



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: September 10, 2013

TO: Mayor and Councilmembers

FROM: Engineering Division, Public Works Department

SUBJECT: Acquisition Of Real Property For The Mason Street Bridge Replacement Project

RECOMMENDATION:

That Council adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara to Acquire and Accept the Real Property Interests Located at 135 Kimberly Avenue, 16 W. Mason Street, and 28 W. Cabrillo Boulevard, Relating to the Mason Street Bridge Replacement Project, and Authorizing the Public Works Director to Execute Such Agreements and Documents as Necessary for the Acquisition and Acceptance of Said Real Property Interests, Subject to Approval of the Form of the Agreement by the City Attorney, and Record Said Real Property Interests in the Official Records of the County of Santa Barbara.

DISCUSSION:

The Mason Street Bridge Replacement Project (Project) will replace the structurally deficient bridge over the Lower Mission Creek. The new bridge will continue to accommodate the same number and sizes of traffic lanes and pedestrian access; however the bridge alignment and the intersection at Mason Street and Kimberly Avenue will be altered to provide improved creek water conveyance, traffic flow, and pedestrian travel. The Project is an approved Federal Highway Administration Bridge Replacement Program project with oversight provided by the State of California Department of Transportation (Caltrans). The Project design is 95 percent complete, and the necessary real property interests are currently being acquired.

The real properties listed below are associated with the Project and are necessary for acquisition by the City in order to construct the Project, which is scheduled to commence in the spring of 2014. The Project requires the full fee acquisition of 135 Kimberly Avenue since Mission Creek bisects the property and for the bridge replacement construction work. A partial acquisition of the property at 16 W. Mason Street and a temporary construction easement (TCE) on this parcel is required due to the realignment of Kimberly Avenue. In addition, a small permanent easement is being acquired at 28 W. Cabrillo

Boulevard to provide access and maintenance for the new bridge and channel improvements.

The agreements necessary for the property acquisitions have been executed and delivered to staff in order to complete the City's purchase of said properties. These agreements require authorization and approval by Council, and the property interests must be accepted by the City by Resolution.

In addition to the properties currently being purchased, the two additional properties previously acquired are identified below as 15 and 20 W. Mason Street. With the acceptance of this Resolution, all property acquisitions necessary for the Project will be complete.

Mason Bridge Property Full and Partial Acquisitions (See attachment):

Address	Owner (Acquisition)	City Offer/Appraisal	Owner Appraisal	Owner Counter Offer	City Counter Offer	Settlement Price
15 W. Mason	Nordahl, et al (full)	\$1,950,000 10/30/12	none	\$2,600,000 2/4/13	\$2,200,000 3/7/13	\$2,300,000 3/14/13
20 W. Mason	Walters (full)	\$1,700,000 10/18/12	\$1,900,000 2/7/13	\$1,900,000 3/12/13	\$1,800,000 3/15/13	\$1,850,000 3/22/13
16 W. Mason	Romasanta (partial)	\$194,000 5/13/13	none	\$214,000 6/27/13	None	\$214,000 7/12/13
16 W. Mason	Romasanta (TCE)	\$3,000 6/27/13	None	None	None	\$3,000 7/12/13
28 W. Cabrillo	Romasanta (easement)	\$2,600 5/22/13	None	None	None	\$2,600 7/12/13
135 Kimberly	Funke (full)	\$100,000 2/15/13	\$145,000 6/27/13	\$145,000 7/5/13	\$122,500 7/19/13	\$131,840 8/8/13

BUDGET/FINANCIAL INFORMATION:

The purchase of the required properties is overseen by Caltrans due to the fact that 100 percent of the City's eligible project and right of way acquisitions will be reimbursed by the Federal Highway Administration Bridge Replacement Program through Caltrans administration.

ATTACHMENT(S): Aerial map of properties to be acquired

PREPARED BY: John Ewasiuk, Principal Civil Engineer/DT/mj

SUBMITTED BY: Christine F. Andersen, Public Works Director

APPROVED BY: City Administrator's Office

Mason Street Bridge Replacement Project Property Acquisitions ATTACHMENT
15, 16 & 20 W. Mason Street; 135 Kimberly Avenue; 28 W. Cabrillo Blvd

