



(Board Copy)
Washington Metropolitan Area Transit Authority
METRO ELECTRONIC ACTION DOCUMENT

IDENTIFICATION			
MEAD ID:	96596	ACTION:	Initiate & Award
AWARD VALUE:	(Not yet awarded)	CONTRACT: (Proposed)	
FUND SOURCES: (View)	Operating Funds	CONTRACTOR:	
LAST MODIFIED:	06/28/2005		

DESCRIPTION	
SUBJECT:	Sale of WMATA property to Pulte Home Corporation at the Vienna/Fairfax-GMU Metrorail Station.
PURPOSE:	To obtain Real Estate Committee and Board approval of a Term Sheet with the Pulte Home Corporation as purchaser and to negotiate and execute an agreement of sale which provides for the conveyance of approximately 3.75 acres of WMATA property at the Vienna/Fairfax-GMU Metrorail Station and for the approval of conveyance of approximately 7.08 acres of WMATA property, comprising Saintsbury Drive, to Fairfax County for acceptance into the Virginia Department of Transportation road system. WMATA Parcel No. VK196/K007.

ORIGINATION			
INITIATOR		DEPARTMENTAL APPROVAL	
ROLLIN BURNS JR on 06/16/2005		Approved by SALPEAS , PANAGIOTIS 06/24/2005	
PHONE: --	OFFICE:	LAND	DEPT: Secretary and Chief of St

COORDINATION (ROUTING)		
OFFICE	NAME	ACTION/DATE
LAND (7310)	MALASKY, GARY	Approved 06/21/2005
LAND (7310)	MALASKY, GARY	Approved 06/21/2005
SCOS (7100)	BARTLETT, HAROLD	Approved w/ Comments 06/21/2005
COOB (3210)	REQUA, JOHN	Approved 06/22/2005
AGMM (4100)	SALPEAS, PANAGIOTIS	Approved 06/24/2005
PLNT (3151)	GILLUM JR, PAUL	Re-assigned 06/28/2005
PLNT (3151)	GILLUM JR, PAUL	Re-assigned 06/28/2005
COOR (3310)	FEIL, STEVE	Approved 06/23/2005
BPPD (8310)	WASHINGTON, JOEL	Approved 06/22/2005
COUN (1410)	O'KEEFFE, CAROL	Approved 06/28/2005
COUN (1410)	O'KEEFFE, CAROL	Re-assigned 06/28/2005

FINAL APPROVALS	
OFFICE	NAME/ACTION
BEMR	Approved w/ Comments for SCOS by HAROLD BARTLETT on 06/21/2005
PLN_DEV_CMTE	Approved for AGMM by PANAGIOTIS SALPEAS on 06/24/2005
BEMR	Approved for SCOS by HAROLD BARTLETT on 06/29/2005
GM	GMGR CEO <i>for P. Salpeas 7/1/05</i>
BOARD	BOARD WMATA (Not Yet Approved)



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NARRATIVE

BACKGROUND

In February 1976, WMATA acquired approximately 15 acres of land for the construction of the south side of the Vienna/Fairfax-GMU Metrorail Station.

The Pulte Home Corporation owns or controls most of the land (53 acres) to the south of the station. Pulte proposes to purchase 3.75 acres of WMATA property which will be assembled with Pulte's land in a proposed transit oriented development adjacent to the Metrorail Station.

WMATA joined in an "out of turn" Comprehensive Plan Amendment allowing the transit oriented development. WMATA also joined in a rezoning application which is now pending before Fairfax County.

Pulte, WMATA, Fairfax County and the Virginia Department of Transportation (VDOT) have participated in ongoing meetings during the last 18 months (approximately) and have reached a consensus on a conceptual plan for improvements to the Vienna/Fairfax-GMU Metrorail Station access road (Saintsbury Drive) and station facilities. The proposed improvements, which will be paid for by Pulte and will be constructed after approval of its rezoning application, include the following:

Saintsbury Drive:

- 1) Widening of Saintsbury Drive from 3-lane undivided to 4-lane divided road;
- 2) Two roundabouts, one at the east bus loop and one at the west bus loop to improve bus access and traffic circulation;
- 3) Relocation of 75 metered parking spaces on the reconstructed Saintsbury Drive from which WMATA will collect revenue;
- 4) Three new and/or modified traffic signals;
- 5) A raised pedestrian crossing between the Developer's proposed main pedestrian plaza and the Vienna/Fairfax-GMU Metrorail Station;
- 6) Reconstruction will result in a net loss of 17 metered parking spaces. There are currently 120 metered spaces. Staff has determined that the loss of 17 spaces does not represent a material modification to existing facilities and services, and that no compact hearing is required;
- 7) Conveyance of WMATA owned portion of Saintsbury Drive (7.08 acres) to VDOT thereby relieving WMATA of maintenance and repair expenses and future liability.

Vienna/Fairfax-GMU Metrorail Station Facilities (south side):

- 1) Reconfiguration of the entrance and exit points to and from WMATA's southeast parking lots to improve traffic operations along Saintsbury Drive;
- 2) One new bus bay, reconfiguration of existing bus bays, and additional layover spaces;
- 3) A continuous canopy over all twelve (12) bus bays;
- 4) Reconstructed bus platforms and sidewalks;
- 5) Bus shelters, including benches, and conduits for the Intelligent Transportation System (ITS);
- 6) Bus supervisor kiosk;
- 7) Bus signage including pylons for placement of route maps and schedules;
- 8) Accommodation of Greyhound kiosk to be installed by others at a location approved by Fairfax County;
- 9) Signage and graphics, bicycle racks, trash receptacles, vehicular and pedestrian scale lighting, conduits for emergency phones to be connected to WMATA's GETS system;
- 10) Landscaping, drainage, and utilities.

