



Legislation Details (With Text)

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Title: Adopt a Resolution to Approve and Authorize the City Manager to Execute a Purchase and Sale Agreement for the Acquisition of State Right-Of-Way for the Construction of the MacArthur / Superior Roundabout Project, Project No. 2014.0470

Indexes:

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Attachments: 1. A - Resolution for Roundabout RW Decert Area, 2. B - Purchase & Sale Agreement

Date	Ver.	Action By	Action	Result
6/20/2023	1	City Council	Received and Filed	Pass

Adopt a Resolution to Approve and Authorize the City Manager to Execute a Purchase and Sale Agreement for the Acquisition of State Right-Of-Way for the Construction of the MacArthur / Superior Roundabout Project, Project No. 2014.0470

COUNCIL PRIORITY

- Public Safety
- Infrastructure

SUMMARY

This action will provide for a purchase and sale agreement with the State of California Transportation Department (Caltrans) related to the acquisition of an area within Caltrans right-of-way that is needed for the construction of a roundabout at the intersection of MacArthur Boulevard, Superior Avenue and Foothill Boulevard.

RECOMMENDATIONS

Staff recommends approval of the resolution, and authorization to the City Manager for subsequent execution of the Purchase and Sale Agreement with Caltrans.

BACKGROUND

The intersection of MacArthur Boulevard and Superior Avenue operates at a Level of Service "F", the lowest rating possible, which indicates that drivers wishing to cross the intersection experience extremely long waits during the peak hours of 7:00 am to 9:00 am and 4:00 pm to 6:00 pm. In addition, the collision rate at this intersection is 0.24 collisions per million vehicles (observed in the three-year period from 2011 through 2014). This rate is three to four times higher than the statewide average collision rate for similar intersections.

Studies of the subject intersection indicate that a roundabout would provide the most improvement to traffic flow and traffic calming compared to other alternatives, such as a traffic signal. The conceptual design for the roundabout was completed in 2009, but due to a lack of funding, the City did not enter into a design contract with BKF Engineers for the development of construction-ready plans, specifications, and estimates (PS&E) for the roundabout until 2016.

The original 2009 roundabout design concept required bicyclists to either ride in the same lane as motor vehicles or to share the sidewalk with pedestrians. Based on comments received from the City Council Facilities and Transportation Committee, and public meetings, most individuals expressed a preference for a dedicated lane within the roundabout for bicyclists, so protected bike lanes were added to the conceptual design, which increased the project's footprint.

The project includes the construction of a roundabout at the intersection of MacArthur Boulevard, Foothill Boulevard and Superior Avenue that would improve safety for all users. The project also includes installation of protected bike lanes, as well as pedestrian crosswalks. The City has been working with Caltrans to decertify an additional right-of-way needed for the project, which consists of an 8,892 square foot area near the base of the Interstate 580 embankment to the north of the project intersection.

Once acquired from Caltrans, the strip of right-of-way will ultimately be transferred to the City of Oakland, since it is located outside of the City of San Leandro jurisdiction, but within City of Oakland jurisdiction.

Analysis

Caltrans District 4 prepared an appraisal of the area to be decertified for the construction of the roundabout, and the price of \$22,300 was recently approved by Caltrans. The sale of the property to the City is scheduled for approval on the California Transportation Commission (CTC) meeting on October 18, 2023, but the City first must provide to Caltrans District 4:

- A resolution stating that the area to be acquired will be for public use, and
- A copy of the Purchase and Sale Agreement signed by the City Manager

Current Agency Policies

- Maintain and enhance San Leandro's infrastructure

Previous Actions

- On April 4, 2016, by Resolution No. 2016-040, the City Council approved a consulting services agreement with BKF Engineers for \$97,490.00 for the preparation of construction-ready plans, specifications, and estimates for the subject project.
- On May 7, 2018, by Resolution No. 2018-039, the City Council approved Amendment No. 2 to a Consulting Services Agreement with BKF Engineers for surveying and mapping work associated with the acquisition of private right-of-way and easements from 650 MacArthur Boulevard.
- On December 14, 2020, by Resolution No. 2020-159, the City Council approved Amendment No. 4 to the Consulting Services Agreement with BKF Engineers for additional work related to

acquiring right-of-way and easements from Caltrans that were not anticipated with the original design scope of work.

- On July 18, 2022, by Resolution No. 2022-121, the City Council approved an Acquisition and Maintenance Agreement with the City of Oakland for the subject project.
- On July 18, 2022, by Resolution No. 2022-122, the City Council approved Amendment No. 5 to a Consulting Services Agreement with BKF Engineers for the preparation of construction-ready plans, specifications, and estimates for the subject project.

