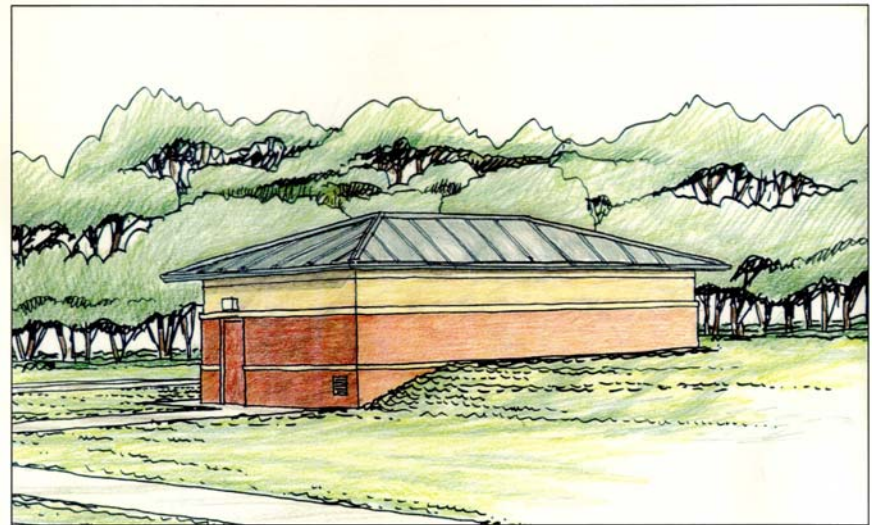




# Washington Metropolitan Area Transit Authority

## Property Exchange with National Park Service

Mississippi Avenue  
Tunnel Water Treatment Facility



Presented to the Board of Directors:

Real Estate Committee

by

Office of Property Development

and Management

January 5, 2006



# I. Purpose

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- **To obtain Real Estate Committee and Board approval of a property exchange with the National Park Service (NPS) for property required for the construction and operation of the Mississippi Avenue Water Treatment Facility**
- **To obtain Real Estate Committee and Board approval to transfer \$242,050 from the Mississippi Avenue Water Treatment Facility project budget to the D.C. Riders' Trust Fund account**



## II. Background

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- **WMATA constructed a water treatment facility necessary to treat water removed from WMATA's tunnel on 3,857 square feet of National Park Service (NPS) property located along Mississippi Avenue, S.E.**
- **Since the water treatment facility was built on the only usable portion of the NPS property along the Mississippi Avenue frontage, NPS was going to require WMATA to purchase the entire parcel containing 174,787 square feet (4.01 acres)**
- **To avoid WMATA purchasing 4 acres of unusable land, the parties agreed to a no-cost exchange of the parcel containing the water treatment facility for a portion of WMATA's Glen Echo right-of-way in Montgomery County comprising approximately 1 acre**
- **NPS requires the Glen Echo parcel to control access to Glen Echo Park**



