

Question 52 - Summary of pipeline of active joint development projects

Property / Jurisdiction		Size	Status	Development Team	Deal Structure	WMATA Manager	Next Milestone
Anacostia (vacant parcel)	DC	0.6 acres	Complete	District of Columbia (DHCD)	Sale	Rosalyn Doggett	Land sold to DC Dept of Housing and Community Development in September 2014
Brookland	DC	2.7 acres	Negotiation	MRP - CAS Riegler	Ground Lease	Rosalyn Doggett	Joint development agreement negotiations in progress
Congress Heights (South Entrance)	DC	240,000 sq ft office, multifamily, or hotel with ground-floor retail	Pre-Development	Sanford City Partners	Sale	Steven Teitelbaum	Closing on land sale after PUD process complete, expected in mid to late 2015
Fort Totten	DC	3.4 acres	Negotiation	Donatelli Development	Ground Lease	Steven Teitelbaum	Term sheet negotiations in progress
Navy Yard Chiller	DC	0.3 acres	Negotiation	MRP - CAS Riegler	Sale	Rosalyn Doggett	Purchase and sale agreement negotiations in progress
Takoma	DC	200-unit (approx) residential building	Negotiation	EYA	Sale	Rosalyn Doggett	Final Board Approvals expected in March 2015, then project will proceed to DC Zoning Commission for PUD approval
Tenleytown (Chiller Site)	DC	TBD	Negotiation	Georgetown Day School	Sale	Steven Teitelbaum	In discussions with Georgetown Day School who, after acquiring the adjacent Safeway property, has expressed interest in the WMATA Chiller Site.
Branch Avenue (GSA parcels)	MD	7 acres	Pre-development	General Services Administration	Ground Lease	Steven Teitelbaum	On hold pending GSA identification of tenant agency
Branch Avenue (non-GSA parcels)	MD	18 acres	On Hold	Not yet selected	Not yet determined	Steven Teitelbaum	Solicitation on hold pending determination of infrastructure finance strategy

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Capitol Heights	MD	7.2 acres	Negotiation	Donatelli Development	Ground Lease	Steven Teitelbaum	Term sheet negotiations in progress
Grosvenor	MD	4.5 acres	Negotiation	Streetscape Partners	Not yet determined	Steven Teitelbaum	Term sheet negotiations in progress
Morgan Boulevard	MD	37 acres	Active solicitation	Not yet selected	Not yet determined	Steven Teitelbaum	WMATA has received an unsolicited offer for this property. Currently under review.
New Carrollton	MD	39 acres	Pre-development	Urban Atlantic / Forest City	Ground Lease	Steven Teitelbaum	Closing on first phase of development, late 2016
Shady Grove	MD	8.1 acres	Negotiation	Montgomery County	Not yet determined	Steven Teitelbaum	On hold pending identification of funding by County
Silver Spring	MD	2.0 acres, mixed-use hotel, office, residential	On Hold	Not yet selected	Not yet determined	Stan Wall	Currently working with Montgomery Planning to determine public space interim use for site. Potential re-solicitation in late 2015 or 2016.
Twinbrook	MD	1,595-unit residential, 325,000sf office, 220,000sf retail; Phase I-A – 279-unit apartment building, 15,000sf retail	Under construction	JBG	Ground Lease	Rosalyn Doggett	Phase 1B under construction, to be complete in mid to late 2015
West Hyattsville	MD	TBD	Planning	Not yet selected	Not yet determined	Stan Wall	Pre-solicitation planning in progress

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White Flint	MD	2.7 million sf mixed-use development Phase I – 312-unit apartment, 65,000 retail, Phase II – 362,000 sf office building	Under construction	LCOR	Ground Lease	Stan Wall	Third phase of development completed in late 2014; design and planning of next phase currently underway
Dunn Loring	VA	628 residential units, 125,000sf retail	Under construction	Mill Creek Residential Trust	Ground Lease	Rosalyn Doggett	Second and final phase of development to be complete in late 2015
East Falls Church	VA	7.0 acres (including VDOT property)	Active solicitation (in partnership with VDOT Office of Transportation Public-Private Partnerships - OTP3)	Not yet selected	Not yet determined	Steven Teitelbaum	On hold pending VDOT determination of whether they will take lead in managing the solicitation.
Huntington	VA	0.8 acre	On Hold	Not yet selected	Not yet determined	Steven Teitelbaum	Solicitation on hold pending WMATA re-evaluation of development potential
Royal Street Bus Garage	VA	2 acres	Solicitation	Not yet selected	Not yet determined	Rosalyn Doggett	Issuance of RFP expected in March/April 2015
West Falls Church	VA	26.3 acres	Planning	Not yet selected	Not yet determined	Stan Wall	On hold pending re-planning of area by City of Falls Church