BART

EXECUTIVE DECISION DOCUMENT

GENERAL MANAGER APPROVAL: DocuSigned by: Michael Jones 47000790F2D7463...		GENERAL MANAGER ACTION REQ'D:		
DATE: 11/17/2025 11/25/2025		BOARD INITIATED ITEM: No		
Originator/Prepared by: Thang Nguyen Dept: Real Estate & Prop Development Signature/Date: DocuSigned by: Thang Nguyen 7694983F356744C... 11/24/2025	General Counsel DocuSigned by: Amelia Sandoval-Smith 2528C067C44147D... 11/24/2025 [ ]	Chief Financial Officer Signed by: Joseph Beach 7D9A7C6E7348456... 11/24/2025 [ ]	District Secretary DocuSigned by: Robert Franklin AFF4529E1F0D45C... 11/25/2025 [ ]	BARC DocuSigned by: Val Menotti AA8F1409A8F748E... 11/24/2025 [ ]

Grant of Emergency Vehicle Access Easement for 1477 Huntington Avenue in South San Francisco

PURPOSE:

To obtain Board approval for the sale of an emergency vehicle access easement of approximately 5,343 square foot to Infill Land Partners, LLC, for residential development at 1477 Huntington Avenue, South San Francisco.

DISCUSSION:

Infill Land Partners, LLC, a Delaware limited liability company, along with its affiliates ("Developer"), is the developer of a proposed 7-story high-density residential development consisting of 262 dwelling units at 1477 Huntington Avenue in South San Francisco ("Development"). The proposed Development is approximately 0.50 miles north of the San Bruno Station.

BART owns property, adjacent to and immediately to the east of the Development under which a portion of BART's subway system is sited. The BART property is identified as San Mateo County Assessor's Parcel Number 093-322-060 also known as BART Parcel Number D-3128-1 ("BART Property"). Implementation of the Development requires construction of various circulation improvements in and adjacent to the Development, including an emergency vehicle access configuration located both within the Development, as well as on a 5,343 square foot portion of the BART Property ("EVA Improvements").

In order to comply with the obligation to construct the EVA Improvements, the Developer has requested to purchase a 5,343 square foot easement on the surface of the BART Property ("Emergency Vehicle Access Easement" or "EVAE"). See Exhibit 1 – Location

Map, and Exhibit 2 – EVAE, attached. The EVAE is identified as BART Parcel D-3128-1-E1. All construction work and inspections performed by the Developer that affect BART Property will be administered through BART's permitting process.

The subject easement area is on land that was purchased with federal funds for BART's San Francisco Airport Extension ("SFOX") Project under the now closed San Francisco Airport Extension Full Funding Grant Agreement (CA-03-0394-03). FTA has been notified and has approved moving forward with this sale subject to Board approval.

A large portion of the surface area of the BART Property currently serves as landscaping and portions of the City of South San Francisco's Centennial Way Trail and Linear open space. The City operates its Trail via a BART issued permit. The City has concurred with this proposed sale of the EVAE. The easement area contains a row of eucalyptus trees which will be removed in the future by the Developer. The proposed easement will not affect BART's transit operations and BART will not be giving up any rights to operate its transit system as a result of the sale of said easement. The proposed easement will also not affect the Centennial Way Trail and the open space improvements.

The entire EVAE Improvements project costs are to be funded by Developer, including the acquisition costs of said easement from BART. Developer has agreed to pay BART the full appraised fair market value of $320,000 for the easement rights based on an appraisal report prepared by Terry S. Larson, MAI of Larson Valuation, LLC, dated February 14, 2025.

The appraisal establishes fair market value and conforms to Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice (USPAP) and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, 42 U. S. C. 4601 et seq., (URA) as amended.

FISCAL IMPACT:

Once the easement transfer takes place, upon BART Board approval, the District will receive $320,000 for the sale of the easement. BART will incur no costs in selling the easement other than Real Estate and Property Management staff time. The sale proceeds will be reprogramed in accordance with FTA Circular 5010.1F (Grant Management Guidelines), Page IV-26, Section 2(c), Sell and Use Proceeds for Other Capital Projects Under an Award, which permits fund grantees to retain program income so long as it is used only for mass transit purposes. The program income generated from the sale of the easement will be included in the funding plan for the Next Generation Fare Gates Program.

ALTERNATIVES:

Do not approve the sale of the easement, forgoing $320,000 in one-time revenue for BART. The developer would likely also need to redesign the project, potentially reducing the number of residential units.

RECOMMENDATION:

Adopt the following Motion.

MOTION:

The Board of Directors authorizes the General Manager or his designee, the Director of Real Estate and Property Management, to enter into any agreements and other documents necessary to effectuate the sale of a 5,343 square foot emergency vehicle access easement area on a portion of BART Parcel Number D-3128-1 to Infill Land Partners, LLC.