

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

<input checked="" type="checkbox"/> Action <input type="checkbox"/> Information	MEAD Number: 99796	Resolution: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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PURPOSE

To obtain approval from the Board of Directors for: 1) selection of NJA Associates LLC, an affiliate of The Donohoe Companies, as Developer of the Navy Yard Station East Entrance joint development site, 2) the Term Sheet with the Developer, and 3) negotiation by staff of a Purchase, Sale and Development Agreement with the Developer to be presented to the Board.

DESCRIPTION

WMATA issued a Joint Development Solicitation in August 2006 that included the 5,612 square foot Navy Yard Station East Entrance. The WMATA site contains an elevator, escalators, a vent shaft and underground pedestrian passage to the station mezzanine. The site is too small to be developed independently.

A proposal was received from the Developer who owns the adjoining 16,406 square foot parcel to the north. The Developer desires to construct an office building, with ground floor retail, of up to 220,000 square feet on the combined properties.

The development will be reviewed by the District of Columbia Zoning Commission for conformance with the Capital Gateway Overlay zone. The combined site is on the edge of the Ballpark District, and the new building will contribute to the renaissance of Southeast Washington.

FUNDING IMPACT

WMATA will realize revenue from the sale of the property. Funds received will go into the Transit Infrastructure Investment Fund (TIIF). The present sales price is based on a 206,000 square foot building. If the Developer can obtain waivers from the Zoning Commission to reach 220,000 square feet WMATA will obtain additional revenue.

RECOMMENDATION

That the Board of Directors approve: 1) selection of NJA Associates LLC as Developer of the Navy Yard Station East Entrance joint development site, 2) the Term Sheet with the Developer, 3) negotiation by staff of a Purchase, Sale and Development Agreement with the Developer to be presented to the Board.