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DEPARTMENT OF
PUBLIC WORKS

CITY OF SACRAMENTO
CALIFORNIA

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SUITE 200
SACRAMENTO, CA
95814-2819

OFFICE OF ENGINEERING AND
TRANSPORTATION SERVICES

APPROVED
BY THE CITY COUNCIL 916-449-5307

September 26, 1989

SEP 27 1989

OFFICE OF THE
CITY CLERK

City Council
Sacramento, California

Honorable Members In Session:

SUBJECT: Resolution Supporting Regional Transit's Petition to the Federal Highway Administration (FHWA) to Accept Exchange of Watt Property for Future Northeast Corridor Light Rail Transit and Park-and-Ride Right-of-Way

SUMMARY

It is recommended that the City support Regional Transit's (RT) petition to FHWA for exchange of an unneeded parcel for future expansion right-of-way in Light Rail's (LRT) northeast corridor, two park-and-ride sites, additional cash, and to request that FHWA extend the deadline for disposal of this property and rescind its deduct of \$2.37 million from FAU funds due to the County, City and RT.

BACKGROUND

In 1978 Sacramento Regional Transit District (SRTD) purchased 6.2 acres of land for a park-and-ride lot in the area bounded by Interstate 80, Business 80 and Watt Avenue. Since then the Watt/I-80 terminal station was built with over 2,000 parking spaces and currently operates with surplus parking capacity. SRTD has therefore determined the "Watt" property to be excess land.

The original purchase of this property involved partial funding (86%) from an FHWA grant. Because of this, it was required that the sale of this land follow an open, competitive process and that the market value of the property be obtained in the sale. Twice in 1988 the property was offered for sale with specific conditions and no bids were received. To fully utilize this resource, SRTD then requested proposals from prospective buyers with very few seller-required restrictions for consideration.

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The first of two offers now being considered involves a sale price of \$2,750,000.00 for the land payable in 120 days of close of escrow. The second offer being considered involves \$600,000.00 cash, two park-and-ride sites totaling 8 acres in the Southern Pacific Transportation corridor at Elkhorn Boulevard and Antelope Road, as well as a 6 mile, 40 foot wide right-of-way for future light rail transit extension in the corridor from Watt Avenue to Antelope Road. SRTD estimates the value of this proposal to be \$2,845,000.00.

Sacramento Regional Transit District would like to proceed with the second proposal involving the land exchange for three reasons:

1. It provides SRTD with a considerable portion of right-of-way for future extension of the northeast LRT line towards Roseville.
2. Eight acres of land will be available for park-and-ride lots to replace the original 6 acres designated for this purpose.
3. Six hundred thousand dollars will become available to the Sacramento County FAU fund for use on other transportation projects.

The FHWA, has viewed this action as an improper use of funds and has frozen FAU fund payments to the County, City and Regional Transit. However, Caltrans will request the FHWA rescind this action if support for the land exchange is approved by the City, County, and Regional Transit. The County Board of Supervisors will entertain a similar resolution in their regularly scheduled meeting the week of September 25, 1989. It appears the Board of Supervisors is supportive of this recommendation.

FINANCIAL DATA

There are no direct financial impacts of this recommendation.

POLICY CONSIDERATIONS

There will be an indirect impact associated with the first all cash offer of \$2,750,000.00.

If the cash offer is accepted by SRTD, \$2.37 million (86% FHWA proportional share) will become available to the County FAU fund for reallocation to other transportation projects. However, it is not known if any of this money would be used for actual City projects.

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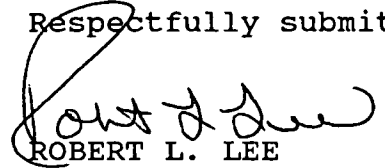
MBE/WBE

There are no MBE/WBE impacts associated with this item.

RECOMMENDATION

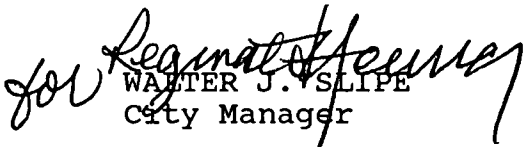
It is staff's recommendation that City Council by adoption of the attached resolution support the proposal involving the exchange of properties and cash and request the FHWA to extend the deadline for disposal of the Watt property and to rescind the deduction of \$2.37 million from FAU funds due the County, City and Regional Transit.

Respectfully submitted,



ROBERT L. LEE
Deputy Director of Public Works/
Engineering Services

RECOMMENDATION APPROVED:

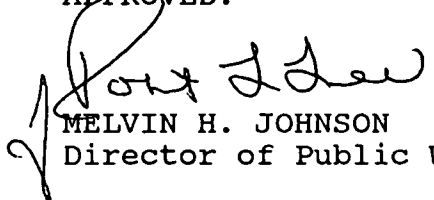

WALTER J. SLIFE
City Manager

Contact Person to Answer
Questions:

