

REGIONAL TRANSIT ISSUE PAPER

Agenda Item No.	Board Meeting Date	Open/Closed Session	Information/Action Item	Issue Date
8	02/28/11	Open	Action	01/31/11

Subject: Amending the FY 2011 Capital Budget and approving an Owner Participation Agreement with SHRA for design, preparatory work for right-of-way acquisition, and permitting for the University/65th Street Transit Center Relocation Project.

ISSUE

Whether to amend the FY 2011 Capital Budget and approve the Owner Participation Agreement (OPA) with Sacramento Housing and Redevelopment Agency (SHRA) for design, preparatory work for right-of-way acquisition, and permit costs for the relocation of the University/65th Street Transit Center Relocation Pre-Construction Project.

RECOMMENDED ACTION

Adopt Resolution No. 11-02-_____ Amending the FY 2011 Capital Budget and Approving an Owner Participation Agreement with Sacramento Housing and Redevelopment Agency for the University/65th Street Transit Center Relocation Pre-Construction Project.

FISCAL IMPACT

Budgeted:	No	This FY:	\$	180,000
Budget Source:	Capital	Next FY:	\$	180,000
Funding Source:	Redevelopment funds – SHRA	Annualized:	\$	
Cost Cntr/GL Acct(s) or Capital Project #:	M002	Total Amount:	\$	360,000
Total Budget:	\$ 360,000			

DISCUSSION

The City of Sacramento has adopted zoning and policies supporting transit-oriented development (TOD) for the area surrounding the University/65th Street light rail station. These actions include 65th/University Transit Village Plan, the designation of the 65th Street Redevelopment Project Area, and creation of the Station Block Plan for the “superblock” bounded by Folsom Boulevard, 65th Street, Q Street and the Union Pacific Railroad tracks. The Station Block includes the RT bus facility for transfers between light rail trains and buses. The 2.23-acre bus transfer parcel is considered a key component for site assembly to accommodate a significant TOD project on the Station Block’s western portion (Attachment 1). The parcel was acquired and developed by RT as part of the starter line, using 81% federal funds. Q Street currently separates the light rail station and bus facility, creating a significant inconvenience for RT riders, including disabled riders, transferring between light rail and buses.

In November 2007, a memorandum of understanding (MOU) was executed by RT, SHRA and the City of Sacramento regarding cooperation on planning for a viable TOD project. The parties then

Approved:

Presented:

FINAL 2/21/11

General Manager/CEO

Assistant General Manager of Planning and Transit Systems Development

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collaborated on tasks involving evaluation of relocation options for the current bus facility. SHRA provided \$70,000 of Community Development Block Grant funds for RT to study alternatives. The Board approved the preferred alternative in 2008. SHRA provided additional funding under an Owner Participation Agreement executed January 12, 2009 (“2009 OPA”), to complete design work.

The project will relocate the bus stops to minimize rider/vehicle conflicts, and also improve RT security systems, increase lighting, and provide additional amenities such as benches at passenger loading areas. In addition, the project would improve pedestrian access to the station by constructing sidewalks on the south side of Folsom Boulevard between 65th and 69th Streets, the south side of Q Street between 69th Street/Redding Avenue and the light rail station, and filling gaps along both sides of 67th Street. (See Attachment 2). Additional right-of-way (“ROW”) would need to be acquired along Folsom Blvd. and 67th Street for the project to meet City of Sacramento design standards.

