

Exhibit A

Board Resolution 2014-11

PRESENTED AND ADOPTED: March 27, 2014

SUBJECT: APPROVAL OF AN AMENDED AND RESTATED SALES AGREEMENT FOR JOINT DEVELOPMENT AND APPROVAL TO HOLD A SECOND PUBLIC HEARING ON THE REPLACEMENT OF METRO FACILITIES AT THE TAKOMA METRORAIL STATION

2014-11

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

WHEREAS, In July 1999, WMATA issued a Joint Development Solicitation requesting proposals to develop the Takoma Metrorail Station joint development site; and

WHEREAS, On April 20, 2000, the Board of Directors selected EYA Development, Inc., to develop the Takoma Metrorail Station site; and

WHEREAS, A Joint Development Sales Agreement between WMATA and Takoma Metro Associates Limited Partnership (an affiliate of EYA Development, Inc.) was executed on June 20, 2005; and

WHEREAS, In Resolution #2007-46, the Board of Directors approved a Final Public Hearing Staff Report for the replacement and reconfiguration of Metro facilities at the site; and

WHEREAS, Subsequent to the approval of the Final Public Hearing Staff Report, WMATA and EYA Development, Inc. have revised development plans for the site to take into account community input and development changes in the surrounding area; and

WHEREAS, The Amended and Restated Takoma Joint Development Sales Agreement will be with TM Associates LLC, as successor to Takoma Metro Associates Limited Partnership and which also is an affiliate of EYA Development, Inc.; and

WHEREAS, The Amended and Restated Takoma Joint Development Sales Agreement will contemplate the development of approximately 212 apartment units; and

WHEREAS, Residents of the proposed apartment development will increase ridership for the Metrorail system and support for local businesses; and

Motioned by Mr. Downs, seconded by Mr. Acosta

Ayes: 8 – Mr. Downs, Mr. Downey, Mr. Nichols, Mrs. Hynes, Mr. Dyke, Ms. Bowser, Mr. Acosta and Mr. Goldman

WHEREAS, The Amended and Restated Takoma Joint Development Sales Agreement will provide that WMATA dedicate one acre of land at the station for a permanent public park; and

WHEREAS, The Concept Plan that will be incorporated in the Amended and Restated Takoma Joint Development Sales Agreement substantially alters the placement of Metro facilities previously approved thus necessitating a second Metro Public Hearing; and

WHEREAS, Those facilities will include:

1. Relocated metered parking for Metro patrons on the ground floor of a garage that will be owned and operated by TM Associates LLC, or its successors, and will include approximately 95 metered spaces instead of the current 141 surface lot metered spaces; and
2. Reconfigured Kiss and Ride facilities adjacent to the Metro metered parking area in the garage and additional spaces for taxis and shuttles, all totaling approximately 20 spaces; and
3. A bus loop in the current location containing the existing nine bus bays plus one additional bus bay and one new dedicated layover bay; and
4. Improved pedestrian access to the station entrance from Eastern Avenue/Cedar Street through the open space area reserved for future transit; and
5. A public park of one acre owned by WMATA and maintained by TM Associates LLC, or its successors; now, therefore be it

RESOLVED, That the Board of Directors authorizes the General Manager and Chief Executive Officer, or his designee, to negotiate and execute the Amended and Restated Takoma Joint Development Sales Agreement; and be it further

RESOLVED, That neither this resolution nor the Amended and Restated Takoma Joint Development Agreement shall be construed as endorsing either the incorporated Concept Plan or any other proposal, design, or plan in regard to the height, setback, or distance from the adjoining property of the proposed residential building nor the number or location of residential parking spaces; and be it further

RESOLVED, That WMATA staff shall negotiate with TM Associates LLC, to minimize the number of the project's residential parking spaces in order to promote greater transit utilization by residents and reduce traffic impact; and be it further

RESOLVED, That the Board of Directors approves the holding of a second Public Hearing on the replacement of Metro facilities at the Takoma Metrorail Station; and be it further

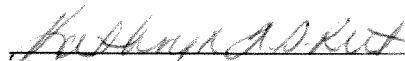
RESOLVED, That the General Manager and Chief Executive Officer, in coordination with the Board of Directors, will establish the date, time and location of the second Public hearing; and be it further

RESOLVED, That WMATA will receive public comment on matters regarding residential building design elements during the second Public hearing. WMATA staff shall report such comments in the staff report on the Public hearing and forward those comments to the District of Columbia Zoning Commission; and be it further

RESOLVED, That the Board of Directors authorizes the General Manager and Chief Executive Officer to release the Public Hearing Staff Report for public comment, as soon as the Staff Report is available, subject to later submission of the Staff Report Supplement, with final staff recommendations to the Board for its approval. All Board members will receive the staff report concurrently with its release for public review; and be it finally

RESOLVED, That this Resolution shall be effective immediately.

Reviewed as to form and legal sufficiency,



Kathryn H.S. Pett
General Counsel

WMATA File Structure Nos.:
12.7.3 Station Area Plans
18.8 Public Hearings/Meetings
21.9.4 Joint Development Agreements