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OFFICE OF THE
CITY MANAGER

CITY OF SACRAMENTO
CALIFORNIA

CITY HALL
ROOM 100
915 I STREET
SACRAMENTO, CA
95814-2696

February 22, 1994

APPROVED
BY THE CITY COUNCIL

916-264-7730
FAX 916-264-7618

MAR 1 1994

OFFICE OF THE
CITY CLERK

AG94-034

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Sale of Property at 5th and I Streets to the U.S. Government for \$2,485,000 and appropriation of funds to construct various improvements to serve the proposed Federal Courthouse Building.

LOCATION AND COUNCIL DISTRICT:

City-block bounded by 5th, 6th, H and I Streets. District 1.

RECOMMENDATION:

Authorize the City Manager to execute a sales agreement with the U.S. Government to sell City-owned property at 5th and I Streets for \$2,485,000 and appropriate these funds in a capital improvement project to construct various improvements to serve the proposed project.

CONTACT PERSON: Bill Farley, Economic Development Manager, 264-7730

FOR COUNCIL MEETING: March 1, 1994

SUMMARY

On June 4, 1992 the City Council approved the consolidation of the subject property for the proposed Federal Courthouse. The key provision of the transfer was for the U.S. Government to purchase the property for \$2,485,000 in exchange for the City investing these proceeds in specific infrastructure improvements that benefit the site and the Southern Pacific Railyards project.

The attached resolution authorizes the City Manager to execute the agreement to sell the property and appropriates the sales proceeds to a capital improvement project to benefit the project site.

COMMITTEE/COMMISSION ACTION: None.

BACKGROUND

The U.S. General Services Administration is planning to construct a Courthouse for the U.S. District Court. The proposed location for the project is a full City-block on 5th and "I" Streets. The current parcel map for this site is provided as Exhibit 1.

The first phase of the Courthouse construction is projected to include over 400,000 square feet of offices in addition to various court facilities. The size upon build-out will be approximately 550,000 square feet. Current plans by the U.S. Government are to include 300 parking spaces in the first phase.

The project budget for the first phase of construction is estimated at \$150 million. Occupancy of the building is projected for 1997.

Services that will be offered at the facility include pre-trial services, probation, and bankruptcy courts. In addition, the offices of the U.S. Attorney, U.S. Marshall, and field offices of the U.S. Senate and House of Representatives will be located in the building.

RELATIONSHIP OF PROPOSED PROJECT TO DOWNTOWN PLANNING EFFORTS

The proposed site is located in a strategic part of the Central Business District. The site is:

- Adjacent to an existing complex of judicial and court facilities
- Two blocks from the Downtown Plaza
- One block from the proposed extension of Light Rail along 7th Street
- At the gateway of the Southern Pacific Railyards Redevelopment Area

The proposed site is included in a variety of City and Sacramento Housing and Redevelopment Agency plans that are either complete, or under study. Below is a listing of some of these plans, with an explanation of how the proposed project relates to current planning efforts.

Merged Downtown Sacramento Redevelopment Plan

The currently approved redevelopment plan for the Downtown area includes approximately three-quarters of the proposed site. This portion of the site is designated as part of the C-3 zone and has no restrictions on height or size. The proposed project could be built on the site with the current entitlements for the property.

Railyards Master Plan

The Railyards Master Plan is part of the overall Southern Pacific - Richards Boulevard Redevelopment Area planning effort. The Railyard portion of the plan addresses all of the property held by the Southern Pacific Transportation Company. For planning purposes, the proposed site is identified in an area of the Railyards Master Plan that will be considered a Commercial Mixed Use (CMU) District.

The CMU District is intended to allow for expansion of government uses between 5th and Seventh Streets to consolidate the Government Center as a cohesive district, and extend the pattern of downtown Sacramento into the Railyards area to reinforce the core area as the principle government center in the region.

Existing government uses in this area include:

- County Courts
- County Jails
- County District Attorney
- County Sheriff
- County Administrative Offices
- Sacramento Housing and Redevelopment Agency
- City Hall
- Sacramento Central Library
- U.S. Post Office (Central Office)

Future plans in this area call for the expansion of:

- City Hall
- County Courts
- County Administrative Offices
- County Jails

The planned urban design guidelines for this district establish development standards for various land-uses. The standards that will be proposed for this site are a maximum square footage of 750,000 square feet, and a maximum height of 500 feet. The proposed project is consistent with these standards.

