



Capital Program, Procurement and Real Estate Committee

Action Item III-B

April 14, 2016

Sale of Ames Place NE Parking Lot

Washington Metropolitan Area Transit Authority
Board Action/Information Summary

Action Information

MEAD Number:
201730

Resolution:
 Yes No

TITLE:

Sale of the Ames Place NE Parking Lot

PRESENTATION SUMMARY:

Request Board approval for the sale of a parking lot located at 31st Street, NE and Ames Place, NE in Washington, DC with the right to lease back a portion of the site for up to three years. The functions of the parking lot will be relocated once the Andrews Federal Campus Bus facility is completed, anticipated to occur in the spring of 2018.

PURPOSE:

Request Board approval for the sale of a parking lot located at 31st Street, NE and Ames Place, NE in Washington, DC with the right to lease back a portion of the site for up to three years.

DESCRIPTION:

The Ames Place lot is used for the Bladensburg Bus Facility as off-site employee parking, occasional bus parking, and parking for several bus revenue collection vehicles. There is also a trailer onsite used by the Metro Police Department (MTPD). A portion of the property is not needed for operational purposes. Within three years, the entire property will no longer be needed when the Andrews Federal Campus Bus Facility is completed.

In 2015, Metro received an unsolicited offer to acquire the site. In compliance with Metro policy, before issuing a public Invitation for Bids for the lot, Metro offered the property to the local government, at the appraised fair market value. The District of Columbia is seeking to acquire the site and has an immediate need.

It is proposed that Metro sell the property to the District of Columbia, and lease back a portion of the site for up to three years, for continued employee parking serving the Bladensburg Bus Facility.

Key Highlights:

- Metro was preparing to sell a parking lot at Ames Place, NE, Washington D.C. Per Metro policy, Metro offered the site to local jurisdiction at fair market value, prior to issuing an Invitation For Bids.
- The District of Columbia seeks to acquire the site for the appraised fair market value of \$8.5M.
- A portion of the site is not needed by Metro currently, while the entire site will be excess within three years.

- Metro seeks to lease back approximately 83,000 square feet for up to three (3) years at a monthly rental of \$9,310 or up to \$335,160 of rental expense.

Background and History:

Metro acquired the 4-acre lot in 1974 and has used it as off-site parking since that time.

Discussion:

N/A

FUNDING IMPACT:

Proceeds resulting from this sale will be directed to Metro's Capital Improvement Program, with up to \$335,160 of the proceeds to be used to support a leaseback for up to three years through Metro's operating budget. The lease will include a termination clause, when the property is no longer needed for operational purposes.	
Project Manager:	Nina Albert
Project Department/Office:	Land

TIMELINE:

Previous Actions	None
Anticipated actions after presentation	Execution Purchase and Sale Agreement. Execution of lease for up to three years. Settlement.

RECOMMENDATION:

Board approval for the sale of the Ames Place parking lot located at 31st Street, NE and Ames Place, NE in Washington,DC to the District of Columbia with the right to lease back a portion of the site for up to three years.



Washington Metropolitan Area Transit Authority

Sale of Ames Place Parking Lot in Northeast Washington, DC

Capital Program, Planning and Real Estate Committee

April 14, 2016



Purpose

Seek approval for the sale of the Ames Place parking lot, with the right to lease back a portion of the site for up to three years



Ames Place - Background

- Appraised fair market value of \$8.5M
- The District has an immediate need for the property
- Metro will lease back 83,000SF for up to three (3) years
- Monthly rental of \$9,310 or up to \$335,160 of expense

