

# REGIONAL TRANSIT ISSUE PAPER

Agenda Item No.	Board Meeting Date	Open/Closed Session	Information/Action Item	Issue Date
13	11/10/14	Open	Action	11/03/14

Subject: Review Regional Transit Properties for Disposition/Transit Oriented Development for Transit Operations

## ISSUE

Review of existing properties for disposition/transit oriented development for transit operations.

## RECOMMENDED ACTION

None

## FISCAL IMPACT

None as a result of this presentation.

## DISCUSSION

In accordance with Title VII of the Sacramento Regional Transit (RT) Administrative Code Section 7-5.03 and 7-6.01, Staff has identified numerous properties within RT's Real Property Inventory that are suitable for disposition and/or transit oriented development (TOD) identified as Attachment A.

To proceed with excess sales, the Board must first take action to declare the properties as surplus to RT's transit operation needs. Upon being declared surplus, the properties would continue to be subject to Title VII of the RT Administrative Code, as well as, the guidelines of the federal program(s) that may have contributed to the acquisition costs. Under FTA Circular 5010.1D, if the Board determines that properties funded with FTA grants are excess, RT must request disposition instructions from FTA. The FTA disposition alternatives are as follows: (1) sell property and reimburse FTA; (2) sell property and apply net proceeds from the sale to the cost of replacement property under the same program; (3) sell property and use proceeds for other capital projects; (4) sell property and keep proceeds in an open project; (5) transfer to public agency for non-transit use; (6) transfer to other projects; or (7) retain title and remit federal interest.

For properties that are not candidates for a qualifying joint development, the properties will be valued for disposition by appraisal and Staff will then proceed to dispose of the properties as set forth in Title VII and the disposal instructions provided by the FTA. Under the FTA's joint development circular, a qualifying joint development is not a disposition and RT has greater flexibility to use revenues from joint development for operating purposes.

Staff has identified properties for disposal in Attachment B, and properties suited for Joint Development in Attachment C.

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Approved:

Presented:

Final 11/5/14

General Manager/CEO

Real Estate Administrator

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Subject: Review Regional Transit Properties for Disposition/Transit Oriented Development for Transit Operations

At this time, staff is asking the Board to review the Attachments and provide comment relative to the property interests of RT.



## FTA/RT Real Property Inventory List

Property name	Location	Parcel Number	Site Size (+/-Acres)	Improvements	Funding Source	Acquisition Date/ Purchase Price	Current Use/Planned Use	Comments
1. 20th & R Street ~ excess	Hayes Brothers Auto Body Repair. RT vacant lot located in rear of bldg.	010-0023-018	0.25	Vacant	FTA	7/19/1985 --- <b>\$334,274</b>	Vacant unimproved/Parking lot	Purchased as part of the original starter line. Uneconomic remnant no longer under lease
2. Calvine Auberry~ excess	Calvine Road & Auberry	115-0130-061, 071	3.84	none	Local	3/12/1987	Vacant unimproved/Parking lot	Property acquired as a trade for future park n ride lot
3. Royal Oaks (TOD)	Arden Way	275-0240-074,277-0134-003,004,005	5	bldgs	FTA	6/27/2003 - - <b>\$2,356,000</b>	Bldgs	Property acquired for the double tracking of the blue line
4. Swanston Station (TOD)	Lexington Street	277-0143-006,007,277-0091-005,009,011	2.1	PNR LRT Station Landscape, paving	Local	1/27/1989	PNR, LRT Station/Lease of Air Rights-Reconfigure commercial/residential mixed use TOD project	State of California transferred property for Double Tracking. Proposed Joint Development TOD Site
5. Cemo Circle (TOD) ~ excess	2220 Cemo Circle	069-0101-032	8	Vacant	FHWA/Local	4/30/1986 - FHWA <b>\$800,000</b> - - Local <b>\$383,000</b>	Bus Transit Center/Reconfigure-use for TOD	Property acquired for \$1,183,000 for the proposed Gold River Extension Project. TOD Residential/Sr. Housing mixed Use
6. 65th Street (TOD)	65th Street	015-0010-038	1.45	unimproved	FTA/Local	6/25/1985 - - <b>FTA \$ 607,500- -</b> <b>Local \$142,500</b>	Bus Transit Center/Reconfigure-use for TOD	Portion of the Alhambra Blvd to Butterfield Double Tracking Project - - TOD Commercial Mixed Use Development
7. 13th Street	13th Street	006-0283-010	1	Bldg, LRT, Station	FTA	3/28/1985 -- <b>\$1,277,850</b>	LRT Tracking, Station, Storage track	Portion of the entire purchase of the Q/R Alley Track Project