The project design will be coordinated by Nacht and Lewis Architects (NLA). The project will not be subject to the City's design review process, however, NLA will review design proposals with the City Council. The design review process used by the Federal Government that has been used in several recent projects and has resulted in building designs are consistent with local design standards.

Railyards Infrastructure Plan

The infrastructure plan under development for the Southern Pacific - Richards Boulevard Redevelopment Area identifies the infrastructure and public facilities that are necessary to support the area at build-out. The plan recommends the construction of infrastructure in phases. The first phase will call for the realignment of 5th and "H" Streets into full City block.

The estimated "fair share" contribution for infrastructure improvements that would be associated with a private project on this site is approximately \$2.5 million. The City will use the land sale proceed to make contributions to the local infrastructure equal to this amount - through construction of various street improvements, and through payment of hook-up fees.

Environmental Impact Report (EIR) - Southern Pacific Properties

The proposed project was found to be compatible with the assumptions in the Southern Pacific Master Plan and the EIR that has been certified for development of the site. The Master Plan traffic model assumed the development of a 750,000 square foot office building which would generate a least as much traffic as the proposed project.

The findings of the EIR indicate that proposed project will contribute additional traffic to existing inadequate conditions on the "I" and "J" Street freeway ramps. These ramps will require modification to improve conditions and afford increased capacity as part of the overall development of the Railyard and Richards Boulevard Areas.

Interim measures to accommodate the proposed project are necessary. These will be funded by the land sale proceeds and involve some lane modifications and intersection improvements.

Light Rail - Current and Projected Service

The proposed site is three blocks from the nearest existing light rail station at 7th and "K" Streets. The State of California (through the California Transportation Commission) has programmed \$15.5 million for the extension of Light Rail on 7th Street towards the Southern Pacific - Richards Boulevard Area. The projected time line for this extension is 1999 - three years after the planned occupancy date by the U.S. Government. The new extension will be within one block for south-bound service, and two blocks for north-bound service.

Parking Supply - Projected Levels

The Railyards Master Plan recommends a parking standard of one space per 1,000 square feet of building space in the CMU District. If this standard was applied to the proposed project, 510 parking spaces would be required - 380 spaces in the first phase of the project. In order to mitigate impacts on the parking supply in the area, the U.S. Government will develop and implement a Transportation Master Plan for employees in the building.

As part of the construction of the new H Street extension, the City will be losing access to 100-150 spaces currently used for detective vehicles. The Facility Management Division is currently working with SPTCo to identify alternative locations for these vehicles.

SITE WORK REQUIRED FOR PROPOSED PROJECT

In order to develop the site as proposed, several on- and off- site improvements will have to be made for the existing parcel. These include:

- Demolition and clearing of City buildings on site
- Demolition of annex to Southern Pacific facilities
- Removal of 5th Street between "H" and "I" Street
- Realignment and construction of 5th and "H" Streets
- Modifications to "I" and "J" Streets near freeway ramps

All costs associated with demolition of existing facilities are proposed to be paid by proceeds from the sale of the site to the U.S. Government.

The construction of 5th and "H" Streets will be to standards included in the Southern Pacific - Richards Boulevard Master Plan. Minor adjustments may have to be made to the section of 5th Street between "H" and "I" Streets. A historical building on the Southern Pacific site (Railway Express Building) encroaches into the proposed right-of-way. Accommodating the historical building would eliminate portions of the planter strip sidewalk on either side of the street.

TERMS OF PROPOSED AGREEMENT

The proposed agreement provides for the following:

- Sales price of \$2,485,000.
- Dedication of sale proceeds to specific projects that benefit the site and the Southern Pacific Railyards Development.
- Guidelines required by DTSC for handling potential problems with soil and groundwater
- Deed restriction language that will be used in the event that contaminated soil is determined to remain on the site after excavation.
- Deed restriction language that will be used to address known problems with the groundwater underneath the property.
- A limit of \$500,000 for toxic remediation work required by SPTCo and the City to address any contamination remaining on the site when it is transferred to GSA.

In addition, as a condition of the proposed agreement, City Council must approve an EIR for the project before the sale can close. Conditional approval of the proposal is necessary at this time so that, GSA can obtain control of the site to continue with design development.