ROBERT L. LEE,
Deputy Director of Public Works
449-5283

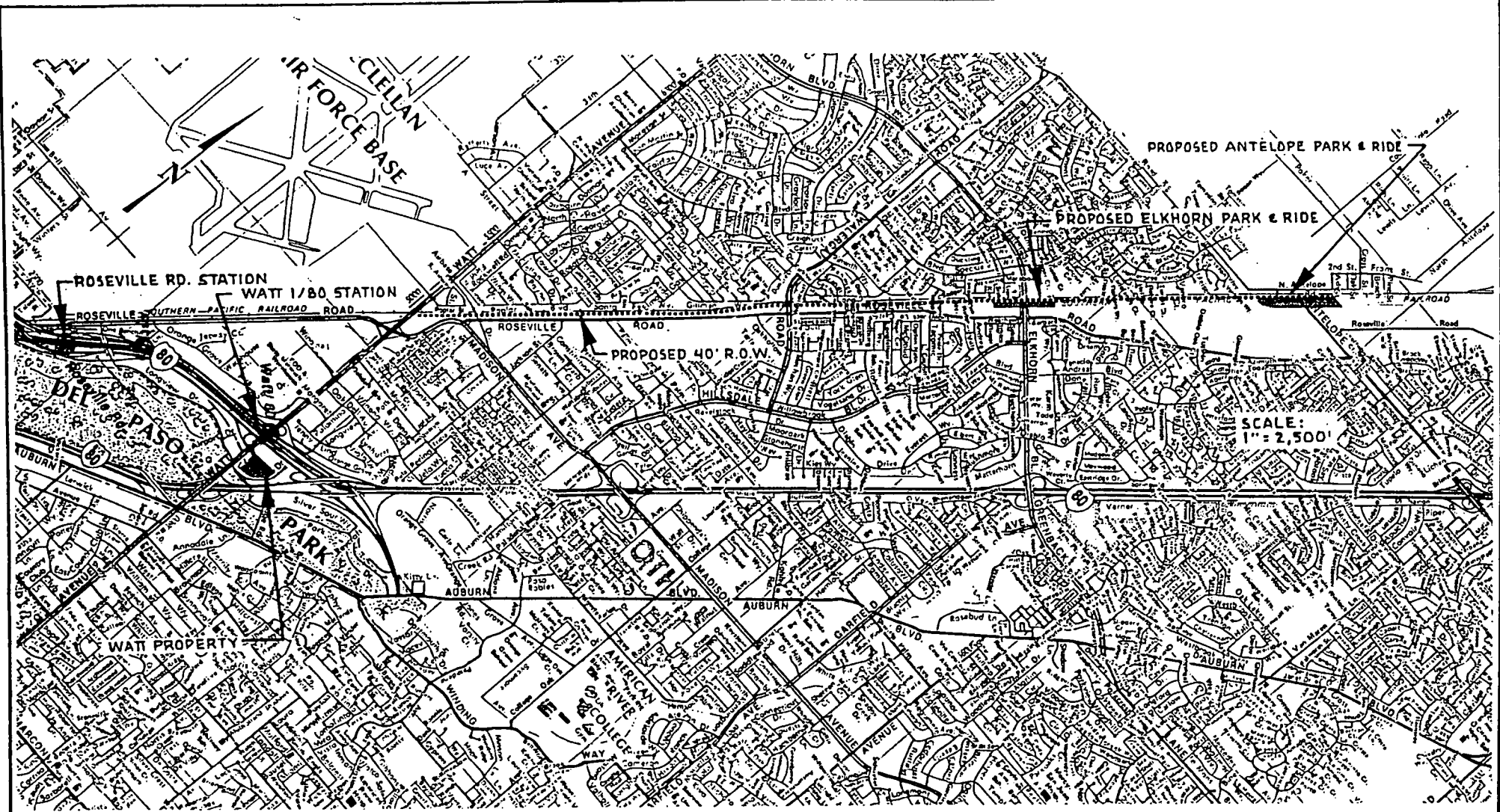
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CA7-94
0920.89

APPROVED:



MELVIN H. JOHNSON
Director of Public Works

September 26, 1989
All Districts



ROSEVILLE PACIFIC - R.O.W. AND PARK & RIDES OFFERED
 (WATT AVE. TO ANTELOPE RD. ALONG S.P. TRACKS)

25

RESOLUTION NO. 89-748

APPROVED
BY THE CITY COUNCIL

ADOPTED BY THE SACRAMENTO CITY COUNCIL

SEP 27 1989

OFFICE OF THE
CITY CLERK

ON DATE OF _____

RESOLUTION SUPPORTING REGIONAL TRANSIT'S PETITION
TO THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) TO
ACCEPT EXCHANGE OF WATT PROPERTY FOR FUTURE
NORTHEAST CORRIDOR LIGHT RAIL TRANSIT AND
PARK-AND-RIDE RIGHT-OF-WAY

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

1. That the City of Sacramento supports Regional Transit's proposed land exchange of Watt property for future light rail transit property known as the Antelope and Elkhorn park-and-ride sites and LRT right-of-way.
2. That the FHWA be requested to extend the deadline for disposing the Watt property in order to allow RT time to complete those procedures necessary to qualify the land transfer under the Federal Aid Urban (FAU) program.
3. That in the interim, the FHWA be requested to rescind its deduct of \$2.37 million from FAU funds due the County, City, and RT.

MAYOR

ATTEST:

CITY CLERK

CA7-94

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____