



Planning, Program Development and Real Estate Committee

Item IV- A

April 10, 2014

**Approval of Sale of Vacant lot at Anacostia
Station to the District of Columbia**

Washington Metropolitan Area Transit Authority
Board Action/Information Summary

Action Information

MEAD Number:
200612

Resolution:
 Yes No

TITLE:

Sale of Excess Property at Anacostia Station

PRESENTATION SUMMARY:

Request Board approval to sell excess Metro property on Howard Road at Anacostia Metro station to the District of Columbia.

PURPOSE:

Request Board approval to sell excess property at Shannon Place SE and Howard Road SE (Anacostia Metro station) to the District of Columbia.

DESCRIPTION:

Key Highlights:

Sale of excess land to District of Columbia will:

- Yield \$1.5 million to be invested in Metro's capital programs;
- Increase ridership at the station; and
- Provide a site for affordable housing next to the Anacostia Metro station meeting District of Columbia goals.

Background and History:

Metro owns nine lots totaling 27,031 square feet on the northeast corner of Shannon Place, SE, and Howard Road, SE, directly across the street from the Anacostia Metro station. The property was originally purchased in conjunction with the construction of the Green Line tunnel as it enters the station. The property has been screened and is no longer needed for Metro purposes.

The District of Columbia Department of Housing and Community Development (DHCD) originally extended an offer to purchase seven of the nine lots on September 4, 2013. Subsequent research established that nine lots are available for purchase, and the District revised its offer on January 9, 2014 to include all nine lots.

Discussion:

DHCD will offer the site for the construction of affordable housing, providing the

necessary subsidies to achieve that goal. It has received a Federal grant for site purchase and will use those funds for this transaction. Acquisition by DHCD would support the Council of the District of Columbia goal (as expressed in DC Council Resolution 20-179) of encouraging affordable housing on vacant Metro property. The site is directly across the street from the Anacostia Metro station and bus loop. Further, the site will be adjacent to the proposed terminus of the Anacostia streetcar line. Thus, numerous modes of public transit will be available for affordable housing residents some of whom may not have other means of transportation.

In accordance with our policies, an appraisal was conducted by an independent appraiser, and Metro concurs that the appraisal price of \$1,513,736 represents the fair market value for highest and best use of the site.

A portion of the site is over the Green Line tunnel. Therefore, development planning and construction will have to comply with Metro's Adjacent Project Construction Manual. Further, Metro will retain a perpetual easement for the tunnel. DHCD's offer to purchase is contingent on customary due diligence and approval of the expenditure by the Council of the District of Columbia. DHCD has stated that it intends to settle on the site within 60 days of signing a sales contract.

The Anacostia Metrorail station was included in the 2013 Joint Development Work Program that was approved by the Board in March 2013; however this transaction is a sale of excess property as Metro has no ongoing use for the land. As an excess property sale, the disposition is subject to a different and more streamlined process than a joint development property. Should the Metro Board approve this sale, DC staff will then seek DC Council approval to complete the acquisition. The ultimate development of the property will be subject to a solicitation/disposition process that is managed by DC staff.

While this sale will not be a joint development project, it will still serve as a catalyst for economic development in the Anacostia area. Metro staff are working closely with DC staff on a broader station area planning effort to evaluate the feasibility of development directly above the station itself (if feasible, this will be a future joint development project) and to identify approaches for enhancing connectivity between the station and surrounding major economic development projects, such as Barry Farm, and ensuring coordinated planning for the Anacostia streetcar line.

FUNDING IMPACT:

Project Manager: Rosalyn Doggett
Department/Office: Deputy General Manager for Administration (DGMA)/Real Estate and Station Planning (LAND)

Proceeds from the sale of this property, \$1,513,736, will be programmed as a source for an FTA-eligible capital project in Metro's Capital Improvement Program.

TIMELINE:

Previous Actions	None
Anticipated actions after presentation	4-2014 Sales Contract Execution 6-2014 Sale of Property

RECOMMENDATION:

Approval to sell excess property at Shannon Place SE and Howard Road SE (Anacostia Metro station) to the District of Columbia.

