



WORKSHOP – DOWNTOWN SMART STATION

**January 12, 2016
City Council Meeting**



**THE CITY OF
NOVATO
CALIFORNIA**

OVERVIEW

Purpose – Hold a public workshop to consider potential Downtown SMART station at Grant Avenue and Railroad Street

- Council and **Community** information exchange, questions, feedback
- Review Operations & Cost **Feasibility Study** by SMART
- Provide **Direction to Staff** on research or additional information desired for the January 26th Council meeting
- Provide input on proposed **Public Outreach**



• **January 26, 2016 – Council decision and direction**

TONIGHT'S WORK SESSION

KEY TOPICS

Three Options

1. **Full Downtown Station (\$5M)**
2. **Phased Project (\$2.4M initially)**
 - Phase 1: Rail/Platform Structure
 - Phase 2: Site/Platform Finish Improvements
3. **No Project**

In addition to the **FEASIBILITY STUDY**, discussion of these issues:

- ❖ **Project Timing and Process**
- ❖ **CEQA Information and Issues**
- ❖ **Fiscal Considerations**
- ❖ **Public Outreach**

RECENT HISTORY

DOWNTOWN TRAIN STATION

HOW DID WE GET HERE?

- September 15, 2015 Council Requested Staff Agendize Issue
- October 6, 2015 Council Meeting
 - Initial discussion of issue
 - Authorized expenditure of up to \$100k
 - SMART / Engineers / Contractors to review feasibility & cost
 - *Can a stop be added operationally?*
 - *What are the costs involved?*
- Is this the last chance to construct a Downtown Station?

STATION LOCATIONS IN NOVATO

THREE SITES



DOWNTOWN SITE LOCATION

“DEPOT PROPERTY”



SITE PHOTOS

WHAT IT LOOKS LIKE TODAY



VIEW NORTHWEST



VIEW NORTHEAST

MORE SITE PHOTOS

WHAT IT LOOKS LIKE TODAY



VIEW SOUTHWEST



VIEW SOUTHEAST

STATION ARCHITECTURE

STANDARD SMART PLATFORM



PROPOSED IMPROVEMENTS

RAIL/PLATFORM CONSTRUCTION



STATION PLATFORM STRUCTURE

GAUNTLET TRACK
(to maintain 7-ft clearance)

