

Washington Metropolitan Area Transit Authority
Board Action/Information Summary

<input checked="" type="radio"/> Action <input type="radio"/> Information	MEAD Number: 101032	Resolution: <input type="radio"/> Yes <input checked="" type="radio"/> No
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TITLE:

Conveyance of Excess Property at West Falls Church

PURPOSE:

Obtain Board approval to convey excess property and to grant two easements to Dominion Virginia Power for a Dulles Extension substation at the West Falls Church Service and Inspection Yard.

DESCRIPTION:

As part of Phase I of the Dulles Metrorail Extension project (Extension), Dominion Virginia Power (Dominion) must build a new substation to provide power to the Extension. Metro and Dominion have identified unimproved, excess land at the West Falls Church Service and Inspection Yard (Yard) as the preferred location. The property has been screened and determined to be excess to Metro`s operational requirements.

The proposed disposition is comprised of three components: (1) Metro will sell, in fee simple, approximately 73,312 square feet of land (1.68 acres) to Dominion on which to build the substation (1.31 acres) and create a buffer zone (.37 acres) between the substation and adjacent residential properties; (2) a non-exclusive access easement containing approximately 2,570 square feet (.06 acres) to connect the Yard to the Dulles Connector Road, and; (3) a 20-foot-wide exclusive distribution easement containing, in the aggregate, approximately 55,351 square feet (1.27 acres) along the outer perimeter of the Yard property to support future Dominion distribution capabilities to the area.

Dominion will pay Metro \$860,000, which represents the fair market value of the land and easements as determined by a contract appraisal procured by Metro. The sale of the property will be conditioned on Dominion`s building the substation.

This sale supports Metro`s strategic goals of using every resource wisely and delivering quality service by using Metro property to generate revenue for the capital program and facilitating construction of the Dulles Metrorail Extension.

FUNDING IMPACT:

Sale of this property is contingent upon approval of the Federal Transit Administration (FTA). Proceeds from the sale in the amount of \$860,000 will be deposited into the Capital Budget in accordance with FTA regulations that require proceeds from the sale of property acquired with Federal funds be directed to FTA-eligible projects.

Project Manager: Anabela Talaia
Project Department/Office: Planning and Joint Development/Station Area
Planning and Asset Management

RECOMMENDATION:

Approve the conveyance of excess property and the granting of two easements to Dominion Virginia Power for a Dulles Extension substation at the West Falls Church Service and Inspection Yard.