



STAFF REPORT

DATE: June 14, 2021

TO: Sacramento Regional Transit Board of Directors

FROM: Brent Bernegger, VP, Finance/CFO

SUBJ: INFORMATION ON DECLARING UNIMPROVED PROPERTY
ADJACENT TO POWER INN STATION AS SURPLUS TO TRANSIT
OPERATIONS

RECOMMENDATION

No Recommendation — For Information Only.

RESULT OF RECOMMENDED ACTION

Information only.

FISCAL IMPACT

None.

DISCUSSION

SacRT purchased the parcel described herein with federal funds to redevelop a park and ride lot for the construction of the initial segment of SacRT's light rail system in the 1980s. Each SacRT department has reviewed the use of the property and has determined that the 8.45 acre unimproved area is not needed for transit purposes. This property has the potential to be used for transit-oriented development (TOD), such as housing and mixed uses, which will generate greater transit ridership and provide community and economic benefits for their neighborhoods. In addition, the excess parking within the developed portion of the parcel is being considered for shared uses as a Mobility Hub for EV charging, car share and other shareables, and other incidental uses that will promote first/last mile connectivity.

3009 Power Inn (a portion of APN: 079-0310-006)

- Approximately 12.65 acres (8.45 acres of which is unimproved and 2.5 acres are incumbered by no-build PG&E easements) in the City of Sacramento.
- Includes a bus loop and 299 park and ride spaces (105 spaces were used regularly prior to COVID); A Planning Department analysis has indicated that 200 parking spots should be retained to meet any future demand as the nearby neighborhoods develop.
- Zoning: General Commercial, Granite Park Planned Unit Development; within TOD Ordinance's quarter mile radius prohibited auto-oriented and warehouse uses; allows for retail, office, housing; incentives for high-density housing and reduced parking; 20-150 units per acre, 0.4-4.0 floor area ratio; federal Opportunity Zone

- 2020 Transit Action Plan recommends integrating emerging technologies into the station to attract high-tech industries to the area, offering service and incentives to nearby employees, and improving pedestrian connectivity
- Proposed location for EV Charging/Solar System Station and Mobility Hub (Note: there is another agenda item this evening requesting approval for an EV Charging Station project at this location; the proposed License Agreement would reserve approximately 55 parking spaces for EV Charging, encumbering approximately 0.25 acres of land.)

Staff intends to bring portions of this property and others to the next Board meeting to consider for declaration as surplus. In order to dispose of any properties, SacRT must follow the State Surplus Land Act and Government Code requirements, federal requirements set out in Federal Transit Administration (FTA) Circular 5010.1E (if the property was federally-funded) and Title VII of SacRT's Administrative Code. The State Surplus Land Act requires notifying the state of SacRT's surplus properties, providing notification to agencies and the state's list of affordable housing developers, and consideration/negotiation of offers.