



**HIGHWAY 101 BICYCLE AND PEDESTRIAN
OVERCROSSING PROJECT**

RESOLUTION OF NECESSITY HEARING

**The Michael & Ellen Hornstein 1998 Revocable Trust,
1975 Cleveland Avenue, Santa Rosa, CA
Portion of APN: 012-490-052**

**City Council Meeting
July 11, 2023**

PROJECT

In line with the Council's goals to build and maintain sustainable infrastructure, the City, in coordination with the California Department of Transportation (Caltrans), has been in plans to construct a bicycle and pedestrian shared use overcrossing spanning U.S. Highway 101 North for several years.



PUBLIC INTEREST AND NECESSITY

- To provide safe access to bicyclists and pedestrians in areas east and west of Hwy 101 in the northern half of Santa Rosa.
- Steele Ln and College Ave are the only crossings of Hwy 101 for about three miles, which is too far for pedestrians and cyclists.
- Pedestrian/vehicle conflict points need to be reduced, and alternative modes of travel need to be provided to alleviate traffic congestion.
- Not building this Project would allow challenging crossing conditions for pedestrians and cyclists at the interchange ramps to persist, while failing to encourage a mode shift away from motorized forms of transportation.

PROJECT LOCATION

Several locations were studied during the Initial Study with Mitigated Negative Declaration (IS/MND) completed by Caltrans.

A preferred alternative was identified in 2020 after a thorough review of relevant factors including public comment, was performed by the Project Development Team (PDT) which included Staff from:

- Caltrans
- Sonoma County Transportation Authority
- City of Santa Rosa
- Consultants

PDT LOCATIONS REVIEWED



PROJECT AREA

FIGURE 2.2-1

LOCATION IMPACTS- GREATEST PUBLIC GOOD, LEAST PRIVATE INJURY

PDT review relevant factors :

Edwards-Elliott Build Alternative

- 8,815 sq ft of Right of Way
- Lower Construction Cost
- No impacts expected to parking lot layout or pedestrian circulation
- Closer to SMART station
- Public comment received expressed stronger support,
- Perceived to be closer to public amenities, and
- More active pedestrian area – more usage.
- Preferred by SRJC due to future housing facility location.

Bear Cub Way Build Alternative

- 26,470 sq ft of Right of Way
- Higher Construction Cost
- Loss of 47 parking spaces to two businesses
- Public perception is too far from SMART station for pedestrians
- Less public support during comment period
- Preferred by Edwards Ave business and some Edwards Ave residents- considered and reviewed by PDT- Avoidance and Minimization Measures (AMM) added to address concerns.

