

## BROOKLAND

### OFFICE OF REAL ESTATE AND STATION PLANNING JOINT DEVELOPMENT PROJECTS STATUS – JANUARY 2016

<b>SITE: STATION, JURISDICTION, ACREAGE</b>	Brookland Metro Station (Red Line) Washington, DC 1.6 acres in a north parcel (1.1 acres) and a south parcel (.5 acres) on either side of Bunker Hill Road.
<b>DEVELOPER</b>	MRP
<b>PROPOSED, COMPLETED DEVELOPMENT</b>	Approximately 280 residential units, 9,000 sf of retail space and 445 parking spaces <ul style="list-style-type: none"> <li>▪ 130 residential units, 7,000 sf of retail space, and 110 below grade or at-grade parking spaces on north parcel</li> <li>▪ Approximately 150 residential units, 2,000 sf of retail space, and 135 below-ground parking spaces on south parcel</li> </ul>
<b>AFFECTED ON-SITE WMATA INFRASTRUCTURE</b>	The south parcel will be built on WMATA's existing Kiss & Ride facility. That facility with approximately 38 spaces for a variety of users will be placed on the ground floor of the new south parcel building.
<b>TRANSACTION TYPE</b>	<ul style="list-style-type: none"> <li>▪ Ground lease of 98 years with reservation of easements for WMATA facilities</li> </ul>
<b>MILESTONES</b>	<ul style="list-style-type: none"> <li>▪ Joint Development Solicitation: November 2013</li> <li>▪ Term Sheet Approval: January 2015</li> <li>▪ Term Sheet execution after developer due diligence: October 2015</li> </ul>
<b>CURRENT ACTIVITIES</b>	Negotiation of a ground lease agreement
<b>FUTURE ACTIVITIES</b>	<ul style="list-style-type: none"> <li>▪ Target date to execute ground lease agreement and related documents: summer 2016</li> </ul>
<b>NOTES</b>	Associated future activities related to future 9th Street extension project, relocation of bus bays. Negotiate a transfer of the "Brookland Green," which the city seeks to acquire from WMATA.
<b>PROJECT MANAGER</b>	Rosalyn Doggett, 202 962 2208

## TAKOMA

### OFFICE OF REAL ESTATE AND STATION PLANNING JOINT DEVELOPMENT PROJECTS STATUS – FEBRUARY 2016

<b>SITE: STATION, JURISDICTION, ACREAGE</b>	Takoma Metro Station Washington, DC 6.8 acres
<b>DEVELOPER</b>	EYA
<b>PROPOSED, COMPLETED DEVELOPMENT</b>	Approximately 200 residential units on 2.9 of 6.8 acres
<b>AFFECTED ON- SITE WMATA INFRASTRUCTURE</b>	The apartment structure will be built on the existing WMATA Kiss & Ride lot with the Kiss & Ride facilities reconfigured on the ground floor of the new building. The developer will maintain the WMATA facilities, and WMATA will collect the revenue. Kiss & Ride metered facilities are being reduced from approximately 141 spaces to 85 to approximate actual current usage. In total there will be approximately 114 spaces to accommodate various users in the Kiss & Ride area. The existing bus loop will remain and be augmented by one new bus bay and one new layover bay.
<b>TRANSACTION TYPE</b>	<ul style="list-style-type: none"> <li>▪ Sale with reservation of easements for WMATA facilities</li> </ul>
<b>MILESTONES</b>	<ul style="list-style-type: none"> <li>▪ Compact Public Hearing/Joint Development Agreement Approval: March 2015</li> </ul>
<b>CURRENT ACTIVITIES</b>	WMATA and Developer are negotiating final legal sales documents.
<b>FUTURE ACTIVITIES</b>	Target date to complete sales agreement and related documents: March 2016 Target date to complete sale: Summer/fall 2018 (TBD- Developer to seek approvals from the City for Planned Unit Development rezoning)
<b>PROJECT MANAGER</b>	Rosalyn Doggett, 202 962 2208

# NAVY YARD CHILLER SITE

## OFFICE OF REAL ESTATE AND STATION PLANNING JOINT DEVELOPMENT PROJECTS STATUS – FEBRUARY 2016

<b>SITE: STATION, JURISDICTION, ACREAGE</b>	Navy Yard Metro Station (Green Line) Washington, DC 14,100 sf occupied by a WMATA chiller plant
<b>DEVELOPER</b>	MRP
<b>PROPOSED, COMPLETED DEVELOPMENT</b>	Mixed use development of 126 residential units, 6,000 sf of retail space and 500 sf of WMATA office space.
<b>AFFECTED ON- SITE WMATA INFRASTRUCTURE</b>	Integrate existing chiller facilities serving Navy Yard and Waterfront stations into new building constructed on the site
<b>TRANSACTION TYPE</b>	<ul style="list-style-type: none"> <li>▪ Sale with reservation of easements for WMATA facilities</li> </ul>
<b>MILESTONES</b>	<ul style="list-style-type: none"> <li>▪ Joint Development Solicitation: November 2013</li> <li>▪ Term sheet approval: September 2014</li> <li>▪ Term sheet execution: January 2015 after developer environmental due diligence</li> </ul>
<b>CURRENT ACTIVITIES</b>	WMATA and Developer are negotiating final legal sales documents including the purchase and sale agreement and construction agreement and the covenants, environmental escrow and document exhibits
<b>FUTURE ACTIVITIES</b>	Target date to complete sales agreement and related documents: March 2016 Target date to complete sale: Summer 2017
<b>NOTES</b>	WMATA structured the solicitation as a sale in order to accommodate potential combining of its site and an adjacent site
<b>PROJECT MANAGER</b>	Rosalyn Doggett, 202 962 2208

