



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

**Item IV- B**

**May 8, 2014**

**Approval of Exchange of Property at  
Congress Heights Station with the  
District of Columbia**

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

Action  Information

MEAD Number:  
200751

Resolution:  
 Yes  No

**TITLE:**

Exchange of Property at Congress Heights Metro

**PRESENTATION SUMMARY:**

To request Board approval for an exchange of property interests between the District of Columbia and Metro at the north entrance of the Congress Heights Metro station.

**PURPOSE:**

To request Board approval for an exchange of property interests between the District of Columbia and Metro at the north entrance of the Congress Heights Metro station in order for Metro to acquire fee simple interest to the land under a portion of its facilities and to allow the District to redesign the street grid immediately west of the station area.

**DESCRIPTION:**

Metro and the District of Columbia have agreed in principle to the redesign of the access to the north entrance of the Congress Heights station in conjunction with the District's redevelopment of its property immediately west of the station. As part of the project, the District will convey to Metro full legal ownership of the land under a portion of Metro's facilities at that entrance and Metro will convey a portion of its property to the District in order to facilitate the new street grid.

**Key Highlights:**

The exchange of property interests will formally complete the acquisition of full property interests for Metro at the north entrance of Congress Heights station

**Background and History:**

When Metro opened the Congress Heights Metro station as part of the opening of the last phase of the Green Line in 2001, Metro did not have full legal rights to the property on the north entrance to the station. A portion of the north entrance facilities is on District-owned land. The District of Columbia is the owner of the property known as St. Elizabeths East adjacent to the north entrance of the station.

Metro staff have been working with District staff to redesign the entrance and street grid at the north entrance in conjunction with the District's redevelopment plans for St. Elizabeths East. As part of the redesign, Metro has agreed to convey 24,634 square feet of land to the District. The District has agreed to convey 46,386 (1.06 acres) to Metro. This exchange would finalize legal ownership of Metro's interests at the north

entrance of the station. The Metro stormwater management pond currently located in another area of St. Elizabeths East is not included in the exchange as it is anticipated to be redesigned and expanded by the District in the future as a part of the overall project.

**Discussion:**

The District's plans for the St. Elizabeths East site will materially enhance ridership for Metro at the Congress Heights station.

**FUNDING IMPACT:**

No-cost exchange of property interests between Metro and the District of Columbia	
Project Manager:	Anabela Talaia
Project Department/Office:	DGMA/CFO/LAND

**TIMELINE:**

<b>Previous Actions</b>	No previous actions
<b>Anticipated actions after presentation</b>	Execute property exchange documents by June 30, 2014

**RECOMMENDATION:**

Board approval to for an exchange of property interests between the District of Columbia and Metro at the north entrance of the Congress Heights Metro station.



Washington Metropolitan Area Transit Authority

# Approval of Congress Heights Property Exchange with District of Columbia

Planning, Program Development and Real Estate Committee

May 8, 2014



# Purpose

Request board approval for exchange of property between Metro and the District of Columbia at the Congress Heights Metro Station





# Background

- The District needs to acquire Metro property to extend 13<sup>th</sup> Street SE into St Elizabeths East Campus
- Metro ownership of Congress Heights north entrance bus loop is incomplete