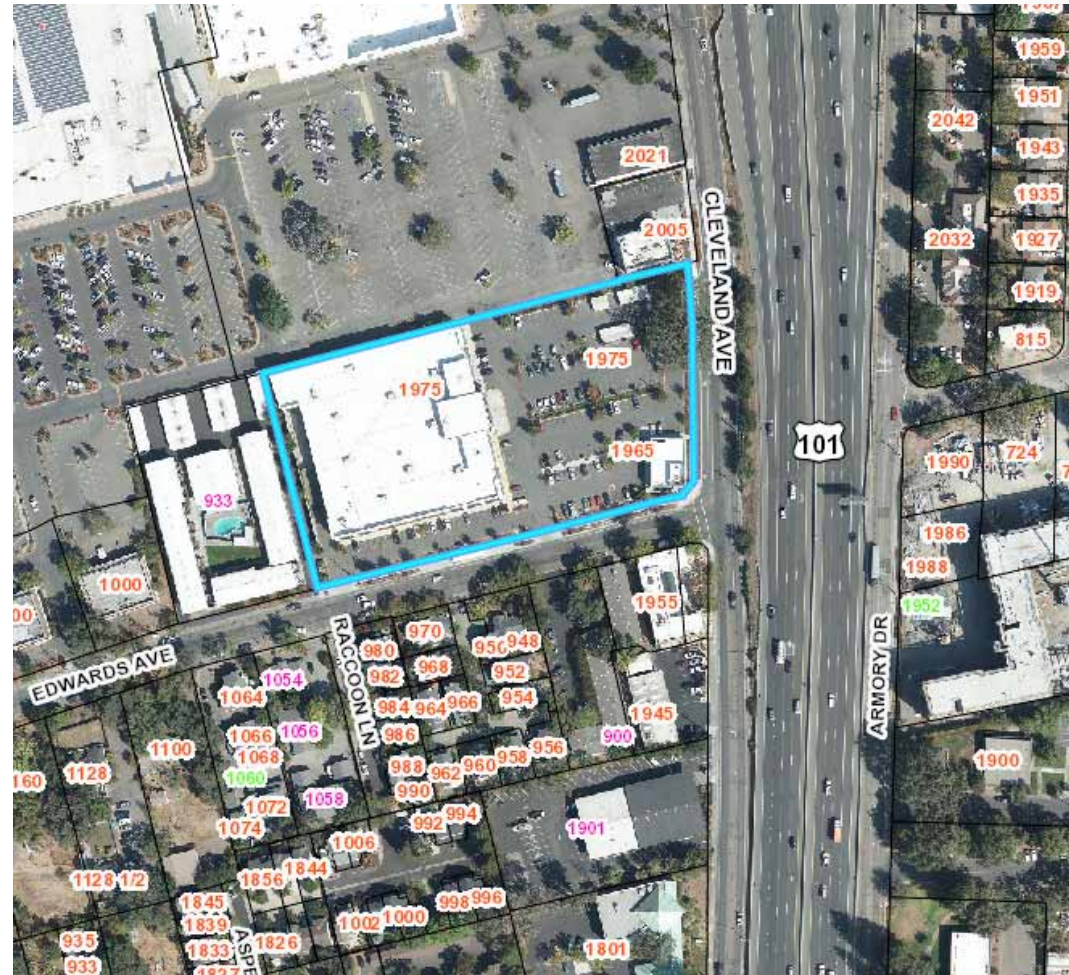
PREFERRED PROJECT LOCATION

- Direct connections between commercial areas on the west and Santa Rosa Junior College (SRJC) and residential areas on the east
- Direct connection to the SMART corridor along existing bike and pedestrian-friendly streets.

