



**REGIONAL TRANSPORTATION COMMISSION**

*Metropolitan Planning • Public Transportation & Operations • Engineering & Construction*

Metropolitan Planning Organization of Washoe County, Nevada

March 20, 2020

**AGENDA ITEM 3.6**

**TO:** Regional Transportation Commission

**FROM:** Brian Stewart, P.E.  
Director of Engineering

  
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Amy Cummings, AICP, LEED AP  
Interim Executive Director

**SUBJECT: Resolution regarding property disposition**

**RECOMMENDATION**

Approve a resolution regarding potential sale of five remnant parcels to the Board of Regents of the Nevada System of Higher Education on behalf of the University of Nevada, Reno after completion of the Virginia Street Bus RAPID Transit Extension Project and contingent on approval from the Federal Transit Administration (FTA) and compliance with all applicable state and federal laws and regulations.

**SUMMARY**

RTC acquired five parcels between 8<sup>th</sup> and 9<sup>th</sup> Streets on the east side of Virginia Streets for the Virginia Street RAPID Extension Project. The parcels will be used for the construction of roadway and transit improvements, including bicycle lanes, ADA compliant sidewalks, a center median and left turn lane, bus pull-out /queue jump lane, and a RAPID station that will serve RTC and University of Nevada, Reno transit routes. Although the RTC acquired the full parcels to accommodate the Project, a portion of each parcel will no longer be needed by the RTC after construction is complete. Staff presented this information at the January 17, 2020, RTC Board workshop.

During the workshop, RTC staff presented options to the Board regarding the remnant parcels, including the following:

- RTC owns and maintains the remnant parcels,
- RTC sells or leases property in accordance with FTA regulations & Nevada statutes, or
- RTC pursues a joint development through FTA.

Staff also presented a summary of the City of Reno's University of Nevada Regional Center Plan, which was approved by the Reno City Council. The plan identifies the parcels now owned by the RTC as part of the University Campus Gateway Precinct. It states that this area should:

- Bridge the City and University interface with campus facilities, university oriented private development, enhanced physical landscape and prioritized urban infrastructure.
- Foster a heightened urban mixed-use pedestrian environment anchored by a flagship multi-modal transit station.
- Feature a mix of campus academic spaces and community-serving uses with a welcoming program for the broader Reno community.

It was discussed at the workshop that having a future use on the parcels that attracts people to the station area would have a beneficial impact to transit ridership.

During the meeting, the University of Nevada, Reno requested that the RTC consider selling the remnant parcel to the Board of Regents for use as a future University building. Board members suggested coordinating with City of Reno staff so that next steps would be consistent with Reno land use goals and plans.

RTC staff subsequently met with representatives from the City of Reno. It was recognized that selling the remnant parcels to the University for future University development would be consistent with adopted land use plans.

The University of Nevada, Reno, has requested that the RTC adopt a resolution indicating that the remnant parcels will be sold to the University after completion of the project, contingent on approval from the FTA and compliance with all applicable state and federal laws and regulations.

RTC has initiated coordination with the FTA regarding the remnant parcels. The FTA requires that the property be sold for fair market value. An appraisal and review appraisal are required and must be approved by the FTA.

Nevada Revised Statutes (NRS) authorizes RTC to sell remnant parcels, stating that "when the property is sought by another public agency for a reasonable public use, the commission may first offer the property to the public agency at its fair market value pursuant to NRS 277.050."

Staff recommends approval of this resolution due to the anticipated benefits to the RTC and the transit system. Proceeds from the sale would be invested in the transit system for future capital projects and activity to be created by University development adjacent to the RAPID station would generate increased transit ridership.

**FISCAL IMPACT**

The parcels would be sold for fair market value.

**PREVIOUS ACTIONS BY BOARD**

January 17, 2020 Staff presented options for the remnant parcels for consideration.

**ADVISORY COMMITTEE(S) RECOMMENDATION**

There are no advisory committee recommendations pertaining to this agenda item.