PROPOSED IMPROVEMENTS

TRANSITION AT GRANT AVE

GAUNTLET TRACK TRANSITION



FEASIBILITY STUDY BY SMART

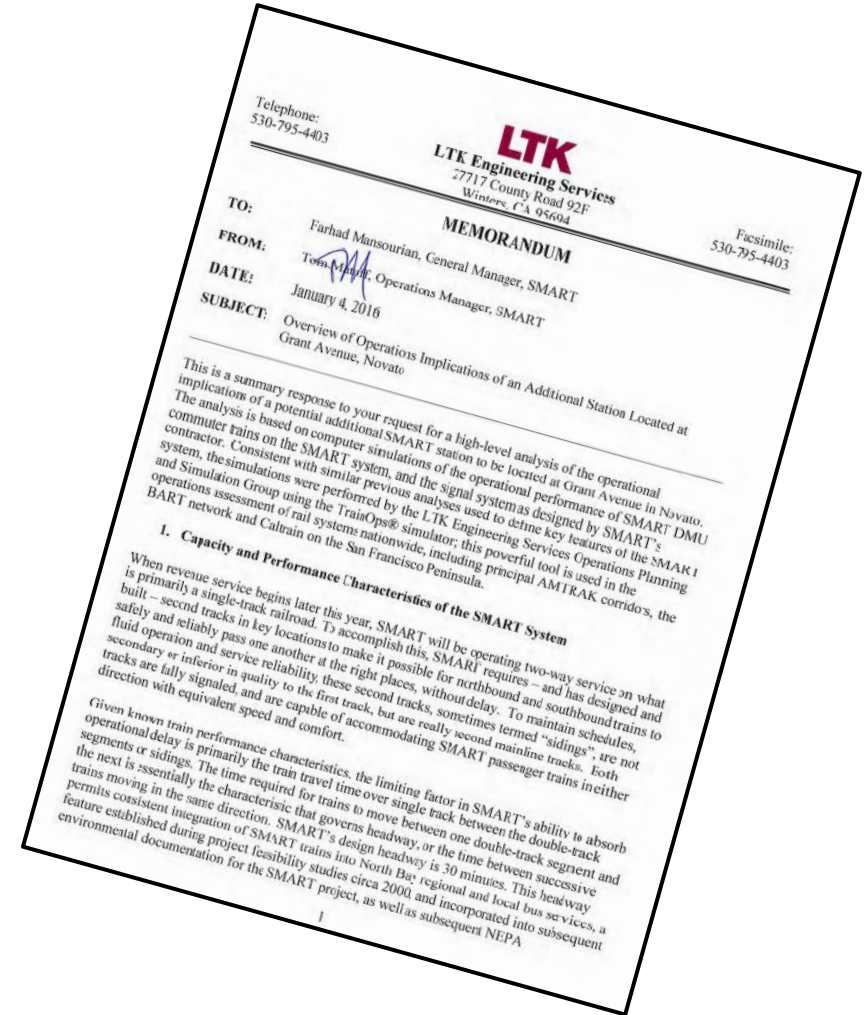
SMART / LTK ENGINEERING SERVICES / STACEY WITBECK



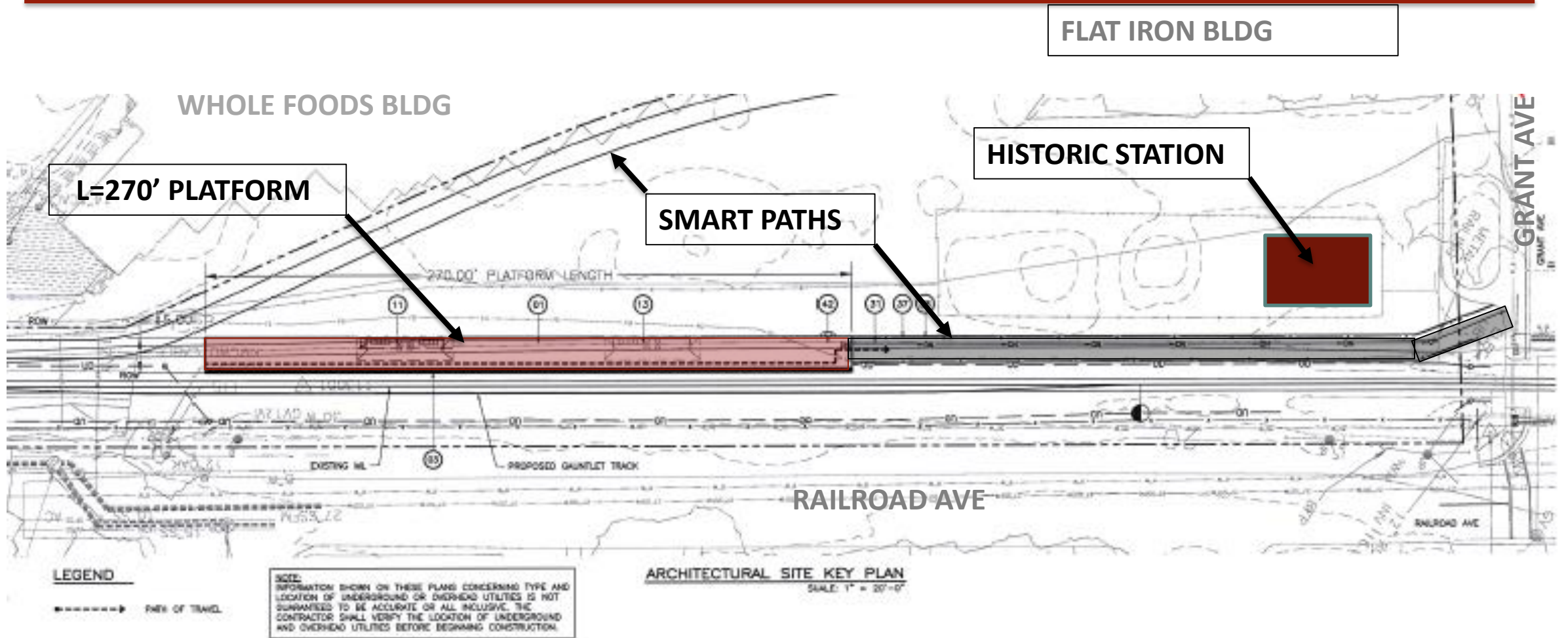
Presentation of Feasibility Study by SMART

