As outlined in the Joint Development Policy and associated supporting documents, MDOT may elect to utilize the TOD Plan process as described MDOT 657.3, Joint Development Implementation. and as authorized under Maryland Land Use Article, § 4-104. MDOT will look to fully coordinate the development of this Plan with the applicable local jurisdiction in accordance with State law and the process outlined in the Joint Development supporting documents.

Through the course of planning and executing Joint Development, MDOT will work to include local development goals as well as community needs such as community and public service facilities as feasible. Defining these goals will occur in coordination with local jurisdictions and community partners through the pre-planning process.

Coordination with State Agencies

MDOT will coordinate with key State agency partners outside of MDOT to bring state resource support for realizing TOD through Joint Development.



Joint Development Partners

MDOT will be seeking, through Joint Development proposals, qualified development partners who have aligned interests in developing transit-oriented, mixed-use, mixed-income development at appropriate densities. MDOT views working with qualified developer partners as a key tool to advance TOD projects with shared costs and shared benefits to both parties. While MDOT will seek various methods to fund and finance the public infrastructure necessary to enable Joint Development, in collaboration with its local jurisdictional partners, MDOT expects its Joint Development partners to deliver high-quality TOD in accordance with the MDOT 657 as well as in accordance with applicable local laws and land use policies.

ADDITIONAL AUTHORIZED DOCUMENTS

MDOT 657.1 Joint Development Principles
MDOT 657.3 Joint Development Implementation