

East Covell Corridor Plan & “Cranbrook Agreement”

City Council Meeting
April 22, 2014

Background

- Cannery Project - Council determined preferred route for the bicycle /pedestrian path to the H Street Tunnel was through the Cranbrook Apartment and Pinecrest Apartment properties.
- Alternate route (loop around connection to the existing pathway on the south side of Covell) was also evaluated in the Cannery EIR and remains an alternative.
- Cannery applicant obligated to construct one of the two connections.

Proposed Agreement

- Cranbrook and NDLC have indicated cooperation with the Cannery and the City regarding the Cranbrook easement for a negotiated price if the City commits to build a bike undercrossing to the east of the Cannery.
- NDLC would dedicate the necessary easements for this east crossing (landing on the **north side** of Covell Boulevard) to the City at the cost of one dollar.
- An easement would also be needed through the Pinecrest Apartments to complete the connection to the H Street Tunnel. Pinecrest owners have indicated that they are **not interested** in voluntarily selling the necessary easement to the City.

North Davis Land Company (NDLC)
Property



Cannery Property

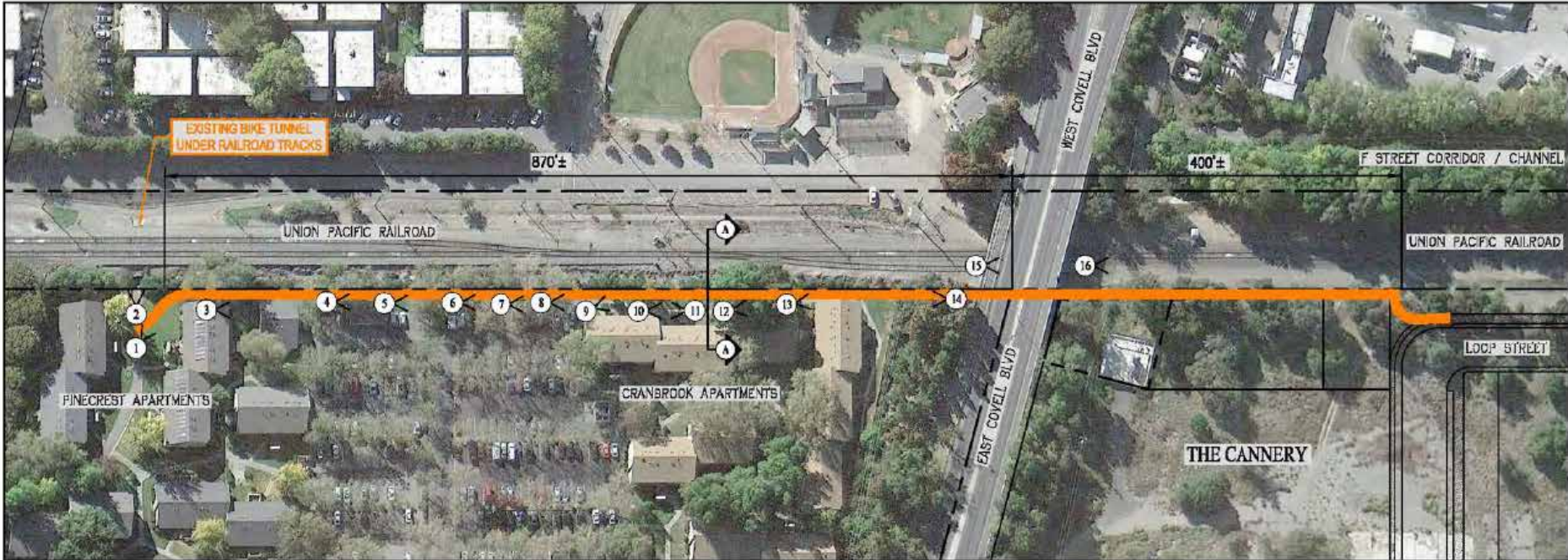
Covell Blvd.