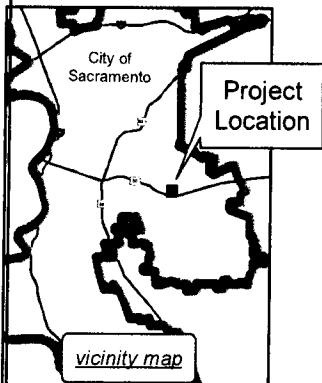
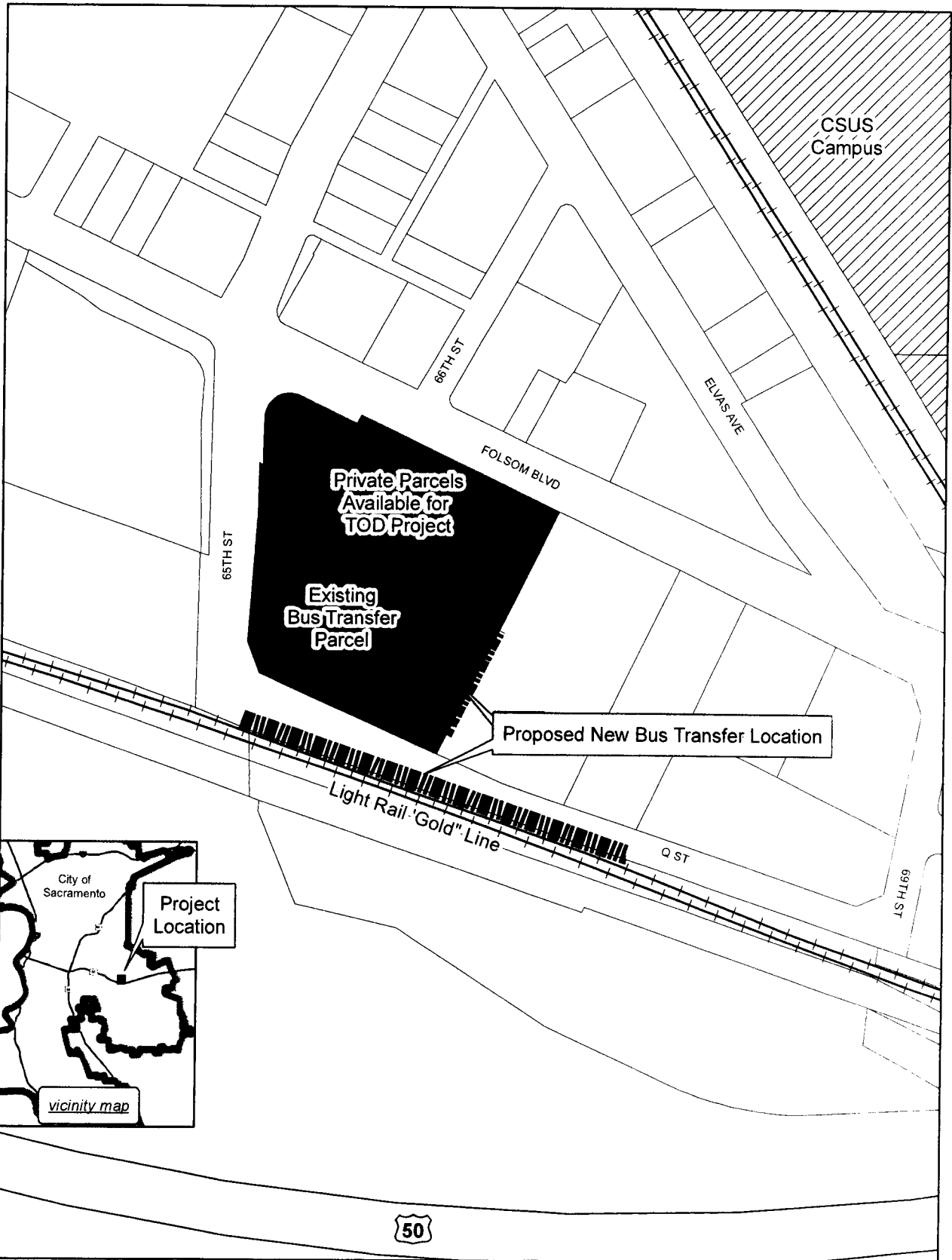
Several issues delayed the schedule and caused the 2009 OPA between SHRA and RT to expire with design of the original project only 95% complete. In addition, SHRA and the City desired to add the Folsom Boulevard sidewalk improvements to the project scope, and RT requested additional funds to conduct further design studies, secure Federal Transit Administration (FTA) approval to dispose of the site, pay City plan review and other permit fees, and prepare for ROW acquisitions, before entering into an agreement for property acquisition and construction of the project.