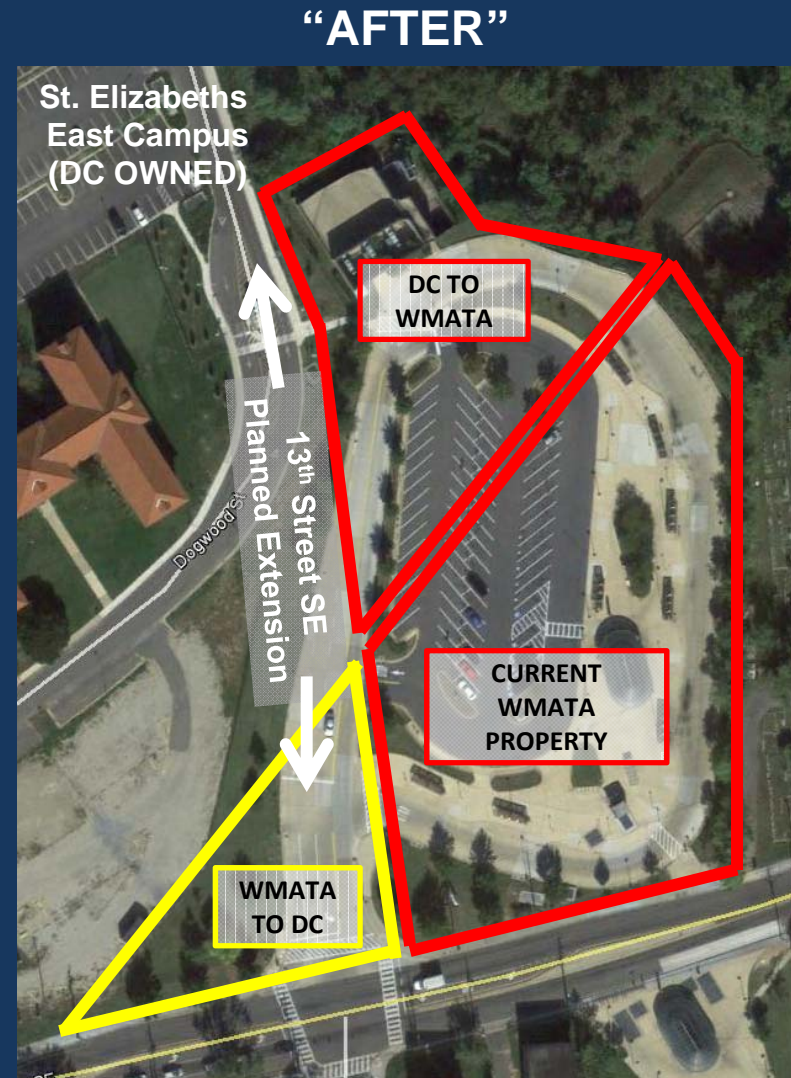
“BEFORE”





# Background

- Property exchange will complete Metro ownership of bus loop
- Metro and the District have agreed to a redesign of the street grid and bus loop
- All construction costs to be funded solely by the District





# Recommendation

Approval of the exchange of property between Metro and the District of Columbia at the Congress Heights Metro Station



CURRENT CONGRESS HEIGHTS BUS LOOP (LOOKING NORTHEAST FROM ALABAMA AVE SE AND 13<sup>th</sup> ST SE)



SUBJECT: APPROVAL OF EXCHANGE OF LAND AT CONGRESS HEIGHTS STATION  
WITH THE DISTRICT OF COLUMBIA

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

WHEREAS, The Washington Metropolitan Area Transit Authority (Metro) opened the Congress Heights Metro Station in 2001 as part of the opening of the last section of the Green Line; and

WHEREAS, The property interests at the north entrance of the station were not formally documented between Metro and the District of Columbia when the existing Metro facilities were constructed, and as a consequence the District of Columbia is the owner of the land upon which a portion of the existing Metro facilities at the north entrance of the station are constructed; and

WHEREAS, The District of Columbia plans to redevelop the property that is located to the west of the station area, including altering the street grid, and the District of Columbia needs a portion of Metro's land for its new street grid; and

WHEREAS, Metro wants to acquire, and the District of Columbia has agreed to convey to Metro, fee simple interest to the land under Metro's facilities at the north entrance of the station; and


WHEREAS, The District of Columbia wants to acquire, and Metro has agreed to convey to the District of Columbia, fee simple interest to the portion of Metro's land that is needed for the District of Columbia's proposed new street grid; and

WHEREAS, Metro and the District of Columbia have agreed to an exchange of property at the station; now, therefore be it

*RESOLVED*, That the Board of Directors approves the exchange of property between Metro and the District of Columbia at the Congress Heights Metro Station; and be it finally

*RESOLVED*, That this Resolution shall be effective immediately.

Reviewed as to form and legal sufficiency,

  
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Kathryn H.S. Pett  
General Counsel

WMATA File Structure Nos.:  
21.1.1 Fee Simple Acquisition  
21.3.1 Fee Simple Disposal

PROPOSED