



Planning, Development and Real Estate Committee

**Public Session
Board Action Item III. A.**

June 14, 2007

**Sale of WMATA Property
at
Morgan Boulevard Station**

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

<input checked="" type="checkbox"/> Action <input type="checkbox"/> Information	MEAD Number: 99814	Resolution: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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PURPOSE

To obtain approval of the Planning, Development and Real Estate Committee and the WMATA Board of Directors for (1) the sale of WMATA property at Morgan Boulevard station to Camden Summit Partnership, L.P. for an access road to its adjacent residential development and (2) the grant of a temporary construction easement to facilitate construction.

DESCRIPTION

WMATA owns 36.95 acres at the Morgan Boulevard station in Landover, Prince George’s County, Maryland. The site is located at the northwest quadrant of the intersection of Morgan Boulevard and Central Avenue (Route 214). WMATA has received a request from Camden Summit Partnership, L.P. (“Camden”) to purchase 6,864 square feet of WMATA property on the north side of the station, adjacent to Camden’s property on which it is constructing a 478-unit, multi-family residential development. The property would be used for the construction of an access road to a garage for the residential development. Camden is also requesting that WMATA grant a 32,150 square foot temporary construction easement to facilitate construction of its access road.

The parcel Camden proposes to purchase is a long narrow strip that runs along the northern edge of the WMATA site. It contains no WMATA facilities and its sale would have no adverse impact on WMATA operations. The Morgan Boulevard station site is in the WMATA Joint Development inventory and its disposition is governed by the Joint Development Policies and Guidelines. The Joint Development Policies and Guidelines provide for disposition of joint development property to “an adjacent property owner without competition and without advertising the availability of the WMATA site provided that there is only one adjacent property owner or only one interested adjacent property owner, and WMATA has determined that only a specific adjacent property owner can take advantage of the joint development opportunity due to site constraints or other limiting factors.” The disposition of this property is in accordance with the

Joint Development Policies and Guidelines. The sale would also have no impact on the proposed joint development project south of the station.

An appraisal prepared in 2007 valued the required property interests at \$170,000. WMATA and Camden have agreed on a sale price of \$178,000.

FUNDING IMPACT

This is a revenue generating contract with proceeds to be deposited in the Transit Infrastructure Investment Fund (TIIF). Use of funds is restricted to Federal Transit Administration grant eligible projects.

RECOMMENDATION

The Planning, Development and Real Estate Committee and the Board approve (1) the sale of WMATA property at Morgan Boulevard station to Camden Summit Partnership, L.P. for an access road and (2) the grant of a temporary construction easement to Camden to facilitate construction.