



Planning, Development and Real Estate Committee

Board Information Item VIII-A

October 16, 2008

Possible Relocation of WMATA's Headquarters

Washington Metropolitan Area Transit Authority
Board Action/Information Summary

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

TITLE:

Possible relocation of WMATA`s headquarters

PURPOSE:

Obtain Board direction as basis for further staff action.

DESCRIPTION:

For the past five years, WMATA staff have been researching the possibility of relocating WMATA`s headquarters to a Metrorail station property.

At the request of the Board, WMATA solicited Compact jurisdictions for proposals, hired a consultant to analyze the economics of relocation, and made several presentations to the Board and individual Board members.

On June 12, 2008, Bolan Smart Associates made a detailed presentation to the Planning, Development and Real Estate Committee.

Relocation Considerations: A new building would conform to current standards of office building design and would allow for more efficient use of space. Relocation could anchor revitalization in a newly developing area of the region - interest has been expressed in Anacostia and New Carrollton. Relocation would also promote continued expansion of the Gallery Place Business and Entertainment District.

Relocation would remove WMATA`s headquarters from the hub of the Metrorail system. Access to relocated headquarters could be more cumbersome for WMATA stakeholders, business partners, customers, field employees, and riders. Headquarters relocation planning would distract management from its top priority of providing service to its customers at a critical point in Metro`s history. Net value of relocation costs range from (\$30 million) to (\$70 million).

FUNDING IMPACT:

Board direction will determine funding impact, if any.

RECOMMENDATION:

Unless directed otherwise by Board, staff will not pursue this further.



Possible Relocation of WMATA's Headquarters

Presented to the Board of Directors:

Planning, Development and Real Estate Committee

October 16, 2008





Purpose

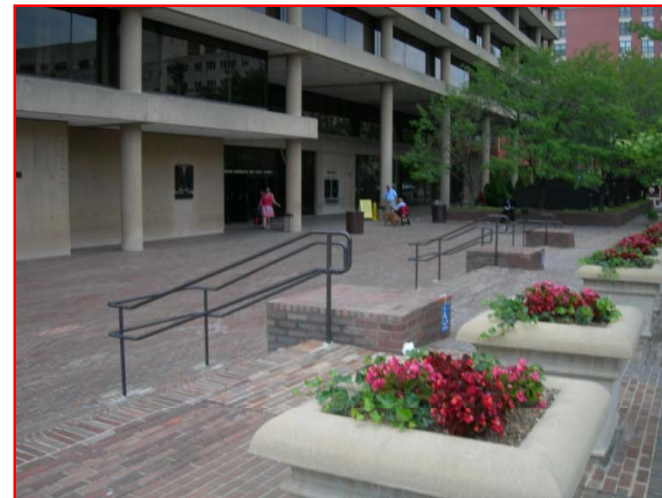
Obtain Board direction as basis for further staff action.





History

- For the past five years, WMATA staff have been researching the possibility of relocating WMATA's headquarters to a Metrorail station property
- At the request of the Board, WMATA solicited Compact jurisdictions for proposals, hired a consultant to analyze the economics of relocation, and made several presentations to the Board and individual Board members
- On June 12, 2008, Bolan Smart Associates made a detailed presentation to the Planning, Development and Real Estate Committee





Relocation Considerations



- **New building would conform to current standards of office building design**
- **New building would allow for more efficient use of space**
- **Relocation could anchor revitalization in a newly developing area of the region – interest expressed in Anacostia and New Carrollton**
- **Relocation would promote continued expansion of Gallery Place Business and Entertainment District**



Relocation Considerations

(continued)



- Relocation would remove HQ from hub of Metrorail system
- Access to relocated headquarters could be more cumbersome for WMATA stakeholders, business partners, customers, field employees, and customers
- Headquarters relocation planning would distract management from its top priority of providing service to its customers at a critical point in Metro's history
- Net value of relocation costs range from (\$30 million) to (\$70 million)



Conclusion

Unless directed otherwise by Board, staff will not pursue this further.