



Metro™ 16B-1

CONSTRUCTION COMMITTEE
APRIL 15, 2004
CLOSED SESSION

SUBJECT: METRO GOLD LINE EASTSIDE EXTENSION PROJECT

ACTION: AUTHORIZATION TO ACQUIRE PARCEL ES-510 FROM THE CITY OF LOS ANGELES

RECOMMENDATION

Approve Just Compensation for Parcel ES-510 for the amount of \$649,668 and authorize the Chief Executive Officer to acquire the parcel from the City of Los Angeles for the Metro Gold Line Eastside Extension Project ("Project").

RATIONALE

The acquisition of Parcel ES-510 is required for the construction and operation of the First and Alameda Station of the Project. The subject property is located on the northeast corner of Alameda Street and Banning Street in downtown Los Angeles and consists of 6,634 square feet. The property is currently vacant and is used as a commercial parking lot. Acquisition of this parcel complies with MTA policy of acquiring the real estate needed for its transit projects for the amount established as just compensation.

The City of Los Angeles purchased the parcel from the prior owner at a price of \$97.93 per square foot. The City has indicated that it would sell the portion needed for the Project to MTA at the same price per square foot (6,634 x \$97.93). The City has provided documentation of the purchase price paid which is also similar to the amount paid for the purchase of the larger adjacent Mangrove Estate parcels.

The City is proposing to sell to MTA a permanent surface easement rather than fee interest. This property interest would provide MTA with all of the rights needed to construct and operate the Project and would preclude the City from any use of the parcel that would interfere with the Project. The purchase price represents the fee land value and is justified based on the limited use the City will have over their remainder interest in the property.

FINANCIAL IMPACT

Funds to acquire Parcel ES-150 were included in the approved FY04 budget in Cost Center 8510 under Project 800088, Metro Gold Line Eastside Extension Project.

ALTERNATIVE CONSIDERED

The acquisition of this parcel is required in order to construct the transit project as designed. If the parcel were not acquired, the design of the transit project would have to be revised and result in possible construction delays and increased costs.

ATTACHMENTS

Attachment 1 - Plat Map

Prepared By: Velma C. Marshall
Director of Real Estate



Don Ott
Executive Officer, Administration



Roger Snoble
Chief Executive Officer

GRANTOR : 208 N ALAMEDA ST PARTNERS

DESCRIPTION : LOTS 1 THRU 6; TRAC 10.122; M.B. 13-165

BENCH MARK : N/A

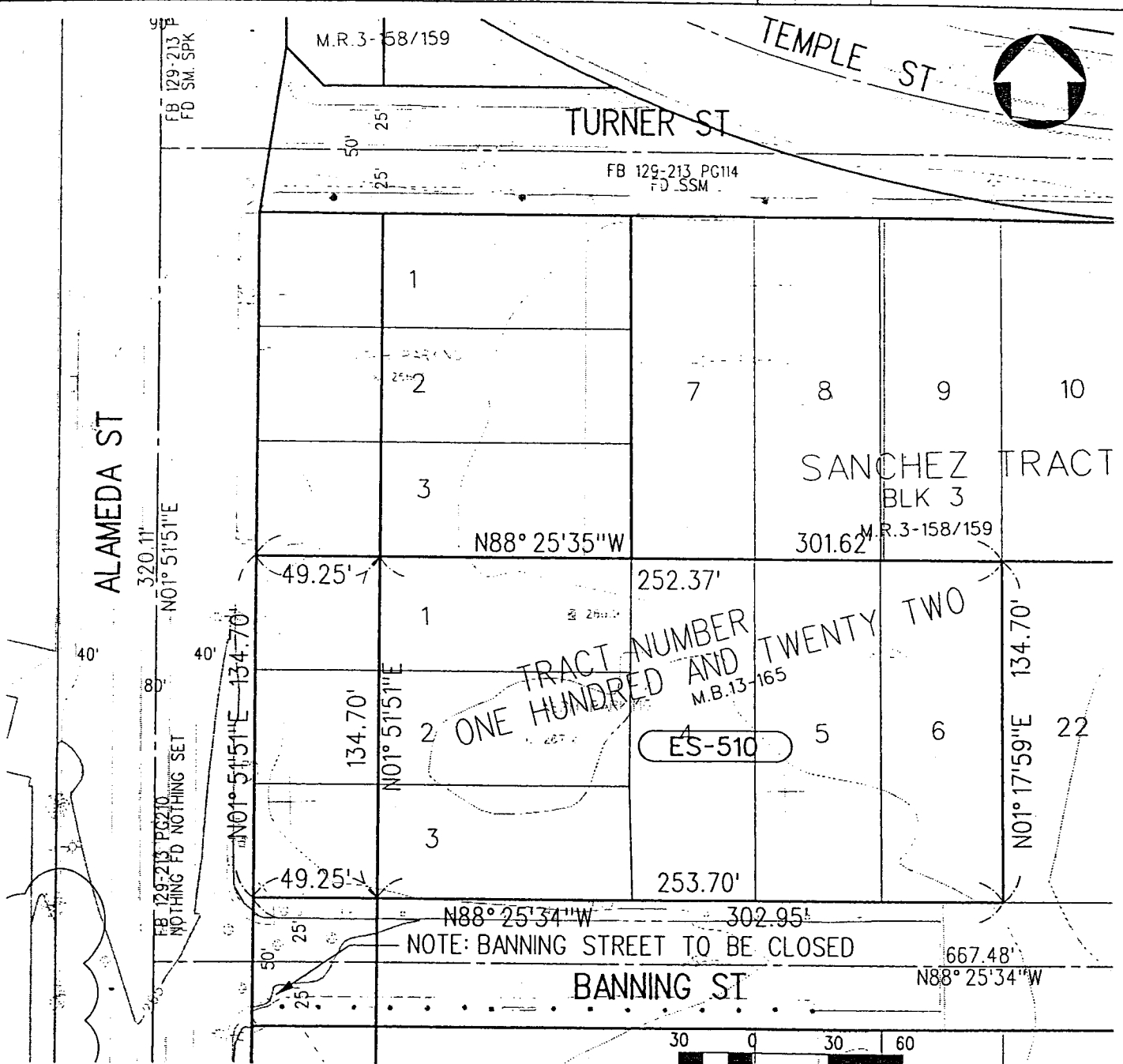
TITLE REPORT :

ADDRESS : 208 N. ALAMEDA STREET

ASSESSORS REF. 5173-008-019

R.O.W. REFERENCE PI-002; ES-510

NO.	DATE	REVISION DESCRIPTION
1	10/17/02	REVISE TAKE AREA



PARCEL NO.	TOTAL PARCEL	ES-510 (FEET)			
NET AREA - SQUARE FEET	40,717	6,634			

M LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY EASTSIDE LRT PROJECT

EASTSIDE LRT PARTNERS
an association of
 Parsons Brinckerhoff Douglas & Degenkolb, Inc.
 Jacobs Group Incorporated, Inc.
 Bechtel Power, Inc.

APPROVED BY: *[Signature]*
 MTA PROJECT MANAGER DATE

SUBMITTED BY: *[Signature]*
 ELRT PROJECT MANAGER

PARCEL PLAT

ES-510

SHEET 1 OF 1

CONTRACT NO./DESIGN UNIT C0801	
SCALE	1" = 60'
DATE	3/05/02
DRAWN BY	S BASHIRI
CHECKED BY	L E RUSH
REV. DATE	10/17/02
REV. NO.	1

0215515.PLT 10/17/2002