



McKinley Street Grade Separation Resolution of Necessity Hearing

Royal Ridge Investments, Inc.
APN: 172-420-001

Goodell Properties, LLC
APN: 115-290-034

Quickie's Car Wash/SJRK Investments, LLC
APN: 115-290-035



Mark Thomas
July 15, 2020

Project Overview

→ Project Need

- Alleviate Congestion
- Driver, Cyclist and Pedestrian Safety
- Anticipated Rail and Vehicular Traffic Increases

→ Project Goals

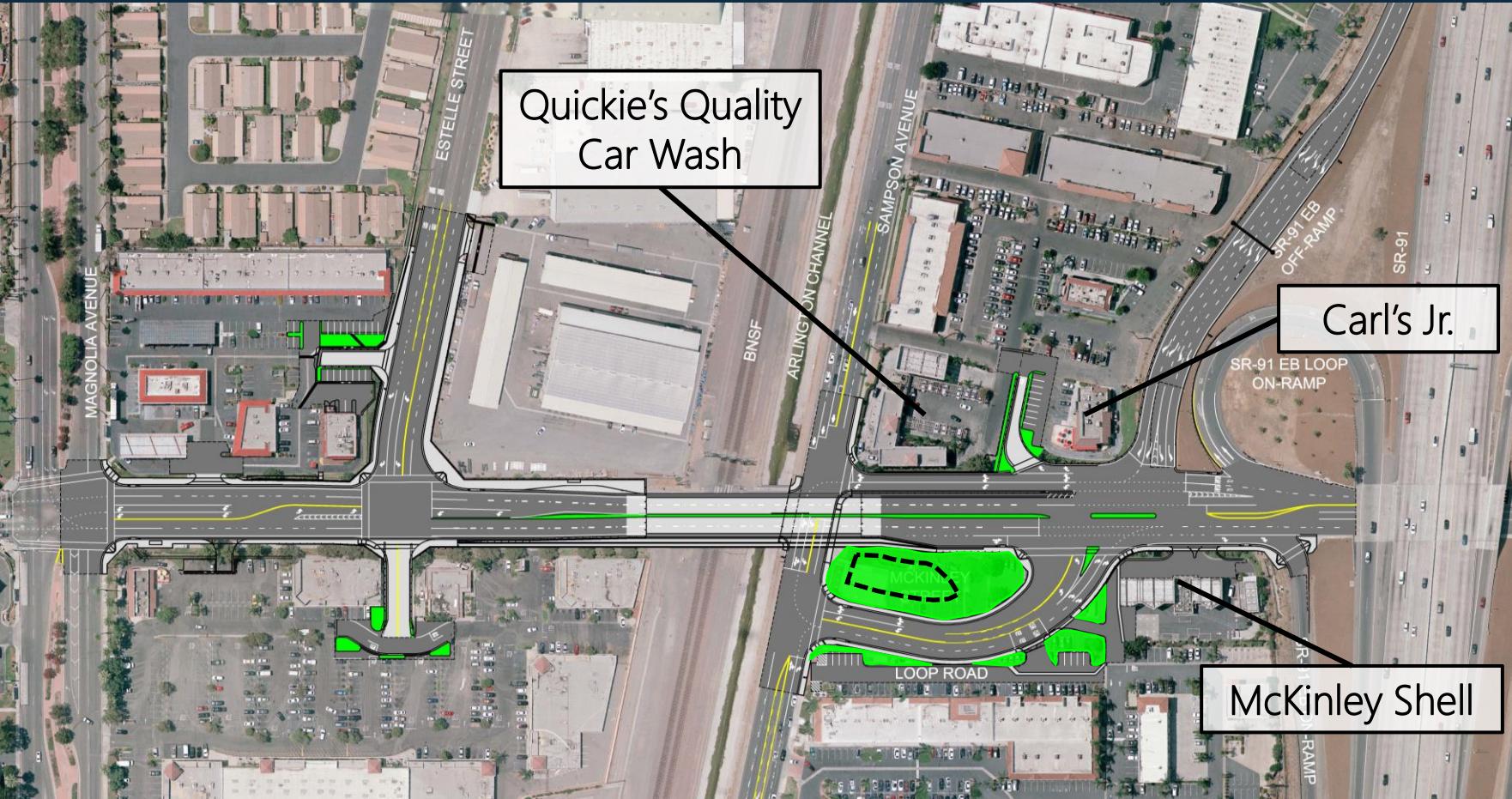
- Reduce Traffic Congestion and Air/Noise Pollution
- Enhance Emergency Vehicular Access
- Minimize Impacts to the Community/Railroad
- Improve Safety at the Grade Crossing

