




Office of the City Manager

INFORMATION CALENDAR

January 21, 2014

To: Honorable Mayor and Members of the City Council

From:  Christine Daniel, City Manager

Submitted by: Scott Ferris, Director, Parks Recreation & Waterfront Department  
Andrew Clough, Director, Public Works

Subject: Santa Fe Right-of-Way Greenway Cost Estimate

INTRODUCTION

On September 10, 2013, Council directed the City Manager to develop a cost estimate for the planning and implementation of the South Berkeley Santa Fe Right of Way (SFROW) Greenway with the following details:

The estimate would include rough costs for preparing a master plan, design drawings for, and construction of the greenway. The planning process should assume a “garden greenway”, i.e., a string of community gardens in combination with a multi-use path as the preferred alternative, as has been established through community-based process conducted thus far, and planning should be done in consultation with stakeholders that have been involved in the process to date (Berkeley Partners for Parks, Berkeley Gardening Collaborative, Rails to Trails, etc.) This estimate would be used as a benchmark for seeking grants and including the S. Berkeley SF ROW as a project in the potential Parks Bond measure that the Parks and Waterfront Commission is presently evaluating for recommendation to the City Council.

CURRENT SITUATION AND ITS EFFECTS

In order to develop a cost estimate for the proposed Santa Fe Right of Way Greenway, the City’s Transportation Division in the Department of Public Works used the actual construction costs and relevant design specifications from the Santa Fe/West Street Multi-Use Path project that was completed in 2012. The West Street Project was developed through a community process that included input from the public as well as the Parks Commission and Transportation Commission. The resulting design for the West Street project was completed by a professional landscape design firm and included details for the following project elements: soil remediation, pathway dimensions and materials, garden box design, landscaping, and lighting. As the SFROW project design gets refined, the City should conduct a similar community input process (e.g., a master plan process) in order to adapt the designs to fit the site conditions, community desires, budget, and site constraints of the Santa Fe Right-of-

Way parcels. The process should include input from property owners of adjacent sites as well as project stakeholders.

There are ten blocks of SFROW parcels from Addison to Russell Street. The parcels on six of the blocks were previously divided up for several purposes, including Berkeley Housing Authority projects that included new housing and also selling certain portions to adjacent homeowners, and the BYA community garden, and are therefore not feasible for this project. Four of these blocks, from Blake St. to Ward St., currently remain undeveloped and are therefore the most feasible for park/greenway development. Staff calculated the square footage of the undeveloped land at each block using the City's geographic information system and used the project parameters from the West Street project to generate a concept-level SFROW cost estimate. (Note that surveys of the land will be required prior to any actual construction activities).

#### Master Plan Development

City Council requested an estimate for development of a master plan in addition to the landscape and engineering design work for the project. A robust master plan for a "garden greenway", i.e., a string of community gardens in combination with a multi-use path", would involve a significant planning effort, the bulk of which would focus on a multi-use path, which is defined as a formal class 1 bicycle path. Such a path over four City blocks would require "mid-block street crossings" that require significant and costly work of traffic engineering, traffic calming, drainage, street striping, and signage. In addition, a multi-use bicycle path would occupy a significant and central portion of each parcel, leaving less room for community gardening.

Since the stakeholders for the Santa Fe ROW Greenway have prioritized "community gardening" and "greenway" for this proposed project, the multi-use bicycle path should not be included in the master plan process. As a result, a master plan for a project consisting of community garden boxes, trees, ADA compliant pedestrian pathways, greening with trees and landscaping, and potential lighting, would focus more on specific layout decisions and project phasing such as whether to develop all blocks at once, or one at a time.) Such a planning process is estimated to cost up to \$100,000, and possibly more.

