



7.1

OFFICE OF THE
CITY MANAGER

CITY OF SACRAMENTO
CALIFORNIA

CITY HALL
ROOM 101
915 I STREET
SACRAMENTO, CA
95814-2684

January 16, 1991

916-449-5704
APPROVED
BY THE CITY COUNCIL

City Council
Sacramento, California

JAN 22 1991

Honorable Members in Session:

OFFICE OF THE
CITY CLERK

SUBJECT: RESOLUTION IN SUPPORT OF DEVELOPMENT OF A WESTERN NATIONAL TRANSPORTATION RESEARCH AND DEVELOPMENT CENTER TO BE LOCATED IN SACRAMENTO

SUMMARY:

This item proposes the adoption of a resolution in support of development of a Western National Transportation Research and Development Center to be located in Sacramento.

BACKGROUND:

At the January 8, 1991 City Council meeting, Councilmember Kim Mueller brought to the attention of Councilmembers and staff under "Ideas and Questions from City Councilmembers" the fact that the California Department of Transportation is giving consideration to the development of a Western National Transportation Research and Development Center near Sacramento. This project would be conducted in cooperation with the Federal Highway Administration, academia and private sector interests.

Attached is an outline of the key elements of the proposed Western National Transportation Center and a proposed resolution in support of locating the proposed center first in the Sacramento City limits and secondly in Sacramento County. The resolution also encourages the center to be linked with public transit.

Financial Data:

There is no identified costs to the City of Sacramento as part of the proposed Western National Transportation Research and Development Center.

Policy Consideration:

As a matter of policy and action, the Sacramento City Council has supported the location of research and development facilities within the City limits. Having these types of facilities within Sacramento County are also beneficial to the City.

The proposed Western National Transportation Research and Development Center would be an economic plus to the local community and would also enable Sacramento to possibly benefit from advanced transportation planning technology for which this area might serve as a demonstration site.

Further, from a policy perspective, the attached supporting resolution also urges that the proposed center also be linked to available and possible future public transit facilities.

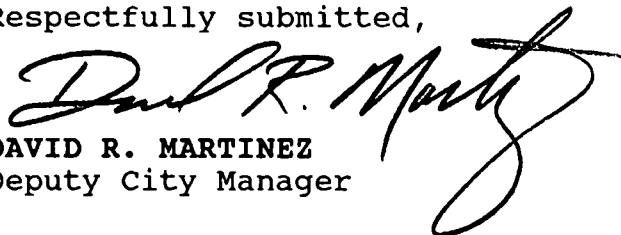
MBE/WBE Efforts:

No goods or services are being procured with this action.


Recommendation:

It is recommended that the Sacramento City Council review and approve the attached resolution and that it be forwarded to the California Department of Transportation.

Respectfully submitted,


DAVID R. MARTINEZ
Deputy City Manager

Recommendation Approved:


FOR WALTER J. SLIPE
City Manager

January 22, 1991
All Districts

Contact Person

David R. Martinez, Deputy City Manager
449-5704

RESOLUTION NO. 91-068

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

APPROVED
BY THE CITY COUNCIL

JAN 22 1991

OFFICE OF THE
CITY CLERK

**RESOLUTION IN SUPPORT OF DEVELOPMENT OF A WESTERN NATIONAL
TRANSPORTATION RESEARCH AND DEVELOPMENT CENTER TO BE LOCATED IN
SACRAMENTO**

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

1. That the City of Sacramento supports the development of a Western National Transportation Research and Development Center.
2. That the development of a Western National Transportation Research and Development Center would be an economic benefit to the Sacramento area.
3. That the City of Sacramento supports the Western National Transportation and Research Center being located in the City of Sacramento. A second priority for location of the Center would be within Sacramento County.
4. That the City of Sacramento urges the California Department of Transportation to locate the Western National Transportation Research and Development Center within existing or planned transit facilities so that public transit can be linked with this important transportation project.

This Resolution shall be transmitted to the California Department of Transportation.

MAYOR

Attest:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

THE CALIFORNIA DEPARTMENT OF TRANSPORTATION

REQUESTS INFORMATION

pertinent to the development of

A WESTERN NATIONAL TRANSPORTATION RESEARCH AND DEVELOPMENT CENTER

BACKGROUND

The California Department of Transportation is giving consideration to the development of a Western National Transportation Research and Development Center ("Center") near Sacramento in cooperation with the Federal Highway Administration, academia, and private sector interests. Here the next generation of transportation systems would be shaped.

A Center would provide facilities for testing and developing a wide variety of existing and emerging technologies across a broad front of transportation operations. These could include private transportation, various modes of mass transit, the ground portion of the air transportation system, goods movement, and freeways. Solutions to the transportation problems of urban congestion, safety, transportation-related air quality and environmental impacts, and petroleum-related dependency would be developed at a Center.