If the recommended agreement is approved by City Council, the City will close the transfer through a simultaneous recording - where all the various documents are recorded at the same time. This will be done in order to avoid any problems in the unlikely event that GSA discontinues its plans to construct a Courthouse on the site.

A copy of the entire agreement is on file in the Office of the City Clerk.

FINANCIAL CONSIDERATIONS

The sale proceeds are sufficient to construct the various improvements necessary to serve the proposed project. The attached resolution appropriates the sale proceeds of \$2,485,000 in a capital improvement project to fund these expenditures.

POLICY CONSIDERATIONS

The proposed agreement is consistent with the business terms approved by Council for this transaction in 1992. Those terms are attached as Exhibit 2.

The proposed project will support the economic development objectives of the City Council by bringing much needed construction jobs to the region within the next two years. After the project is completed, the 1,600 employees that will occupy the building will support the:

- Expanding retail activity on "J" and "K" Streets
- Cultural activities planned by the Downtown District
- Light Rail service planned for 7th Street

Relocating the existing Federal Courthouse from Capitol Mall to 5th and "I" will also allow the U.S. Government the opportunity to back-fill that building with agencies that occupy office space in outlying areas.

MBE/WBE

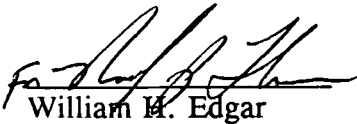
Not applicable.

