



**Planning, Program Development and Real Estate Committee**

**Item V- A**

**February 20, 2014**

**Update on 2013 Joint Development  
Work Program**

Washington Metropolitan Area Transit Authority  
**Board Action/Information Summary**

Action  Information

MEAD Number:  
200551

Resolution:  
 Yes  No

**TITLE:**

Update on 2013 Joint Development Work Program

**PRESENTATION SUMMARY:**

In March 2013, the Board approved properties for joint development. At that time the Board requested staff return to provide an update on the status of the approved work program.

**PURPOSE:**

To provide an update to the Committee on the Board-approved 2013 joint development work program, which includes twelve joint development properties to be offered in solicitations.

**DESCRIPTION:**

In March 2013 staff sought and received Board approval to offer eleven sites to developers for joint development. Since that time, staff has completed station area planning studies for the offered sites. A solicitation was issued in November for the first five of those sites, with a second solicitation for four additional sites to be released in February/March 2014. For two of the sites -- Anacostia and East Falls Church -- staff is working with the local jurisdictions to develop the Metro-owned properties.

**Key Highlights:**

- Staff completes station area planning studies for each property before releasing the property in solicitations. This is done to ensure that Metro facilities and access improvement requirements are communicated to development teams in advance.
- The first solicitation was in November for the first five of those sites – Grosvenor, Morgan Boulevard, Fort Totten, Brookland, and the Navy Yard Chiller Site.
- The second solicitation for four additional sites will be released in February/March 2014. The four sites are College Park, Capitol Heights, Branch Avenue and Huntington.
- For two of the sites -- Anacostia and East Falls Church -- staff is working with the local jurisdictions to develop the Metro-owned properties.
- For the final property – West Falls Church – release of the solicitation is delayed while the City of Falls Church initiates a new planning study in the area.

**Background and History:**

Metro defines joint development as a creative program through which property interests owned and/or controlled by Metro are marketed to office, retail/commercial,

recreational/entertainment and residential developers with the objective of developing transit-oriented development projects. Projects are encouraged that:

1. integrate Metro transit facilities
2. reduce automobile dependency
3. increase pedestrian/bicycle originated transit trips
4. foster safe station areas
5. enhance surrounding area connections to transit stations
6. provide mixed-use development including housing and the opportunity to obtain goods and services near transit stations
7. offer active public spaces
8. promote and enhance ridership
9. generate long-term revenues for Metro
10. encourage revitalization and sound growth in the communities that Metro serves

Successful implementation of the potential new joint development solicitations described herein will support two of Metro's Strategic Goals:

- Improve regional mobility and connect communities
- Ensure financial stability and invest in our people and assets

**Discussion:**

Staff has placed a particular emphasis on ensuring that a full assessment of transit facility and station access requirements are completed in advance of releasing properties to developers. Additionally, staff has worked with internal stakeholders and outside consultants to develop alternative development concepts to describe potential ways in which developers could build over, around, next to the Metro facilities. As a result of this energy and effort, staff believes that these efforts will:

- Ensure that transit requirements are accommodated in any joint development scenario
- Reduce uncertainty for potential developers
- Accelerate the timeline from developer selection to negotiation of term sheets and development agreements
- Increase potential proceeds to Metro

Staff has received significant positive feedback from the development community on the breadth of information provided in the solicitation, and anticipate that this also results in multiple competitive proposals for each of the offered properties. Staff anticipates returning to the Board in Summer 2014 for approval to negotiate and execute term sheets with selected developers.

**FUNDING IMPACT:**

This summary is provided as an update to the Board and there is no impact on funding at this point. When the properties are conveyed to developers, the proceeds will increase Metro's capital funds.	
Project Manager:	Stan Wall

Project Department/Office:	Department of Finance and Administration / Office of Real Estate and Station Planning
-------------------------------	--

**TIMELINE:**

<b>Previous Actions</b>	<p>March 2013 – Board approval of 2013 Joint Development Work Program</p> <p>November 2013 – Staff released initial solicitation for five properties.</p> <p>December 2013 - Board approval to add College Park to the 2013 Joint Development Work Program</p>
<b>Anticipated actions after presentation</b>	<p>Febraury/March 2014 - Staff will release a second solicitation for four additional properties.</p> <p>Summer 2014 - Staff will return to the Board for approval to negotiate term sheets with selected developers.</p>