Tasks per block—conceptual parameters

<b>Task per Block</b>	<b>SFROW project parameter details</b>
Soil Prep	<ul style="list-style-type: none"> <li>Remove contaminated soil + Import topsoil.</li> <li>Amounts to be based on soil tests.</li> </ul>
ADA Pathway	<ul style="list-style-type: none"> <li>Decomposed granite pathway (4' wide).</li> </ul>
Garden Boxes	<ul style="list-style-type: none"> <li>50% of each parcel for garden boxes and decomposed granite paths.</li> <li>Box design: Raised open bed boxes + box soil + weed barrier.</li> <li>Box dimensions: 15' long x 5' wide x 2' tall.</li> <li>Per ADA guidelines, 4' clearance around each box.</li> </ul>
Landscaping	<ul style="list-style-type: none"> <li>50% of each parcel for landscaping and sidewalk.</li> <li>Soil prep + root barrier + trees + hydroseeding + irrigation sleeves.</li> </ul>
Plumbing	<ul style="list-style-type: none"> <li>Irrigation Line + Controllers + Water Meter.</li> </ul>
Site furnishings	<ul style="list-style-type: none"> <li>Trash cans (2) + bollards (2) + benches (2).</li> </ul>
Lighting	<ul style="list-style-type: none"> <li>Light poles + fixtures + conduit + trenching + wiring.</li> </ul>
Project Costs	<ul style="list-style-type: none"> <li>Design + permitting + project management + inspection + testing.</li> </ul>

Using these conceptual parameters, the total project cost for each of the four blocks is shown in the table below. These estimates are comprised of actual unit costs from the West Street Project from 2012, plus 45% for design, project management, inspection, testing, and contingency. Note that actual costs could vary significantly based on the final design. The soil preparation, number and size of planter boxes, type of landscaping, number and type of trees, and other factors would each have significant effects on total project costs. Design and project management costs can also vary substantially depending on the number of community meetings and design iterations required.

	<b>Item</b>	<b>Parcel Number</b>	<b>Parcel SQFT</b>	<b>Linear Feet</b>	<b># Planter Boxes</b>	<b>Total Cost</b>
1	Block - Ward to Derby	054173502000	17,070	245	15	\$ 570,599
2	Block - Derby to Carleton	054179302700	16,448	257	15	\$ 564,728
3	Block - Carleton to Parker	054179402800	14,113	214	12	\$ 486,587
4	Block - Parker to Blake	054179002800	11,000	171	15	\$ 496,161
5	Master planning process					\$ 100,000
6	Property title research					\$ 20,000
7	<b>Total Project Cost</b>					\$ 2,238,075

Maintenance Costs—Conceptual

The capital cost estimate above does not include any operations and maintenance costs. If construction moves forward, the City would propose executing license agreements to non-profit and community organizations to operate and maintain all aspects of the parcels, including water bills. The City would propose maintaining the

property infrastructure (water meters, irrigation lines, and lighting) based on a cost estimate of approximately \$1,600 per year per block, or \$6,400 per year for four blocks.

### BACKGROUND

On December 12, 1978, Council authorized the purchase of 3.1 miles of vacated Santa Fe Railroad Right-of-Way. Since that time, some portions of the property have been developed:

- Cedar-Rose Park (north of University Avenue)
- Strawberry Creek Park (south of University Avenue)
- Ohlone Greenway multi-use path (north of University Ave)
- Three (3) community gardens (north of University Ave): Karl Linn, Northside, and Peralta
- Two (2) community gardens (south of University Ave): Berkeley Youth Alternatives and Spiral Gardens
- Berkeley Housing Authority residential units (e.g., Dwight Way, Channing Way)
- Portions of parcels were sold to private property owners as part of the Berkeley Housing Authority projects
- West Street Multi-Use Path (Addison St to Virginia St)

### CONTACT PERSON

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### Attachments:

- 1: Santa Fe Right-of-way Greenway Proposal–Plan View–four blocks
- 2: Santa Fe Right-of-way Greenway Proposal–Conceptual Diagram of one block

Santa Fe Right-of-Way Greenway Proposal  
Plan View – four blocks – Blake St to Ward St



**Santa Fe Right-of-Way Greenway Proposal**

- Conceptual Diagram of one block: 50% gardening; 50% landscaping
- Gardens: Raised bed garden boxes (15) + decomposed granite paths
- Landscaping: trees and grass

