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OAKLAND

2017 JUN 28 PM 3:58 **AGENDA REPORT**

TO: Sabrina B. Landreth
City Administrator

FROM: Christine Daniel
Interim Director OPW

SUBJECT: Oakland Waterfront Trail
Implementation Status

DATE: May 1, 2017

City Administrator Approval

Date:

RECOMMENDATION

Staff Recommends That the City Council Receive An Informational Report On the City's Efforts And Progress In Implementing Continuous Bay Trail In Oakland.

EXECUTIVE SUMMARY

This is an informational report to the City Council on the City's efforts and progress in implementing continuous Bay Trail at the Oakland Waterfronts. At the March 14, 2017, Public Works Committee (PWC) meeting, the committee requested an informational report on the status of Oakland Waterfront Bay Trail implementation.

This report is submitted in response to the request. This report includes, but not limited to, information and progress on coordination and work with appropriate jurisdictions, land owners and other parties on securing land and permits to install and maintain the trail.

BACKGROUND / LEGISLATIVE HISTORY

As part of the \$198,250,000 Measure DD Bond -- the Oakland Trust for Clean Water and Safe Parks, a general obligation bond approved by voters in 2002, the bond includes a category for Estuary Waterfront Access. The allocation for the category is \$53,000,000.

ANALYSIS AND POLICY ALTERNATIVES

Since the inception of Measure DD, the following segments along the Waterfront Bay Trails have been completed through the efforts of Measure DD funding and various grant sources:

- Cryer Building
- Union Point Park
- Derby Avenue to Lancaster Street
- Alameda Avenue

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- 66th Avenue Gateway

Numerous other segments were either existing or have been implemented through private development projects such as:

- Phoenix Commons
- Glascock Street housing developments
- A-1 Self Storage

There are 14 segments remaining to complete the trails. Of the remaining 14 segments of the waterfront trails, the City is working on eleven segments; one segment is under development through the Brooklyn Basin project; and two segments are being led by East Bay Regional Park District. **Attachment A** is a map illustrating the waterfront trails and remaining project segments. A summary of the project status is included in **Attachment B – Waterfront Trail Project Status Summary** further outlined below:

Of the remaining 14 trail segments to be completed, there are four Port of Oakland properties, one City of Oakland property, two bridges under Alameda County jurisdiction, one property owned by a railroad agency, and the remaining segments are private properties.

Port properties: The City completed design for three of the four Port of Oakland sites. The waterfront trail projects for Crowley, Embarcadero Cove, and Livingston Pier were issued for bid through on-call contractors in February 2017; however, the City did not receive any bids.

- The Crowley site was recently placed on hold due to a potential future developer for the Port site.
- Embarcadero Cove was also recently placed on hold due to San Francisco Bay Conservation and Development Commissions' (BCDC's) conditions to discontinue the trail at the British Marine boatyard due to existing boat repair operations.
- With regards to the Livingston Pier site, the City will attempt to re-bid or negotiate with an on-call contractor for construction of the waterfront trail Pier by winter 2017.
- The fourth site is at Harbor Master located at 1853 Embarcadero. The preliminary design has been completed and the City is in discussion with the Harbor Master tenant. The current design requires modifications to the existing facility. The City may need to revise the preliminary design further depending on the tenant's feedback.

City property: Estuary Park is in the consultant selection phase. Design for the park will commence around July 2017 once a consultant team is selected and a design contract awarded.

Bridge projects: High Street and Park Street bridges are operated by Alameda County. High Street and Park Street bridges are almost identical. The City will coordinate its next meeting with Alameda County in May or June of 2017 to further discuss the current conceptual design for the trail at the base of High Street Bridge. Alameda County is requesting that the entire bridge electrical and communication infrastructure be upgraded as part of the trail project. The designer is contending that a complete upgrade is not warranted and it may not be feasible as part of the project. Once a design for the High Street Bridge trail is agreed and approved by the County, a similar design concept will be applied to the Park Street Bridge.

Railroad property: A parcel needed for the at-grade crossing at Fruitvale Bridge is owned by a railroad agency. The agency is considering selling the property to the adjacent property owner. City staff will continue to track follow up regarding the disposition of the parcel and take necessary actions to negotiate a trail connection on the property.

Private properties: Brooklyn Basin site is being developed by Brooklyn Basin Development. As a condition for the development, the developer will construct the waterfront trail on the site.