**Washington Metropolitan Area Transit Authority**

# Update on 2013 Joint Development Work Program

Planning, Program Development, and Real Estate Committee

February 20, 2014



## Purpose

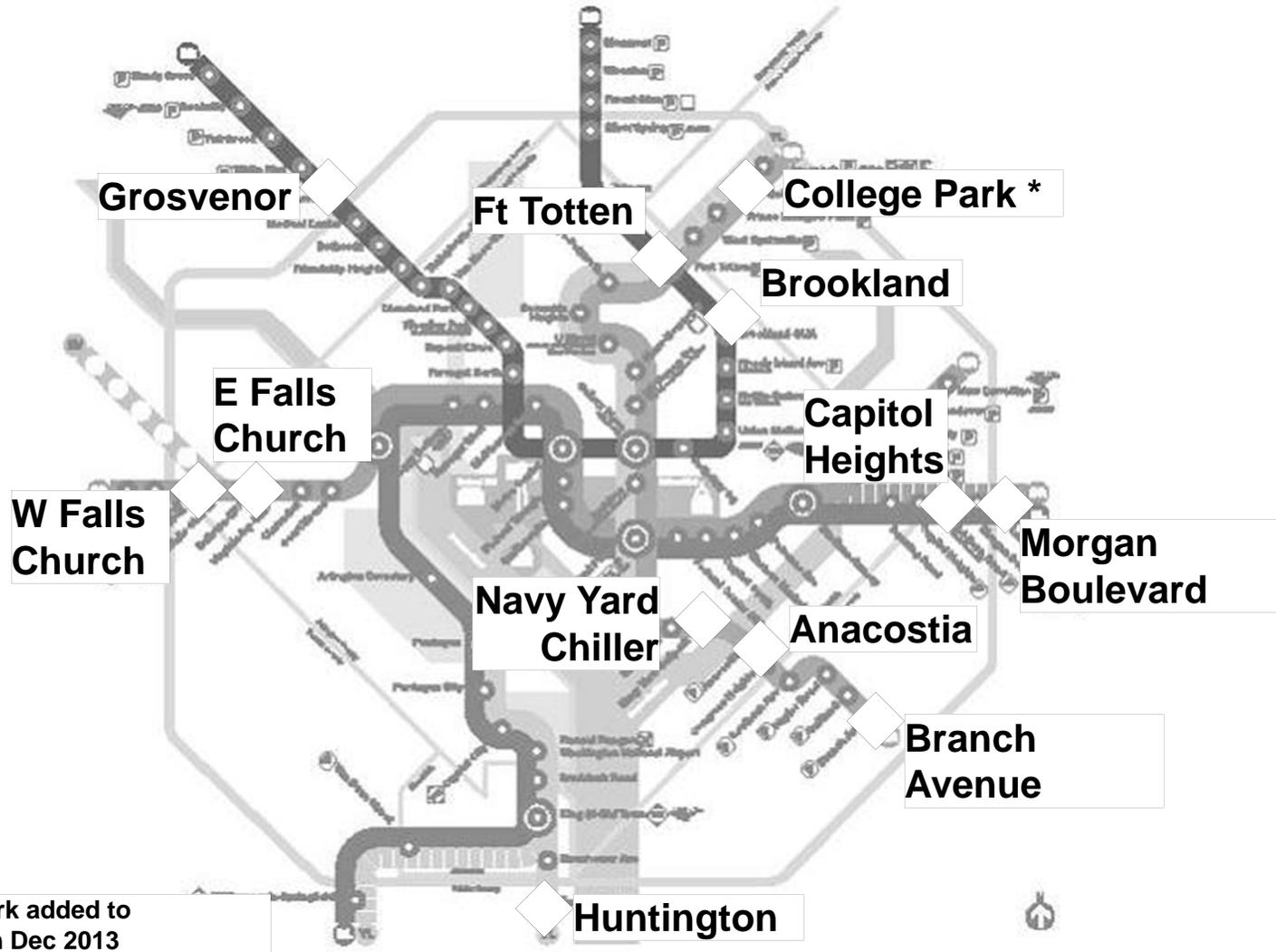
- Update the Board on the Joint Development properties approved by the Board in 2013



MORGAN BOULEVARD STATION



# Background





# Background – November Solicitation

- Included five properties:
  - Morgan Boulevard
  - Grosvenor
  - Fort Totten
  - Brookland
  - Navy Yard Chiller Site
- Over 100 attendees at Pre-Proposal Conference
- Proposals due March 7, 2014



GROSVENOR STATION



# Background – Feb/Mar Solicitation

- Properties to be included:
  - Capitol Heights
  - College Park
  - Branch Avenue
  - Huntington
- Proposals will be due  
May / June 2014



COLLEGE PARK CONCEPTUAL PLAN (MNCPPC)



# Background – Remaining Sites

## Anacostia

- District of Columbia purchase
- Planning/engineering study underway



ANACOSTIA STATION

## East Falls Church

- Working with Virginia Office of Transportation Public Private Partnerships (OTP3)
- Negotiating MOU for joint RFP with the VDOT-owned property



# Background – Remaining Sites

## West Falls Church

- New planning effort for the adjacent George Mason HS
- Redevelopment will include mixed-use and increased density



WEST FALLS CHURCH STATION



# Summary

Status	Stations / Properties
<b>November 2013 Solicitation</b>	<ul style="list-style-type: none"><li>• Morgan Boulevard</li><li>• Grosvenor</li><li>• Brookland</li><li>• Fort Totten</li><li>• Navy Yard Chiller Site</li></ul>
<b>February / March 2014 Solicitation</b>	<ul style="list-style-type: none"><li>• Capitol Heights</li><li>• Branch Avenue</li><li>• College Park (newly added)</li><li>• Huntington</li></ul>
<b>Other Disposition Process</b>	<ul style="list-style-type: none"><li>• East Falls Church</li><li>• Anacostia</li></ul>
<b>Postponed</b>	<ul style="list-style-type: none"><li>• West Falls Church</li></ul>



BROOKLAND STATION



## Next Steps

- Feb / Mar 2014 – Release solicitation for remaining sites
- Summer 2014 – Negotiate term sheets with selected developers