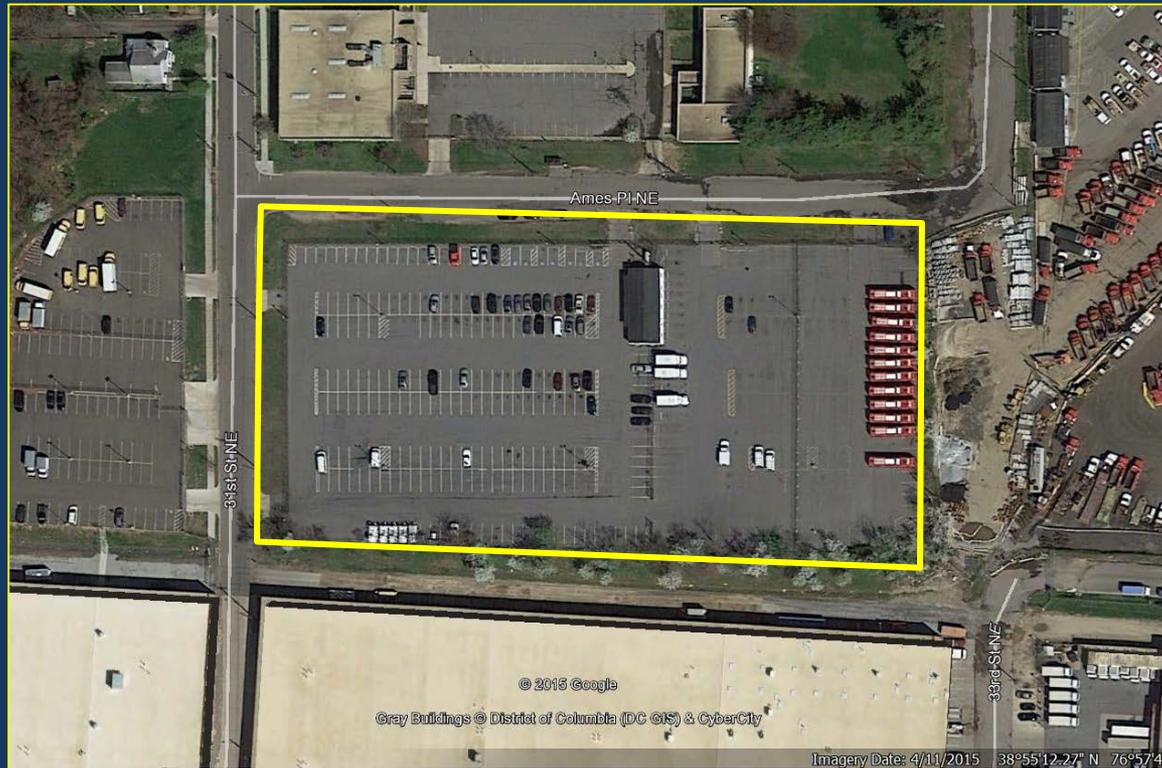


Leaseback area



Recommendation

Approve the sale of the Ames Place parking lot located at 31st Street and Ames Place in NE Washington, DC with the right to lease back a portion of the site for up to three years.



SUBJECT: APPROVAL OF THE SALE OF THE AMES PLACE PARKING LOT LOCATED AT 31ST STREET, NE, AND AMES PLACE, NE, IN THE DISTRICT OF COLUMBIA

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

WHEREAS, The Washington Metropolitan Area Transit Authority (WMATA) owns the Ames Place, NE parking lot which is being used for Bladensburg Bus Garage employee parking, occasional Metro bus parking and a Metro Transit Police Department office trailer; and

WHEREAS, WMATA will no longer require this parcel for its operating needs when the Andrews Federal Campus Bus Facility is completed within the next three years; and

WHEREAS, WMATA obtained an appraisal that indicated the fair market value of the four acre parcel is \$8.5 million; and

WHEREAS, WMATA, prior to issuing a public invitation for bids, and in compliance with its policy, offered to sell the parcel at fair market value to the local jurisdiction in which the parcel is located, the District of Columbia; and

WHEREAS, The District of Columbia agreed to purchase this parcel for \$8.5 million, its appraised fair market value; and

WHEREAS, The District of Columbia has agreed to allow WMATA to leaseback approximately 83,000 square feet of the parcel to accommodate its current operational needs for up to three years at a monthly rental of \$9,310; now, therefore be it

RESOLVED, That the Board of Directors approves the sale of the Ames Place, NE parking lot to the District of Columbia; and be it finally

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

Reviewed as to form and legal sufficiency,



Mark R. Pohl
Acting General Counsel

WMATA File Structure Nos.:

21.1.3 Acquisition of Less-Than-Fee Temporary Interest (leases, licenses, most permits)

21.3.1 Fee Simple Disposal