## II. Background (continued)

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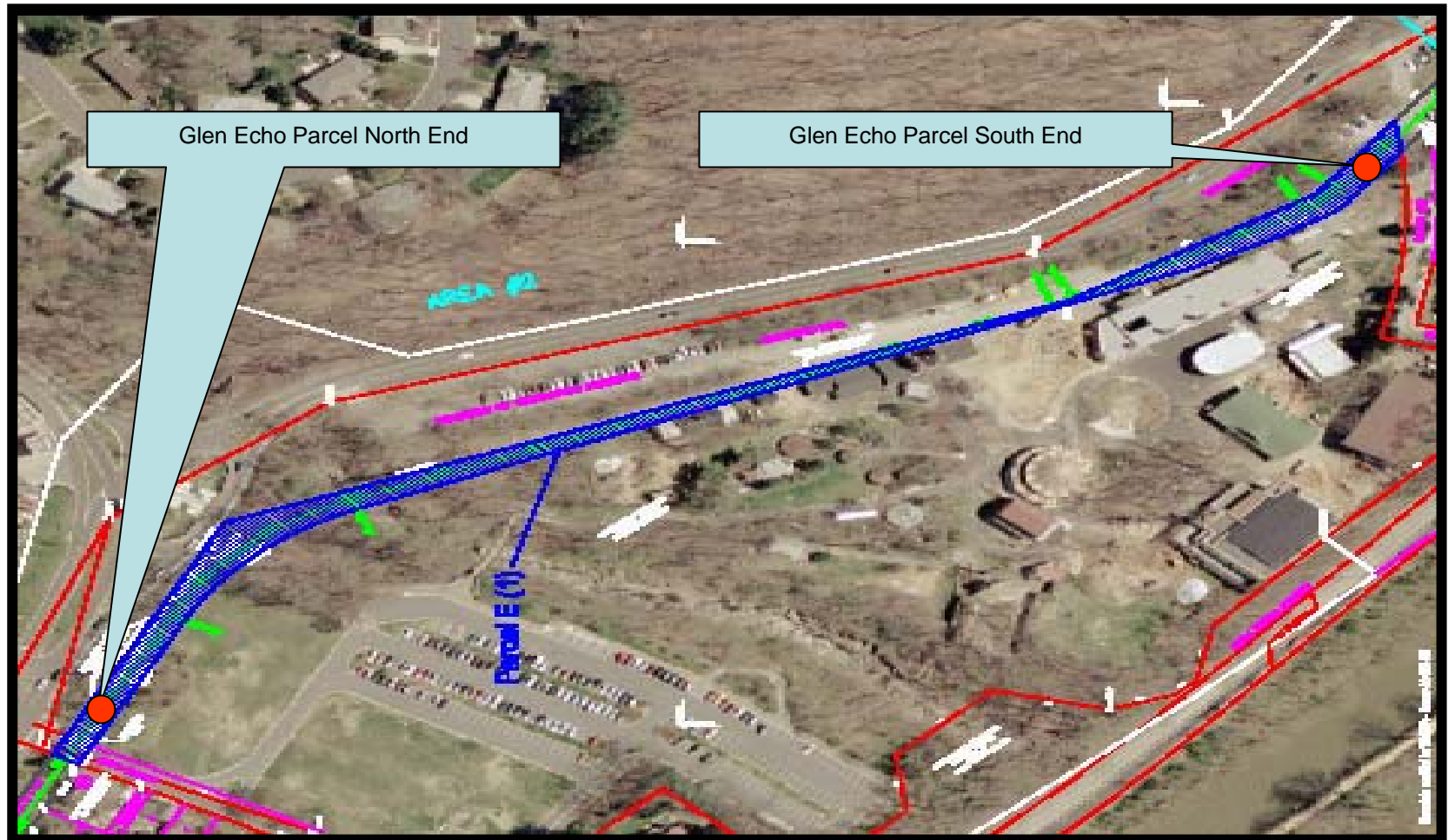
- **Since the Glen Echo right-of-way is a Riders' Trust Fund property, with proceeds to be used to purchase buses to operate in the District of Columbia, the Riders' Trust Fund account must be reimbursed the fair market value of the 1 acre parcel to be conveyed to NPS**
- **The fair market value of the Glen Echo parcel, as determined by WMATA appraisal, is \$242,050**
- **The total budget for the Mississippi Avenue Water Treatment Facility project is \$1,900,000, including the \$242,050 required for reimbursement of the Riders' Trust Fund account. There is sufficient funding remaining in the project budget to fund the required transfer.**



# National Park Service Property



# Riders' Trust Fund Property





### III. Recommendations

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- That the Real Estate Committee and the Board of Directors approve a property exchange with the National Park Service for property required for construction and operation of the Mississippi Avenue Water Treatment Facility
- That the Real Estate Committee and the Board approve the transfer of \$242,050 from the Mississippi Avenue Water Treatment Facility project budget to the D.C. Riders' Trust Fund account



(Board Copy)  
Washington Metropolitan Area Transit Authority  
**METRO ELECTRONIC ACTION  
DOCUMENT**

IDENTIFICATION			
MEAD ID:	99160	ACTION:	N/A
AWARD VALUE:	(Not yet awarded)	CONTRACT: (Proposed)	
FUND SOURCES: (View)		CONTRACTOR:	
LAST MODIFIED:	12/22/2005		

DESCRIPTION	
SUBJECT:	Property exchange with the National Park Service for Mississippi Avenue Water Treatment Facility.
PURPOSE:	To obtain approval of the Real Estate Committee and the Board of Directors a)for conveyance of D.C. Riders' Fund Property to the National Park Service (NPS)in exchange for NPS property required for construction and operation of the Mississippi Avenue Water Treatment Facility and the transfer of \$242,050 from the Mississippi Avenue Water Treatment Facility project budget to the D.C. Riders' Trust Fund account.

