

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

<input checked="" type="checkbox"/> Action <input type="checkbox"/> Information	MEAD Number:	Resolution: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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**PURPOSE**

To request Board approval to enter into negotiations with the District of Columbia for the sale of the Southeastern Bus Garage.

**DESCRIPTION**

On January 19, 2006, the Board of Directors identified the Southeastern Bus Garage property (the "Garage") as a first priority project for relocation and directed staff to explore all reasonable alternatives in preparing a plan to accomplish the relocation, subject to the availability of funding and jurisdictional coordination and endorsement. Staff has worked with the District of Columbia government to identify property at D.C. Village in southeast Washington suitable for construction of the replacement bus garage. The Garage is currently being offered for public sale through an Invitation for Bids process. The Garage is located in the new Nationals Ballpark District, and the District of Columbia has an interest in the successful redevelopment of the area surrounding the ballpark and is concerned that WMATA's Invitation for Bids process for the Garage will not yield the high-quality, mixed-use development that is required to achieve its goals for this area. By letter dated June 27, 2007, the District of Columbia, acting by and through the Office of the Deputy Mayor for Planning and Economic Development, requested that WMATA enter into direct negotiations with the District of Columbia for the sale of the Garage.

**FUNDING IMPACT**

It is in WMATA's best interests to relocate the Garage as soon as possible to avoid the operational constraints which will occur when the Nationals Ballpark opens. WMATA has a fiduciary responsibility to protect its transit interests and receive the maximum value attainable for the Garage.

## **RECOMMENDATION**

That the Board authorize staff to enter into negotiations with the District of Columbia for the sale of the Garage, subject to the following:

- 1) The sales price for the Garage will be based, at a minimum, on the appraised fair market value of the site;
- 2) The revenue from the sale will be used to replace the facility;
- 3) The Sales Agreement shall provide that if, after execution of a Sales Agreement or closing on the property, the property is increased in value due to approval of a higher density allowance or other similar action by the District of Columbia in the land use approval process, then WMATA will receive 100% of the "excess value" so created.

SUBJECT: ENTER INTO NEGOTIATIONS WITH THE DISTRICT OF COLUMBIA FOR THE SALE OF THE SOUTHEASTERN BUS GARAGE

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

WHEREAS, On January 19, 2006, the Board of Directors identified the Southeastern Bus Garage property (the "Garage") as a first priority project for relocation and directed staff to explore all reasonable alternatives in preparing a plan to accomplish the relocation, subject to the availability of funding and jurisdictional coordination and endorsement; and

WHEREAS, Staff has worked with the District of Columbia government to identify property at D.C. Village in southeast Washington suitable for construction of the replacement bus garage; and

WHEREAS, The Garage is currently being offered for public sale through an Invitation for Bids process; and

WHEREAS, The Garage is located in the new Nationals Ballpark District, and the District of Columbia has an interest in the successful redevelopment of the area surrounding the ballpark and is investing hundreds of millions of dollars in this area; and

WHEREAS, The District has asked WMATA to partner with the District to ensure that the sale of the Garage site will produce a high-quality, mixed use development consistent with the District's goals for this area; and

WHEREAS, By letter dated June 27, 2007, the District of Columbia, acting by and through the Office of the Deputy Mayor for Planning and Economic Development, requested that WMATA enter into direct negotiations with the District of Columbia for the sale of the Garage; and

WHEREAS, It is in WMATA's best interests to relocate the Garage as soon as possible to avoid the operational constraints which will occur when the Nationals Ballpark opens; and

WHEREAS, WMATA has a fiduciary responsibility to protect its transit interests and receive the maximum value attainable for the Garage; now, therefore be it

*RESOLVED*, That Staff is authorized to enter into negotiations with the District of Columbia for the sale of the Garage, subject to the following:

- 1) The sales price for the Garage will be based, at a minimum, on the appraised fair market value of the site;
- 2) The revenue from the sale will be used to replace the facility;
- 3) The Sales Agreement and deed shall provide that if, after execution of a Sales Agreement or closing on the property, the District sells or otherwise transfers the Garage site for compensation greater than the agreed sales price between WMATA and the District, then WMATA will receive 100% of the excess value;

and be it finally

*RESOLVED*, That this Resolution shall be effective immediately.

Reviewed as to form and legal sufficiency,



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Carol B. O'Keeffe  
General Counsel