Bill Gamlen, PE Chief Engineer

- Operational Impacts
- Cost Study
- Impact on Current Project



SMART FEASIBILITY STUDY SITE PLAN



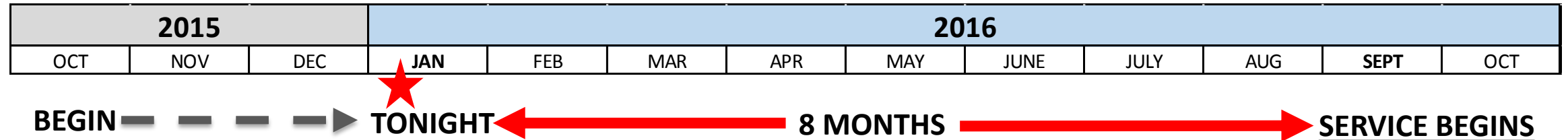
SMART COST ESTIMATE

ITEM	DESCRIPTION	TOTAL COST	PHASE 1 COST
I. CONSTRUCTION COSTS			
1.	STATION & TRACK WORK	\$1,938,000	\$1,453,000
2.	SYSTEMS & SIGNALING	\$1,364,760	\$ 131,060
	Sub-total Construction:	\$3,302,760	\$1,584,060
II. SUPPORT COSTS			
A.	DESIGN (8%)	\$ 267,221	\$ 126,725
B.	PERMITTING (2%)	\$ 66,055	\$ 31,681
C.	ADMIN/CONSTRUCTION MANAGEMENT(4%)	\$ 132,110	\$ 63,362
	Sub-total Support Costs:	\$ 462,386	\$ 221,768
	Sub-Total I & II:	\$3,765,146	\$1,805,828
III. CONTINGENCY (30%)		\$1,129,544	\$ 541,749
TOTAL:		\$4,894,690	\$2,347,577
SAY:		\$5M	\$2.4M

PROJECT TIMING & PROCESS

TIMELINE

❖ Time constrained:



❖ Funding Agreement for Reimbursement

- *Opt-out provision prior to construction*
- *Responsible for design/project costs*

❖ SMART Board Approval / Design / Change Order/ Construct in 2016

- *SMART Board to approve*

CEQA ISSUES

CEQA Clearance for new Downtown Station

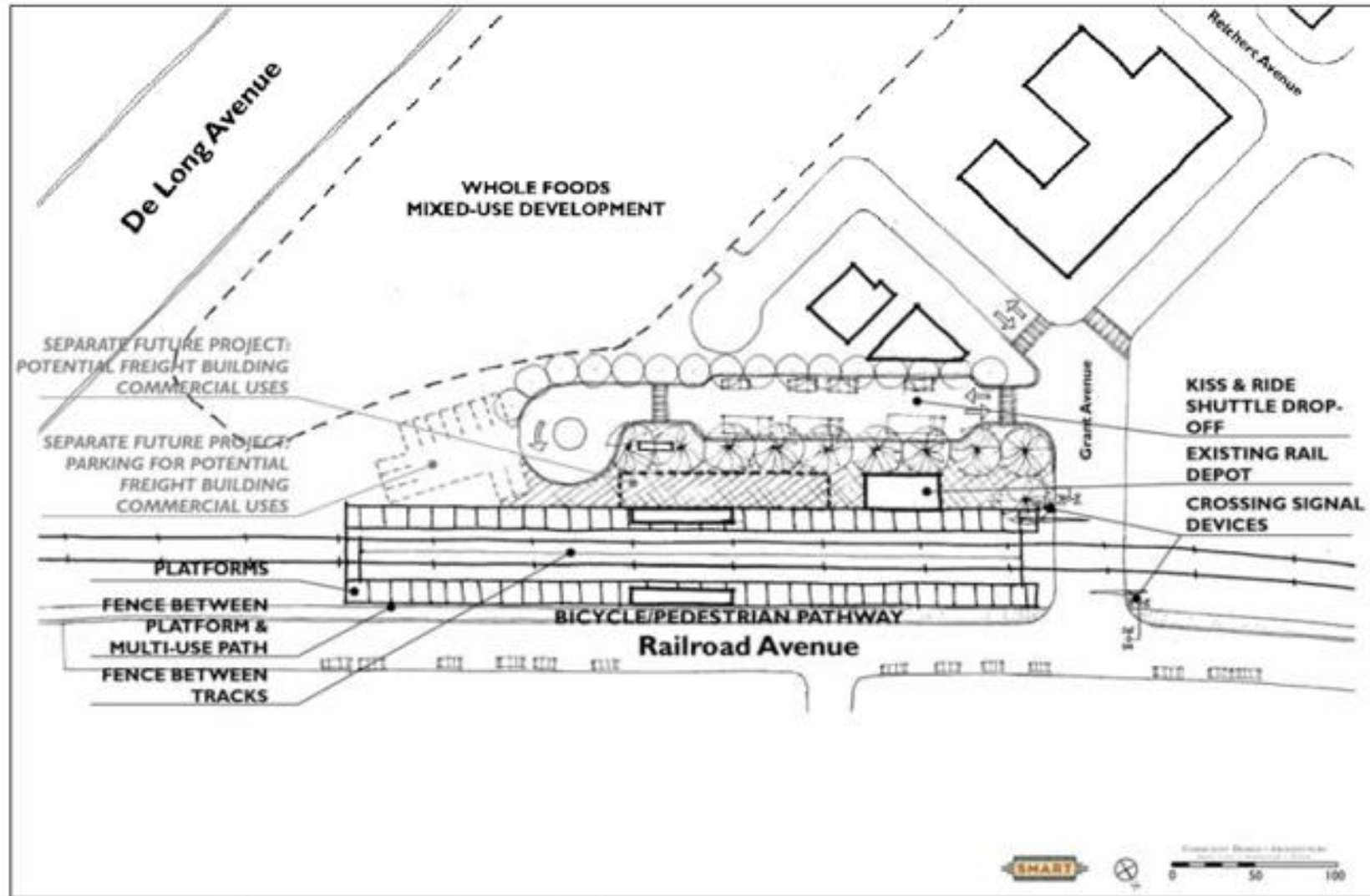
Funding decision and construction requires environmental review