Committee Review and Actions

- On September 20, 2016, Engineering and Transportation (E/T) Department staff presented the roundabout project at the City Council Facilities and Transportation Committee meeting. The Committee expressed concerns regarding speeding and the high rate of collisions in the project vicinity. The Committee also recommended shared use of sidewalks between bicyclists and pedestrians due to limited right of ways. Staff was also directed to work with the City of San Leandro Arts Commission and the surrounding neighborhood regarding the landscaping and artistic design elements for the project.
- On April 5, 2017, E/T Department staff presented the roundabout project to the City Council Facilities and Transportation Committee. The Committee expressed concerns about how bicyclists and pedestrians would be in close proximity to each other on the sidewalk and suggested providing better accommodations for bicyclists in the design.
- At the June 7, 2017, City Council Facilities and Transportation Committee meeting, the Committee recommended not to include the design alternative without a roundabout as an option for public feedback, since such an option would not provide traffic calming, thereby missing an important goal of the project.
- On March 7, 2018, the City Council Facilities and Transportation Committee requested staff conduct outreach to the surrounding neighborhood prior to construction of the roundabout.
- On November 14, 2018, the Committee requested that staff consider a mitigation strategy for street parking as part of the project. The Committee suggested adding a traffic camera to monitor speeds and/or installing a speed feedback sign directed at traffic approaching the roundabout from the freeway.
- On April 3, 2019, the Committee requested that the roundabout project be a priority project.
- On May 8, 2019, the Committee provided comments that Oakland City Council Member Larry Reid should be copied on a letter to be sent to Oakland Mayor Libby Schaff regarding the roundabout.
- On September 10, 2020, the City Council Facilities and Transportation Committee requested that staff prepare an exhibit that can be forwarded to State Senator Nancy Skinner and State Assembly Member Rob Bonta regarding the State's decertification of the land needed for the MacArthur Roundabout project to expedite the decertification process.

Applicable General Plan Policies

- Goal T-3, Policy T-3.7.C - Pedestrian and Bicycle Crossing Improvements: Improve crossings for pedestrians and cyclists at intersections in the City through the use of variable pavement materials, small curb radii, bulb outs, street trees and landscaping near corners, and other measures which shorten pedestrian crossings or increase driver awareness of non-vehicle traffic.
- Goal T-5, Policy T-5.4 - Traffic Flow Improvements: Use a variety of technology-driven measures to improve traffic flow at congested intersections.

- Goal T-6, Policy T-6.1 - Traffic Calming Strategies: Use a variety of approaches to slow down or “calm” traffic on San Leandro streets, based on the specific conditions on each street. Emphasize approaches that improve conditions for pedestrians and bicyclists and enhance neighborhood aesthetics.
- Goal T-7, Policy T-7.2 - Capital Improvements: Identify capital improvements and other measures which improve the safety of bicyclists, pedestrians, and motor vehicles on San Leandro streets.

Environmental Review

This project is categorically exempt from CEQA per Section 15301 - Existing Facilities -- of the CEQA guidelines. A Notice of Exemption was filed with the Alameda County Recorder’s Office on December 20, 2017.

This project also received a NEPA Categorical Exclusion under the 2021 Programmatic Agreement between FHWA and Caltrans for projects that do not meet the definition of “highway projects” under 23 CFR 773.103 and that qualify for a Categorical Exclusion under 23 CFR 771.117.

Summary of Public Outreach Efforts

- The first public meeting for the project was held on September 13, 2016, at 7:00 pm in the lecture hall of the San Leandro Main Library. Attendees were mostly supportive of the project but had numerous questions and recommendations on what should be included in the scope of work.
- A second public meeting was held on July 19, 2017, at the lecture hall of the San Leandro Main Library. Two design concepts were presented. One included protected bike lanes while the other did not. Most attendees favored the design concept with the protected bike lanes.

Fiscal Impacts

There is enough project funding for the purchase of the right-of-way, but additional appropriations from the Developer Fees for Street Improvement Fund will be requested when a contract for construction is presented for award. The current project funding allocations are listed below.

• CIP Fund, FY 13-14, Account 210-28-193	\$80,000
• CIP Fund, FY 15-16, Account 210-38-290	\$10,000
• CIP Fund, FY 16-17, Account 210-38-901	\$1,274,134
• DFSI Fund, FY 13-14, Account 120-28-193	\$43,000
• <u>DFSI Fund, FY 19-20, Account 120-28-193</u>	<u>\$200,000</u>
Total	\$1,607,134

The estimated total cost of this multi-fund project is shown below.

Preliminary Design	\$4,910
Design and Bid with Amendment 5	\$656,213
Estimated cost of Decertification Area	\$22,300
Construction Contract	\$2,093,035
<u>Constr. Management, Insp. & Contingencies</u>	<u>\$348,208</u>
Total	\$3,124,666

This Council action will not impact fund balance because there are funds available in the FY2022-2023 adopted budget.

ATTACHMENTS

Att A: Resolution for Roundabout RW Decert Area

Att B: Purchase & Sale Agreement

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