

RESOLUTION NO. 2008-318

Adopted by the Sacramento City Council

May 20, 2008

ESTABLISHING A CAPITOL IMPROVEMENT PROJECT FOR SITE AND PUBLIC IMPROVEMENTS AT 420 RICHARDS BOULEVARD; TRANSFER \$2,000,000 TO THIS PROJECT; AND APPROVE PRELIMINARY BUSINESS TERMS FOR THE GROUND LEASE WITH DBP REALTY PARTNERS FOR THE PROPOSED INTERIM LOCATION FOR THE GREYHOUND BUS TERMINAL

BACKGROUND

- A. The Greyhound Bus Terminal is located at 703 L Street in Downtown Sacramento, which over the years has become one of the busiest and most congested streets in Sacramento.
- B. The design of the existing Terminal does not permit efficient or safe bus, taxi and passenger loading and circulation, creates an attractive nuisance for crime and loitering in the immediate area, and contributes to the overall blighting conditions existing in Downtown.
- C. The City is in the process of planning and environmental review of the Sacramento Intermodal Transportation Facility, a multimodal station providing intercity and intracity rail and bus services, but development of the Intermodal requires substantial federal funding and it is not certain when it will be completed and could accommodate Greyhound's operations.
- D. In December 2006, the City purchased an office building at 300 Richards Boulevard for an administration office for the Police and Development Services Departments. There is excess vacant land that was part of the acquisition, generally located at 420 Richards Boulevard. The City desires that Greyhound relocate its Terminal on an Interim basis to 420 Richards Boulevard until the Sacramento Intermodal Transportation Facility is ready for occupancy.
- E. The City and DBP Realty Partners, Greyhound's current landlord, have agreed to preliminary business terms for the development, construction and lease of the Interim Terminal site at 420 Richards Boulevard.
- F. This action approves the preliminary business terms for the ground lease and authorizes a budget transfer of funding to conduct required studies and for future construction of site improvements. This action is exempt from environmental review under CEQA Guidelines Section 15262 as planning studies for possible future actions which have not yet been approved. An appropriate level of

environmental analysis will be completed prior to consideration and approval of the ground lease and site improvements.

- G. On January 22, 2008, the City Council designated \$5.4 million from the FY 2006/07 year end results (Resolution 2008-039 for High Priority Capital Needs.
- H. Initial estimates of required site work to prepare the site based on the ground lease with Greyhound include grading, utilities, sidewalks, curbs and gutters and the extension of Sequoia Pacific Boulevard from Richards Boulevard to Bannon Street to improve circulation are estimated at \$2 million.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. After due consideration of the facts presented, the findings, including the foregoing recitals and the environmental findings regarding this action, as stated in this Resolution are approved and adopted.
- Section 2. The City Manager is authorized to establish a capital improvement project (CIP) for site and public improvements at 420 Richards Boulevard
- Section 3. The City Manager is authorized to transfer \$2 million to this project from the \$5.4 million designation for High Priority Capital Needs;
- Section 4. The City Manager or his designee is directed to develop a ground lease with DBP Realty Partners for the development, construction, and lease of 420 Richards Boulevard for the Interim Greyhound Terminal in accordance with the preliminary business terms set out as Attachment 4 of the accompanying staff report.

Adopted by the City of Sacramento City Council on May 20, 2008 by the following vote:

Ayes: Councilmembers Cohn, Hammond, McCarty, Pannell, Sheedy, Tretheway, Waters.

Noes: None.

Abstain: None.

Absent: Councilmember Fong & Mayor Fargo.



Vice Mayor Steve Cohn

Attest:



Shirley Corcolino, City Clerk