Pulte's improvements to Saintsbury Drive and to WMATA's facilities are estimated to cost approximately \$9.0 million. In addition, Pulte will purchase WMATA's 3.75-acre parcel at WMATA's appraised fair market value of \$6.5

million. The fair market value was determined by a contract fee appraisal--William R. O'Neill, MAI, September 13, 2004.

ALTERNATIVE

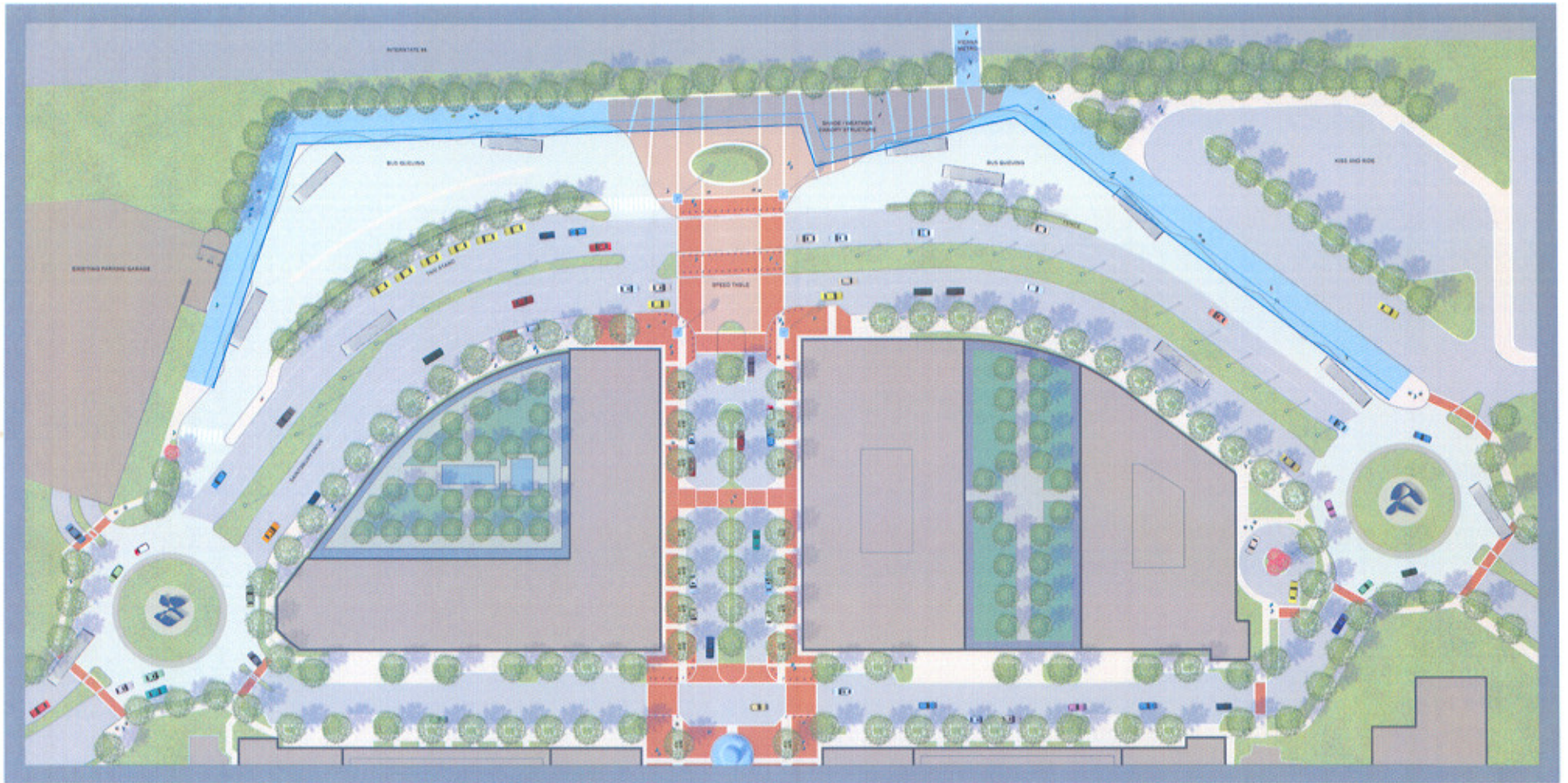
Do not approve the sale of the property to Pulte. WMATA retains ownership of the 3.75-acre property forgoing \$9.0 million in improvements to its access road and Metrorail station facilities and \$6.5 million in cash. WMATA also retains the maintenance and repair responsibility and ownership liability for its portions of Sainsbury Drive. In this case, WMATA will still have to serve future uses of the 53 acres without benefit of third party paid improvements.

IMPACT ON FUNDING

This is a revenue generating action. Proceeds from the sale will be deposited in the Transit Infrastructure Investment Fund (TIIF) to be used in accordance with FTA Circular 5010.1C.

RECOMMENDATION

That the Real Estate Committee and Board approve the execution of a Term Sheet with the Pulte Home Corporation as purchaser and the negotiation and execution of an agreement of sale which provides for the conveyance of approximately 3.75 acres of WMATA property at the Vienna/Fairfax-GMU Metrorail Station and approve the conveyance of approximately 7.08 acres of WMATA property, comprising Sainsbury Drive, to Fairfax County for acceptance into the Virginia Department of Transportation road system. WMATA Parcel No. VK196/K007..



Concept Plan
Vienna/Fairfax-GMU
Metrorail Station