

**CITY OF ALBANY
CITY COUNCIL AGENDA
STAFF REPORT**

Agenda Date: 1/18/11
Reviewed by: BP

SUBJECT: Buchanan/Jackson Traffic Signal and Safety Improvements –
University of California Offer of Dedication and Agreement
for Temporary Construction Easement

REPORT BY: Ann Chaney, Community Development Director
Randy Leptien, City Engineer

STAFF RECOMMENDATION

Approve Resolution No. 2011-4, accepting the Offer of Dedication by the University of California for a portion of property to be used for the installation of curb ramps, a Pedestrian/Bikeway crosswalk, above and underground traffic signal equipment and facilities associated with the Buchanan/Jackson Traffic Signal and Safety Improvement project (Attachment A- Offer of Dedication with map).

Approve Resolution No. 2011-5 approving Agreement with the University of California for a Temporary License to enter and construct improvements associated with the Buchanan/Jackson Traffic Signal project (the Temporary Construction Easement) over a portion of Jackson Street located within the University of California Village (Attachment B – Agreement for Temporary Construction Easement with map).

Note: The form of the documents to be executed are attached to the staff report, in that the final signed copy of the Offer of Dedication and Temporary License has not been received. These will be reviewed by the City Attorney prior to executing the documents.

BACKGROUND

On December 13, 2010, the City Council approved the 100% construction plans for the Buchanan/Jackson Traffic Signal & Intersection Safety Improvements in the vicinity of Ocean View School, and authorized advertising for bids, contingent upon receipt of an Offer of Dedication of right of way for the permanent signal improvements and a Temporary Construction Easement (TCE) over a portion of Jackson Street from the University of California.

This project which is being funded by a Safe Routes to School Grant (SR2S) will replace the existing signal at the Buchanan Street and Jackson Street intersection, will include creation of a four-way protected left turn, pedestrian bulb-outs, pedestrian crosswalks, new curb ramps, and speed feedback signs.

The University of California owns that portion of Jackson Street south of Buchanan Street. In order to build the intersection improvements, the City needs to obtain right-of-way and secure a Temporary Construction Easement (TCE) from the University. In October, the City Council accepted an Offer of Dedication from the Albany Unified School District for a small piece of land at the southwest corner of Buchanan/Jackson to construct a curb ramp. The School District's Offer of Dedication has been recorded.

The land dedication needed from the University is approximately 1,600 square feet, and extends across Jackson Street and includes a portion of the southeast corner. This land will be used for the construction of a curb ramp, left turn lane, crosswalk, and the above and below ground equipment and facilities associated with the traffic signal and pedestrian safety improvements. An aerial photograph showing the Offer of Dedication and TCE boundaries is also attached.

In order to create the left-turn lane on Jackson Street, the roadway will need to be widened by approximately 4.75 feet. Because construction work will be on land owned by the University, a TCE is needed. The area of the TCE is approximately 10,000 square feet. The completed street within the TCE will include the left turn lane, and a new asphalt curb and sidewalk. There will be a loss of seven existing parking spaces across from Ocean View School, which are needed to create the left turn lane.

DISCUSSION

A permanent transfer of land rights is necessary for the construction and ongoing maintenance of the traffic signal and related facilities. Conveyance of this real property is initiated through the execution of an Offer of Dedication. Thus, the University is presenting the City with an Offer of Dedication of land in order for the City to build, own, and maintain curb ramp, crosswalk, and traffic signal equipment. This document will be recorded in the office of the Alameda County Recorder. Under the offer, the City will assume no responsibility or liability for the land until the improvements have been constructed and accepted by the City. Following completion of the construction Contract, a resolution accepting the Offer will be presented to Council, and upon acceptance, recorded.

An agreement for a Temporary License to construct the improvements, including the left turn lane south of the intersection on Jackson Street is also necessary. Referred as a Temporary Construction Easement or TCE, this document is a temporary and needed only for the duration of the construction and will not be recorded. The TCE area will also be used for the purpose of installing temporary fencing, and storing materials and equipment during construction. It should be noted that temporary fencing will be placed five feet beyond the current Gill Tract fence to enable construction workers to complete the project. Once completed, the fence will be replaced in its original location. The existing asphalt curb and sidewalk will also be replaced.

Construction of this project will begin in June 2011 at the close of the school year to avoid conflicts with the school schedule, and to minimize traffic impacts.

SUSTAINABILITY IMPACT

Improvements to the intersection of Buchanan Avenue and Jackson Street will increase safety for pedestrians crossing this intersection. This is particularly important to encourage more children to walk and bike to school, which in turn would decrease emissions caused by motorized transportation.

FINANCIAL IMPACT

There is no cost directly associated with acceptance of this Offer of Dedication or approval of the TCE. The cost of preparing these documents and constructing the improvements is being furnished by the SR2S grant, Measure F, and other matching funds. There are no additional costs associated with maintaining the ramp, as the project is not adding ramps but rather rebuilding and improving existing ones. There will be maintenance costs associated with maintaining the traffic signal control system. All street light and traffic signal maintenance services are performed by the Alameda County Public Works Department through contract arrangement with the City.

Attachments

- Attachment A: Resolution No. 2011-4 - Offer of Dedication, with attached Exhibits A, B, C and D (Aerial Photo with Offer of Dedication and TCE boundary overlay)
- Attachment B: Resolution No. 2011-5 – Agreement for Temporary License (TCE) and Exhibit A map