## FTA/RT Real Property Inventory List

Property name	Location	Parcel Number	Site Size (+/-Acres)	Improvements	Funding Source	Acquisition Date/ Purchase Price	Current Use/Planned Use	Comments
8. Butterfield (TOD)	Butterfield Rd	068-0580-008	3.21	Bldg, LRT Station, landscape, paving	FTA	02/03/1984 - - <b>\$1,900,161</b>	PNR, LRT Station/Lease of Air Rights-Reconfigure commercial/residential mixed use TOD project	Portion of the 65th Street to Butterfield Way Double Tracking Project - - TOD Commercial Mixed Use Development
9. Power Inn ~ (TOD)	Power Inn & Cucamonga	079-0310-006	13	Unimproved Lot	FTA	7/17/1982 - - <b>\$1,500,000</b>	PNR, LRT Station/Lease of Air Rights-Reconfigure commercial/residential mixed use TOD project	Surplus Property acquired from PG&E for potential park n ride lot - currently leasing to Power Inn Alliance--TOD Commercial Mixed Use Development
10. Florin Road (TOD)	North of Florin Park N Ride lot	041-0111-004,005,006,007,008	20	Park and Ride, LRT Station, Landscape, paving	FTA	10/02/2000 - - <b>\$400,000</b>	PNR, LRT Station/Lease of Air Rights-Reconfigure commercial/residential mixed use TOD project	Property acquired as part of South Line Phase I Extension Project. TOD Commercial Mixed Use Development
11. Meadowview Station (TOD)	Meadowview Road	049-0084-001 thru 022	15	Park and Ride, LRT Station, Landscape, paving	FTA	10/10/2000 - <b>\$380,000</b>	PNR, LRT Station/Lease of Air Rights-Reconfigure commercial/residential mixed use TOD project	Property acquired as part of South Line Phase I Extension Project. TOD Commercial Mixed Use Development
12. Old Meadowview Corridor ~ excess	Sutterville Road to south of Pocket @ I-5, 4.5 miles long 100' avg width	031-0010-006	45.23	none	Local	8/01/1984-- <b>\$2,825,000</b>	Non Operating Rail Corridor	Abandoned rail. RT purchased the corridor from Southern Pacific in 1984 for possible future light rail use
13. Gilman Way - Walerga Rd ~ excess	both properties front on and have access from Gilman Way across from Cornelia	217-0220-008,217-0244-003	1.93	none	Local	6/30/1993-- <b>\$80,000</b>	Vacant, unimproved lots	RT purchased the parcels for construction of the proposed Walerga LRT Station