Cranbrook Property

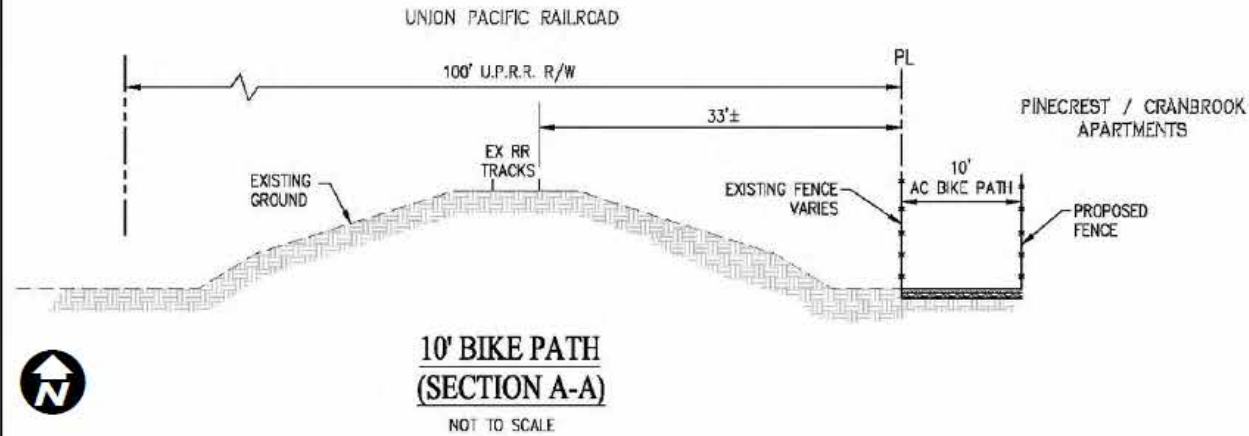
Cranbrook to H St.
Tunnel Connection

Off-Street Bike Path
north side of Covell



Separated Grade
Crossing over or
under Covell Blvd.
at or near L Street.



Data source: Carlson, Barbee, & Gibson, Inc. (January 10, 2013). Map date: January 16, 2013.