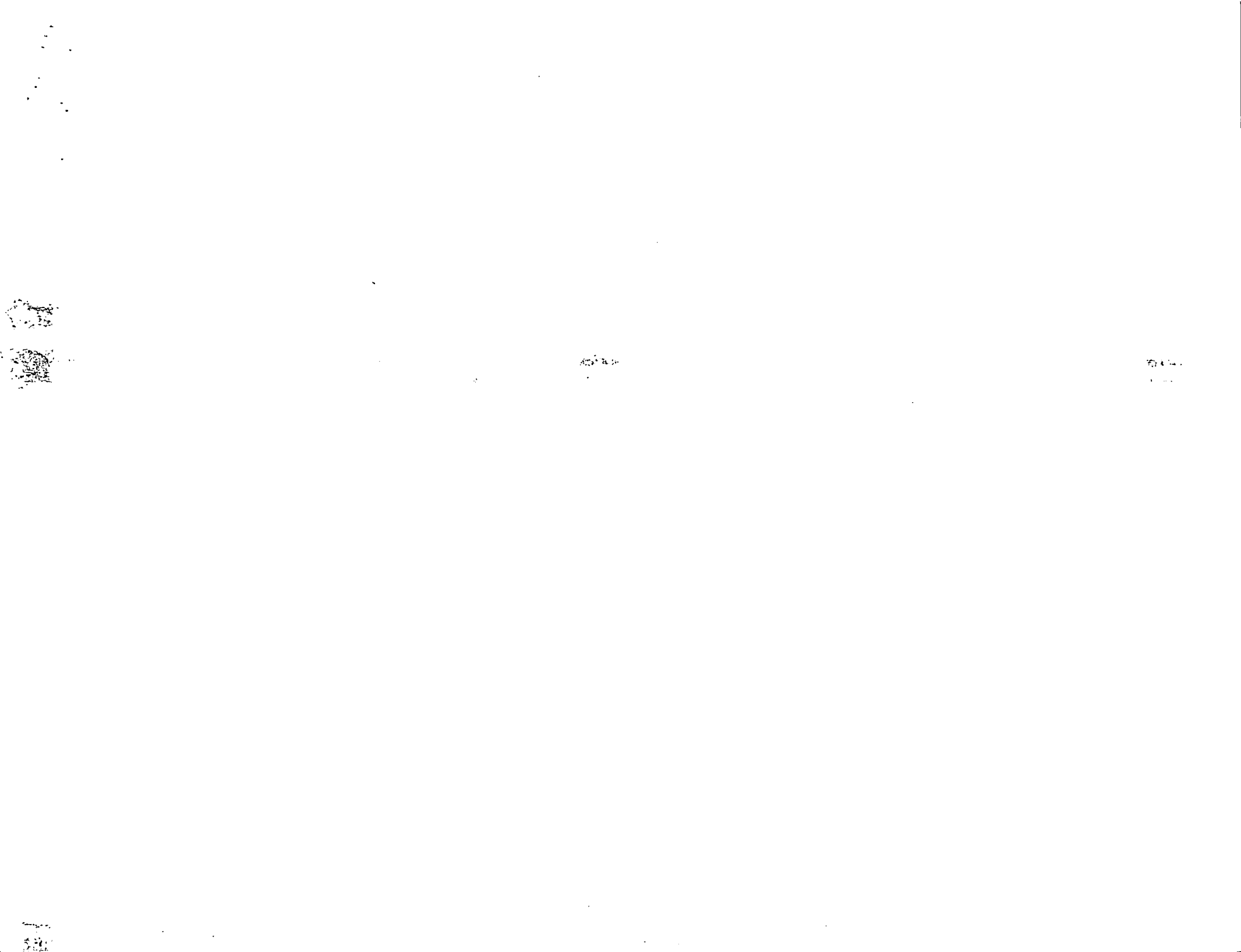
With the approval of the California Legislature, construction of a Center could be expected to begin in approximately 2-3 years. A tentative partial listing of possible Center facilities is attached as "Exhibit A". A possible site configuration is shown in the centerfold of the enclosed brochure.

In response to the California Legislature's interest, Caltrans would like to determine:

- *The availability of land in the greater Sacramento area for the development of a Transportation Research and Development Center.*
- *Private sector interest in joint development of a Center where the site would be provided by a private party and Caltrans would participate in the development of the required facilities.*
- *Private sector interest in development of a Center site and fixed facilities.*

With the approval of the Legislature, a Request for Qualifications/Request for Proposal process will be conducted beginning in the Spring of 1991.

At this time Caltrans is seeking only information and expressions of interest to respond to the Legislative request outlined above.



SITE OWNERSHIP AND JOINT DEVELOPMENT OPPORTUNITIES

A flexible posture will be maintained by Caltrans with respect to site ownership. Numerous alternatives could be considered with respect to our degree of title in a Center site ranging from outright purchase of fee simple interest to easement or leasehold interest. Contracting for a turnkey facility may be considered along with exchanges of surplus Caltrans land or improvements.

A joint public/private venture partnership would be one of the preferred modes for the development of a Center. The joint venture partners would be the State of California, a private real estate developer, and possibly other private sector interests. All partners, including the State of California, would participate in the economic benefit derived from the development over time. The joint venture could take the form of a long-term participating ground lease of land which has been acquired by the State to a private real estate developer.

