



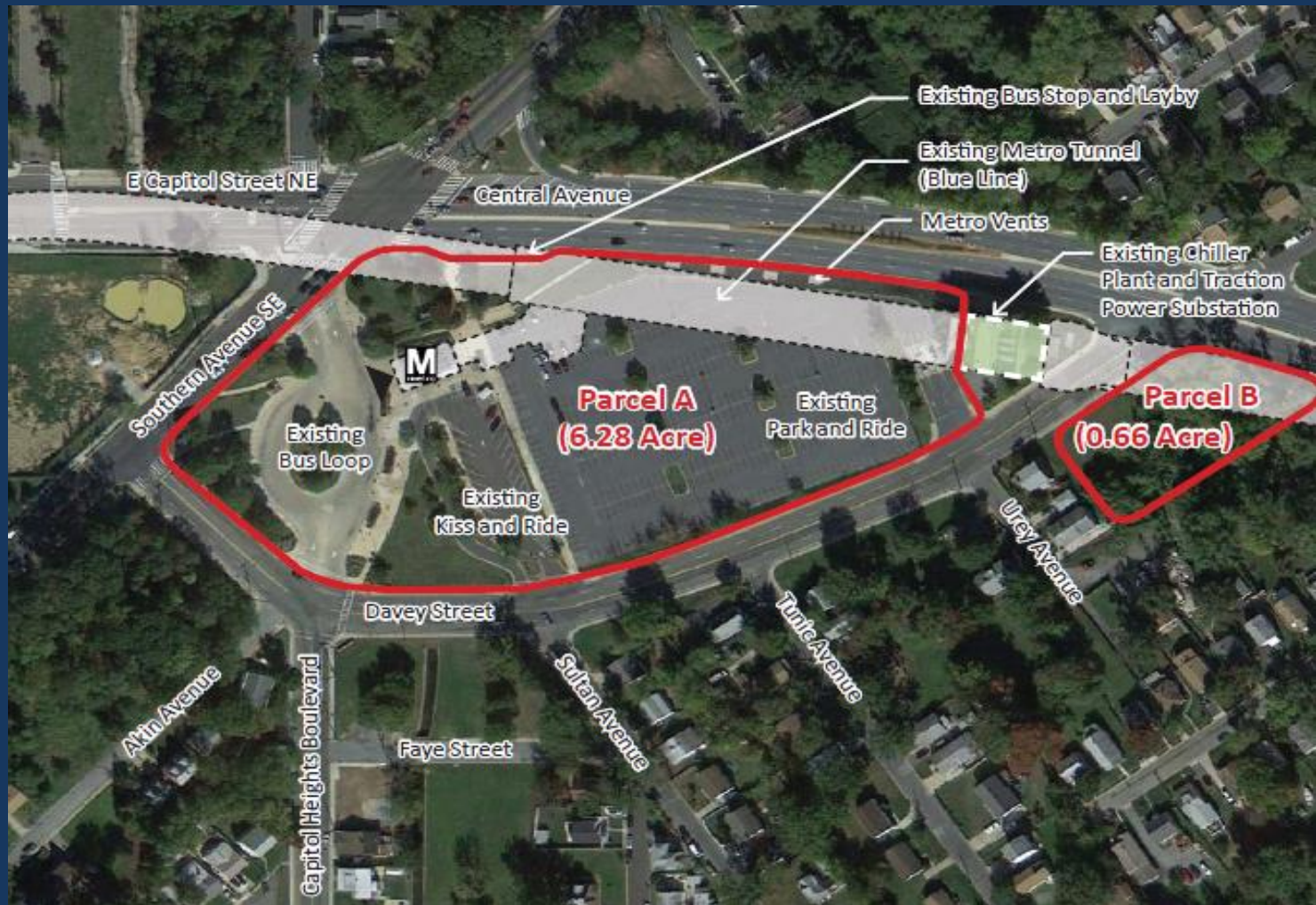
Washington Metropolitan Area Transit Authority

Prince George's County Joint Development Update

Prince George's County Council
June 13, 2016



Capitol Heights Metro Station





Capitol Heights Metro Station

WMATA issued solicitation in April 2014 and selected Donatelli Development in November 2014

Development will include:

- 180-200 units multi-family
- 18,000 sf retail space
- 4 townhouses



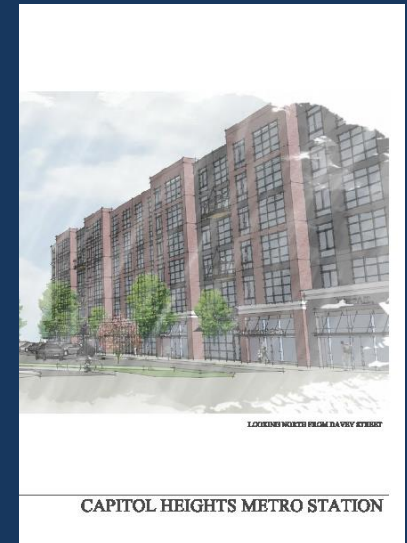
Metro retains full ownership and control of current Capitol Heights Metro Station entrance, bus loop, Kiss & Ride, chiller plant, and traction power substation



Capitol Heights Metro Station

June 9 Action – Committee recommended that WMATA Board:

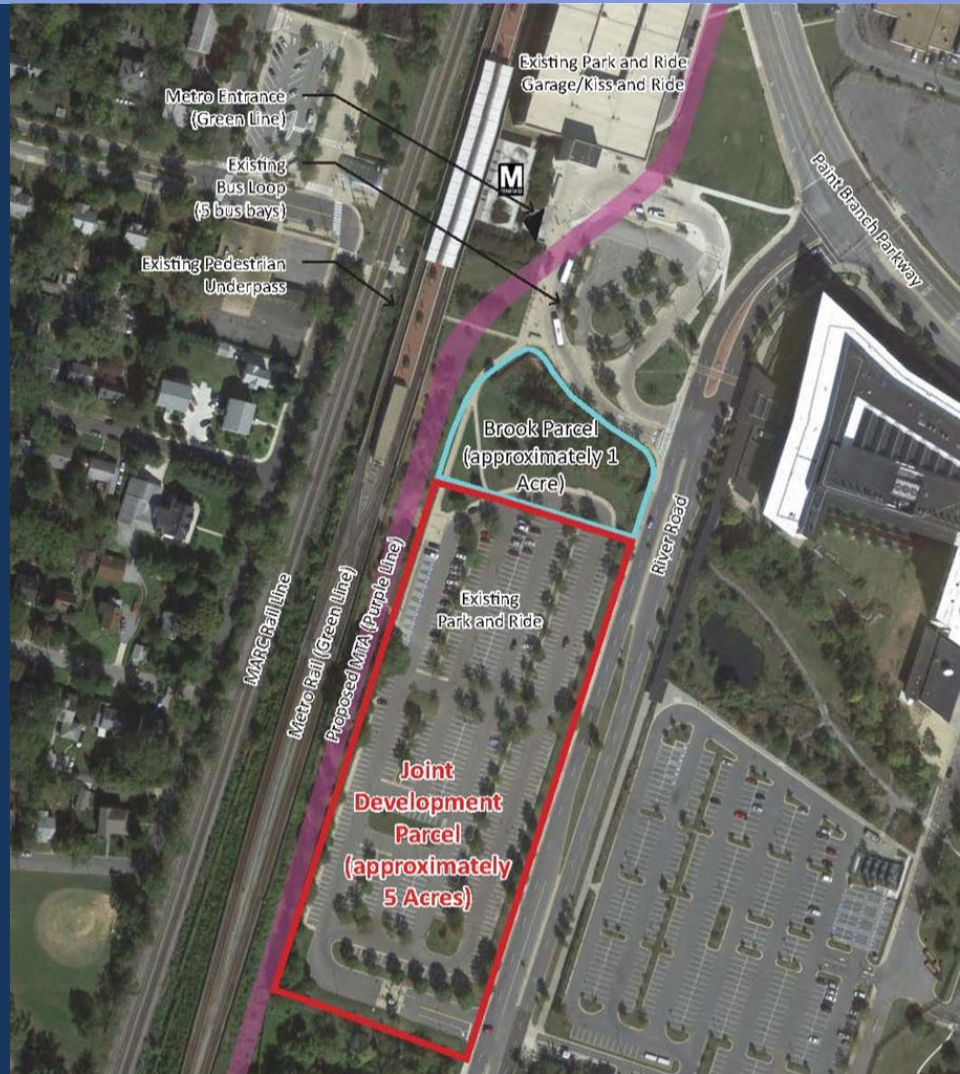
- Negotiate and execute a Joint Development Agreement for a proposed development project at the Capitol Heights Metro Station
- Hold a WMATA Compact public hearing to evaluate:
 - removal of the on-site surface parking lot at the Capitol Heights Metro Station
 - possible addition of metered parking at the Capitol Heights Metro Station, and
 - possible addition of parking spaces at the Morgan Boulevard Metro Station