The City is working with the property owners and management of Miller Milling (2201 E 7th Street), 333 Kennedy Street, and CEMEX (333 23rd Avenue) to develop a continuous waterfront trail through the contiguous private properties. The conceptual trail plan for Miller Milling site has been completed and reviewed by the executive management of Miller Milling. As a condition of the public trail development on the private property, Miller Milling is requesting that the City take over the trail segment as a public easement with the liability and maintenance responsibilities. The City is evaluating the impact of the easement request. The conceptual trail plans for 333 Kennedy Street and CEMEX sites are being finalized. Once completed, the plans will be presented to the property owners for feedback. The City may receive similar requests from the owners of 333 Kennedy Street and CEMEX management.

East Bay Regional Park District (EBRPD) will take the lead for the development of the waterfront trails at properties owned and operated by Gallagher & Burke (344 High Street) and Hanson Aggregates (4501 Tidewater Avenue) once the U.S. Army Corps of Engineers' estuary properties are transferred to EBRPD. EBRPD also needs the trail design of the High Street Bridge for the trail connection.

Since 2002, the City has expended approximately \$12 million of Measure DD Series A and B funds with \$9.3 million appropriation in the recently issued Series C for Waterfront Trail projects. An additional \$3.9 million in various grants has been raised and expended for Estuary Waterfront Access/Bay Trail projects.

FISCAL IMPACT

No fiscal impacts are associated with this informational report. The Waterfront Trails are funded through Measure DD and various grant sources. Measure DD allocated a total of \$53 million for the category of Estuary Waterfront Access. Of this amount, approximately \$12 million has already been allocated or spent and approximately \$9.3 million has been recently appropriated from the recent Measure DD Series C bond sales to be used for Estuary Waterfront Access projects. It is anticipated that the remaining funds in the Estuary Waterfront Access category will be available after the final bond sale scheduled to take place in 2020. The remaining approximately \$29 million in the Estuary Waterfront Access category will be used to finalize designs, leverage new grant funds and for construction of projects that are currently in design.

PUBLIC OUTREACH / INTEREST

This item did not require public outreach other than the required posting on the City's website.

COORDINATION

The Office of the City Attorney and Budget Office were consulted in the preparation of this report.

SUSTAINABLE OPPORTUNITIES

Economic: Although the informational report has no direct economic opportunities, the continued efforts of implementing trail improvement projects will provide contracting opportunities for City of Oakland vendors and contractors through the design and construction process.

Environmental: Efforts in completing the waterfront trail connections could potentially benefit the environment by encouraging use of trail to access destinations which contribute to reducing vehicle use and reducing pollution as well as encourages physical health.

Social Equity: The enhanced trail system is a part of the greater Bay Area Trail connection to serve the public and residents of the City Of Oakland to provide recreational opportunities and improve quality of life. The trail system implemented will be compliant with American with Disabilities Act and provide equitable access to those with mobility impairment and seniors.

ACTION REQUESTED OF THE CITY COUNCIL

Accept an informational report on Waterfront Trail Implementation status.

For questions regarding this report, please contact Lily Soo Hoo, Project Manager, at (510) 238-6604.

Respectfully submitted,



Christine Daniel
Interim Director, Oakland Public Works

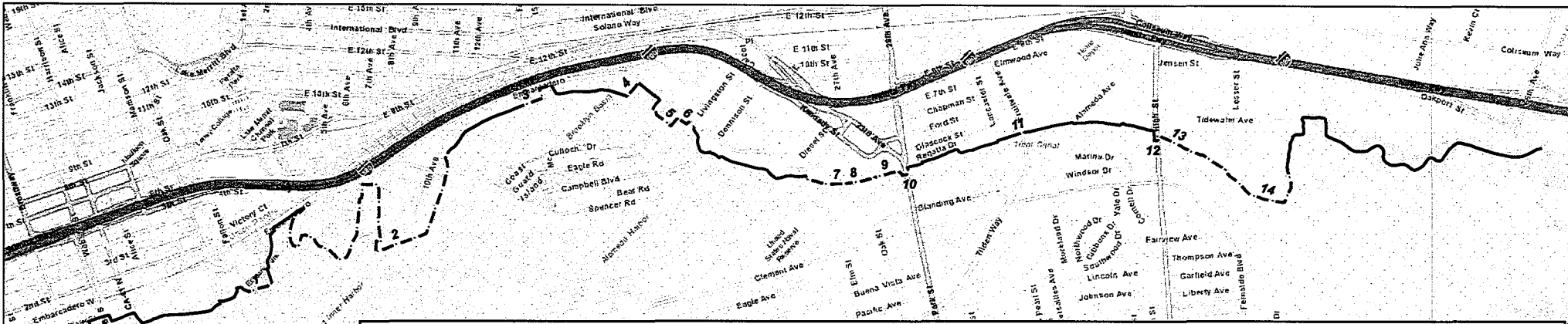
Reviewed by:
Danny Lau, Assistant Director

