

Quarry Lakes Parkway Annual Progress Report: October 1, 2021 – September 30, 2022



Rendering of Quarry Lakes Parkway

Union City is pleased to provide a progress report on the Quarry Lakes Parkway Project. Quarry Lakes Parkway (QLP) has transformed from the East West Connector “expressway” to a local complete streets project that will provide buffered Class II bicycle lanes adjacent to vehicle lanes, a separated 20-ft. Class I multi-use trail for both bicycles and pedestrians with landscaped walkways and medians, traffic calming, bus stops, and mobility enhancements. Quarry Lakes Parkway will include continuous bicycle and pedestrian trails and new opportunities for connecting to regional trails; new bus routes for Union City Transit and other transit providers; and mobility hubs that could include electric car recharge facilities. Utilities and high-speed fiber conduits will be placed within the Quarry Lakes Parkway right-of-way to better serve residents. Most importantly, Quarry Lakes Parkway will provide a critical arterial for Fremont and Union City residents, and first responders accessing the transit hub and high-density development planned for the Station District. More information on Quarry Lakes Parkway can be found [here](#).

Since the Summer of 2021, staff have worked diligently to initiate the design of Quarry Lakes Parkway, identify strategies for stormwater treatment and roadway drainage, secure concurrence from regulatory agencies, and facilitate the sale of the Gateway property. Progress to date includes:

Preliminary Project Design

The City released a Request for Proposals (RFP) for Preliminary Engineering (30% Design) of Phases 1 and 2 for Quarry Lakes Parkway, City Project No. 18-04, on October 19, 2021. The City received one (1) proposal from Mark Thomas & Company, Inc. (Mark Thomas) of Oakland, CA. The City’s Evaluation Panel unanimously recommended the Mark Thomas team for the project and City Council authorized an agreement with Mark Thomas on January 11, 2022.

The 30% Design will be used to develop a basis for final design for the City’s current “complete streets” vision for Quarry Lakes Parkway. This includes identifying how to incorporate the previous East West Connector project plans (65% design) into the City’s current vision. Mark Thomas will also work with City staff and local resource agencies to evaluate the hydrology, roadway drainage and stormwater runoff needs within the entire project area.

Over the past year, City staff and Mark Thomas staff determined that the design work for all four segments should be conducted and completed simultaneously. Designing all four segments will reduce construction costs through value engineering evaluation. In addition, a key component of the project's design is the construction of a gravity-flowing storm drainpipe from the existing Alameda County Flood Control District Line M Channel located in Phase 1, continuing under the two railroad grade separations that will be constructed in Phases 3 and 4, and terminating with discharging stormwater directly into Old Alameda Creek in Phase 2. All sections of the pipeline must be completely designed simultaneously to ensure a continuous flow. Once the pipe design is finalized, it can be constructed in phases. Finally, regulatory agencies have expressed preference for the submittal of one permit application to allow effective interagency coordination for Phases 1 through 4, which will require the concurrent design of all phases.

Once this Preliminary Engineering task is completed, the Consultant Team will have a better understanding of the complexities of the project and will be able to prepare a fair, detailed Scope of Work and Cost Proposal to complete Final Design. The Preliminary Engineering for Phases 1 and 2 is expected to be completed by December 2022, with Final Design of all phases anticipated to be completed in early 2024.

