

Alto Tunnel Study

MARIN COUNTY RIGHT-OF-WAY RESEARCH SUMMARY

Tuesday November 17, 2015
5:30p Mill Valley
Community Center

Photo Credit: Jeff Wong



Department of Public Works
3501 Civic Center Drive, Suite 304
San Rafael, CA 94903
415 473 6528 T / 415 473 3799 F
marincounty.org/pw

Tonight's Agenda

- Welcome & Purpose
- Presentation
 - Background
 - Research: By Whom, Why and What?
 - Summary of Research
 - Next Steps, other ways to participate, close
- Break Out to Stations
 - Two identical stations with right-of-way, boundary and topo maps with a chance for everyone to comment or ask questions



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Welcome and Meeting Purpose

- Purpose of Tonight's meeting:
 - Present initial property and right-of-way research
- Previous direction for the Alto Tunnel Study:
 - Evaluate property and right-of-way issues
 - Collect additional geotechnical information on the tunnel
 - Revise and update cost estimates based upon the above



Photo Credit: County of Marin





Photo Credit: Jeff Wong



Alto Tunnel Study - Background

HOW DID WE GET TO HERE?

Alto Tunnel - Background

1880s-1970s: operated as a railroad

1975-concrete plug in north portal

1983-County receives portions of RR right of way; portal areas retained by NWPR

2001 Alto Tunnel Scoping Study

2008-2010 Mill Valley to Corte Madera Bicycle & Pedestrian Corridor Study



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Alto Tunnel - Background

MV-CM CORRIDOR STUDY 2008-10

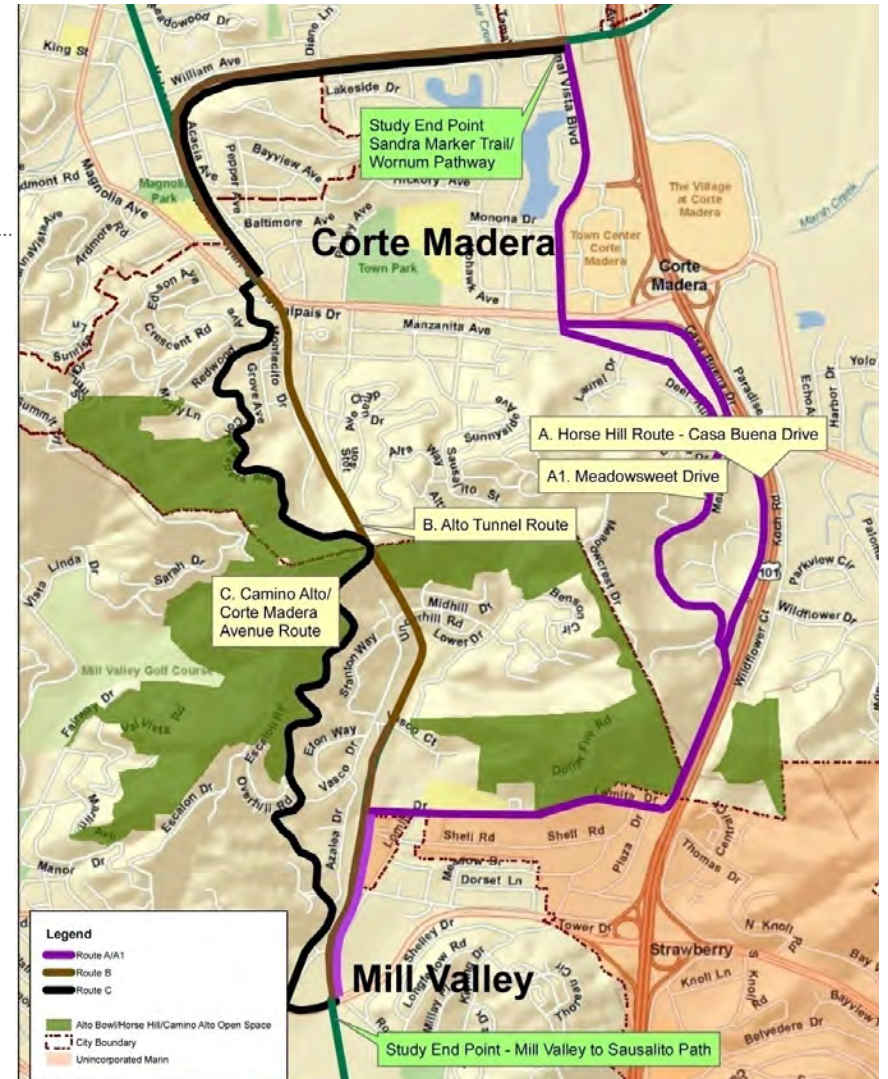
- Study of 3 corridors between MV & CM
 - Increase access & improve safety
- Route A – Horse Hill
- Route B – Alto Tunnel
- Route C – Camino Alto

Purpose: Give information, not select a preferred route or course of action



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Alto Tunnel - Background

ALTO TUNNEL ROUTE

- Wornum in CM to MV-Sausalito pathway crossing of E. Blithedale in MV

Alto Tunnel: 2,173 lineal feet, 16' wide

- \$40M-\$50M estimated cost (40% cont)

