

Minutes
Planning, Program Development and Real Estate Committee
March 13, 2014

The meeting was called to order at 10:10 am. Present were:

Committee members:

Mr. Marcel Acosta
Mrs. Mary Hynes
Ms. Kathryn Porter *
Mr. Thomas Downs*
*Jurisdictional Representative

Other Board Members Present:

Mr. Tom Bulger
Mr. Anthony Giancola
Mr. Mortimer Downey
Mr. Michael Goldman
Mr. James Dyke

Approval of Agenda

The agenda was approved unanimously as submitted.

Approval of Minutes

The minutes for the February 20, 2014 Planning, Program Development and Real Estate Committee meeting were unanimously approved as submitted.

Action Item

A. Approval of 2014 Joint Development Work Program

Staff sought approval of the Plan for 2014 Potential New Joint Development Solicitations. Metro is considering issuing solicitations for four properties across Virginia and Maryland. Staff reviewed WMATA's available properties and assessed their development potential based on market strength, developer offers and inquiries, adjacent land uses and projects, and consultation with local planning and economic development officials. The Joint Development Plan is based upon meeting the goals and objectives of the organization and the strategic plan in the support of regional mobility, connecting communities and financial stability.

After discussion, Mrs. Hynes moved, seconded by Mr. Acosta, approval of the Potential New Joint Development Solicitations. The motion carried unanimously.

B. Approval of Takoma Amended Joint Development Agreement and Compact Public Hearing

Staff sought approval of the Takoma Amended Joint Development Agreement and Public Hearing. The Committee requested at the February 20, 2014 meeting to defer this Action Item until March 13, 2014. The amended and restated agreement incorporates all of the desired joint development project attributes as defined in the WMATA Joint Development Policies and Guidelines. Staff's approach toward the negotiation of the amended and restated agreement has followed the processes described in those guidelines.

During discussion of the proposed action, the following changes were requested and subsequently incorporated into the resolution.

Removal of this statement from the Resolution:

“but not less than 180,000 gross square feet of apartment development”

Ms. Porter moved, seconded by Mrs. Hynes, to remove aforementioned statement from the Resolution. The motion carried unanimously.

Addition of the following three statements in the Resolution:

***RESOLVED*, That neither this resolution nor the Amended and Restated Takoma Joint Development Agreement shall be construed as endorsing either the incorporated Concept Plan or any other proposal, design, or plan in regard to the height, setback, or distance from the adjoining property of the proposed residential building nor the number or location of residential parking spaces;**

Mr. Acosta moved, seconded by Ms. Porter to add the aforementioned statement to the Resolution. The motion carried unanimously.

***RESOLVED*, That TM Associates, LLC, shall minimize the number of the project's residential parking spaces in order to promote greater transit utilization by residents and reduce traffic impact;**

Ms. Porter moved, seconded by Mrs. Hynes to add the aforementioned statement to the Resolution. The motion carried unanimously.

***RESOLVED*, That WMATA will receive public comment on matters regarding residential building design elements during the Compact Hearing. WMATA staff shall report such comments in the staff report on the Compact Hearing and forward those comments to the DC Zoning Commission;**

Ms. Porter moved, seconded by Mrs. Hynes, to add the aforementioned statement to the Resolution. The motion carried unanimously.

After discussion and further review of the requested changes to the Resolution, Mr. Acosta moved, seconded by Ms. Porter, approval of Takoma Amended Joint Development and Compact Public Hearing as amended. The motion carried unanimously.

With no further business before the Committee, the meeting adjourned at 10:57 a.m.