## FTA/RT Real Property Inventory List

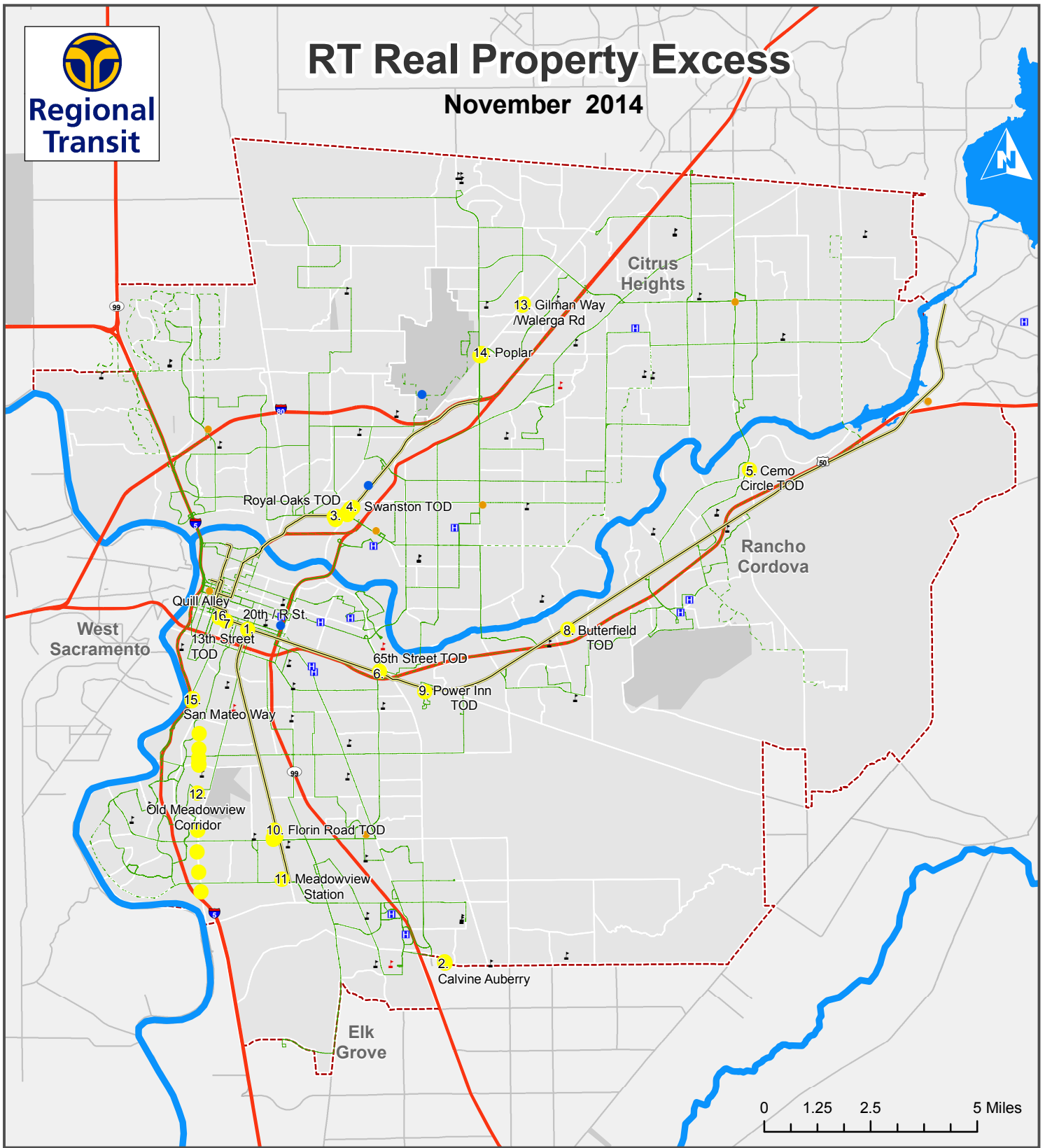
Property name	Location	Parcel Number	Site Size (+/-Acres)	Improvements	Funding Source	Acquisition Date/ Purchase Price	Current Use/Planned Use	Comments
14. Poplar ~ excess	Watt Avenue/Poplar Boulevard	218-0283-001,005,006,019,020,022	2.37 acres	none	Local	7/24/1992 -- <b>\$380,000</b>	Vacant, unimproved lots	RT purchased the parcels in 1992 for the proposed Antelope LRT Extension. Vacant parcels. Uneconomic remnant
15. San Mateo Way/ Darnel Way ~ excess	San Mateo/Darnel Way	017-0010-050,017-0010-052	3	none	Local	8/1/1984 -- <b>\$2,825,000</b>	Vacant, unimproved lots	RT purchased the two parcels in 1984 as part of the Old Meadowview Corridor. Two vacant parcels. Uneconomic remnant
16. Quil Alley ~ excess	10th-R Streets	006-0274-010	0.2972	none	FTA	3/28/1985 -- <b>\$1,277,850</b>	Storage	This property was purchased as part of Q/R Alley Track Project for the construction, maintenance, operation of railroad trackage
		Total Acres	<b>120.01</b>					
		Total Surplus Acres						Excess_Surplus_property list_IP_030509.xls



