



**Planning, Development and Real Estate Committee**

**Board Action Item VII-B**

**September 25, 2008**

**Sale of Excess WMATA Property  
to Keystar Spring Place, LLC**

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

<input checked="" type="radio"/> Action <input type="radio"/> Information	MEAD Number: 100105	Resolution: <input type="radio"/> Yes <input checked="" type="radio"/> No
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**TITLE:**

Sale of Excess Property to Keystar Spring PI., LLC

**PURPOSE:**

To obtain Committee concurrence and Board approval to sell excess WMATA property adjacent to the CSX Railroad right-of-way in Takoma, District of Columbia.

**DESCRIPTION:**

The property, comprising approximately 12,594 square feet of vacant land, was acquired in August 1971 for construction of a portion of the Metrorail Red Line in Takoma. WMATA was contacted by the adjacent landowner requesting to purchase the property and use it for landscaping to improve the environment of a new adjacent residential development. Because of its small size and configuration, the property has utility only to the adjacent property owner. The property was screened in December 2007 and determined to be excess to WMATA's operational requirements. WMATA will retain the continued right to enter the property to maintain the embankment supporting the adjacent CSX Railroad right-of-way and for access to the Metrorail Red Line right-of-way. The sale price for the property of \$115,000 was determined by contract appraisal.

The proposed alignment of the Metropolitan Branch Trail traverses this property. Keystar, LLC has agreed with the District of Columbia Department of Transportation to accommodate this portion of the trail through the property.

**FUNDING IMPACT:**

This is a revenue-generating action with sale proceeds to be deposited in the Capital budget. The funds may only be used for federally-eligible capital projects.

**RECOMMENDATION:**

Approval of the sale of excess WMATA property in Takoma, District of Columbia to Keystar Spring Place, LLC.



# **Sale of Excess WMATA Property to Keystar Spring Place, LLC**

*Presented to the Board of Directors:*

**Planning, Development and Real Estate Committee**

September 25, 2008





# Purpose

To obtain Committee concurrence and Board approval for the sale of excess WMATA property in Takoma, DC, to Keystar Spring Place, LLC