Respectfully submitted,

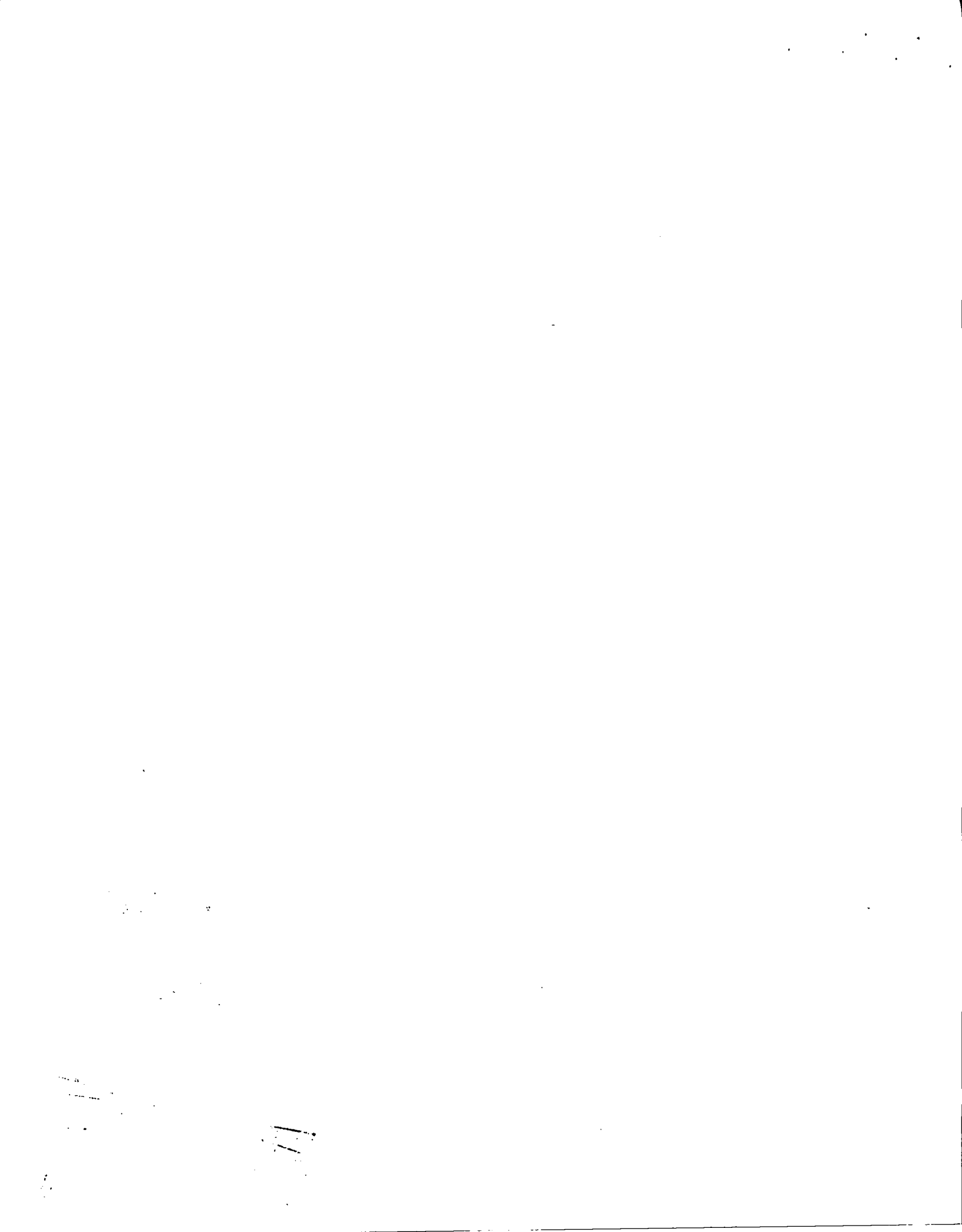


Bill Farley
Economic Development Manager

Recommendation Approved:



William M. Edgar
City Manager



RESOLUTION NO.

94-128

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A SALES AGREEMENT WITH THE U.S. GENERAL SERVICES ADMINISTRATION FOR CITY-OWNED PROPERTY AT 5TH AND I STREETS AND APPROPRIATING SALE PROCEEDS OF \$2,485,000 TO A CAPITAL IMPROVEMENT PROJECT

Be it Hereby Resolved by the City Council that:

1. The City Manager is authorized to execute a sales agreement with the U.S. General Service Administration for City-owned property in order consolidate a full City block on 5th and "I" Streets for the U.S. Government to construct a Federal Courthouse.
2. The sales proceeds of \$2,485,000 are recognized as revenue to the Capital Grant Fund (248)
3. The revenue received from the U.S. Government is appropriated to a capital improvement project:

248-500-XXXX-XXXX - Federal Courthouse Site Improvements

MAYOR

APPROVED
BY THE CITY COUNCIL

MAR 1 1994

OFFICE OF THE
CITY CLERK

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

THE UNIVERSITY OF CHICAGO

PHYSICS DEPARTMENT

PHYSICS 230

LECTURE 10: THE HARMONIC OSCILLATOR

1. Introduction

2. The Harmonic Oscillator

3. The Quantum Harmonic Oscillator

4. The Uncertainty Principle

5. The Harmonic Oscillator and the Uncertainty Principle

6. The Harmonic Oscillator and the Uncertainty Principle

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SOUTHERN PACIFIC TRANSPORTATION
PORTION OF PARCEL A
(120 P.M. 10)
PORTION OF APN 002-0010-029
PROPOSED 80' RIGHT OF WAY



LEGEND



UTILITY	CITY OF SACRAMENTO	UTILITY REPRESENTATIVE	PHONE
GAS	DAVID W. HARRIS	PG&E	363-4141
ELECTRICITY	DAVID W. HARRIS	PG&E	363-4141
TELEPHONE	PACIFIC TELEPHONE	PACIFIC TELEPHONE	415-5000
WATER	UTILITY ENGINEERING	UTILITY ENGINEERING	255-5222
SEWER	CITY OF SACRAMENTO	CITY OF SACRAMENTO	255-5222
DRAINAGE	CITY OF SACRAMENTO	CITY OF SACRAMENTO	255-5222
U.S.A.	U.S. ARMY CORPS OF ENGINEERS	U.S. ARMY CORPS OF ENGINEERS	800-674-7434
FIRE	CITY OF SACRAMENTO	CITY OF SACRAMENTO	255-5222
CART	SACRAMENTO	SACRAMENTO	927-3700

ABANDONMENT NOTE
THE LAND SHOWN HEREON IS HEREBY MERGED AND RESUBDIVIDED AND ALL PUBLIC EASEMENTS AND RIGHTS OF WAY SHOWN ARE ABANDONED, PURSUANT TO SECTION 65499.70 OF THE GOVERNMENT CODE.