**Regional  
Transit**

# RT Real Property Excess

November 2014



Service Area

Light Rail

Bus Routes

Peak-Only Bus Routes

RT Facility

RT Real Property Excess Site Location

**Regional Features:**

College/University

High/Continuation/Adult Schools

Hospitals

Major Shopping Centers

### FTA/RT Real Property Inventory List

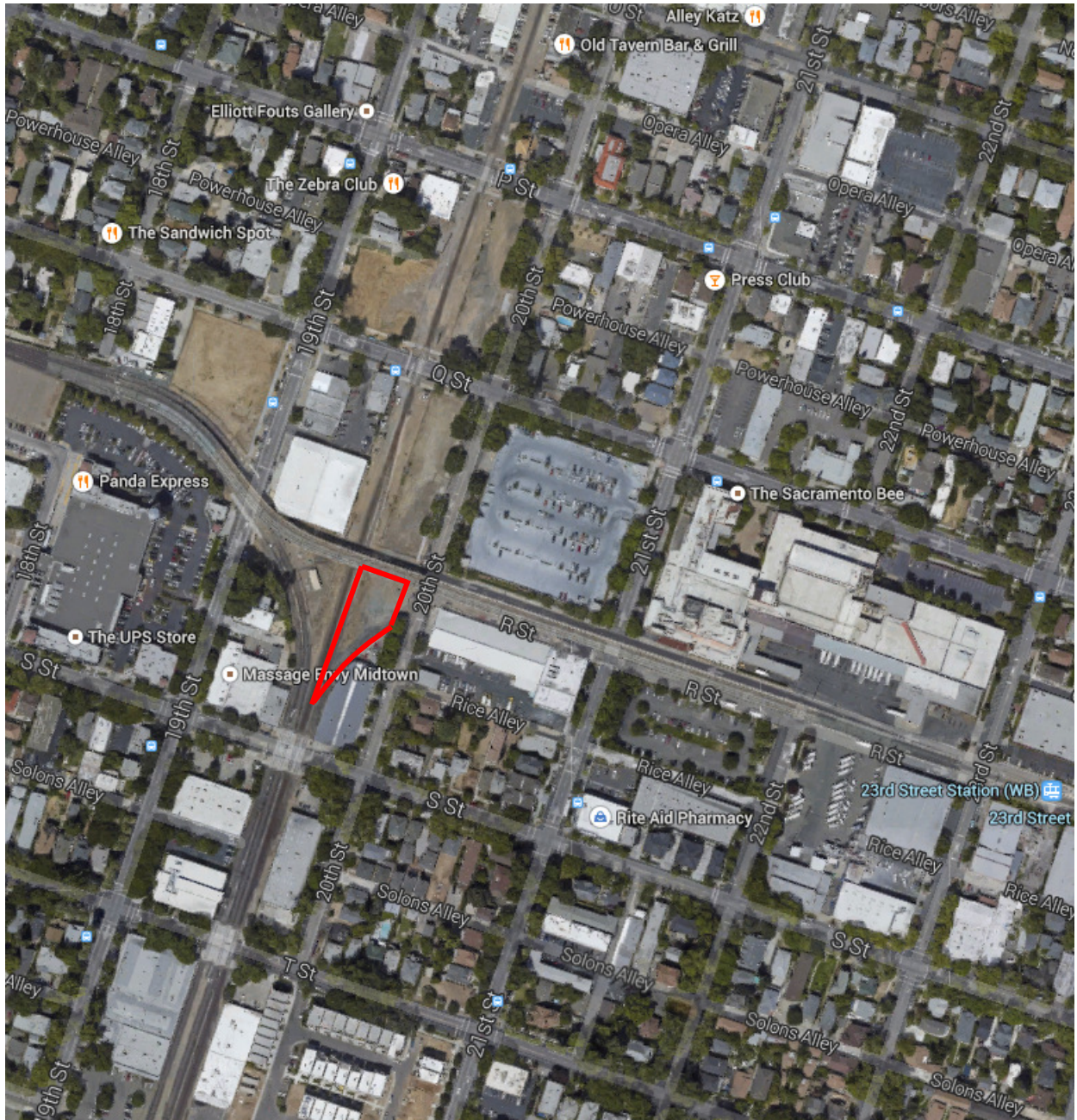
- |                          |                              |
|--------------------------|------------------------------|
| 1. 20th & R Street       | 9. Power Inn TOD             |
| 2. Calvine Auberry       | 10. Florin Road TOD          |
| 3. Royal Oak TOD         | 11. Meadowview Station TOD   |
| 4. Swanston Stanston TOD | 12. Old Meadowview Corridor  |
| 5. Cemo Circle TOD       | 13. Gilman Way/ Walerga Rd   |
| 6. 65th Street TOD       | 14. Poplar                   |
| 7. 13th Street TOD       | 15. San Mateo Way/Darnel Way |
| 8. Butterfield TOD       | 16. Quill Alley              |



