

## MONTHLY HIGHLIGHTS

June 2005

- A Joint Development Sales Agreement with Takoma Metro Associates Limited Partnership for the development of the Takoma station joint development site was executed. The project will include a minimum of 85 townhomes with a small retail component.
- A Purchase and Sale and Post-Closing Agreement with West Hyattsville Metro Development, LLC for the development of the West Hyattsville site was executed. The project will include a mixture of residential, retail and office uses.
- The Mid-Year JDS was released on March 15, 2005, offering 2 sites: the Royal Street Bus Garage in Alexandria, Virginia and Navy Yard station which includes the Southeastern Bus garage site in the District of Columbia. The Navy Yard station site was subsequently withdrawn at the request of the District of Columbia. Four proposals were received on May 13, 2005 and are under review.
- The FY 2005 Joint Development Solicitation was released on July 28, 2004. Seven sites in the District of Columbia, Montgomery County and Prince George's County were advertised. Proposals for the sites in the District of Columbia and Montgomery County were received on October 22, 2004, the original deadline date, and are undergoing review. Letters requesting clarifications and additional information have been sent to the proposers. Developer presentations began in December. Proposals for Prince George's County were received on December 7, 2004. Competitive proposals were received for all 3 sites. These proposals are now under review. If the proposal did not contain an offer to lease the site, a letter was sent to the developer, requesting that it submit a lease proposal, prior to its formal presentation. Recommendations for the Montgomery County site and at least one site in Prince George's County will be made in July 2005.
- WMATA executed a Memorandum of Understanding with Montgomery County for the Silver Spring Transit Center and a Term Sheet with the Selected Developer of the joint development project. The Montgomery County Planning Board reviewed the Mandatory Referral application for the transit center on March 10, 2005 and approved it unanimously with comments which were transmitted to the Department of Public Works and Transportation. Staff negotiated revised terms to the term sheet with the Developer which were approved by the Board. Staff is currently negotiating a Master Development Agreement with the Developer. Presentations were made to the FTA Regional

Administrator and the Director of the national office to ensure continued support.

- The sale of the Georgia Avenue-Petworth joint development site by the District of Columbia to Donatelli & Klein took place on June 21, 2005. At the closing WMATA received \$463,370 in addition to the \$942,630 which WMATA received from the District of Columbia in January 2002. Donatelli & Klein will construct a residential condominium complex with ground floor retail on Georgia Avenue.
- The portion of the Twinbrook joint development site that was in Montgomery County, Maryland has now been annexed by the City of Rockville, which previously had jurisdiction over only a portion of the site. Final annexation action took place on June 23, 2005. Staff is now renegotiating the lease with JBG, the developer, to include a sale component, as well as a lease component. JBG has received all zoning approvals from Rockville to develop the site and is now seeking site plan approval for early phases of development.
- WMATA received a summary judgment in its favor in the lawsuit filed by AvalonBay Communities, Inc., the former selected developer of the College Park site. The developer had sued WMATA after WMATA terminated negotiations, alleging breach of contract and bad faith. The judgment ended the lawsuit and the developer did not appeal. Negotiations with the current selected developer can now move forward.
- The Compact public hearing process began for reducing parking and building a parking garage at the Rhode Island Avenue Metrorail station.
- Staff attended a press conference on June 1, 2005 held by Representative Albert Wynn to urge the U. S. General Services Administration to emphasize federal office building development at Prince George's County Metro stations.