



EXECUTIVE DECISION DOCUMENT

GENERAL MANAGER APPROVAL: <div style="float: right; text-align: right;"> <small>DocuSigned by:</small> <small>47000790F2D7463...</small> </div>		GENERAL MANAGER ACTION REQ'D: Approve and forward to the Board		
DATE: 2/23/2023 3/1/2023		BOARD INITIATED ITEM: No		
Originator/Prepared by: Paul Voix Dept: Real Estate & Program Development <div style="text-align: right;"> <small>DocuSigned by:</small> <small>086DD0E125C04C6...</small> </div> Signature/Date: <div style="text-align: right;">2/28/2023</div>	General Counsel <div style="text-align: right;"> <small>DocuSigned by:</small> <small>F8FD7B3A73E74E8...</small> </div> Signature/Date: <div style="text-align: right;">2/28/2023 []</div>	Controller/Treasurer <div style="text-align: right;"> <small>DocuSigned by:</small> <small>EE11C8CEEAA04FD...</small> </div> Signature/Date: <div style="text-align: right;">2/28/2023 []</div>	District Secretary <div style="text-align: right;">[]</div>	BARC <div style="text-align: right;"> <small>DocuSigned by:</small> <small>AA8F1409A8F748E...</small> </div> Signature/Date: <div style="text-align: right;">2/28/2023 []</div>

Grant of Roadway Easements to Cities of South San Francisco and San Bruno for Intersection Improvements by Lane Partners

PURPOSE:

To obtain Board approval for the conveyance of a 10,797 square foot permanent roadway easement to the City of South San Francisco and a 4,328 square foot permanent roadway easement to the City of San Bruno.

DISCUSSION:

Lane Partners of Menlo Park, CA is proposing a three million square foot transit-oriented life sciences campus in the southernmost portion of the City of South San Francisco within a five-minute walk from the San Bruno BART Station. As part of their traffic mitigation for the project, the cities of South San Francisco and San Bruno are requiring improvements to the intersection of Sneath, Huntington and South Maple Avenues which will improve overall connectivity to BART. A portion of this intersection is within the city limits of South San Francisco and a portion of it is within the city limits of San Bruno.

The intersection improvement project includes a 15,125 square foot portion of BART fee right of way of which 10,797 square feet lie in South San Francisco and 4,328 square feet lie in San Bruno (Exhibit 1 - Location Map and Exhibit 2 - Easement Area attached).

The subject easement areas are 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). BART runs underground at this location and the surface area of the subject easement areas currently



serve as landscaping and a small portion of South San Francisco's Centennial Way Trail. A PG&E electric distribution facility within the easement area will be relocated as part of the intersection project at Lane Partners' expense. The proposed easements 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 easements.

The entire intersection improvement project costs are to be funded by Lane Partners, including the acquisition costs of said easements from BART. Lane Partners has offered to purchase the easements for South San Francisco and San Bruno and have the easement rights transferred from BART directly to the cities. Lane Partners has agreed to pay BART the full appraised fair market value of \$757,000 for the easement rights based on an appraisal report prepared by Terry S. Larson, MAI of Larson Valuation, LLC, dated December 20, 2022.

The subject property consists of small portions of SFOX Parcel Numbers D-3110-1, D-3153-1, D-3492-1A, and D-3496-1A (San Mateo County Assessor Parcel Numbers 014-311-050, 014-317-030, 093-340-030, and 093-340-080).

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.

The Lane Partners project will result in improved pedestrian and bicycle access to the San Bruno BART Station by connecting the station to the north-south 2.85 mile Centennial Trail bike path with a 15' wide multi use path for pedestrians and cyclists, and by creating four new crosswalks with bikeways and signalization at the intersection.

FISCAL IMPACT:

Once the easement transfer takes place, upon BART Board and Federal Transit Administration (FTA) approval, BART will receive \$757,000 for the sale of the easements. BART will incur no costs in selling the easements other than Real Estate and Property Development staff time. The sale proceeds will be reprogrammed in accordance with FTA Circular 5010.1E (Grant Management Guidelines), Page IV-19, Section 2.j.(2)b.3, 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 these easements will be included in the funding plan for the Elevator Modernization Program.

ALTERNATIVE:

Do not approve the sale of the easements and possibly stall the development of the Southline transit-oriented life sciences campus located steps away from the San Bruno BART Station.

RECOMMENDATION:

Adopt the following Motion.

