

Washington Metropolitan Area Transit Authority
Board Action/Information Summary

<input checked="" type="radio"/> Action <input type="radio"/> Information	MEAD Number: 100358	Resolution: <input type="radio"/> Yes <input checked="" type="radio"/> No
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TITLE:

Morgan Boulevard Pedestrian Connection

PURPOSE:

Obtain Board approval of revised terms to the Connection Agreement with Camden Summit Partnership, L.P. for a pedestrian connection at the Morgan Boulevard Metrorail station.

DESCRIPTION:

On October 25, 2007, the Board approved the negotiation and execution of a Connection Agreement with Camden Summit Partnership, L.P. ("Camden") as an Administrative Item. The Board-approved provisions included a ten (10)-year renewable Connection Agreement term, and an initial Connection Fee of \$21,105 for the first year with three percent (3%) annual escalations thereafter. After extensive negotiations, Camden informed Metro in August 2008 that due to economic and other reasons, Camden would not execute a Connection Agreement consistent with these terms. The Camden team subsequently underwent major staff changes.

Metro staff has been working with the new Camden team on an acceptable, safe connection between the Camden 478-unit development and the Morgan Boulevard Metrorail station. As a result of recent negotiations, Camden is willing to construct a pedestrian connection which includes sidewalks, stairs, an ADA-compliant ramp, lighting, landscaping, hardscape and an irrigation/drainage system and to maintain the approximately 32,189 square feet of Metro property between the Camden project and the Morgan Boulevard station under the following conditions:

- The Connection Agreement will have a twenty (20)-year term
- The Connection Fee will consist of an initial lump sum payment of \$75,000.00 with an annual Connection Fee of \$6,450.00 in year one which will escalate by three percent (3%) annually for years two (2) through five (5). In year six (6), the annual Connection Fee payment will be \$7,550.00 and will escalate by four percent (4%) annually for years seven (7) through twenty (20)
- After the twenty (20)-year term, Camden can renew the Connection Agreement for two (2) additional terms of ten (10) years each, subject to a new Connection Fee to be determined by an appraisal

The revised Connection Fee was determined by staff appraisal and considers the benefits to Metro from having Camden assume maintenance and landscaping responsibilities for the Metro parcel including the sidewalks, stairs and ramp. The maintenance responsibilities include snow, leaf and trash removal. Additionally, the Connection Agreement provides for Camden to be liable for all claims associated with the design and construction of the connection as well as any claims related to its repair and upgrade.

The connection will have no adverse impact on Metro operations or any joint development project south of the station. The connection will be constructed and operated in compliance with Metro`s requirements.

The revised terms of the Connection Agreement are subject to Federal Transit Administration approval.

FUNDING IMPACT:

This is a revenue generating contract with fees to be deposited into the Transit Infrastructure Investment Fund ("TIIF"). Use of these funds is restricted to Federal Transit Administration eligible projects.

RECOMMENDATION:

Approve the revised terms to the Connection Agreement with Camden Summit Partnership, L.P. for a pedestrian connection at the Morgan Boulevard Metrorail station.