City of Emeryville
CALIFORNIA

MEMORANDUM

DATE: September 4, 2018

TO: James N. Holgersson, Interim City Manager

FROM: Andrew Clough, Public Works Director

SUBJECT: Resolution Of The City Council Of The City Of Emeryville Accepting The Emeryville Greenway (Powell To Stanford) Project, EPW 102-16, CIP No. 16475029, As Complete And Authorizing The City Engineer To File A Notice Of Completion With The Alameda County Clerk

RECOMMENDATION

Staff recommends that the City Council adopt the above referenced resolution.

BACKGROUND

On March 26, 2012, the California State Parks Department awarded $828,792 to the City of Emeryville for the Peladeau Park and Greenway Project, encompassing the Emeryville Greenway between Stanford Avenue and Powell Street (the "Project"). The Project site consists of a half-acre diagonally oriented property east of Peladeau Street between Stanford Avenue and Powell Street and the public right of way on the north side of Stanford Avenue between Horton and Peladeau Streets. The portion of the site east of Peladeau Street was created by combining existing former railroad right of way owned by the City with adjacent property received in trade from the owner of 5701 Hollis Street. The parcel owned by 5701 Hollis LLC was transferred in 2011 to the Community Development Commission (CDC) of Emeryville for the purpose of remediating the site prior to transfer to the City for development of the Project. The Community Development Commission filed a Quitclaim Deed for this property which was accepted by the City of Emeryville on April 19, 2013. The property was remediated and the work of the remediation was accepted by Council at the June 4, 2013 City Council meeting.

The funding agreement with the California State Parks Department stipulates the responsibilities of the City in accepting the grant award. Key milestones and requirements under the grant include:

- Acquisition of property composing Project site (completed)
- Deed restrictions for a minimum of 20 years must restrict use of the Project site as a public park, to be recorded at time of Project acceptance
- The Project must be completed by June 30, 2019.

On January 15, 2013 City Council authorized the execution of a contract with Callander & Associates to perform the design work for the Greenway in accordance with the requirements of the grant award.

The Project's scope of work includes the following elements:

Improvements between Powell Street and Stanford Avenue/Peladeau Street:

- A wide concrete pathway with permeable pavers and plantings
- A double line of trees creating a canopy over the pathway
- Bay-friendly planting throughout
- Low rolling mounds to screen parking
- A windmill with a micro turbine expected to generate enough power to light this segment of the Greenway (based on a model found at Chrissy Field in San Francisco)
- Green screens of adjacent walls
- Entrance plazas at each intersection
- Mid-block seating at various heights with adjacent surfaces that can be utilized for picnics or games
- An open-air trellis with festoon lighting at least 15 feet high to allow truck access and minimize vandalism
- A concrete ping-pong table
- Decorative striping to acknowledge historical rail lines
- Specification that the windmill be placed at the edge of the Greenway at the south west corner of the Hollis and Powell intersection, and its design be evocative of the double helix found in genomes

Improvements to the Existing Sidewalk on Stanford Avenue between Peladeau Street and Horton Street:

The design intent for the reconstruction of the existing sidewalk on Stanford Avenue between Peladeau Street and Horton Street was to straighten the sidewalk alignment so that there was a clear line of sight between the diagonal portion of the to-be-constructed Greenway and the future Horton Landing Park. The design includes a concrete bulb-out at Peladeau Street, conversion of the 8 diagonal parking stalls to five parallel spaces, concrete banding and brick pavers, new landscaping, a new streetlight, and a bench.

Adjacent Developments:

The billboard on the project site that was owned by CBS has been removed by its owner. Additionally, the owner of the property at 5701 Hollis Street must construct improvements integral to the Project, while not permeating the asphalt cap on the property. Such improvements include raised beds and potted vines placed on top of the existing asphalt with species of plantings consistent with the Greenway.

As required by the California Parks Department grant award, the City executed a deed restriction, which was recorded by the Alameda County Clerk on April 23, 2013, to the property stipulating that the site remain parkland for a twenty-year period.

On November 15, 2016, the City Council authorized the City Engineer to advertise the construction of the project for public bidding and on May 2, 2017, Council adopted a resolution for awarding a contract to McGuire & Hester for the construction of the project in the amount of $1,388,255 and appropriating $200,000 from the Transportation Facility Impact Fee Fund (Fund 250) to the Emeryville Greenway (Powell to Stanford) Project, EPW 102-16, CIP No.16475029.

DISCUSSION

The project was substantially completed this Spring and a dedication ceremony was held on May 10, 2018 to officially open this Greenway segment.

The project is complete and ready for acceptance by the City Council and the City Engineer must now file a Notice of Completion with the Alameda County Clerk.

FISCAL IMPACT

No additional fiscal impact anticipated. Future maintenance costs of the project area are included in the operating budget.

STAFF COMMUNICATION WITH THE PUBLIC

There was no significant, non-routine staff communication with the public.

CONFLICT OF INTEREST

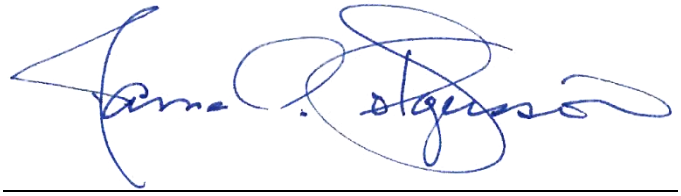
None.

CONCLUSION

Staff concludes that it is in the public's interest for City Council to adopt the above stated resolution.

PREPARED BY: Michael Roberts, Senior Civil Engineer

APPROVED AND FORWARDED TO THE CITY COUNCIL OF THE CITY OF EMERYVILLE:



James N. Holgersson, Interim City Manager

ATTACHMENTS

1. Draft Resolution