

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

Action
 Information

MEAD Number:
99898

Resolution:
 Yes No

PURPOSE

To obtain Board approval to execute a Sale and Development Agreement with NJA Associates LLC, an affiliate of the Donohoe Companies, for the Navy Yard Metro station east entrance joint development site.

DESCRIPTION

On June 28, 2007 the Board approved a term sheet and authorized negotiation of a Sale and Development Agreement (Agreement) for the 5,612 sf Navy Yard Metro station east entrance joint development site to NJA Associates LLC (Developer), an affiliate of the Donohoe Companies. The site is located at New Jersey Avenue and M Street SE in the District of Columbia and contains escalators, an elevator, vent shaft and a below-ground Metro pedestrian passageway.

The Developer proposes to combine the WMATA property with an adjacent 16,406 sf developer-owned site and develop an office building with ground floor retail. Its current proposal to the District of Columbia Zoning Commission is for an approximately 211,000 sf building, a portion of which cantilevers over the WMATA property. At ground level, the proposal includes a wide plaza surrounding the Metro entrance, consistent with the Anacostia Waterfront Initiative Framework Plan.

The Developer will make modifications to Metro facilities at its own cost and subject to WMATA approval. At present the modifications are expected to be limited to adjustments to the vent shaft and new paving in the plaza area. The existing entrance canopy will remain. The entrance will be protected during construction. The Developer has stated that it does not currently anticipate any need to close the entrance during construction. WMATA will reserve perpetual easements for all of its facilities.

Financial terms of the Agreement are the same as those in the term sheet, and the Agreement contains no significant or material changes from the term sheet.

FUNDING IMPACT

WMATA will receive a base sale price of \$2,300,000 and additional compensation for any approved density over 206,000 sf. Funds received will go into the Transit Infrastructure Investment Fund (TIIF).

RECOMMENDATION

That the Board approve execution of a Sale and Development Agreement with NJA Associates LLC, an affiliate of the Donohoe Companies, for the Navy Yard Metro station east entrance joint development site.