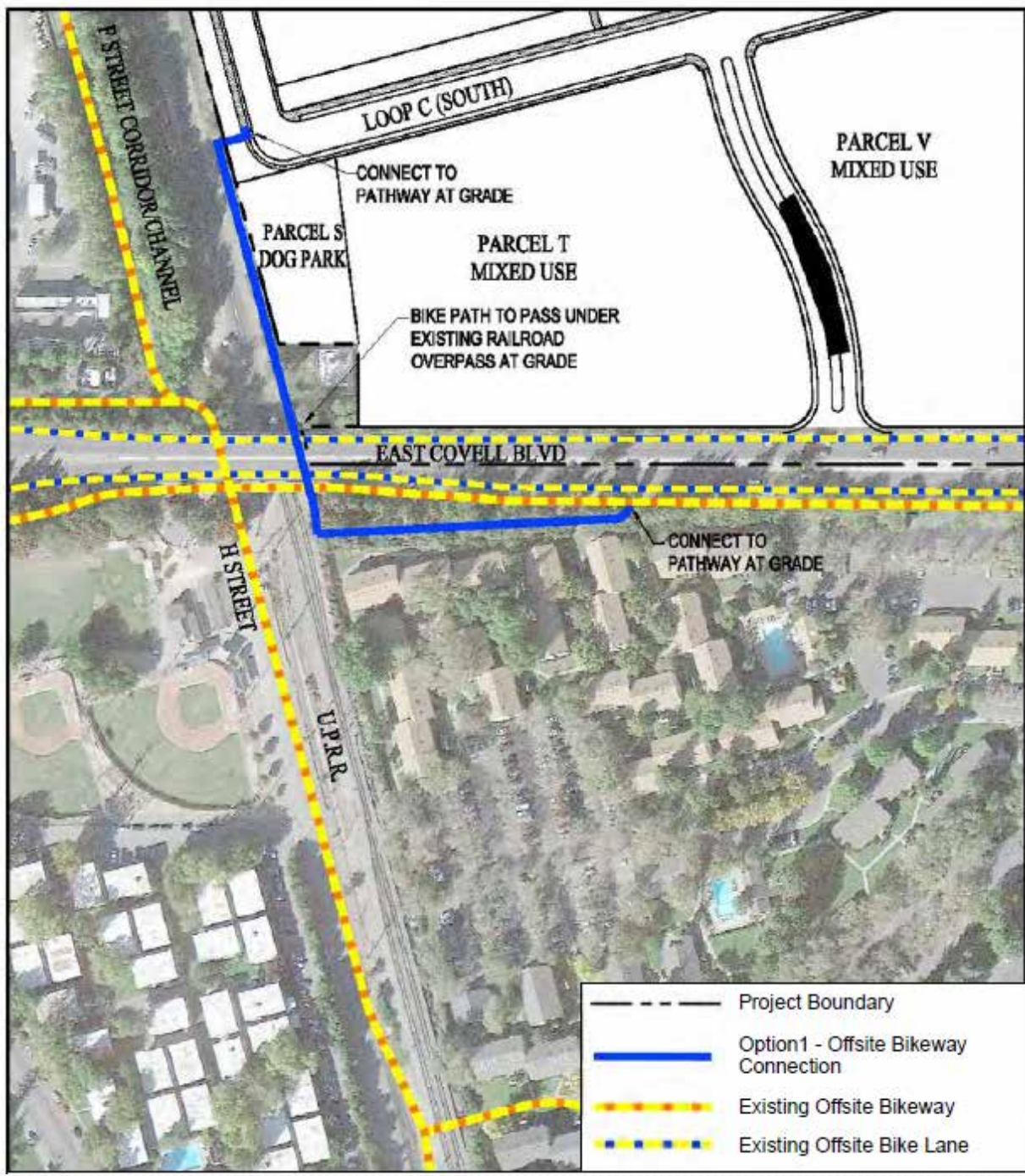
LEGEND

-  PROPOSED 10' OFFSITE BIKEWAY CONNECTION
-  PICTURE NUMBER WITH LINE OF SIGHT

CITY OF DAVIS: THE CANNERY PROJECT

Figure 2-11a: Proposed Off-Site Bike Path Alignment

De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm







Timeline: Cranbrook ROW

On or before June 30, 2014:

- Cannery developer obtains appraisal of Cranbrook right-of-way.
- City and Cranbrook/NDLC meet and discuss design of bicycle/pedestrian path.

Within 21 days of appraisal:

- Cranbrook/NDLC and Cannery determine whether they can agree on price for ROW.

Within 10 days after notice of meetings on price:

- If Cranbrook/NDLC and Cannery unable to reach agreement, then Cranbrook/NDLC, Cannery and City participate in mediation to determine an acceptable price.

Not more than 30 days prior to close escrow on, and acquire, Cranbrook right of way:

- City evaluates whether, and as a condition of closing finds, that the East Crossing remains feasible.
- Not more than one year after City's determination to fund and construct the East Crossing (subject to extension of up to six (6) months if City has not acquired Pinecrest Apartment right of way): City closes escrow on, and acquires, Cranbrook right of way.

Timeline: East Crossing

April, 2014:

- City staff presents ECCP to Council. Council directs staff re: how to proceed.

On or before September 17, 2014:

- City staff performs preliminary engineering of East Crossing, and provides information to City Council regarding feasibility, engineering, costs, funding.
- Cannery DA provides advanced funding for next steps of engineering evaluation for east crossing , H Street tunnel improvements, and Covell corridor enhancements: up to \$465,000 of the community enhancement funds.
- Preliminary engineering range \$80K-\$150K, depending on scope.

On or before September 30, 2014:

- City Council considers whether to approve plan for East Crossing construction design, funding with schedule providing for commencement of construction on or before July 1, 2017, or 300th Cannery unit, whichever is later.
- Within ten days, City notifies Cranbrook and NDLC of City Council decision.
- Within ten days Cranbrook and NDLC notify City whether East Crossing location is acceptable and confirms whether NDLC will sell or dedicate right-of-way on NDLC property for \$1.

July 1, 2017

- Commencement of construction of the East Crossing (estimated completion within 12-18 months)

Recommendation

1. **Provide Feedback on East Covell Corridor Plan.**
 - General priorities of the improvements recommended in the ECCP.
 - Whether or not to pursue a new grade separated bicycle / pedestrian crossing of East Covell Boulevard and associated “Cranbrook Agreement”
 - Whether or not to pursue an H Street tunnel replacement or interim improvements to the tunnel.
2. **Approve a Budget Adjustment for the CEQA analysis and documentation.**
3. **Direct staff to return in June 2014 with:**
 - A resolution adopting the ECCP
 - Environmental determination.
 - A schedule of next steps for implementation.