

MEETING DATE: January 15, 2020

ITEM # 7

SUBJECT:

CONSIDERATION OF ADOPTION OF RESOLUTION 20-5 DELEGATING AUTHORITY TO THE CITY MANAGER TO UNDERTAKE CERTAIN ACTIONS TO COMMENCE AND COMPLETE REAL PROPERTY TRANSACTIONS FOR THE NORTH RIVERWALK TRAIL EXTENSION PROJECT (CIP 62111)

INITIATED OR REQUESTED BY:

- Council Staff
- Other

REPORT COORDINATED OR PREPARED BY:

Joanna Ortiz, Junior Engineer
Candido Ramirez, Senior Civil Engineer
Capital Projects & Transportation Department

ATTACHMENT Yes No Information Direction Action

OBJECTIVE

The objective of this report is to obtain City Council adoption of Resolution 20-5 delegating authority to the City Manager to commence and complete real estate transactions necessary for the construction of the North Riverwalk Trail Extension Project (CIP 62111).

RECOMMENDED ACTION

Staff respectfully recommends that the City Council adopt Resolution 20-5 delegating authority to the City Manager to commence and complete the required real property transactions necessary for construction of the North Riverwalk Trail Extension Project.

BACKGROUND

The City of West Sacramento has been prioritizing investments in planning, deindustrialization, as well as infrastructure improvements in order to facilitate redevelopment and create vital neighborhoods along the Sacramento River. The City's vision for transforming the underutilized riverfront includes recreational access to the river and enhanced pedestrian, bicycle, and transit mobility.

The Washington District (District) is a 194-acre area bound by the Tower Bridge Gateway on the south, the Sacramento River on the east, A street on the north, and portions of 6th Street and 8th Street on the west. Located along West Sacramento's riverfront and within a mile of downtown Sacramento, the Washington District is an area that has potential for sustainable, mixed-use development.

Today, the City's dedication is apparent throughout the riverfront. In 2011, the neighborhood earned a U.S. Housing and Urban Development (HUD) "Sustainable Community" designation to fund planning efforts. On February 18, 2015, City Council adopted the Washington Realized document, a strategy intended to shift development patterns towards compact, transit served and mixed-use development. Revitalization plans feature 3,300 residences, 2.4 million square feet of commercial office and 350,000 square feet of retail. The Complete Community Strategy in Washington Realized recommended that investments in the northern waterfront section of the District should be focused on:

- Paved path connections that enhance security between D Street and the Broderick Boat ramp.
- Enhancing and reinforcing the public nature of circulation connections to the waterfront.
- Supporting and encouraging private development that activates the Riverwalk upon the completion of the new C Street Bridge Improvements.

The project will implement one of the key components of the Washington Realized document. It will fill an important missing segment of the Riverwalk Trail connecting from the existing Riverwalk under the I Street Bridge along the levee to the Broderick Boat Ramp. The project will create a continuous pedestrian/bicycle trail along the riverfront area and will also include an extension of the pedestrian access path to the west, along D Street and 2nd Street, into the heart of the Washington District at 3rd Street.

The Project also includes streetscape improvements on the west side of 3rd Street between C and D Street and on C Street between 3rd and 4th Streets, an improved gated bicycle and pedestrian rail crossing, and a mid-block crossing on 3rd Street between D Street and E Street. The streetscape improvements include wide sidewalks, street trees, public art, and high-visibility crossings for improved pedestrian safety.

ANALYSIS

On November 26, 2019, Caltrans issued authorization to the City to proceed with right-of-way services for the North Riverwalk Trail Extension Project. This authorization was required before Federal funds could be used for this phase of the project. Now that this authorization has been received, Dokken Engineering, recently hired by the City for right-of-way acquisition services, and lead consultant, Bennett Engineering, will work closely with the City's Capital Projects and Transportation Department and Economic Development and Housing Department to commence and complete the right-of-way acquisition process.

The right-of-way effort will include real property acquisition discussions with the property owners of Assessor Parcel Numbers 010-372-001, 010-372-002, 010-372-003, 010-102-002, 010-102-003, 010-102-005, 872-57-4-11, 872-57-58-18, 872-57-5-7, 010-482-007, 010-482-008, 010-482-009, 010-482-011 with fee title offers of \$11.00 to \$24.00 per square foot, permanent easement offers of \$6.00 to \$11.00 per square foot and temporary construction easement offers up to \$0.22 per square foot per month.

The current goal is to complete the right-of-way acquisition process by June 2020. Immediately following Caltrans' issuance of authorization for the City to proceed with construction, the City will advertise the project for construction bidding. Phase 1 of the construction project, the trail along the levee, is planned to begin construction in August 2020. Phase 2 of the construction, along 2nd, 3rd, C & D Streets, is planned between April and September 2021.

Environmental Considerations

A CEQA Initial Study Mitigated Negative Declaration was completed in October 2018 and a HUD NEPA Categorical Exclusion was completed in December 2018. The City Council certified the CEQA environmental documents on December 5, 2018 with Resolution 18-82. Caltrans approved the NEPA Categorical Exclusion on October 3, 2019.

