



DATE: October 23, 2019

TO: Council Infrastructure Committee

FROM: Director of Public Works

SUBJECT: Mission Boulevard Corridor Improvements Phase 2 Linear Park Landscape

RECOMMENDATION

That the Committee reviews this report and comments on the scope of improvements for the Mission Boulevard Corridor Improvements Phase 2 Linear Park Landscape.

SUMMARY

The Mission Boulevard Corridor Improvements Phase 2 Linear Park Landscape project intends to complete the landscape along the Mission Boulevard Corridor Improvements Phase 2 project. The allocated fund amount is not sufficient to build the project. The purpose of this report is to provide the Committee the scope options and costs and receive comments.

BACKGROUND

On January 16, 2018, Council awarded the construction contract for the Mission Boulevard Corridor Improvements Phase 2 project¹. The improvements include:

- Repair or reconstruct existing sidewalks, curbs and gutters, median islands, valley gutters, and driveways that are in poor condition or deficient
- Add new curb, gutter, and sidewalk in sections with missing sidewalk
- Remove existing trees in poor health or adversely impacted by the improvements
- Add new street trees near the back of sidewalks
- Add new storm drain inlets to improve drainage
- Rehabilitate existing pavement using Cold In-place Recycling (CIR) and a new pavement overlay
- Upgrade intersections to comply with ADA accessibility standards
- Upgrade existing traffic signals to include Adaptive Traffic Management System technology
- Add new signage and modifications to bus stops

¹ <https://hayward.legistar.com/LegislationDetail.aspx?ID=3310488&GUID=FF8BC40D-9CEA-4861-B147-89C5ABAD28B1&Options=&Search=>

- Add new fiber optic lines within the project limits, including a link to Fire Station #3 and spare conduits for future fiber optic lines
- Add new dimmable LED street lighting
- Underground existing overhead utility lines
- Add new protected bike lanes, including buffered divider planter strips
- Add new landscaping in the median islands and divider planter strips
- Add a new traffic signal at the Mission Boulevard/Rousseau Street and a full traffic signal at Mission Boulevard/Blanche Street
- Add new gateway entry features at Blanche Street
- Add new metal fence along existing residential wood fence on the west side
- Replacement of Fairway Park signs
- Update of Corrine Street entry wall
- Replacement of irrigation mainline system on the eastside linear park
- Replacement of irrigation on the west side along the golf course

The limits of work to be completed is from Industrial Parkway to the south City limit at Blanche Street. Along portions of the Mission Boulevard Phase 2 project from 600 feet south of Blanche Street to 500 feet north of Fairway Street on the eastside is an existing linear park. The park is separated by three cross streets: Blanche Street; Corrine Street; and Fairway Street. During the design phase of the Phase 2 Improvements project, the cost estimate for the linear park landscape improvement exceeded the project budget and was not included with the Phase 2 Improvements project.

DISCUSSION

The approximate five-acre linear park consists mainly of grasses, trees, and shrubs. The Phase 2 Improvements project removed trees that were in declining health and, at the completion of the project, will rehabilitate the asphalt path, add new pedestrian lighting, and install the main irrigation water line. The remaining trees and shrubs will be incorporated in the new landscape design. Since the main irrigation line has been cut off, the grasses are no longer thriving.

One of the main features of the linear park is a pathway that provides pedestrians and casual bicyclists access along the eastside in this section of Mission Boulevard, from Blanche Street to Fairway Street. The linear park includes public exercise equipment along the path, providing the neighborhood an area to walk and exercise. At the corner of the intersections at Blanche Street, Corrine Street, and Fairway Street are bus stops that provide transit users access from the bus stops to the path.

The proposed project will make improvements to the landscaping that includes: installation of irrigation branch lines, heads and bubblers; preparation of the soil; planting of trees, shrubs, groundcover; and applying mulch. This project would be replacing the high-water usage grasses with landscaping that is drought tolerant and uses low amounts of water. The project total is estimated at \$4.5 million, which was the amount of funding request for during the CIP project request; however, only \$2.8 million remains in the fund

that was allocated in the Route 238 Corridor Improvement Fund as a placeholder for future Linear Park improvements. With this shortfall, there are three options:

Option 1: Revise the scope of work to design and construct a landscape project with the budgeted \$2.8 million by reducing the number of plants and irrigation;

Option 2: Seek additional \$1.7 million to design and construct a landscape project per the estimated \$4.5 million. Staff provided the function of the linear park to the Alameda County Transportation Commission and requested funding. Staff is hopeful that some funding will be received; or

Option 3: Do nothing. This option is not recommended since the main irrigation line has been cut off resulting in a lawn that is no longer thriving.

The landscape design for the Phase 2 project was done by Gates and Associates. Staff will seek proposals from Gates and Associates and other landscape architects for the conceptual design and completion of 100% construction documents.

ECONOMIC IMPACT

Completion of the landscape improvements will beautify this portion of Mission Boulevard, provide additional pedestrian and bicycle facilities, recreation facilities, and may result in positive economic benefits for the shopping center across from the linear park.

FISCAL IMPACT

This landscaping project is funded by the Route 238 Corridor Improvement Fund. Currently, the adopted FY20 CIP includes \$2,813,000 funding for the project.

The estimated project costs are as follows:

	Estimated Cost
Construction	\$3,930,000
Design	\$275,000
Construction Admin, Inspection, Testing	\$315,000
Project Total	\$4,520,000

SUSTAINABILITY FEATURES

1. Water: The project includes the installation of drought tolerant plants to reduce water usage.
2. Environment: This project will implement Bay-Friendly Landscaping techniques to use native and climate appropriate plants for the linear park. The project will be reviewed for Bay-Friendly certification after the project design is complete.

3. Bike and Ped: The project will provide a pleasant, safe, and inviting environment for walking, jogging, casual biking and exercise.

STRATEGIC INITIATIVES

This agenda item supports the Complete Streets Strategic Initiative. The purpose of the Complete Streets initiative is to build streets that are safe, comfortable, and convenient for everyone regardless of age or ability, including pedestrians, bicyclists, and public transportation riders. This item supports the following goals and objectives:

Goal 1: Prioritize safety for all modes of travel.

Objective 3: Ensure that roadway construction include complete streets elements.

Goal 2: Provide Complete Streets that balance the diverse needs of users of the public right-of-way.

Objective 1: Increase walking, biking, transit usage, carpooling and other sustainable modes of transportation by designing and retrofitting streets to accommodate all modes.

The project will include features to accommodate pedestrians, bicyclists, and transit riders. Pedestrians will benefit from path along the linear park. Bicyclists may also share the path with pedestrians. For transit users, the bus stops will connect to the path along the linear park.

PUBLIC CONTACT

During the design process, staff and the design consultant will engage the community for design input.

SCHEDULE

The following is the tentative schedule for this project:

Request for Proposal for Design Consultant	November 2019
Select Design Consultant	December 2019
Complete Design	March 2020
Call for Bids	April 2020
Open Bids	May 2020
Award Construction Contract	June 2020
Begin Construction	July 2020
Complete Construction	October 2020

NEXT STEPS

Staff will incorporate the Committee's comments and provide an update at a future CIC meeting. Staff will ultimately go to Council for the approval of plans and specifications and call for construction bids.

Prepared by: Kathy Garcia, Deputy Director of Public Works

Recommended by: Alex Ameri, Director of Public Works

Approved by:

A handwritten signature in black ink, appearing to read 'K. McAdoo', written in a cursive style.

Kelly McAdoo, City Manager