



Employer Commute Benefit Program Case Study

Employer

National Harbor | Peterson Companies
165 Waterfront Street, National Harbor, MD

Contact

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Background

National Harbor is a development along the Potomac River in Oxon Hill, Prince George's County, Maryland just south of Washington, D.C. near the Woodrow Wilson Bridge. National Harbor is a 350-acre resort destination that includes the Gaylord National Resort and Convention Center, Tanger Outlets, thousands of hotel rooms, hundreds of residential and office units,

tree-lined promenades with scores of popular shops and restaurants, a marina, and The Capital Wheel – a 180-foot observation wheel featuring panoramic views of the nation's capital. In December 2016, MGM Resorts International opened a \$1.4 billion integrated casino resort complex on 23 acres overlooking the Potomac River. The MGM National Harbor boasts a 24-story, 308-room hotel, 125,000 sq. feet of gaming, 18,000 sq. feet of high-end retail, 12 restaurants from renowned local and national chefs, and a 3,000-seat theater.

Developed by Peterson Companies, National Harbor commands a mile and a quarter of the Potomac. For residents and visitors, National Harbor offers restaurants, entertainment, and homes within steps of the water. The expansive waterfront with its marinas and piers, designed to accommodate concerts, dinner cruises, and other signature events, also offers a water-taxi service on the Potomac to Georgetown and Alexandria, Va.

The Situation and Solutions

National Harbor is situated in a unique area in Prince George's County. There are two bus lines that serve the complex and the nearest Metrorail stop, Huntingdon, is located in Alexandria, Virginia. The proximity of the Capital Beltway gives wide access to visitors and employees of the employers located at the resort. Parking can be difficult due to attractions at the casino. National Harbor has been looking into alleviating parking scarcity as well as working with other employers at the complex to address commuting issues.

The Impacts and Future

National Harbor is enjoying a large boom in expansion and with that the intention is to work closely with Prince George's County and WMATA in giving more commuting options for patrons and employees. Parking management and traffic flow are constant factors and working with the County has eased some issues. National Harbor is positive on growing alternative commute options for their tenant employers and patrons to their hallmark site on the Potomac River.

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