As discussed below, approximately 1500 of the 2000+ acres of the site may be available for commercial, retail, or other uses compatible with a Center. With the large number of private sector firms who have expressed strong interest in being affiliated with a Center, opportunities abound for potentially profitable commercial facilities adjunct to a Center. A larger development encompassing a Center, for example a planned unit development with symbiotic uses, would be desirable. Developers with successful experience in large commercial/industrial projects would be preferred.

SITE CHARACTERISTICS

- *Site must accommodate a test track with a minimum circumference of 6 miles, resulting in a minimum size requirement of approximately 2000 acres. Adjoining parcels of two or more owners that together meet the size requirement will be considered. Since only approximately 500 of the 2000+ acres will be required for Center activities, 1500 acres in the interior of the test track may be available for other uses.*
- *Sites proposed will be evaluated in terms of their accessibility and convenience to greater Sacramento and vicinity.*
- *Site should be reasonably accessible to public transportation**
- *Existing or probable zoning should be compatible with Center activities. Environmental impacts of Center activities on the surrounding area should be minimal.*
- *Soil on the site should drain adequately.*
- *Topography should be generally level.*

- *Local streets and roads providing access to the site should be of adequate condition and capacity.**
- *Railroad accessibility would be preferred.*
- *Police, fire, and medical services should be available to the site. Restaurant and recreational facilities in close proximity to the site would be a plus.**
- *Gas, electricity, and water service, and adequate sewage and solid waste disposal facilities should be available to the site.**
- *Site must be free of hazardous waste.*
- *The potential support of a Center by the local public and approving agencies will be a factor in evaluating the proposed sites.*
- *A community where local planning officials would support the integration of a Center site into the transit system would be preferred.*
- *A site conducive to public/private venture partnerships is preferred.*

**It is recognized that sites located in outlying rural undeveloped areas may be deficient in these characteristics. A larger development encompassing a Center would provide a substantial market for these services. Therefore, the potential availability of these services to the site will ultimately be considered in the site selection process.*

TO RESPOND TO THIS REQUEST FOR INFORMATION:

Your response should include:

- *Your name, the name of your firm, street address, mailing address, and phone number*
- *Site(s) location and parcel maps*
- *Information about the site(s):*
 - *Size*
 - *Topography*
 - *Drainage*
 - *Ownership*
 - *Known environmental considerations affecting the site(s)*
 - *Zoning or probable zoning and the likelihood of project approval by the local public and approving agencies*

- *Any known site deficiencies relative to the characteristics outlined above*
- *A statement of joint development interest, if any, including a brief description of the principals in your firm and the experience of your firm in developing large commercial/industrial projects*
- *An action plan of the steps your firm would take to accomplish a Center project*

Submit your responses no later than Friday, November 16, 1990 to:

*Randeen Walter
Caltrans, Division of Right of Way
Box 942874
Sacramento, CA 94274-0001
Fax Number (916) 445-4118*

A PRELIMINARY INFORMATION MEETING WILL BE HELD on Friday, October 26, 1990 at 9:00 a.m. in the Basement Board Room at 1120 N Street, Sacramento (Department of Transportation Building)

Should you have any questions about this Request for Information or any general questions about a Center site, you may contact Randeen Walter at (916) 445-8700 or Otto Kihm at (916) 445-5489. FAX number (915) 445-4118.

RESEARCH AND DEVELOPMENT CENTER FACILITIES

The following is a list of some of the facilities that could be included in a Research and Development Center. This list is by no means all-inclusive; it is a preliminary estimate only and is subject to change.

Test Facilities:

- *Transit demonstration and research*
- *Freeway test track of a minimum of six miles in circumference, including shoulders, interchanges and ramps with movable barriers*
- *Rail research and display center*
- *Retrofitting of existing systems for rail/transit and automated guidance system*
- *County arterial and local street network*
- *Frontage road system*
- *Crash test facility*

Buildings:

- *1,000,000 sq. ft. of office space - all or part to be utilized by Caltrans*
- *Laboratory: office/conference (30,000 sq. ft.), lab/shop (110,000 sq. ft.), storage (50,000 sq. ft.), parking (105,000 sq. ft.)*
- *Shop: office (23,000 sq. ft.), shop (100,000 sq. ft.), paved parking*
- *Observation tower(s)*
- *University campus, including classrooms, research labs, housing and support infrastructure*

Possible Private Sector Facilities: (depending on negotiations with private sector firms)

- *Secured corporate research space*
- *1,000,000 square feet leasable industrial park space*
- *Showroom and demonstration area for transit equipment*
- *Showroom and demonstration area for public works equipment*
- *Facilities for aeronautical research*
- *Filming facilities for motion pictures*
- *Hotels, restaurants, convention facilities*
- *Public involvement in Exploratorium and tours of Center*
- *Spectator events*

Other Possible Governmental Facilities:

- *Air quality and emissions control research center*
- *Facilities and training academies for law enforcement, transit operation, transportation facilities maintenance, and forestry personnel*
- *Environmental research facilities including wetlands preservation and botanical research*
- *Robotics research*
- *Alternate transportation testing*
- *Cooperative research programs with other states/Federal government*