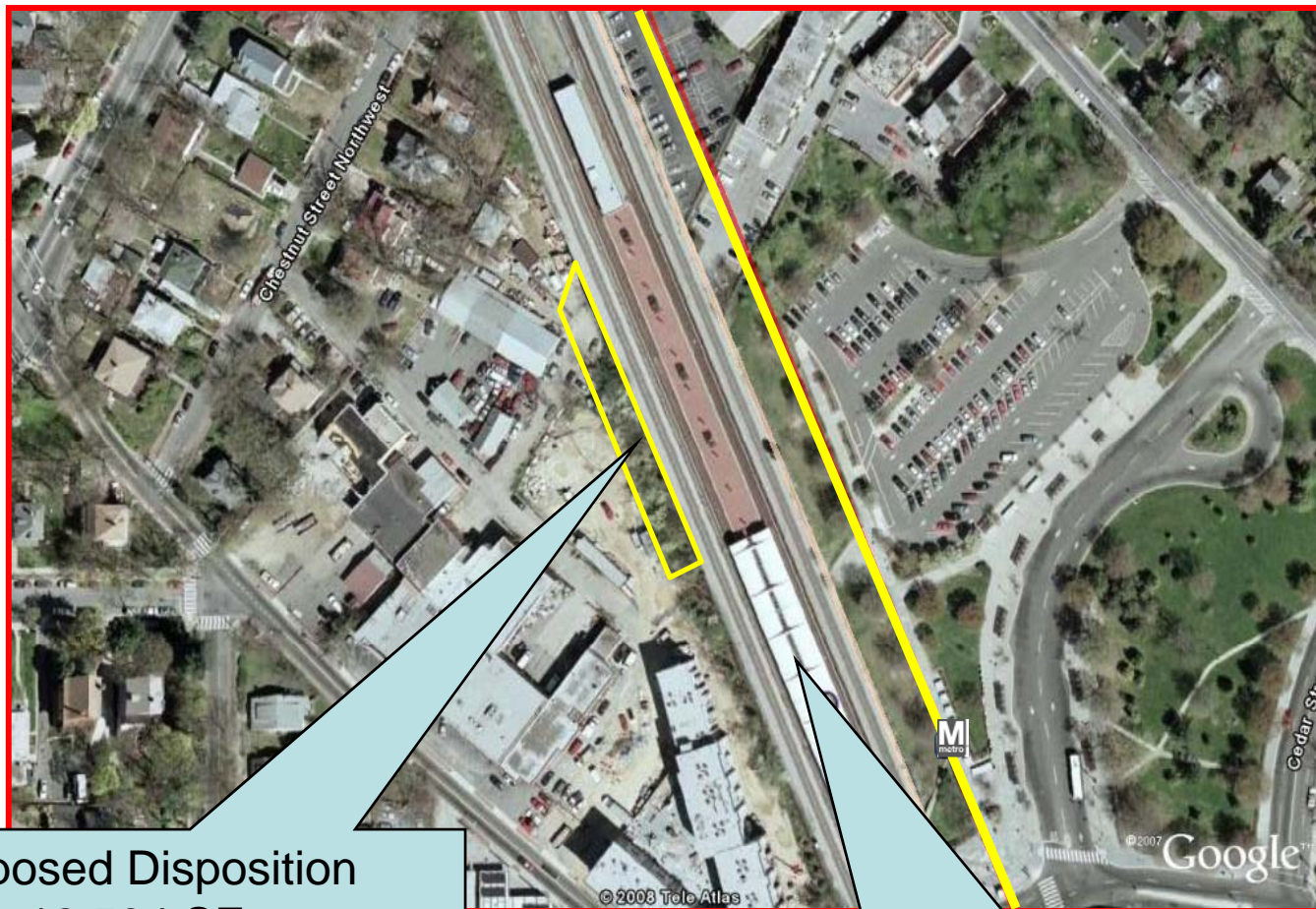


WMATA Property





# Takoma Proposed Disposition Parcel



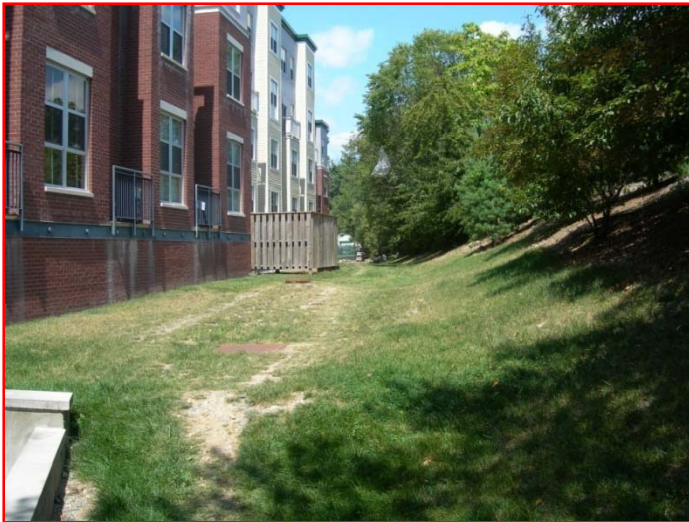
Proposed Disposition  
12,594 SF

Takoma Metrorail Station



# Background

- **Adjacent landowner requested to purchase property to use as site for landscaping to help screen new adjacent residential development**
- **Because of its small size and configuration, property has utility only to adjacent property owner**



**Similar to slope use envisioned by developer  
(not WMATA-owned property)**



# Background

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- **Staff screened property in December 2007 and determined it to be excess to WMATA`s operational requirements**
- **WMATA will retain continued right to enter the property to maintain embankment supporting the adjacent CSX Railroad right-of-way and for access to the Metrorail Red Line right-of-way**
- **Proposed Metropolitan Branch Trail may traverse the property. Purchaser has agreed with DCDOT to accommodate trail through the property**
- **Staff used contract appraisal to determine sale price of \$115,000 for property**



# Recommendation

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**Approval of sale of excess WMATA property in Takoma, DC, to  
Keystar Spring Place, LLC**