



MINUTES

Real Estate Committee Public Session

June 2, 2005

Mr. Deegan called the meeting to order at 10:22 A.M. Present were:

Committee Members

Other Board Member

Mr. Charles Deegan
Mr. Robert Smith
Mr. Dana Kauffman
Mrs. Gladys W. Mack
Mr. Christopher Zimmerman
Mr. Marcell Solomon
Mr. William D. Euille

Mrs. Katherine Hudgins

Approval of Agenda:

The agenda was approved.

Approval of Minutes:

The Minutes of the June 2, 2005 Real Estate Committee (Public Session) were approved as submitted.

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1. Approval of the FY 2006 Joint Development Work Program

Mr. Malasky referred the Committee to a request for Board approval of the FY 2006 Joint Development Work Program. The annual work program describes sites to be offered for joint development in the upcoming fiscal year. Each site offered has been approved by the local jurisdiction in which it is located. Upon Board approval, a solicitation document will be prepared and widely disseminated to generate transit-oriented development proposals. The sites to be offered in FY 2006 are: Rosslyn Bus Turnaround (Air Rights only) in Arlington County, Virginia; Backlick Road site in Fairfax County, Virginia; Forest Glen and Shady Grove sites in Montgomery County, Maryland; and Branch Avenue site in Prince George's County, Maryland. Mr. Smith requested that the Shady Grove site in Montgomery County, Maryland, be removed from the work program.

Mr. Smith moved, seconded by Mr. Solomon, that the Committee refer to the full Board the approval of FY 2006 Joint Development Work Program. The motion was unanimously approved.

2. Approval of a Compact Public Hearing for the Rhode Island Avenue Joint Development Site

Mr. Malasky referred the Committee to a request for Board approval of a Compact Public Hearing for the Rhode Island Avenue Joint Development site. In March, 2005, WMATA and Mid-City Urban LLC executed a Joint Development Agreement for the site at the Rhode Island Avenue Metrorail station. The development anticipated at this site will remove WMATA parking from the existing surface lot and replace it with a new garage to be built by the developer. To comply with WMATA Compact requirements, staff requests that a public hearing be held regarding this proposed change to the station parking. The District of Columbia requested that parking at this station be reduced from 387 spaces to a total of 215. This action requests authorization to conduct the public hearing and to reduce WMATA's parking as requested by the District.

Mrs. Mack moved, seconded by Mr. Smith, that the Committee refer to the full Board approval of a Compact Public Hearing for the Rhode Island Avenue Joint Development site. The motion was unanimously approved.

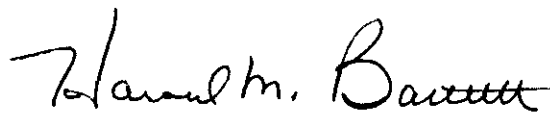
3. Approval to Allocate a Portion of Maryland's Share of WMATA's TIF to the Takoma-Langley Transit Center

Mr. Malasky referred the Committee to a request for Board approval to allocate a portion of Maryland's share of WMATA's TIF to the Takoma-Langley Transit Center. The Secretary of the Maryland Department of Transportation has formally requested that WMATA use TIF funds allocated to Maryland for a transit center at the Takoma - Langley Park crossroads. The crossroads area is a transit hub for Metrobus, Montgomery County's Ride-On service and Prince George's County The Bus and requires safety and service improvements. Maryland has \$6,700,000 in TIF funds remaining in its allocation of WMATA projects to be funded with TIF funds, \$800,000 of which can be immediately made available for planning and preliminary design. WMATA has determined that creation of such a transit center will improve transit service for Metrobus customers and, by virtue of improved safety, may increase Metrobus ridership.

Mr. Smith moved, seconded by Mr. Solomon, that the Committee refer to the full Board approval to allocate a portion of Maryland's share of WMATA's TIF to the Takoma-Langley Transit Center. The motion was unanimously approved.

Adjournment

The meeting was adjourned at 10:25 A.M.



Harold M. Bartlett, Acting Secretary/Chief of Staff