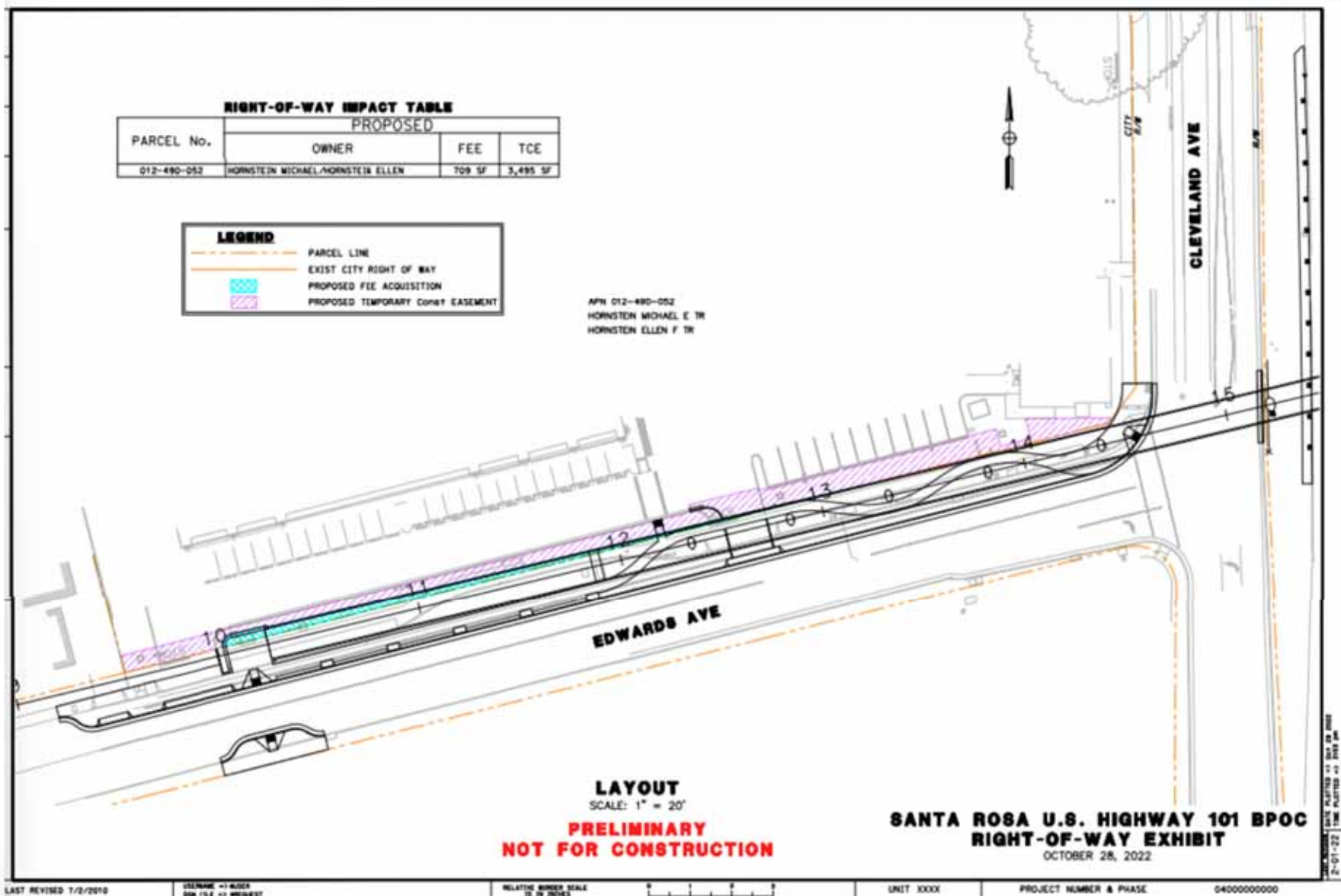


SUBJECT PROPERTY

- 1975 Cleveland Avenue
- Improved with Commercial Leased Buildings to Dick's Sporting Goods and Patelco Credit Union
- Total Property Size 3.56 acres or 155,073.6 sq ft
- Fee Portion take: 709 sq ft
- Temporary Construction Easement needed: 3,495 sq ft



SUBJECT PROPERTY NECESSARY FOR BUILD



SUBJECT PROPERTY CURRENTLY



**VIEW OF THE PROPOSED FEE SIMPLE AND
TEMPORARY CONSTRUCTION EASEMENT (TCE)
LOOKING EAST FROM THE WESTERN PERIMETER**

Touchdown on Edwards



srcity.org/BikePedOvercrossing



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View along Edwards towards Cleveland



Touchdown on Edwards on Subject Property



srcity.org/BikePedOvercrossing



PROPERTY OWNER COMMUNICATIONS



Negotiation



Phone calls



Site visit



Emails



Unable to reach
agreement

NEGOTIATION TIMELINE

8/1/22-The Notice of Decision to Appraise sent to Property Owner

9/14/22- Property Owner accompanied Original Appraiser during inspection of Property

10/28/22- Original Appraiser received new right of way acquisition exhibit with revised land areas

11/21/22-The Original Appraiser valued the easement interests

12/7/22-An offer was made to Property Owner in the amount of Original Appraisal

2/14/23- Property Owner's Counsel sent counteroffer to City based on a new appraisal obtained by Property Owner

RECOMMENDATION

It is recommended by the Transportation & Public Works Department that City Council conduct a public hearing and adopt a Resolution of Necessity, by a two-thirds vote, declaring the necessity of acquisition, by eminent domain, of a fee simple interest (709 square feet) and a temporary construction easement interest (3,495 square feet) in portions of certain real property, more particularly described as Assessor Parcel No. 012-490-052, for the Highway 101 Bicycle and Pedestrian Overcrossing Project in the City of Santa Rosa, Sonoma County, California.

QUESTIONS?