



Real Estate Committee – Public Session

Board Action Item III.A.

October 19, 2006

**Approval to Hold Compact Public Hearing on the
Dunn Loring Joint Development Site Project**

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

<input checked="" type="checkbox"/> Action <input type="checkbox"/> Information	MEAD Number: 99639	Resolution: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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PURPOSE

Approve holding a Public Hearing on WMATA replacement facilities at the Dunn Loring-Merrifield station joint development project.

Approve release by the Interim General Manager of a Draft Public Hearing Staff Report for public review.

DESCRIPTION

The WMATA Board of Directors approved a Term Sheet for the Dunn Loring-Merrifield joint development project on September 17, 2004. WMATA and Dunn Loring Metro LLC (Developer), an affiliate of Trammell Crow Residential, executed the Dunn Loring Purchase, Sale and Development Agreement (Agreement) on May 12, 2005. Since then the Developer prepared and has been negotiating a Conceptual Development Plan/Final Development Plan (CDP/FDP) with Fairfax County. The CDP/FDP will likely go to the County Planning Commission and Board of Supervisors for approval this fall.

The project has sale and lease portions. WMATA will sell approximately 8 acres of the 15.1 acres site to the Developer for construction of up to 720 for sale, residential dwelling units, up to 65,000 sf of retail space and related parking and amenities. WMATA will retain the rest of the site on which the Developer proposes to build 1) 60,000 sf of retail with related parking to be leased from WMATA, 2) 2,000 WMATA structured parking spaces, including 1,355 replacement spaces and 3) eight bus bays, including six replacement bays.

The Developer will build the new and relocated WMATA facilities and temporarily relocate existing parking at its own cost. The new bus bays will be in the first floor of the garage, which will be located parallel to the tracks and adjacent to the station entrance. The new Kiss 'N Ride lot will front on Gallows Road adjacent to the station entrance and the garage. WMATA will own, operate and retain revenue from its parking structure.

WMATA will hold the Public Hearing in the vicinity of the Dunn Loring-Merrifield Metro station once Fairfax County approves the CDP/FCP. Staff is seeking approval to hold the hearing in order to move the project forward. Waiting to seek approval for a hearing until CDP/FDP approval could result in delay. The hearing is planned for the Fall, with the date to be coordinated with local Board members. WMATA will not schedule a hearing unless and until it concurs with the County-approved plans and conditions.

FUNDING IMPACT

The Agreement requires the Developer to advance \$50,000 to WMATA to cover the cost of a hearing. Unspent funds will be returned to the Developer. Further, WMATA will receive revenue from its new parking garage, with replacement and additional spaces built at Developer cost. WMATA will also receive annual rent payments for the retail space on WMATA property leased by the Developer.

RECOMMENDATION

Approve holding a Public Hearing on WMATA replacement facilities at the Dunn Loring-Merrifield station joint development project.

Approve release by the Interim General Manager of a Draft Public Hearing Staff Report for public review.