

Washington Metropolitan Area Transit Authority
Board Action/Information Summary

☒ Action ☐ Information

MEAD Number:
202047

Resolution:
☒ Yes ☐ No

TITLE:

Sale of Property Exceeding \$1 million at Anacostia

PRESENTATION SUMMARY:

Request Board approval for the sale of approximately 1.29 acres of excess property at the Anacostia Metro Station for \$2,001,500 to Redbrick DC Acquisitions, LLC.

PURPOSE:

Request Board approval of the sale of 1.29 acres of excess property at the Anacostia Metro Station for \$2,001,500 to Redbrick DC Acquisitions, LLC.

DESCRIPTION:

Redbrick DC Acquisitions, LLC ("Redbrick") is the proposed purchaser that would like to purchase the property to facilitate the planning and development of their 2.3 million square foot mixed use project adjacent to the Anacostia Metro Station.

The Metro property consists of two non-contiguous parcels, totaling approximately 1.29 acres (or 56,000 square feet) and is no longer required for operational needs. Situated on the parcels are an access road leading to the Anacostia Metro Station parking garage, an unfinished aerial vehicular ramp extending from the top floor of the garage, a section of unimproved land and several Kiss & Ride spaces.

Key Highlights:

- Staff seeks to sell excess property to Redbrick that is developing 2.3 million square feet of mixed-use development, to include office space, residential units and retail space, next to Metro's Anacostia Metro Station.
- Sale of this property to Redbrick will enable them to enhance their development, as well as Metro's station entrance on the north side of the Anacostia Metro Station.
- Proposed enhancements include a community pocket park, a plaza and upgraded pedestrian and bicycle paths.
- Access rights will be retained to Metro vent shafts and chiller plant cooling tower.

- This development would significantly increase household- and employment-driven ridership at the Anacostia Metro Station.
- The purchaser has agreed to pay Metro the appraised value of approximately \$2 million.

Background and History:

In initial system plans, Anacostia Metro Station was the terminus of the Green Line and included a large parking garage with an aerial vehicular ramp leading to a commuter bus parking lot (see Attachment A). However, when the Green Line was extended beyond Anacostia Metro Station, commuter amenities were constructed at the new end of the line, which left the proposed features at Anacostia Metro Station unfinished.

Redbrick DC Acquisitions, LLC (“Redbrick”) owns or controls approximately 130 acres of land adjacent to the Anacostia Metro Station north entrance and plans to develop more than 2.3 million square feet of office space, residential units, and retail space on their property. Redbrick would like to include in their development a gateway to Anacostia Metro Station, a community pocket park, a plaza, and upgraded pedestrian and bicycle paths. Redbrick submitted an unsolicited proposal to purchase the 1.29 acres between the Garage and their property in order to enhance their development plans.

Discussion:

This property is deemed to be excess property. There are no plans to complete construction on the aerial ramp; the Kiss & Ride spaces have little to no utilization, transit customers prefer using the Kiss & Ride spaces available inside the Garage. Metro’s on-going need to access vent shafts and other facilities can be managed by easements or maintenance agreements.

Redbrick has agreed to pay Metro the appraised price of \$2,001,500 for the property. This property cannot be developed as a stand-alone property and only has value to Redbrick, which wants to improve pedestrian connections to its proposed 2.3 million square feet of mixed use development.

Board approval is required for any sale of property exceeding \$1 million.

FUNDING IMPACT:

This is a revenue generating transaction.	
Project Manager:	Bruce Bourque
Project Department/Office:	CFO/LAND

TIMELINE:

--

Previous Actions	None.
Anticipated actions after presentation	Close on the sale of the in FY2019, following Board approval and FTA concurrence.

RECOMMENDATION:

Approval of the sale of 1.29 acres of excess property at the Anacostia Metro Station for \$2,001,500 to Redbrick DC Acquisitions, LLC.

SUBJECT: APPROVAL OF THE SALE OF EXCESS PROPERTY AT THE ANACOSTIA METRO STATION IN THE DISTRICT OF COLUMBIA

2019-04

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

WHEREAS, Resolution 2011-30 requires WMATA Board of Directors' approval to sell real property valued over \$1 million; and

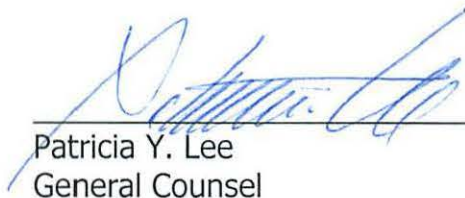
WHEREAS, Staff has determined that 1.29 acres (approximately 56,000 square feet) ("Property") of non-contiguous land at the Anacostia Metrorail Station is no longer required for operational needs; and

WHEREAS, Redbrick DC Acquisitions LLC ("Redbrick"), the adjacent property owner, has agreed to purchase the Property for \$2,001,500; NOW, THEREFORE, be it

RESOLVED, That the Board of Directors approves the sale of the Property to Redbrick for \$2,001,500; and be it finally

RESOLVED, That this Resolution shall be effective 30 days after adoption in accordance with § 8(b) of the Compact.

Reviewed as to form and legal sufficiency,



Patricia Y. Lee
General Counsel

WMATA File Structure Nos.:
21.3.1 Fee Simple Disposal