NOTES
1. THE CITY OF SACRAMENTO HAS REVIEWED THIS PLAN AND FINDS IT CONFORMS WITH THE CITY ENGINEERING DEPARTMENT'S STANDARDS AND SPECIFICATIONS FOR THE SUBDIVISION OF LAND AND THE CITY ENGINEERING DEPARTMENT'S STANDARDS AND SPECIFICATIONS FOR THE SUBDIVISION OF LAND AND THE CITY ENGINEERING DEPARTMENT'S STANDARDS AND SPECIFICATIONS FOR THE SUBDIVISION OF LAND.
2. THIS PLAN IS A TENTATIVE PLAN AND IS SUBJECT TO THE CITY ENGINEERING DEPARTMENT'S REVIEW AND APPROVAL. THE CITY ENGINEERING DEPARTMENT'S REVIEW AND APPROVAL IS NOT GUARANTEED.

UTILITY	REPRESENTATIVE	PHONE
GAS	PG&E	363-4141
ELECTRICITY	PG&E	363-4141
TELEPHONE	PACIFIC TELEPHONE	415-5000
WATER	UTILITY ENGINEERING	255-5222
SEWER	CITY OF SACRAMENTO	255-5222
DRAINAGE	CITY OF SACRAMENTO	255-5222
U.S.A.	U.S. ARMY CORPS OF ENGINEERS	800-674-7434
FIRE	CITY OF SACRAMENTO	255-5222
CART	SACRAMENTO	927-3700

TENTATIVE PARCEL MAP
THE BLOCK BOUNDED BY 5TH AND 6TH, "H" AND "I" STREET ACCORDING TO THE OFFICIAL PLAT OR PLAN OF THE CITY OF SACRAMENTO
CITY OF SACRAMENTO STATE OF CALIFORNIA
FEBRUARY, 1983 SCALE 1" = 20'



WONG & ASSOCIATES
210 PROSPECT PARK DRIVE SUITE C
SACRAMENTO, CALIF. 95810
(916) 442-8800

SOUTHERN PACIFIC TRANSPORTATION
PORTION OF PARCEL A
(120 P.M. 10)
PORTION OF APN 002-0010-029

CAMELIA PLACE
(25 P.M. 10)
PORTION OF APN 002-0025-098

STATE OF CALIFORNIA
(25 P.M. 10)
PORTION OF APN 002-0025-098

4TH ST.