Consequently, SHRA is providing an additional \$235,000, plus the \$125,000 remaining unspent from the 2009 OPA, in a second OPA that will allow RT to complete the design, permitting, and preparatory work for future ROW acquisition. The Sacramento Housing and Redevelopment Commission recommended approval of the new OPA at its February 16, 2011 meeting, with the Sacramento City Council scheduled to vote on March 8, 2011. If the new OPA is approved, RT would complete the OPA scope of work by April 30, 2012 and concurrently negotiate the terms of a subsequent agreement to cover the ROW acquisitions and construction of the proposed improvements. Construction could occur from August 2012 through July 2013.

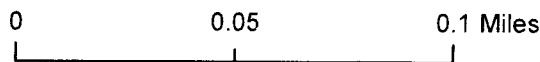
Staff recommends that the RT Board amend the FY 2011 Capital Budget to add the 65th Street Transit Center Reconfiguration project, and approve an agreement with SHRA that will provide RT with \$360,000 in funding for station design work, preparatory work for right of way acquisitions, and permitting for the University/65th Street Transit Center Relocation Pre-Construction Project.



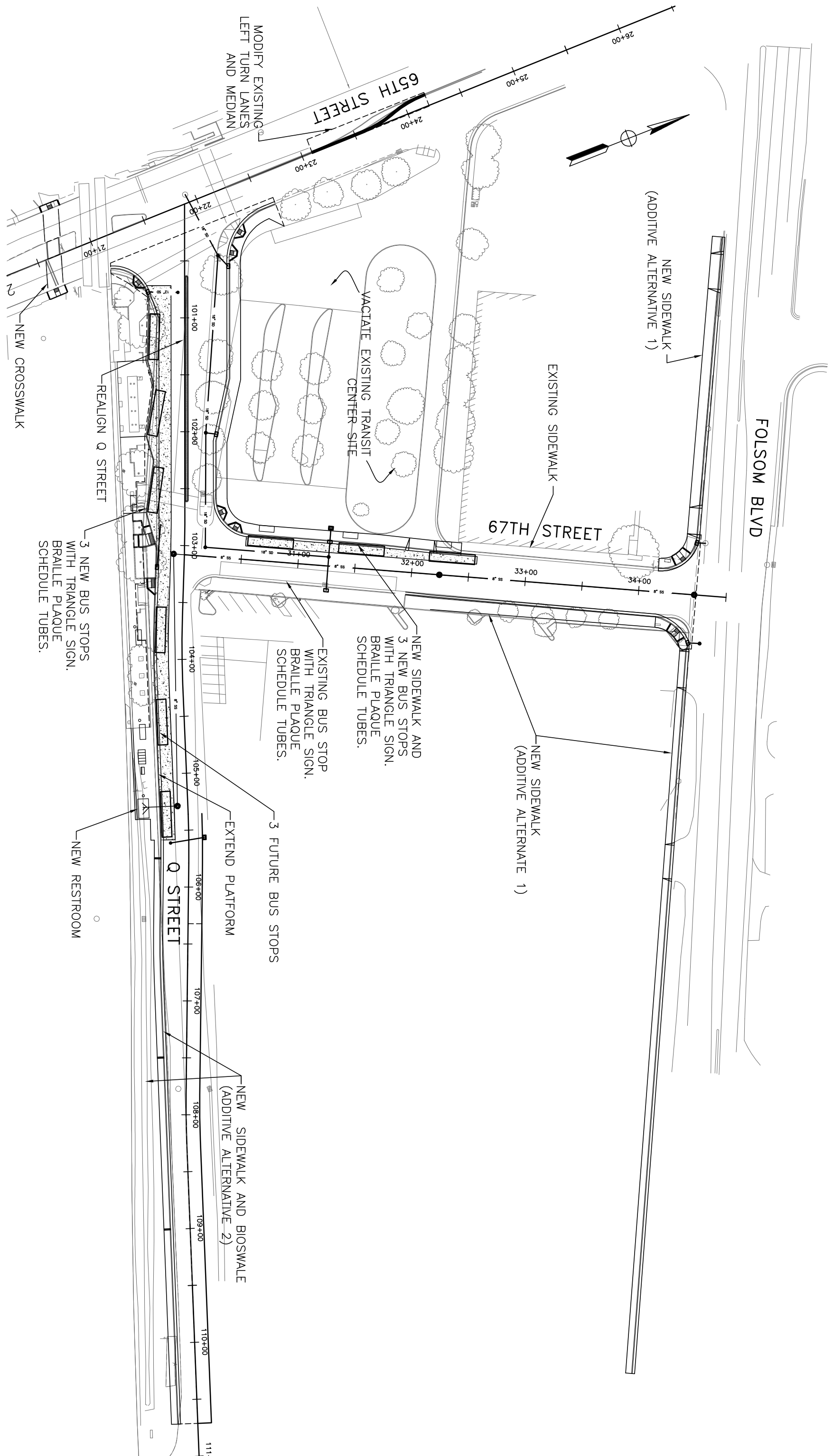
Relocate Regional Transit Bus Transfer Facility at 65th St Light Rail Station