Site Location # 1

Real Property Excess

Property Name: 20<sup>th</sup> & R St.  
Parcel: 010-0023-018





Site Location # 2

Real Property Excess

Property Name: Calvine Auberry  
Parcels: 115-0130-061, 115-0130-071





Site Location # 3

Real Property Excess

Property Name: Royal Oaks TOD  
Parcels: 275-0240-074, 277-0134-003,  
277-0134-004, 277-0134-005





Site Location # 4

Real Property Excess

Property Name: Swanston Station TOD

Parcels: 277-0143-006, 277-0143-007, 277-0084-005, 277-0084-006,  
277-0084-007, 277-0084-016, 277-0091-005, 277-0091-009,  
277-0091-011





Site Location # 5

Real Property Excess

Property Name: Cemo Circle  
Parcels: 069-0101-032





Site Location # 6

Real Property Excess

Property Name: 65<sup>th</sup> Street TOD  
Parcels: 015-0010-21





Site Location # 7

Real Property Excess

Property Name: 13<sup>th</sup> Street TOD  
Parcels: 006-0283-010





Site Location # 8

Real Property Excess

Property Name: Butterfield TOD  
Parcels: 068-0580-008

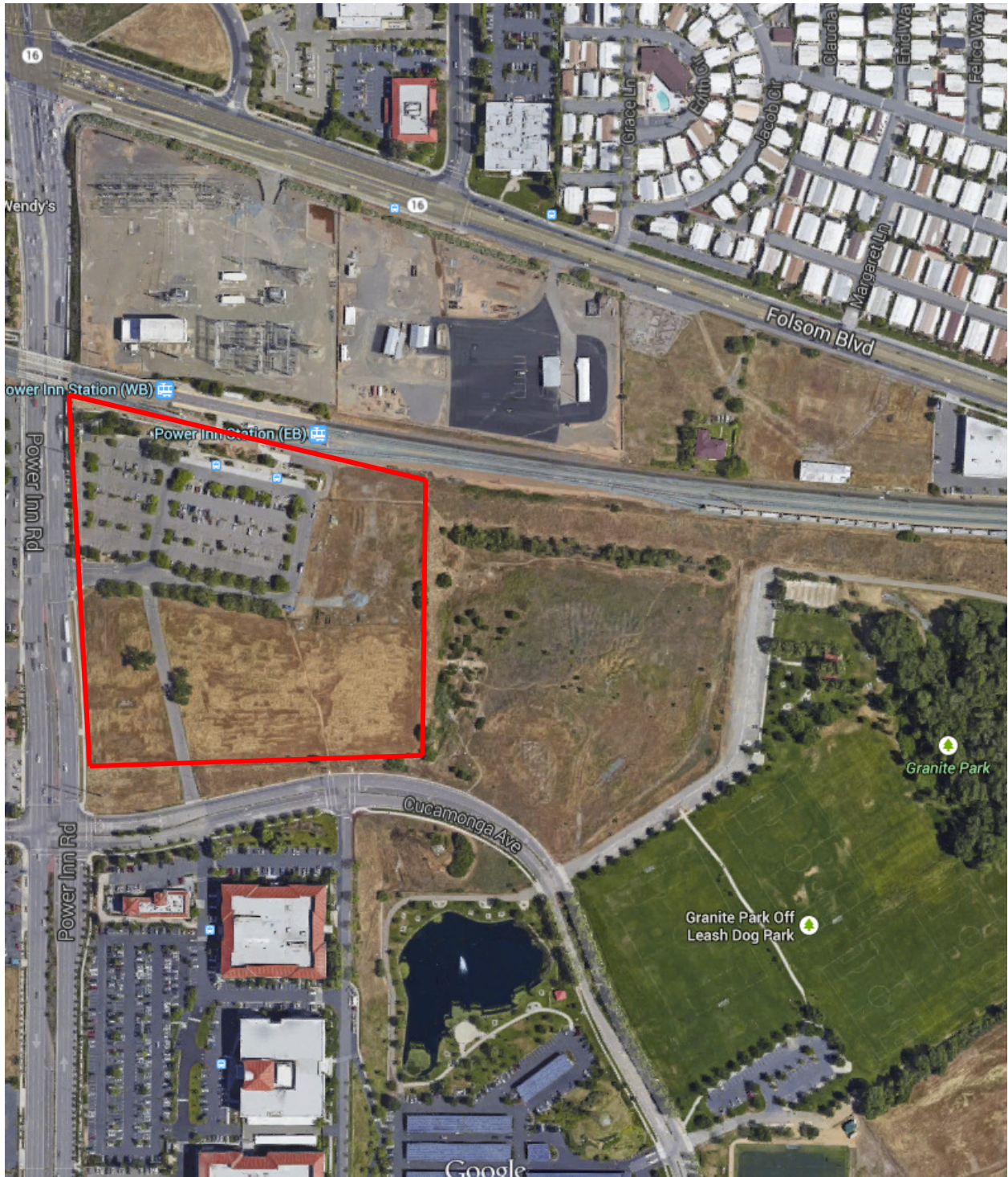




Site Location # 9

Real Property Excess

Property Name: Power Inn TOD  
Parcels: 079-0031-006



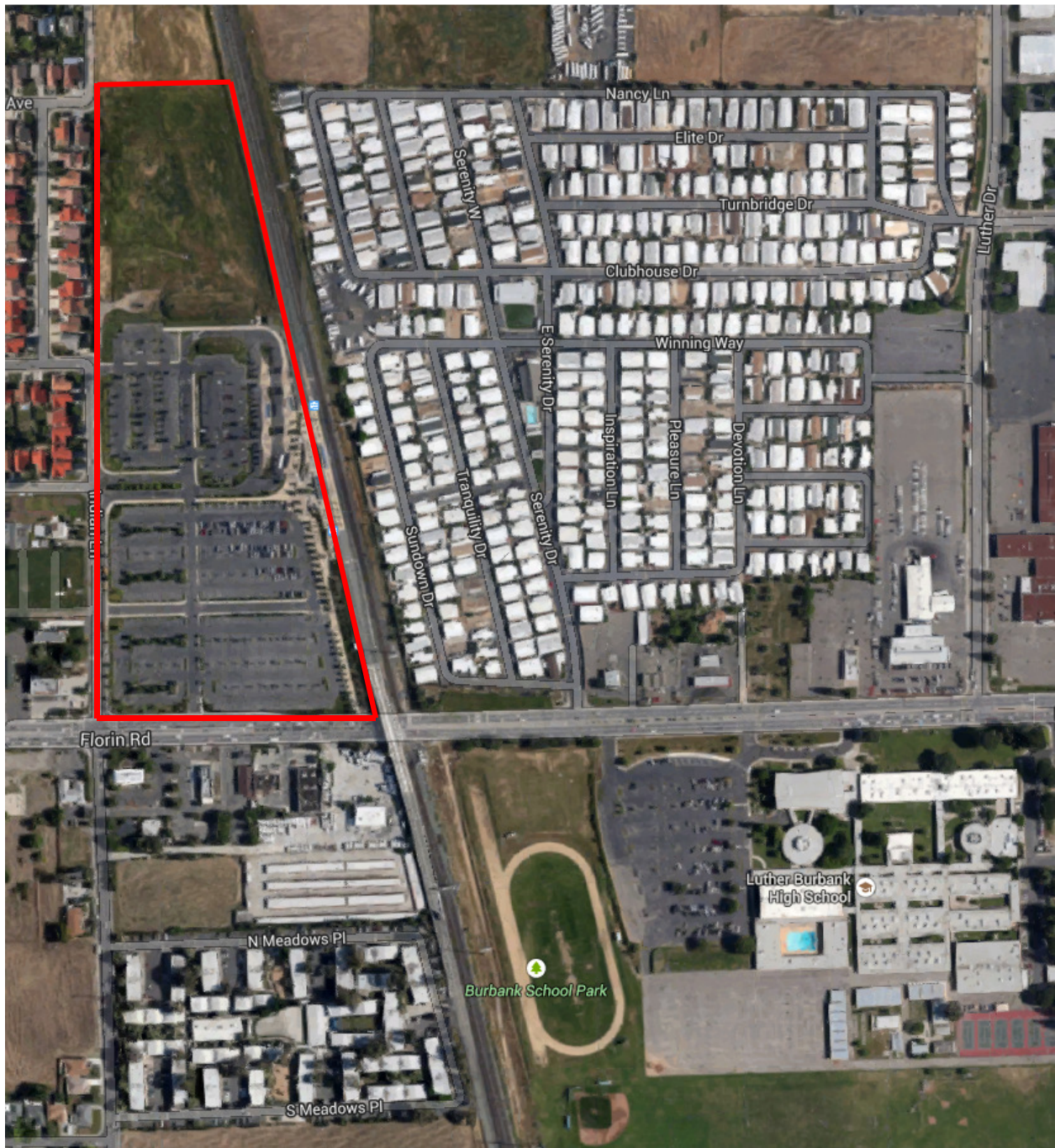


Site Location # 10

Real Property Excess

Property Name: Florin Road TOD

Parcels: 041-0111-004, 041-0111-005, 041-0111-006,  
041-0111-007, 041-0111-008





Site Location # 11

Real Property Excess

Property Name: Meadowview Station TOD  
Parcels: 049-0091-001, 049-0091-003, 049-0084-023