- Original SMART EIR in 2006
- Supplemental EIR in 2008 studied Downtown Station Alternative

Initial Assessment of Adequacy of 2008 Supplemental EIR:

- *Relatively same project design*
- *Millworks project was considered (under construction at the time)*
- *Traffic counts similar, lack of development due to the recession*
- *Less intense (intermittent) use of proposed station than analyzed*

SITE PLAN FROM 2008 SMART SUPPLEMENTAL EIR



Mitigation Measures in 2008 Supplemental EIR

Traffic

- Proportional contribution by SMART to future signalization of Grant/Reichert and Grant/Railroad intersections if warranted.

Historic Resources

- SMART must seek determination if former Depot building is eligible for listing on the National Register of Historic Places. If so, the Secretary of the Interior Standards shall be applied to project improvements affecting the Depot structure.
- An Extended Phase I archeological study is needed to establish the presence of archeological deposits in the area of the former freight building foundations.

CEQA Exemptions available for some new development projects

- Projects within ½ mile of rail stations that meet several restrictions, on sites without numerous stated potential environmental conditions (historic buildings, biological, geotechnical, etc.) may qualify for a CEQA Statutory Exemption (no further CEQA review necessary)
- City's General Plan, zoning regulations and design review process still apply

FISCAL CONSIDERATIONS

FINANCE

SMART Study Costs

SMART spent approximately \$50,000 on Study

Available Funding Sources?

1. One-time Funding Sources
2. Debt Financing
3. Other Sources

Note: General Fund Reserve currently **at minimum policy level of 15%**

ESTIMATED TOTAL COSTS

FINANCE

Station Construction

SINGLE PHASE SMART IMPROVEMENTS \$5,000,000

PHASED PROJECT

Phase 1: Rail/Platform Improvements \$2,600,000

Phase 2: Platform Finish/SMART Operations \$2,400,000

Other City Costs

SMART Feasibility Study Costs \$ 50,000

Parking Lot / Lighting / Landscaping Amenities \$ 400,000

Extended Phase I Archeological Study \$10-40,000

Depot Building Reconstruction TBD - Unknown

SOURCES – CITY 1X FUNDS

UNALLOCATED ONE-TIME FUNDS

Unallocated Measure F	\$5,500,000
Novato Public Finance Authority Fund	\$ 600,000

EXIST. ALLOCATED ONE-TIME FUNDS

Measure F Risk Mitigation Reserve	\$3,000,000
Council Committed Projects / Funds	\$2,000,000 - \$3,000,000

POTENTIAL FUTURE FUNDS

Buck Trust Dev. Agreement	\$1,000,000
Hamilton Hospital Sale Agreement	\$2,000,000
Hamilton Cottages Sale Agreement	\$ 500,000

(Resolution of \$5.2M Redevelopment Lawsuit in 2016?)

DEBT FINANCING / OPPORTUNITY COSTS

DEBT FINANCING

No spending of reserves

Interest expense

Requires **additional research** – next meeting

What other projects and opportunities may be impacted?

(Illustrative List – Some current CIP projects that aren't fully funded yet)

Hill Field / MTSC Recreation Master Plan

Sherman Avenue / Civic Center Master Plan

North Redwood Streetscape Improvements

Dogbone Meadow Improvements

PUBLIC OUTREACH

- ❖ Expect **diverse perspectives** amongst community / **Challenging Timeline**
- ❖ **Tonight's Meeting** and January 26th Meeting:
 - 600-foot **mailing list** /postcards to **276 property owners**
 - Agenda notices to **local media**
 - **E-notification** to our +/-1600 subscribers
 - Information slide on **NPAT**
 - Flyer in **Downtown Kiosks**
 - Posts on **Social Media** to +/-2000 followers; utilize **NextDoor**
 - Partner communications channels
 - **DNBA e-notification**
 - **Chamber of Commerce e-news**
 - **Neighborhood & HOA**

TONIGHT'S PROCESS

MEETING

- ✓ **Introduction of Item**
- ✓ **Review of SMART's Feasibility Study**
- ✓ **Staff Report Presentation**
- Questions by Council to Staff / SMART
- Public Comment
- Additional Questions by Council
- Additional Information Requests by Council
- Meeting on January 26, 2016



END OF PRESENTATION