The project team is coordinating with the Central Valley Flood Protection Board to obtain an encroachment permit for work on the levee. The permit requires Section 408 Consultation with the US Army Corps of Engineers, which is under way. This permit is expected to be completed by January 2020.

Commission Recommendation

The North Riverwalk Trail Project was presented to Planning, Economic Development and Housing and Parks and Recreation Commissions in 2013 and 2014 as both a circulation and park facility improvement within the Washington Realized Sustainable Community Strategy. District residents provided comments to the Parks and Recreation Commission requesting that the Project receive priority for completion. The respective Commissions recommended Council approval of the improvements within the Washington Realized document. The C Street widening was presented to the Transportation and Mobility Commission as part of the I Street Replacement Project in September 12, 2016. This item does not require further policy guidance from the Commission.

Strategic Plan Integration

The Project and recommended actions support the City's Vision of "A Vibrant City where you can Live, Work, Learn & Play." It helps our residents Feel Safe and Secure and Enjoy Comfortable Living by Providing Quality City Infrastructure. The project will also help to achieve Community Investment Fund Strategy goals.

Alternatives

The City Council may:

- 1) Approve the recommended action.
- 2) Not approve or delay the recommended action to a future City Council meeting

Alternative 1 is recommended in order to efficiently facilitate the right-of-way acquisition and to complete it within the project schedule.

Coordination and Review

This report was prepared by the Capital Projects and Transportation Department in coordination with the Economic Development and Housing Department.

Budget/Cost Impact

There are no new specific cost impacts associated with these actions. The project as approved in the CIP includes right-of-way consultant and acquisition costs.

ATTACHMENT(S)

- 1) Resolution 20-5

RESOLUTION 20-5

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST SACRAMENTO DELEGATING AUTHORITY TO THE CITY MANAGER TO UNDERTAKE CERTAIN ACTIONS TO COMMENCE AND COMPLETE REAL PROPERTY TRANSACTIONS FOR THE CONSTRUCTION OF NORTH RIVERWALK TRAIL EXTENSION IMPROVEMENTS

WHEREAS, in 2011 the City of West Sacramento received a Community Challenge Sustainable Communities Planning grant for the Washington neighborhood; and

WHEREAS, the City Community Development staff subsequently initiated a wide ranging citizen participation program that included community workshops, a public information effort, public workshops and hearings, and other outreach efforts; and

WHEREAS, the City Council adopted the Washington Realized Sustainable Community Strategy document on February 18, 2015; and

WHEREAS, the 2018 Bicycle, Pedestrian, and Trails Master Plan identifies the Riverfront Trail northerly extension as a Class I Pedestrian Facility and as an I Street Bridge Deck Trail Addition, a Signature Project for the City of West Sacramento (City); and

WHEREAS, construction of the improvements will increase the City's bike and trail system; and

WHEREAS, the North Riverwalk Trail Extension project is included in the Council approved 2019-2024 Capital Improvement Program (CIP) and includes a 2019-2020 funding appropriation for acquisition of the real property interests required for construction of the Project; and

WHEREAS, the City has retained Dokken Engineering to commence and complete acquisition of the real property interests required for construction of the Project; and

WHEREAS, the environmental impacts of the acquisitions, as described herein, have been fully analyzed in the CEQA final Initial Study/Mitigated Negative Declaration. The CEQA document was certified by the City Council on December 5, 2018; and

WHEREAS, due to partial federal funding of the project, the project required additional environmental clearance under NEPA. Caltrans approved a NEPA Categorical Exclusion on October 3, 2019; and

WHEREAS, real property fee title offers, permanent easements and temporary easement acquisitions are necessary for construction of the Project.

NOW, THEREFORE, BE IT RESOLVED that the City Council delegates authority to the City Manager to act on their behalf to commence discussions and complete real property acquisitions with the property owners impacted by the Project. To make fee title offers of \$11.00 to \$24.00 per square foot, permanent easement offers of \$6.00 to \$11.00 per square foot, and temporary construction easement offers up to \$0.22 per square foot per month for the following Assessor Parcel Numbers: 010-372-001, 010-372-002, 010-372-003, 010-102-002, 010-102-003, 010-102-005, 872-57-4-11, 872-57-58-18, 872-57-5-7, 010-482-007, 010-482-008, 010-482-009, 010-482-011.

BE IT FURTHER RESOLVED that the City Council authorizes the City Manager to accept offers and counter offers, authorize settlements, execute purchase and sale agreements, execute escrows, and to take any and all actions that may be necessary or advisable to complete the real property transactions required for the construction of the North Riverwalk Trail Northerly Extension Project.

PASSED AND ADOPTED, by the City Council of the City of West Sacramento on this 15th day of January 2020, by the following vote:

AYES:

NOES:

ABSENT:

Christopher L. Cabaldon, Mayor

ATTEST:

Kryss Rankin, City Clerk