

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

| | | |
|--|-----------------------|--|
| <input checked="" type="checkbox"/> Action <input type="checkbox"/> Information | MEAD Number: 99819 | Resolution: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
|--|-----------------------|--|

PURPOSE

To obtain Board approval for staff to negotiate with Home Properties (Home) for a payment from WMATA to Home for extending the temporary use of Home's land adjacent to the Huntington station as a WMATA surface parking lot.

DESCRIPTION

The subject property is in the vicinity of the Huntington Metrorail station, south of the existing WMATA parking garage and adjacent to North King's Highway. On September 23, 1999, the Board approved the sale of this land through WMATA's joint development program. That approval provided for the developer getting WMATA's land in exchange for building a WMATA replacement garage at no cost to WMATA. Subsequently, on June 20, 2002, the Board approved an amendment to the original agreement, in which WMATA took responsibility for building the garage and selling the land to the developer for an agreed-upon price. WMATA and Home completed settlement on the property in April 2006.

The sales agreement provided for an easement from Home to WMATA in which Home granted WMATA the use of Home's property as approximately 924 surface parking spaces for Metrorail patrons. The intent of the easement was to prevent a reduction in the number of WMATA parking spaces while WMATA constructed its replacement parking garage. The agreed-upon expiration of that easement is August 12, 2007. At that time, WMATA's rights to use Home's land will expire.

The construction of the replacement garage has taken longer than originally anticipated, and is now expected to be available for occupancy in late 2007. This creates a period of several months in which WMATA would lose about 924 parking spaces. To prevent this loss, WMATA staff would like to negotiate with Home for an extension of the easement.

ALTERNATIVE

Do not negotiate for an extension of the easement and suffer the loss of about 924 patron surface parking spaces.

FUNDING IMPACT

The cost of WMATA's easement extension, to be negotiated with Home, will be funded from the parking surcharge account.

RECOMMENDATION

That the Planning, Development and Real Estate Committee recommend, and the Board authorize, staff to negotiate with Home Properties for a payment from WMATA to Home for extending the temporary use of Home's land adjacent to the Huntington station as a WMATA surface parking lot.