-  Proposed New bus transfer location
-  private_parcels
-  Existing RT Bus Transfer



SHRA GIS
August 19, 2008



SCALE: 1" = 40'		SACRAMENTO REGIONAL TRANSIT DISTRICT 65TH STREET TRANSIT CENTER RELOCATION REVISED CONCEPTUAL PLAN
FILE:		

RESOLUTION NO. 11-02-_____

Adopted by the Board of Directors of the Sacramento Regional Transit District on this date:

February 28, 2011

**AMENDING THE FY 2011 CAPITAL BUDGET AND
APPROVING AN OWNER PARTICIPATION AGREEMENT WITH THE
SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
FOR THE UNIVERSITY/65TH STREET BUS TRANSIT CENTER RELOCATION
PRE-CONSTRUCTION PROJECT**

WHEREAS, Sacramento Regional Transit District (SRTD) and Sacramento Housing and Redevelopment Agency (Agency) desire to undertake the University/65th Street Transit Center Relocation Project (the "Project") to minimize rider/vehicle conflicts; improve RT security systems; increase lighting; provide additional amenities such as benches at passenger loading areas; and improve pedestrian access to the station by constructing sidewalks on the south side of Folsom Boulevard between 65th and 69th Streets, the south side of Q Street between 69th Street/Redding Avenue and the light rail station, and filling gaps along both sides of 67th Street; and

WHEREAS, completing the Project will allow SRTD to vacate its existing 2.23-acre parcel and make that parcel available for land assembly and redevelopment; and

WHEREAS, SRTD's available capital funds are fully programmed to other projects for the foreseeable future, and competitive grant funds are not available within the time frame desired for project implementation.

BE IT HEREBY RESOLVED BY THE BOARD OF DIRECTORS OF THE SACRAMENTO REGIONAL TRANSIT DISTRICT AS FOLLOWS:

THAT, pursuant to Section 33445 of the Health and Safety Code of the State of California, SRTD hereby finds that there are no other reasonable means of financing the University/65th Street Transit Center Relocation Project.

THAT, the FY 2011 Capital Budget is hereby amended to add the University/65th Street Transit Center Relocation Project in the amount of \$360,000.

THAT, the Owner Participation Agreement between Sacramento Regional Transit District (therein "SRTD") and the Sacramento Housing and Redevelopment Agency (therein "Agency"), whereby Agency agrees to provide the SRTD with \$360,000 to undertake station design work, preparatory work for right-of-way acquisition, and permitting for the University/65th Street Transit Center Relocation Pre-Construction Project, is hereby approved.

DON NOTTOLI, Chair

A T T E S T:

MICHAEL R. WILEY, Secretary

By: _____
Cindy Brooks, Assistant Secretary