

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

<input checked="" type="radio"/> Action <input type="radio"/> Information	Document Number: 205729	Resolution: <input checked="" type="radio"/> Yes <input type="radio"/> No
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**Presentation Name:**

Deanwood DCPL Joint Development Agreement

**Project Manager:**

Nia Rubin

**Project Department:**

Real Estate

**Purpose/Key Highlights:**

To seek Board authorization to execute a Joint Development Agreement, for the ground lease of .36 acre Metro owned site at the Deanwood Metrorail Station. This action aligns with Metro's Strategic Transformation Plan goal to advance regional opportunity and partnership.

**Interested Parties:**

District of Columbia Public Library

**Background:**

Metro received an unsolicited offer from DCPL to ground lease Metro property for a stand-alone, full-service library at the Deanwood Metrorail Station. The new public library will total approximately 20,000 to 25,000 gross square feet. DCPL has \$24 million in capital funding for the project and will oversee the design and construction of the library and the long-term operations and maintenance of the facility.

In 2018, Metro held a Compact hearing to consider changes to the transit facilities at Deanwood Metro Station. Due to economic conditions created by the COVID pandemic, Metro's joint development plans for the site were delayed. The 10-Year Joint Development Strategic Plan released in 2022 identified Deanwood Metro as a priority station for joint development. On July 11, 2023, Metro held another Compact hearing to discuss staff's recommendation to close the Park and Ride lot to create an opportunity for future joint development. The Board approved the Compact Hearing staff report and amendment to the Mass Transit Plan in December 2023.

Metro received an unsolicited offer from DCPL to ground lease Metro property for a stand-alone, full-service library at the Deanwood Metro Station. The new public library, totaling about 20,000 to 25,000 gross square feet. DCPL has \$24 million in capital funding for the project and will oversee the design and construction of the library and the long-term operations and maintenance of the facility.

## **Discussion:**

Metro is a national leader in Joint Development, a federal program that involves delivering private development on transit-owned property in coordination with public transportation facilities. The projects provide economic, social, and environmental benefits to Metro, local jurisdictions and communities.

Metro's 10-Year Joint Development Strategic Plan establishes a goal to execute twenty new joint development agreements by 2032. These projects maximize the value of Metro assets by increasing transit ridership and generating new fare and real estate revenues. They also support local economic development and housing priorities and grow the tax base by introducing private uses on Metro property.

Metro's Joint Development policies allow for the consideration of unsolicited offers from jurisdictional partners. The proposed Joint Development Agreement meets the approval criteria in the Board of Director's Joint Development policy, as described below.

<b>Board policy requirement</b>	<b>Proposed project</b>
Maintains or enhances transit ridership, safety and/or access	The library will attract patrons and employees to the location, thus improving foot traffic and ridership at the station. The public plaza and other improvements will improve pedestrian safety and access to the station.
Maintains or enhances WMATA's ability to operate transit services and/or maintain the transit system	The project will provide access to Metro's traction power substation in accordance with Metro's requirements and specifications, and construct Metrobus Operator Relief facilities in the new library.
Has a positive net fiscal impact for WMATA	The project will increase ridership and fare revenue and provide capital improvements at no cost to Metro, including Operator Relief Facilities, a public plaza and a new TPSS driveway.
Is consistent with or enhances local land use and economic development plans	It is consistent with the DC Comprehensive Plan and the community's desire for a full-service library.
Complies with the FTA Guidelines	The JDA complies with FTA guidelines and its execution is contingent upon FTA concurrence.

There are no anticipated costs related to replacement of transit facilities for this project.

Future plans will include a solicitation for mixed use residential development adjacent to the library site.

**Funding Impact:**

There is no direct funding impact to Metro for this project. All costs associated with the project are the responsibility of District of Columbia Public Library.

**Previous Actions:**

<b>Previous Actions</b>	2018– Compact Hearing
	2018 – Board Approval of Compact Hearing Report
	2023 – Compact Hearing
	2023 – Board Approval of Compact Hearing Report
<b>Next Steps</b>	2024 - Execute a Joint Development Agreement
	2024 - Seek FTA concurrence of the JDA

**Next Steps:**

Once the Joint Development Agreement is executed, District of Columbia Public Library will solicit for a Design/Build contractor for this project to begin the design of the library.

**Recommendation:**

Approval to: Execute JDA for Deanwood DCPL

**PRESENTED AND ADOPTED: April 25, 2024**

**SUBJECT: AUTHORIZATION TO EXECUTE A JOINT DEVELOPMENT AGREEMENT FOR  
PROPERTY AT THE DEANWOOD METRORAIL STATION**

**2024-09**

**RESOLUTION  
OF THE  
BOARD OF DIRECTORS  
OF THE  
WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY**

WHEREAS, The Joint Development Policies, as amended by Resolution 2022-34, require the Board of Directors to authorize staff to execute a joint development agreement related to an unsolicited proposal; and

WHEREAS, Section 3.3 of the Joint Development Policies allow WMATA to consider unsolicited offers to lease or purchase WMATA property from a jurisdictional partner; and

WHEREAS, The District of Columbia Public Library ("DCPL") submitted to WMATA an unsolicited proposal to purchase approximately .36 acres of WMATA's property located at the Deanwood Metrorail Station to build a standalone, full-service library branch; and

WHEREAS, Staff has negotiated a joint development agreement with DCPL that meets the approval criteria for joint development in the Joint Development Policies and is consistent with Metro's 10-year Strategic Plan for Joint Development;

NOW, THEREFORE, be it

*RESOLVED*, That the Board of Directors authorizes the General Manager and Chief Executive Officer or his designee to execute a joint development agreement for the District of Columbia Public Library to purchase WMATA's property of approximately .36 acres land located at the Deanwood Metrorail Station; and be it finally

**Motioned by Mr. Letourneau, seconded by Dr. Hadden Loh**

**Ayes: 8- Mr. Smedberg, Mr. McAndrew, Dr. Hadden Loh, Ms. Rai, Mr. Letourneau, Mr. Drummer, Ms. Santos and Ms. Martin-Proctor**

*RESOLVED*, That this Resolution shall take effect immediately to allow staff to timely execute the joint development agreement.

Reviewed as to form and legal sufficiency,



Patricia Y. Lee  
Executive Vice President, Chief Legal Officer  
and General Counsel

WMATA File Structure No.:  
21.9.4 Joint Development Agreements