College Park-U of MD Metro Station

- 5-acre surface lot included
- Surface parking previously replaced in 1,290-space garage constructed June 2005
- Purple Line accommodated



College Park-U of MD Metro Station

- July 2015: Joint Development Site offered
- Four proposals received and reviewed
- Gilbane Development proposal selected



Project rendering by Gilbane Development



College Park-U of MD Metro Station

- 430 residential units, 11,900 SF of retail
- Ground lease
- June 9 Action – Committee recommended that WMATA Board authorize staff to negotiate and execute a term sheet





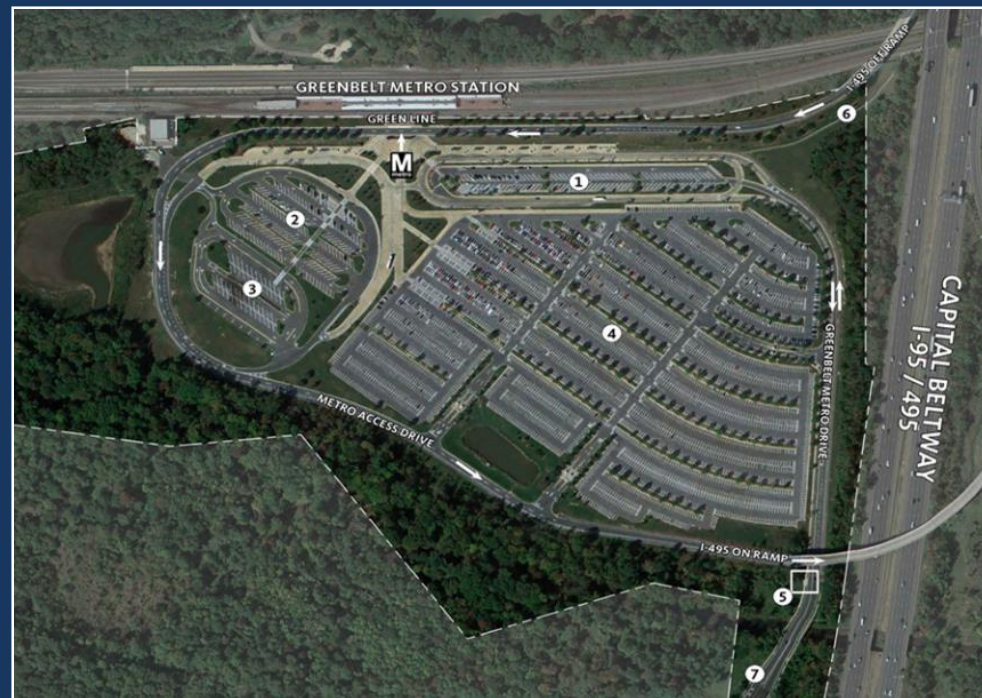
Greenbelt Metro Station

February 2013: Board approved amended agreement with developer to pursue FBI relocation

July 2014: GSA short-listed Greenbelt site for FBI relocation

September 2014: Board authorized public hearing on proposed transit facilities

February 2016: Metro held public hearing





Greenbelt Metro Station



PROPOSED JOINT DEVELOPMENT WITH AGENCY SITE



Greenbelt Metro Station



June 9 Action – Committee recommended that WMATA Board:

Approve the Public Hearing Staff Report for the Greenbelt Metrorail Station to replace and reconfigure Metro station facilities



Greenbelt Metro Station

Next Steps:

June 2016: Developer proposals due to GSA

Early 2017: GSA negotiation with developers and award of site



Rendering of new parking garage

Potential Outcomes

Greenbelt Selected

2017: Sale of site following WMATA approval of construction drawings and funding

Greenbelt Not Selected

Joint Development Agreement Terminated