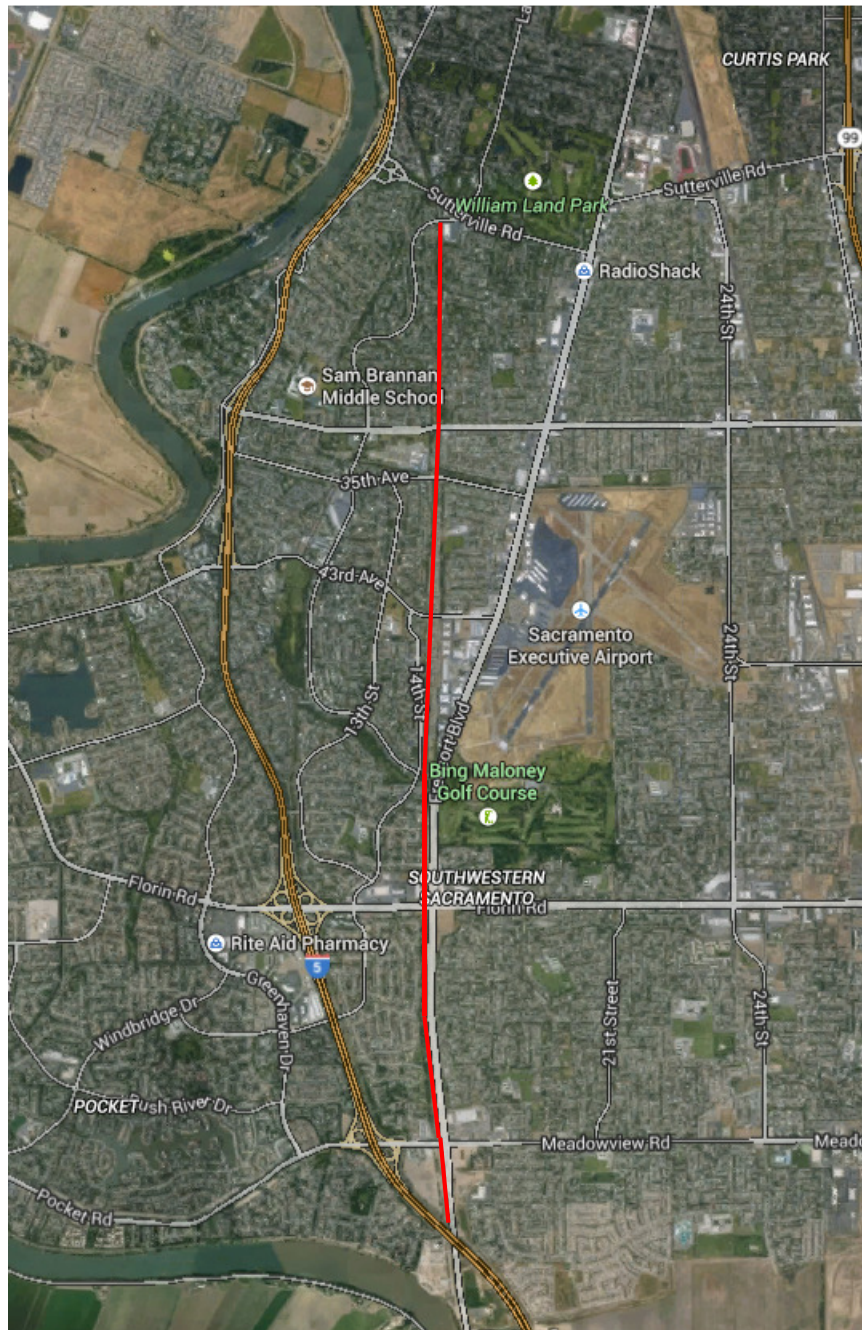


Site Location # 12

Real Property Excess

Property Name: Old Meadowview Corridor

Parcels: 017-0020-012, 017-0020-013, 017-0020-015, 017-0020-010, 035-0010-053,  
035-0010-010, 035-0010-045, 031-0010-009, 031-0010-006, 031-0010-007