CalPark Tunnel: 1,100 lineal feet, 31' wide

- \$25M construction cost



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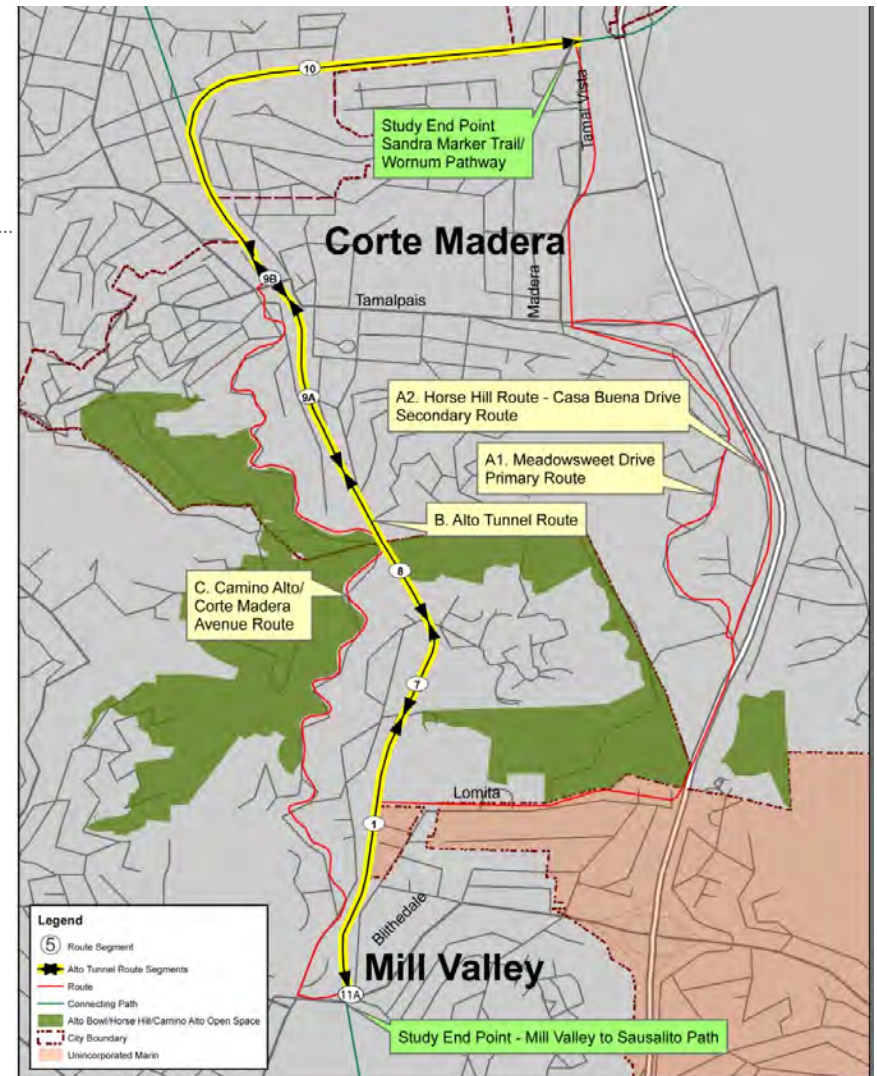




Photo Credit: Jeff Wong



Alto Tunnel Study - Research

BY WHO, WHAT AND HOW?

Alto Tunnel - Research

BY WHOM, WHAT AND HOW?

Various title companies & private researcher

Title reports and Deeds, Rights of Way

- Last report along corridor delivered on **September 22, 2015**

BKF Consulting - Professional Services Contract

Field Surveys: topographic, boundary, easements

Mapping verified by documents from RE

Marin County DPW: Real Estate Division

Marin County DPW: Transportation Services Division



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Alto Tunnel Study – Summary of Research

Alto Tunnel – Rights of Way

- The County holds “rights” necessary to operate a public pathway/trail along the old railroad corridor lands.
- However, three sections within the Alto Tunnel that are held by others:
 - Two segments within the tunnel at either end held by NWPRR
 - One segment within the tunnel at the south portal held privately
- All deeds for parcels above the tunnel were verified that the easements exist
- **This information will move forward to inform refined cost estimates during the upcoming Geotechnical Phase**





Photo Credit: Jeff Wong



Alto Tunnel Study – Next Steps

NEXT STEPS & OTHER WAYS TO PARTICIPATE

Alto Tunnel – What if the project moves forward?

WHAT IS THE GENERAL PUBLIC PROCESS?

- Complete the Alto Tunnel Study
 - Initiate the Project by a local jurisdiction –MV, CM, County?
 - Secure Funding (multiple grants)
 - Conduct Environmental Review (lots of public involvement) CEQA/NEPA certification
- If the Alto Tunnel alternative is selected for construction after all the environmental review, *then* property acquisition process is initiated



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Alto Tunnel – Rights of Way

ACQUISITION

- How is property “acquired” for public use?
 - Fee-title
 - Easement
- What is the process for acquisition?
 - Appraisals, *good faith* negotiations with owners, sale agreements, due diligence environmental review, establishment of escrow accounts and local jurisdiction of approval of the sale



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Back to Tonight: Next Steps

Public Input on Right of Way Research

Tonight-comment cards or flip charts

Via email through December 1, 2015

Next Phase of Alto Tunnel Study

Geotechnical Study and Cost Refinement – 2016

More public input 2016/17: Draft Alto Tunnel Study

Stay Informed and Participate

Sign up for updates via email & check Alto Tunnel Study webpage

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Contact & Information Coordinator

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In coordination with Marin County DPW - Real Estate Division

Eric Lueder

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Thank You

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