ORIGINATION					
INITIATOR			DEPARTMENTAL APPROVAL		
MARK MEISTER on 12/02/2005			Approved by SALPEAS , PANAGIOTIS 12/15/2005		
PHONE:	202-962-1589	OFFICE:	LAND	DEPT:	Secretary and Chief of St

COORDINATION (ROUTING)		
OFFICE	NAME	ACTION/DATE
LAND (7310)	MALASKY, GARY	Approved 12/05/2005
LAND (7310)	MALASKY, GARY	Approved 12/05/2005
(1120)	BARTLETT, HAROLD	Re-assigned 12/02/2005
CONS (4210)	HAGGINS, JAMES	Approved 12/05/2005
COUN (1410)	O'KEEFE, CAROL	Approved 12/16/2005

FINAL APPROVALS	
OFFICE	NAME/ACTION
BEMR	HAROLD BARTLETT (Not Yet Approved)
PLN_DEV_CMTE	Approved for by PANAGIOTIS SALPEAS on 12/15/2005
BEMR	Approved for by HAROLD BARTLETT on 12/20/2005
GM	GMGR CEO <i>12/22/05 P. Salpeas</i>
BOARD	BOARD WMATA (Not Yet Approved)





Washington Metropolitan Area Transit Authority  
**METRO ELECTRONIC ACTION  
DOCUMENT**

**NARRATIVE**

WMATA constructed the Mississippi Avenue Water Treatment Facility on approximately 3,857 square feet of property owned by the National Park Service (NPS). Since the water treatment facility was built on the only usable portion of the property along the Mississippi Avenue frontage, NPS was going to require WMATA to purchase the entire parcel comprising approximately 174,787 square feet. At WMATA's appraised fair market value of \$3,25 per square foot, the land purchase would have cost approximately \$568,058 ( $\$3.25/\text{s.f.} \times 174,787 \text{ s.f.}$ ). To avoid WMATA having to acquire a large parcel of wooded, sloped, unusable land, the parties agreed to a no-cost exchange of the 3,857-square-foot parcel containing the water treatment facility for a portion of WMATA's Glen Echo right-of-way in Montgomery County, comprising approximately 42,559 square feet, which NPS needs to control access to Glen Echo Park. Since the Glen Echo right-of-way is a Riders' Trust Fund property, the Riders' Trust Fund account must be reimbursed for the fair market value of the property being conveyed at no cost to NPS. WMATA's estimate of fair market value for this parcel is \$242,050. Accordingly, \$242,050 must be transferred from the Mississippi Avenue Water Treatment Facility project budget to the Riders' Trust Fund account.

**ALTERNATIVE:**

Do not approve the no-cost exchange with NPS. NPS would pay WMATA \$242,050 for the Glen Echo parcel and WMATA would pay NPS \$568,058 for the water treatment facility property. This would result in a net cost to the project of \$326,008 ( $\$568,058 - \$242,050$ ). In addition, WMATA would own approximately 170,930 square feet of wooded, sloped unusable land.

**IMPACT ON FUNDING:**

Funds in the amount of \$242,050, for transfer to the Riders' Trust Fund account, are available in the Mississippi Avenue Water Treatment Facility project budget.

**RECOMMENDATION:**

That the Real Estate Committee and the Board of Directors approve a property exchange with the National Park Service for property required for construction and operation of the Mississippi Avenue Water Treatment Facility and the transfer of \$242,050 from the Mississippi Avenue Water Treatment Facility project budget to the D.C. Riders' Trust Fund account.