Prepared by:
Lily Soo Hoo, Project Manager
Project Delivery Division

Attachments (2):

- A: Measure DD Waterfront Trails – Project Segment Status
- B: Waterfront Trail Project Status Summary

Attachment A



Measure DD - Waterfront Trails - Project Segment Status

On-going Project Segments

1	Estuary Park
2	Brooklyn Basin (Under Brooklyn Basin Development)
3	Crowley Site
4	Harbor Master
5	Embarcadero Cove
6	Livingston St. Trail
7	Miller's Milling
8	333 Kennedy St.
9	Cemex
10	Park St. Bridge Trail Crossing
11	Fruitvale Bridge Land Crossing
12	High Street Bridge Trail Crossing
13	Gallagher & Burke
14	Hanson Aggregates



CITY OF OAKLAND

— Completed/Existing segments
 - - - On-going project segments



Attachment B

Waterfront Trail Project Status Summary:

Trail Segment:	Project status: (work completed)	Next Steps:
1. Estuary Park	Consultant selection and contracting in progress.	Consultant contract award by Council estimated in July 2017.
2. Brooklyn Basin (Under Brooklyn Basin Development)	Project under Brooklyn Basin development.	By Brooklyn Basin development.
3. Crowley Site	Bid solicitation issued to on-call contractors but no bids received.	On hold due to Port's potential future plans for the property.
4. Harbor Master (1853 Embarcadero)	Preliminary design phase and discussions with the Port's tenant.	Obtain further feedback from Harbor Master management and finalize the trail design which may involve modifications to the facility.
5. Embarcadero Cove (31 Embarcadero)	Bid solicitation issued to on-call contractors but no bids received.	On hold until BCDC/ABAG conditions at British Marine boatyard are resolved.
6. Livingston Pier	Bid solicitation issued to on-call contractors but no bids received.	City to negotiate with on-call contractors.
7. Miller Milling (2201 E 7 th St.)	Conceptual plan presented to Miller Milling management. Miller Milling requested that the City take over the liability and maintenance of the trail.	City to evaluate and determine impacts of the request and to coordinate trail plans with the adjacent segment at 333 Kennedy St. and CEMEX sites.
8. 333 Kennedy St.	Site survey completed. Preparing conceptual trail plan.	Consultant to submit conceptual trail plan by end of May 2017. The City to present the conceptual plan to 333 Kennedy St. owners for feedback.
9. CEMEX (333 23 rd Ave.)	Site survey completed. Preparing conceptual trail plan.	Consultant to submit conceptual trail plan by end of May 2017. The City to present the conceptual plan to CEMEX management for feedback.
10. Park St. Bridge Trail Crossing	Project will proceed after completion of High Street Bridge Trail Crossing since both bridges are almost identical structures.	

<p>11. Fruitvale Bridge Land Crossing</p>	<p>Part of the crossing on railroad property. Railroad agency contacted. Railroad considering sales of property to adjacent property owner.</p>	<p>Follow up with Railroad agency on status of the sale.</p>
<p>12. High Street Bridge Trail Crossing</p>	<p>The Alameda County objected to the City's proposal to relocate and splice utilities where needed. County suggested that the entire utilities infrastructure for the bridge be upgraded as part of the project.</p>	<p>A meeting with Alameda County to be scheduled (est. in May or June 2017) to review comments and develop consensus on project scope.</p>
<p>13. Gallagher & Burke (344 High St.) 14. Hanson Aggregates (4501 Tidewater Ave.)</p>	<p>Army Corps to transfer the Estuary properties to EBRPD, which borders Gallagher & Burke and Hanson Aggregates segments. EBRPD will take the lead in trail design, but waiting for the City's trail design for High St. Bridge which will connect to Gallagher & Burke trail segment.</p>	<p>City to coordinate with EBRPD for the trail design.</p>