SUBJECT: APPROVAL OF THE SALE OF EXCESS HOWARD ROAD PROPERTY TO THE DISTRICT OF COLUMBIA

RESOLUTION
OF THE
BOARD OF DIRECTORS
OF THE
WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY

WHEREAS, The Washington Metropolitan Area Transit Authority (WMATA) owns approximately 27,031 square feet of property at the northeast corner of Shannon Place, S.E. and Howard Road, S.E., described as tax assessment lots 1035, 952, 948, 1034, 906, 908, 910, 897 and 839 in Square 586 (the Property); and

WHEREAS, WMATA purchased the Property to facilitate construction of the Green Line tunnel that traverses a portion of the Property as it enters Anacostia Metro station; and

WHEREAS, WMATA's operating departments determined in the spring of 2013 that the Property is excess; and

WHEREAS, The District of Columbia Department of Housing and Community Development (DHCD) originally extended an offer to purchase a portion of the Property on September 4, 2013, and subsequently revised its offer on January 9, 2014, to purchase the entire property for use for affordable housing; and

WHEREAS, DHCD has offered to purchase the Property for \$1,513,736, as determined by an appraisal prepared for DHCD and concurred in by WMATA as representing current fair market value for the highest and best use of the site; and

WHEREAS, The actual sale is expected to take place within 60 days of execution of a sales contract allowing for customary due diligence by DHCD and approval of the expenditure by the Council of the District of Columbia; and

WHEREAS, WMATA will retain a perpetual easement and right-of-way for construction, maintenance and repair of transit structures on the Property; and

WHEREAS, In order to protect the Green Line tunnel, any District of Columbia construction on the Property will proceed in accordance with WMATA's Adjacent Project Construction Manual; and

WHEREAS, WMATA will invest the sale proceeds in its capital programs; now, therefore be it

RESOLVED, That the Board of Directors approves the sale of the Property to the District of Columbia; and be it finally

RESOLVED, That this Resolution shall be effective immediately.

Reviewed as to form and legal sufficiency,



Kathryn H.S. Pett
General Counsel

WMATA File Structure No.:
21.3.1 Fee Simple Disposal

PROPOSED



Washington Metropolitan Area Transit Authority

Approval of Sale of Excess Property At Anacostia Station

Planning, Program Development and Real Estate Committee

April 10, 2014



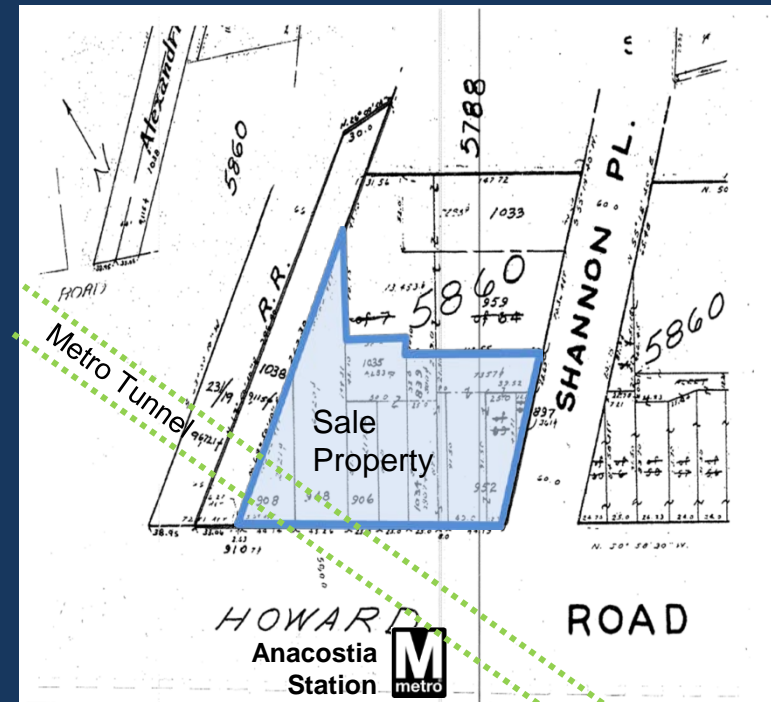
Purpose

Request Board approval to sell excess property at Shannon Place SE and Howard Road SE (Anacostia Metro Station) to the District of Columbia



Background

- District of Columbia will:
 - Purchase 27,000 square feet (9 lots)
 - Use site for affordable housing
 - Pay fair market value: \$1.5 million
 - Develop site using WMATA guidelines
- WMATA will retain perpetual easement for tunnel





Recommendation

Approval of sale of excess property at Shannon Place SE and Howard Road SE (Anacostia Metro Station) to the District of Columbia