The Vision for Old Alameda Creek

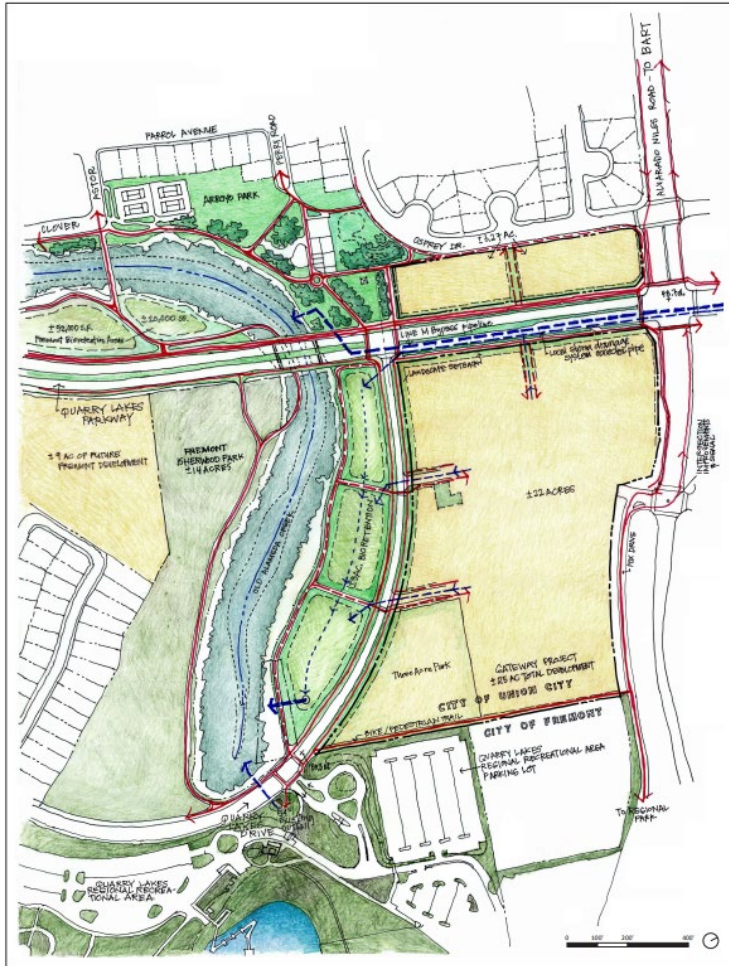
The certified 2009 Environmental Impact Report for the East West Connector provided environmental clearance for a new stormwater treatment system that will be constructed as a component of the Quarry Lakes Parkway. This will require modification of existing stormwater drainage system now serving the Station District. Two existing detention basins will be removed to make room for Quarry Lakes Parkway, and the stormwater that flows into the existing Line M Channel will be reduced through the creation of a new gravity-fed drainage pipe known as the Line M bypass that will drain excess stormwater directly into Old Alameda Creek.

A second pipe will capture the roadway drainage from Quarry Lakes Parkway and convey the stormwater for treatment in a new bio-retention, water quality treatment and hydromodification basin to be located upland between the realigned Quarry Lakes Drive and Old Alameda Creek. A bio-retention, water quality treatment basin removes pollutants from stormwater runoff through filtration and 'manages' stormwater discharge into downstream channels. After the roadway stormwater is treated, it will be discharged into Old Alameda Creek.

Enhancing the stormwater flow into the basin and Old Alameda Creek will provide an opportunity to clean up the creek, remove invasive plant species, restore native habitat, create new open space and recreational amenities. New trails along the bank of Old Alameda Creek will provide connectivity to future development, links to the East Bay Regional Park District Trail system, and the bicycle trails along Quarry Lakes Parkway.

Portions of Old Alameda Creek are also owned by Fremont and the Alameda County Water District. Union City staff met with staff from both agencies, and each expressed support for the concept of enhancing the water flow of Old Alameda Creek and restoring habitat.

A rendering of the Old Alameda Creek restoration vision and current creek conditions can be found below.



Old Alameda Creek restoration vision; current creek conditions.

Coordination with Regulatory Agencies

In partnership with Alameda County Flood Control and Water Conservation District (ACFC&WCD), constructing Quarry Lakes Parkway and restoring Old Alameda Creek will require the issuance of permits from the Regional Water Quality Control Board, California Department of Fish and Wildlife, US Army Corp of Engineers, and National Marine Fisheries Service.