MOTION:

The Board of Directors authorizes the General Manager or his designee, the Director of Real Estate and Property Development, to enter into Agreements of Purchase with Lane Partners for the sale of a 15,125 square foot roadway easement area on a portion of BART Parcel Numbers D-3110-1, D-3153-1, D-3492-1A, and D-3496-1A for conveyance to the Cities of South San Francisco and San Bruno.

Subject BART Property

15,125 SF Roadway Easement

Legend

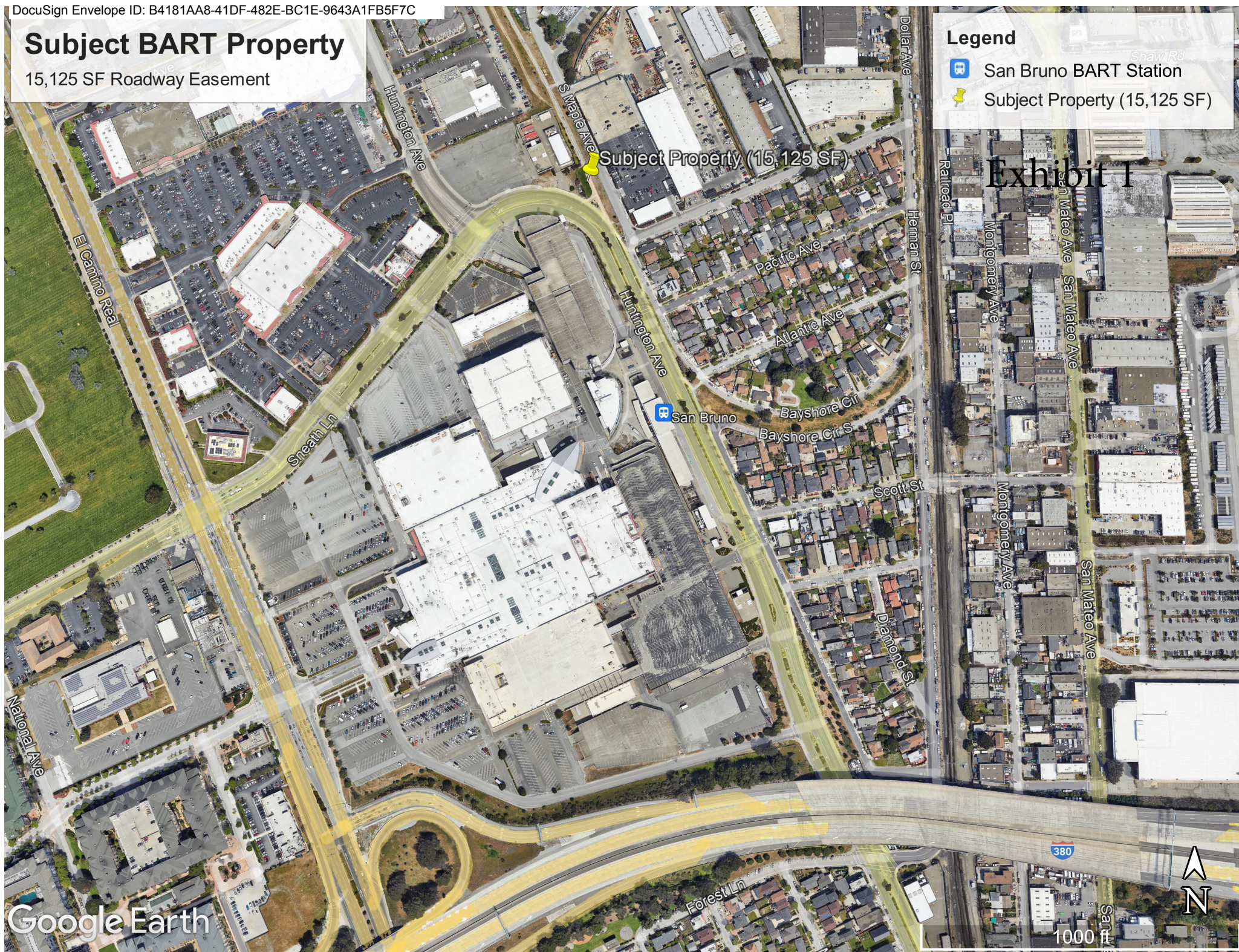


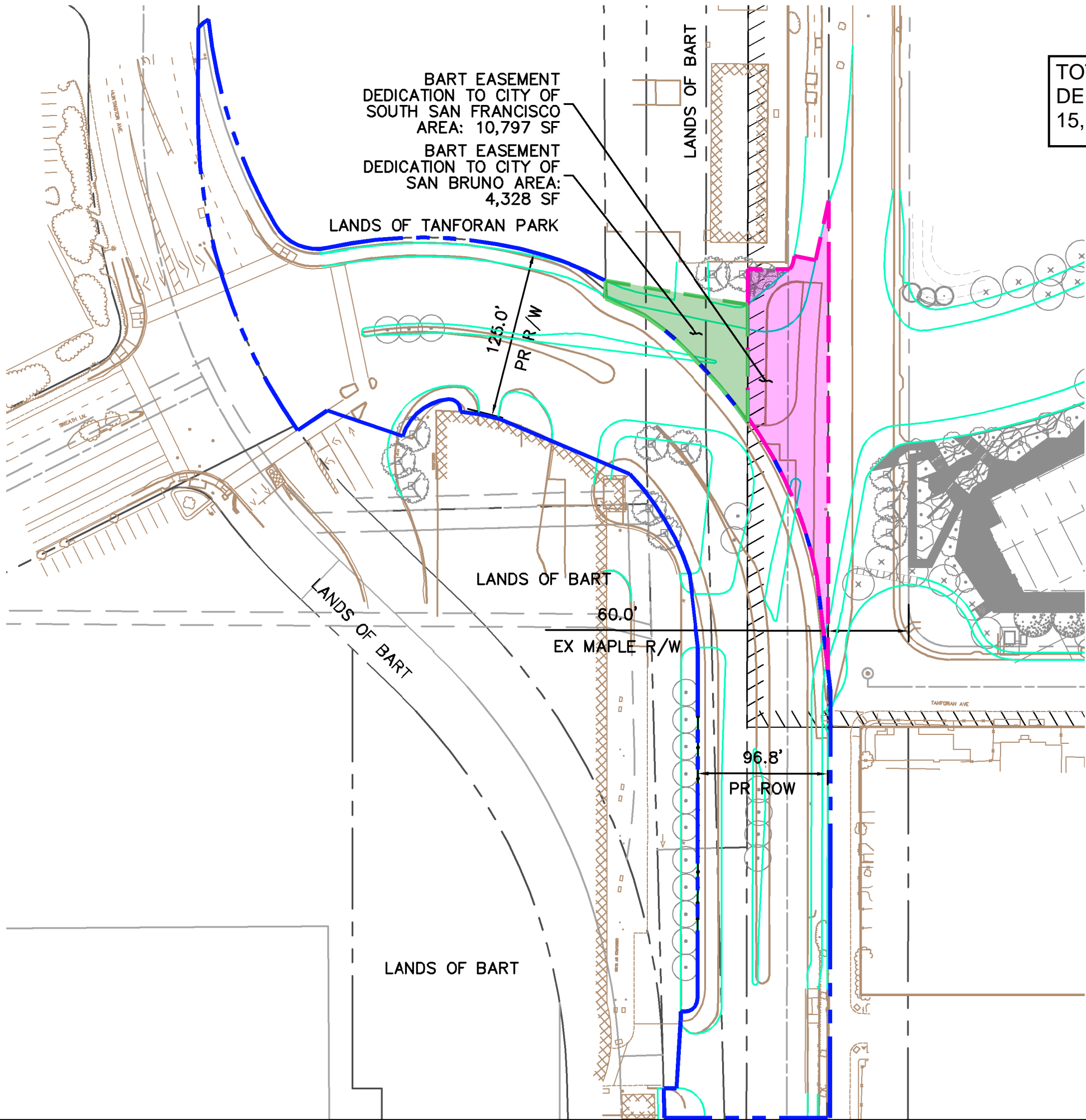
San Bruno BART Station



Subject Property (15,125 SF)

Exhibit I





TOTAL BART EASEMENT
DEDICATION AREA:
15,125 SF

Exhibit 2

4670 WILLOW RD
SUITE 250
PLEASANTON, CA 94588
925-396-7700
925-396-7799 (FAX)



BART Easement Exhibit

Date	02/09/23	No.	Revisions
Scale AS SHOWN			
Design MZ			
Drawn MZ			
Approved EC			
Job No 2018024			

Sheet Number: 1 of 1

DRAWING NAME: \\BKF-PL\Vol14\2018\180824_Tanforan_Lane-Partnera\ENG\EXHIBITS\Boundary Exhibit\23_0208_BART_Easement_Exhibit.dwg
PLOT DATE: 02-16-23
PLOTTED BY: zhan

