

Washington Metropolitan Area Transit Authority
Board Action/Information Summary

<input checked="" type="radio"/> Action <input type="radio"/> Information	MEAD Number: 101832	Resolution: <input type="radio"/> Yes <input checked="" type="radio"/> No
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TITLE:

Memorandum of Understanding between Metro and GSA

PURPOSE:

Request authorization to execute a Memorandum of Understanding (MOU) with the General Services Administration (GSA) for the limited purpose of memorializing an agreement in principle between Metro and GSA to jointly evaluate one or more Metrorail locations for new Transit Oriented Development (TOD) projects anchored by a GSA tenant.

In a GSA-anchored TOD, GSA would lease Metro-owned parcels for development of new office space for a federal agency tenant.

DESCRIPTION:

The purpose of entering into a non-binding, non-enforceable MOU with GSA would be to:

- establish a framework for cooperatively pursuing TOD opportunities that:
 - further Metro's objectives
 - further GSA's mandate to locate federal agencies in locations that:
 - facilitate access to public transit
 - promote sustainability
 - advance local and regional transportation planning efforts
- state Metro's agreement, in concept, to provide GSA a long-term leasehold interest in site(s) owned by Metro
- establish the parties' intent to jointly assess the viability of selected Metrorail stations for TOD mixed-use projects that improve pedestrian and transit access and meet the selected station's transit needs.

GSA would evaluate sites in the District of Columbia, Maryland, and Virginia for future tenant-anchored TOD.

The MOU would be followed by future agreement(s) between Metro and GSA establishing the baseline terms of any future leasehold agreement between the parties. The next such agreement would likely include valuation methodology and terms specifying when Metro might withdraw a site and when GSA would have firm control. Such future agreements would be subject to Metro Board approval.

This MOU would support the following strategic goals:

Use every resource wisely by developing Metro`s property to its highest and best use and providing the opportunity for reverse commuting.

Maintain and enhance Metro`s image by creating additional Transit Oriented Development (TOD).

FUNDING IMPACT:

No immediate impact on funding from signing MOU. Moving forward with GSA, however, opens the possibility of positive funding impacts in the future. Assuming the long-term objectives of the MOU are realized, future agreements detailing revenue and ridership would be brought before the Board for approval.

Office of Station Area Planning & Asset Management
Project Manager: Gary Malasky

RECOMMENDATION:

Authorize execution of a Memorandum of Understanding with GSA for the limited purpose of memorializing an agreement in principle between Metro and GSA to jointly evaluate one or more Metrorail locations for new Transit Oriented Development projects anchored by a GSA tenant.