Senior staff from the Regional Water Quality Control Board met City staff to walk the Old Alameda Creek site and held technical discussions with Union City staff along with ACFC&WCD staff on June 24, 2022. The outcome of the meeting was positive, and Regional Water Quality Control Board staff expressed their desire to continue working with Union City and ACFC&WCD to implement the Old Alameda Creek restoration vision.

City staff and project engineers also met with staff from the US Army Corps of Engineers, Regional Water Quality Control Board, and California Department of Fish and Wildlife to discuss the project's permitting and drainage strategies on September 8, 2022. Regulatory agency staff expressed concurrence with the project's drainage plans.

Exclusive Negotiating Agreement for Gateway Property

Union City acquired the Gateway property from Caltrans through a Purchase and Sale Agreement executed in July 2020. The full payment of the appraised value of the land is due to Caltrans by July 29, 2027. Once the sale is completed, the funds will be deposited into a Caltrans account called a Local Alternative Transportation Improvement Program, or LATIP. The majority of the LATIP funds will likely be used to construct Phases 3 and 4 of Quarry Lakes Parkway.

The City Council authorized the issuance of a Notice of Availability (NOA) in June 2021, that solicited statements of interest in purchasing the Gateway property. The Notice of Availability described approximately 25 acres being available with an obligation to preserve as a park the one-half (1/2) acre surrounding the Peterson Farmhouse, and to dedicate an additional three (3) acres as a city park. The City Council accepted a Statement of Interest submitted by City Ventures to pay \$90 million for the Gateway property and authorized entering into an Exclusive Negotiating Agreement (ENA) with City Ventures, which was executed December 15, 2021.

The City Manager extended the City Ventures due diligence review timeframe identified in the ENA to allow the City to develop a better understanding of the drainage needs for the entire Quarry Lakes Parkway project and the Gateway property. City staff and consultants have nearly completed the drainage analysis and have better defined the boundaries of the property that will be conveyed to the developer. The 25-acre footprint of land to be conveyed is now better configured for housing. City Ventures completed the due diligence period in August 2022 and deemed the site suitable for development.

Since the execution of the City Ventures ENA, staff have completed the City's draft Housing Element and Greater Station District Specific Plan EIR. The draft Housing Element and Specific Plan EIR assume up to 535 residential units on the Gateway property, which includes 25 percent affordable units.

Community Engagement and Outreach

Over the past year, City staff have made a concerted effort to engage with residents and stakeholders on the Quarry Lakes Parkway project. This includes:

- A presentation made by the City Manager to the BART Board of Directors on the status of the Union City BART Intermodal Station, Station District, and Quarry Lakes Parkway in December 2021.
- A presentation by City staff and consultants to the Union City Bicycle and Pedestrian Advisory Committee (BPAC) on the status of the Quarry Lakes Parkway Project in April, May and September of 2022. City staff will also present to the Committee in October.
- A study session conducted by City staff for City Council on the status of the Quarry Lakes Parkway project in July 2022.

Other community engagement opportunities occurred through the development of the Union City Bicycle and Pedestrian Master Plan, which was adopted in November 2021; and Station District Specific Plan, which is expected to be completed within the next few months. Moving forward, staff will continue to provide project updates at future BPAC and City Council sessions.

Next Steps

Through the remainder of 2022, City staff will engage with City Ventures in detailed site planning for the Gateway property and begin the preparation of the Disposition and Development Agreement and further facilitate the sale of the Gateway Property. Staff will continue to work with Alameda CTC to receive approval of a full funding plan for QLP so that design of Phases 3 and 4 can proceed concurrently with Phases 1 and 2. Staff will also continue to work with permitting agencies to facilitate the construction of Phases 1 and 2. Mark Thomas will complete its hydrology studies and analysis to finalize drainage strategies for Quarry Lakes Parkway and will complete its preliminary design of Phases 1 and 2. The Preliminary Engineering for Phases 1 and 2 is expected to be completed by December 2022, with Final Design of all phases anticipated to be completed in late 2023/early 2024.