PROPOSED 90' RIGHT OF WAY

5TH STREET

"H" STREET

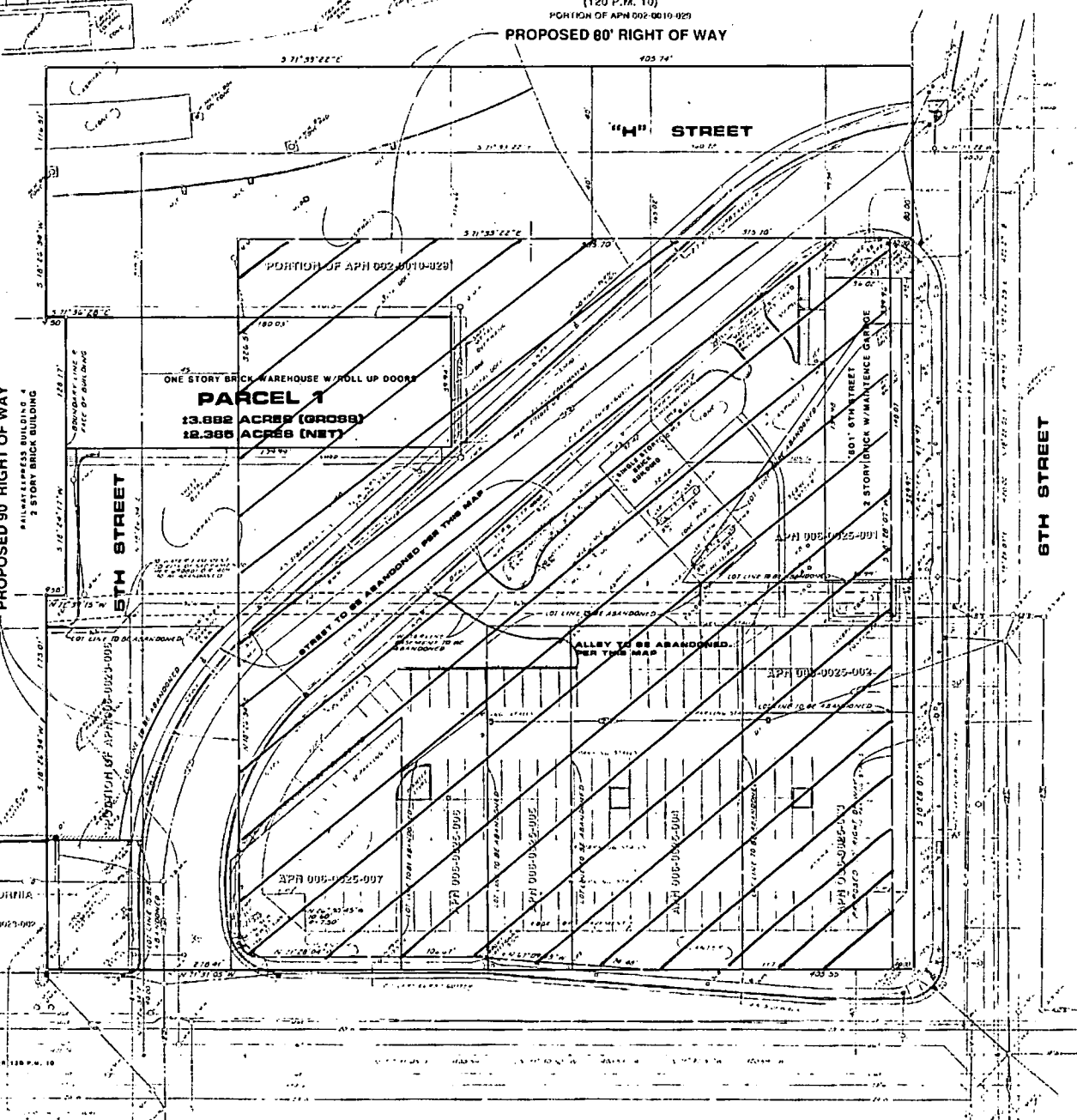
6TH STREET

"I" STREET

PARCEL 1
13.882 ACRES (GROSS)
12.386 ACRES (NET)

ONE STORY BRICK WAREHOUSE W/ ROLL UP DOORS

80' 6TH STREET
2 STORY BRICK WAREHOUSE GARAGE



REVISED BUSINESS POINTS
(Revised August 1992)

Participation by City and Southern Pacific Transportation Company:

Transfer title to U.S. Government for a price of \$2,485,000. Site will encompass one full City block. Approximate size is 99,450 square feet - after deducting public right-of-way.

City and Southern Pacific will relocate existing uses from site prior to construction activity and pay for all toxic clean-up associated with removing existing facilities. Current City estimate is \$40,000 for removal of contaminated soil surrounding fuel tanks.

Southern Pacific will dedicate property in order to complete the block.

Demolition and removal of all existing structures on-site including the loading dock of Southern Pacific loading dock, and site preparation at City expense (approximately \$450,000).

Modifications to "I" and "J" Streets intersections near I-5 freeway ramps. Realignment, construction, and modifications to 5th, "H" and "I" Streets at City expense (approximately \$2.4 million).

City will provide an ALTA Survey to the U.S. Government for the parcel prior to execution of any transfer agreements.

Participation by U.S. Government:

Agree to start construction on project by July, 1994 of a 750,000 square foot building (which may be built in phases) incorporating parking of approximately 405 spaces. Building will be constructed to Federal, State and local codes. Property reverts to City/Southern Pacific if project is not substantially complete by 1998. City agrees to reimburse U.S. Government for purchase price of \$2,485,000 if property reverts to City.

Pay charges to hook-up to local water and sewer systems.

Removal of parking lot of Police Service Facility at U.S. Government expense (approximately \$440,000).

Participation by U.S. Government (continued):

Guarantee participation in existing federal programs:

- Public arts program in the facility
- Transportation Systems Management program to encourage workers to use alternative forms of transportation
- Construction of childcare facility in the proposed building to meet the needs of the tenants

The building shall be consistent with the urban design plan of the City of Sacramento and the Southern Pacific Railyard Masterplan Guidelines. The design review process will involve City Council the Southern Pacific Transportation Company.

Conduct all necessary environmental reviews as required by Federal laws.