# FORT TOTTEN

## OFFICE OF REAL ESTATE AND STATION PLANNING JOINT DEVELOPMENT PROJECTS STATUS – FEBRUARY 2016

<b>SITE: STATION, JURISDICTION, ACREAGE</b>	Fort Totten Metrorail Station (Red Line, Green/Yellow Lines) District of Columbia 3.35 acres on northwest side of Station.
<b>DEVELOPER</b>	TBD
<b>PROPOSED DEVELOPMENT</b>	345 multifamily residential units, 10,493 square feet of ground floor retail facing Galloway Street, NE, a parking garage for residents (approximately 115 spaces) and a new WMATA commuter parking garage (425 spaces).
<b>AFFECTED ON-SITE WMATA INFRASTRUCTURE</b>	425-space surface parking lot to be replaced with 425-space parking garage.  No effect on bus loop and Kiss & Ride (which are on east side of Station).
<b>TRANSACTION TYPE</b>	Ground lease (98 years) unless developer proposes to build condominiums, in which case the land will be sold.
<b>MILESTONES</b>	Joint Development Solicitation issued September 2014. WMATA Board authorized staff to execute a Term Sheet in July 2015 with the then selected developer – Donatelli.
<b>CURRENT ACTIVITIES</b>	Draft Term Sheet circulated and minor negotiations ensued; no response from developer since August 4, 2015. Draft Joint Development Agreement circulated to developer as well; no response has been received to date (despite reminders) and 180-day negotiation deadline expires 1/19/16. Issued letter on 1-21 notifying developer that negotiation period had expired: WMATA retains ability to reinstate. Considering conditions to allow that, which will ensure expeditious execution by the developer.
<b>PROJECT MANAGER</b>	Steven A. Teitelbaum, Senior Real Estate Advisor 202-962-2392, steitelbaum@wmata.com

# CONGRESS HEIGHTS

## OFFICE OF REAL ESTATE AND STATION PLANNING JOINT DEVELOPMENT PROJECTS STATUS – FEBRUARY 2016

<b>SITE: STATION, JURISDICTION, ACREAGE</b>	Congress Heights (Green Line) District of Columbia 0.94 acres
<b>DEVELOPER</b>	Sanford City Partners
<b>PROPOSED DEVELOPMENT</b>	Incorporate into assemblage with adjacent lots on each side. Side-by-side office building and multifamily residential building, each with ground floor retail and underground parking. Development to wrap around Metro Station entrance in horseshoe shape with open end facing Alabama Avenue, SE.
<b>AFFECTED ON- SITE WMATA INFRASTRUCTURE</b>	Only WMATA facility on-site is an entrance to the Metro Station. Development will wrap around Station entrance and entrance will remain in operation.
<b>TRANSACTION TYPE</b>	Sale of land.
<b>MILESTONES</b>	December 2012, WMATA Board approved sale. Contract signed January 2013. DC Zoning Commission approved planned unit development rezoning Summer 2014.
<b>CURRENT ACTIVITIES</b>	Purchaser is now paying for extensions of closing date.
<b>FUTURE ACTIVITIES</b>	WMATA Board approval of purchase price to be sought in March 2016. Letter requesting FTA concurrence in transaction sent 2/2/2016
<b>PROJECT MANAGER</b>	Steven A. Teitelbaum, Senior Real Estate Advisor 202-962-2392, <a href="mailto:steitelbaum@wmata.com">steitelbaum@wmata.com</a>

## TENLEYTOWN CHILLER PLANT

OFFICE OF REAL ESTATE AND STATION PLANNING  
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<b>SITE: STATION, JURISDICTION, ACREAGE</b>	Tenleytown Chiller Plant, southwest corner of Ellicott and 42 <sup>nd</sup> Streets, NW District of Columbia Approximately 0.26 acres
<b>DEVELOPER</b>	Georgetown Day School to acquire (JBG developer?)
<b>PROPOSED DEVELOPMENT</b>	Incorporation of land into planned larger Georgetown Day School (GDS) campus. Chiller plant would remain largely where it is (cooling towers would be relocated) and campus would be built around and over chiller plant. Replacement of chiller plant equipment with new equipment would be handled by GDS with cost offset against purchase price.
<b>AFFECTED ON- SITE WMATA INFRASTRUCTURE</b>	Tenleytown chiller plant, a stand-alone facility serving both Tenleytown-AU and Friendship Heights Metro Stations. Useful life of current equipment expires in 2020.
<b>TRANSACTION TYPE</b>	Sale of land with rights to operate, maintain, replace chiller plant reserved.
<b>MILESTONES</b>	GDS filed application for planned unit development rezoning with DC Zoning Commission in October 2015.
<b>CURRENT ACTIVITIES</b>	WMATA sent GDS first draft of proposed sales contract in December 2015; awaiting response from developer. WMATA preparing draft of Project Coordination Agreement with GDS.
<b>FUTURE ACTIVITIES</b>	Negotiate sales contract, Project Coordination Agreement and covenants, conditions and restrictions agreement. GDS to pursue rezoning. WMATA Board approval and FTA concurrence will be sought if project proceeds.
<b>NOTES</b>	WMATA was first approached about this project in August 2011 when Safeway, which then owned the site it subsequently sold to GDS, approached WMATA with proposed redevelopment of Safeway site as mixed-use (new supermarket, residential and underground parking) project that would incorporate new chiller plant. WMATA Board approved the project in concept twice as Safeway brought in different developers. Project never went forward and Safeway ultimately sold the land to GDS.
<b>PROJECT MANAGER</b>	Steven A. Teitelbaum, Senior Real Estate Advisor 202-962-2392, steitelbaum@wmata.com