

**Minutes**  
**Planning, Development and Real Estate Committee**  
**June 12, 2008**

The meeting was called to order at 9:10 a.m. Present were:

**Committee members:**

Mrs. Catherine Hudgins, Chair  
Mr. Emeka Moneme, Vice Chair  
Mr. Christopher Zimmerman  
Mr. Peter Benjamin  
Mr. William Euille  
Mr. Marion Barry  
Mr. Jeff McKay  
Mr. Marcell Solomon

**Approval of Agenda**

The agenda was approved.

**Approval of Minutes**

Mr. Benjamin moved, seconded by Mrs. Hudgins to approve the April 24, 2008 minutes as modified and to approve the May 22, 2008 minutes. The Committee voted unanimously in favor of the motion.

**Action Items**

**A. Policy Concerning Use of WMATA Property for Non-WMATA Transit Projects**

Mr. Zimmerman moved, seconded by Mr. Benjamin, that the Committee recommend the Board approve the Property Transfer Policy allowing no-cost transfers of WMATA-owned real property to local jurisdictions and state governments for reimbursable and other transit projects. This policy does not apply to Joint Development projects or the disposition of excess property. The Committee voted unanimously in favor of the motion.

**B. Bus Network Evaluation**

The Bus Network Evaluation Report findings were presented to validate the requirement of expanding the Metrobus fleet by 185 standard transit buses as identified in the Metro

Matters Funding Agreement. The Metro Matters Funding Agreement authorized the purchase of the first 50 buses and called for a subsequent determination be made as to the necessity of purchasing the additional 135 expansion buses.

Mr. Benjamin moved, seconded by Mr. Zimmerman, that the Committee recommend the Board accept the Bus Network Evaluation findings, approve the annual implementation of the bus service recommendations, and authorize initiation of the capital projects. The Committee voted unanimously in favor of the motion.

### **C. On-Call Engineering Services**

Mr. Zimmerman moved, seconded by Mr. Benjamin, that the Committee forward to the Board without recommendation the FY09 annual work programs for three "On-Call" engineering services contracts for consideration. The FY09 annual work program requires the three engineering services contracts to perform all projects planned during FY09. The approval process for "On-Call" engineering services contracts is in compliance with the procedure implemented during the past several years. The requested monies will be utilized primarily to fund consultant, design and support tasks for the continuing Metro Matters Program, Urgent Unfunded Needs, and other non-Metro Matters support tasks (i.e., for Dulles Extension, Joint Development and Rail Car Support). The Committee voted unanimously in favor of the motion.

### **D. Rhode Island Avenue Interim Parking**

Under the Joint Development Agreement, dated March 31, 2005, the developer has the option, subject to WMATA's limited right of approval, to provide off-site interim parking. Due to the unique characteristics and constraints of the Rhode Island Avenue Metrorail Station, it would be difficult to safely maintain 150 Park-and-Ride spaces on-site during the construction of the joint development project without negatively impacting Metro's on-going transit operations and presenting safety and security issues. The developer has proposed an off-site location for approximately 200 interim Park-and-Ride spaces during the construction of the Metro Replacement Garage that is located on the opposite side of Rhode Island Avenue and, thus, would require WMATA patrons to cross Rhode Island Avenue to enter the station.

Mr. Moneme moved, seconded by Mr. Zimmerman, that the Committee recommend the Board waive the Compact Public Hearing requirement to maintain 150 long-term parking spaces at the Rhode Island Avenue Metrorail Station during Joint Development construction. The Committee voted unanimously in favor of the motion.

## **Information Item**

### **A. Jackson Graham Building Relocation Analysis**

Bolan Smart Associates, Inc. presented to the Committee an economic analysis of the possibility of selling and relocating the Jackson Graham Building (JGB). The analysis included a fee simple sale of JGB, and an estimated cost for a replacement facility to be located at the Anacostia or New Carrollton Metrorail Station.

#### **Committee requested the following be provided:**

- Provide cost analysis to upgrade Jackson Graham Building
- Provide Jackson Graham Building Relocation Analysis Report
- Funding derived from other real estate
- Explanation of funding from the Dulles extension available for Operations Control Center (OCC)

The meeting adjourned at 10:55 a.m.