Attachment

**RESOLUTION NO. 20-01**

**A RESOLUTION REGARDING A POTENTIAL SALE OF FIVE REMNANT PARCELS TO THE BOARD OF REGENTS OF THE NEVADA SYSTEM OF HIGHER EDUCATION ON BEHALF OF THE UNIVERSITY OF NEVADA, RENO, AFTER COMPLETION OF THE VIRGINIA STREET BUS RAPID TRANSIT EXTENSION PROJECT, SUBJECT TO AND CONTINGENT UPON APPROVAL FROM THE FEDERAL TRANSIT ADMINISTRATION AND COMPLIANCE WITH ALL APPLICABLE STATE AND FEDERAL LAWS AND REGULATIONS.**

**WHEREAS**, the Regional Transportation Commission of Washoe County, Nevada (“RTC”) purchased the following five parcels as part of the Virginia Street Bus RAPID Transit Extension Project (the “Project“): 800 N. Virginia St.; 812 N. Virginia St.; 820 N. Virginia St.; 850 N. Virginia St.; and 890 N. Virginia St./10 E. 9th St. (collectively, the “Parcels”); and

**WHEREAS**, the Parcels were necessary to construct road and intersection improvements, bike lanes, ADA accessible sidewalks, a bus turnout, and a RAPID transit station; and

**WHEREAS**, upon completion of the Project it is anticipated that a portion of each of the Parcels (the “Remnant Parcels”) will not be needed for the Project; and

**WHEREAS**, construction of the Project is expected to be completed in December of 2020; and

**WHEREAS**, RTC staff has analyzed options for disposing of the Remnant Parcels after completion of the Project, and has determined that a sale of the Remnant Parcels will be in the best interests of the RTC once the Project is completed and the Remnant Parcels are no longer needed; and

**WHEREAS**, the Board of Regents of the Nevada System of Higher Education on behalf of the University of Nevada, Reno (the “University”) has approached the RTC about purchasing the Remnant Parcels for development as part of the University Gateway Precinct, including construction of a new College of Business; and

**WHEREAS**, the University Gateway Precinct, part of the University Master Plan, was developed in collaboration with the City of Reno and the RTC to produce a strategy for connecting the University’s campus and downtown Reno, including proposed transportation and pedestrian components that will improve transportation, circulation, mobility and safety; and

**WHEREAS**, the University Gateway Precinct is also part of the University of Nevada Regional Center Plan, an element of the City of Reno Master Plan; and

**WHEREAS**, a sale of the Remnant Parcels to the University would further the purpose and goals of the University Gateway Precinct by allowing the extension, and adjacency, of the University’s campus to the RTC’s transit station, thereby maximizing connectivity between the University’s campus and downtown Reno; and

**WHEREAS**, the University's development of the Remnant Parcels would complement the Project by creating multi-modal transportation opportunities in and around the Project, and is likely to increase ridership on the transit services that RTC will provide using the Project; and

**WHEREAS**, the University has requested that RTC adopt a resolution expressing RTC's interest in a potential sale of the Remnant Parcels to the University in order for the University to move forward with efforts to obtain financing for the construction of the new College of Business.

**NOW, THEREFORE, BE IT RESOLVED BY THE REGIONAL TRANSPORTATION COMMISSION OF WASHOE COUNTY, NEVADA:**

Section 1. The Board of Commissioners finds that a potential sale of the Remnant Parcels to the University is in the interest of the RTC subject to, and contingent upon:

- a. Completion of the Project.
- b. A determination that the Remnant Parcels are no longer needed for the Project.
- c. Completion of a survey of the Remnant Parcels.
- d. Oversight and approval of the Federal Transit Administration.
- e. Compliance with all applicable state and federal laws and regulations.
- f. Agreement on the fair market value of the Remnant Parcels, based upon an appraisal, and other material terms of the sale.
- g. A determination that the University's development and use of the Remnant Parcels will complement and further the transportation purposes of the Project.

Section 2. Subject to, and solely upon satisfaction of, all of the contingencies listed in Section 1, the Executive Director of the RTC is hereby directed, upon completion of the Project, to seek approval by the Board of Commissioners to offer the Remnant Parcels for sale to the University at their fair market value.

Section 3. This resolution shall become effective on its passage and adoption.

**PASSED, ADOPTED AND APPROVED** this March 20, 2020.

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Bob Lucey, RTC Chairman  
Regional Transportation Commission of  
Washoe County