Site Location # 13

Real Property Excess

Property Name: Gilman Way  
Parcels: 217-0220-008, 217-0244-003





Site Location # 14

Real Property Excess

Property Name: Poplar

Parcels: 218-0283-001, 218-0283-005, 218-0283-006,  
218-0283-019, 218-0283-020, 218-0283-022





Site Location # 15

Real Property Excess

Property Name: San Mateo Way  
Parcels: 017-0010-050, 017-0010-052





Site Location # 16

Real Property Excess

Property Name: Quill Alley  
Parcels: 006-0274-010





## RT Excess/Surplus Real Property List

Property name	Location	Parcel Number	Site Size (+/-Acres)	Funding Source	Improvements	Present/Planned use
1. 20th/R Street ~ excess	Southwest corner of 20th/R Street	010-0023-018	0.23	Local	none	Vacant lot/disposition sale
2. 13th Street	13th/R Streets	006-0283-009, 010	1	FTA	Bldg, LRT Station	Reconfigure-use for TOD or disposition sale with conditions
3. Quill Alley ~ excess	10th/R Streets	006-0274-010	0.2972	FTA	LRT Tracking	Storage/disposition sale
4. Calvine Auberry ~ excess	Calvine Road & Auberry Drive	115-0130-061 115-0130-071	3.84	Local	none	Vacant unimproved lot/disposition sale with conditions
5. Power Inn ~ excess	Power Inn Road - Cucamonga	079-0310-006	12.7582	FTA/Local	none	Vacant unimproved land/TOD commercial mixed use
6. Cemo Circle ~ excess	2220 Cemo Circle	069-0101-032	8	FHWA	none	Vacant unimproved lot/disposition sale with transit enhancement conditions
7. Gilman Way ~ excess Walerga Road	Both properties front on and have access from Gilman Way across from Cornelia	217-0220-008 217-0244-003	1.93	State-Local	none	Vacant unimproved lots/disposition sale
8. San Mateo Way~ excess	San Mateo Way - (parcel 1)	017-0010-050	0.98	Local	none	Vacant lot/disposition sale
9. Darnel Way ~ excess	Darnel Way -(parcel 2)	017-0010-052	0.97	Local	none	Vacant lot/disposition sale
10. Meadowview Corridor -spur ~ excess	Sutterville Road to south of Pocket @ I-5 4.5 miles long 100' avg width	031-0010-006	47.78	Local	RR Tracks	Abandoned rail road/disposition sale
		Total Acres	<b>77.64</b>			
		Total Surplus Acres	77.64			



## RT Transit Oriented Development Property List

Property name	Location	Parcel Number	Site Size (+/-Acres)	Funding Source	Improvements	Current use/Planned use
1. Royal Oaks ~ TOD	Arden Way	275-0240-074,277-0134-003,004,005	7	FTA	Bldgs	none
2. Swanston Station ~ TOD	Lexington	277-0143-006,007,277-0091-005,009,011	2	Local	Park and Ride, LRT Station Landscape, paving	PNR,LRT Station/Lease of Air Rights-Reconfigure commercial/residential mixed use TOD project
3. 65th Street ~ TOD	65th Street	015-0010-021	1.45	FTA/Local	Landscape, paving	Bus Transit Center/Reconfigure-use for TOD
4. Butterfield ~ TOD	Butterfield Station	068-0580-008	3.21	FTA	Paved lot	Improved lot -(leased to FTB)/potential mixed use project
5. Power Inn ~ TOD	Power Inn & Cucamonga	079-0031-006	15	FTA	Unimproved lot	Unimproved lot-(leased to Power Inn Alliance)/potential mixed use project
6. Florin Road ~ TOD	North of Florin Park N Ride lot	041-0111-004,005,006,007,008	20	FTA	Park and Ride, LRT Station, Landscape, Paving	PNR,LRT Station/Lease of Air Rights-Reconfigure commercial/residential mixed use TOD project
7. Meadowview Station ~ TOD	Meadowview Road	049-0084-001 thru 022	15.00	FTA	Park and Ride, LRT Station, Landscape, Paving	PNR,LRT Station/Lease of Air Rights-Reconfigure commercial/residential mixed use TOD project
		Total Acres	<b>63.76</b>			
		Total Development Acres	63.76			