→ Previous Alternatives Considered

- 2011 Project Study Report (4 Alternatives, Overpass vs Underpass)
- 2018 Project Concept Report (Connector Road, 4 Alternatives)
- 2019 Value Engineering Analysis



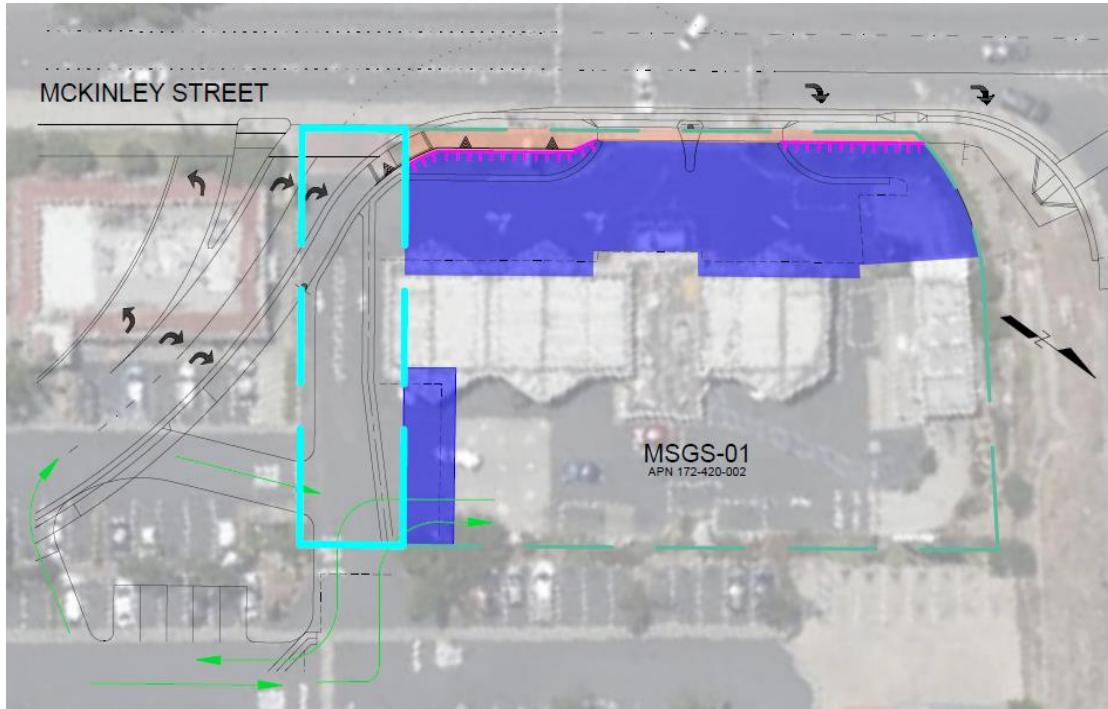
Project Overview



Project Overview



Royal Ridge Investments, Inc.



LEGEND:

■	TEMPORARY CONSTRUCTION EASEMENT, 8,578 SF
■	FEE ACQUISITION, 831 SF
→	INGRESS/EGRESS EASEMENT PATH OF TRAVEL
■	ACCESS RIGHTS
—	PROPERTY LINE
▲	RETAINING WALL
■	EXISTING ACCESS EASEMENT

- Impacts/Interests Required
- Construction Duration
- Ingress / Egress Easement
- Access During & Post Construction

Royal Ridge Investments, Inc.

Property Owner Communications

→ Correspondence

- Face to Face Meetings: 3
- Emails/Text: 7
- Phone Calls: 5

→ Negotiations Timeline

- Notice of Decision to Appraise Delivered December 17th, 2019
- Appraisal Site Inspection Occurred January 9th, 2019
- Offer Packages Presented March 26th, 2020
(Email/Call/In Person)



Goodell Properties, LLC



LEGEND:

■	TEMPORARY CONSTRUCTION EASEMENT, 13,228 SF
■	FEE ACQUISITION, 1,007 SF
■	ROADWAY EASEMENT, 947 SF
■	DRIVE THRU ACCESS
■	ACCESS RIGHTS
▲	RETAINING WALL
—	PROPERTY LINE

- Impacts/Interests Required
- Construction Duration
- Access During Construction
- Retaining Walls / Parking Modifications
- Carl's Jr. Drive Thru Access

Goodell Properties, LLC

Property Owner Communications

→ Correspondence w/ Goodell Properties, LLC

- Face to Face Meetings: 1
- Emails: 9
- Phone Calls: 8

→ Correspondence w/ Carl's Jr. Franchise Owner

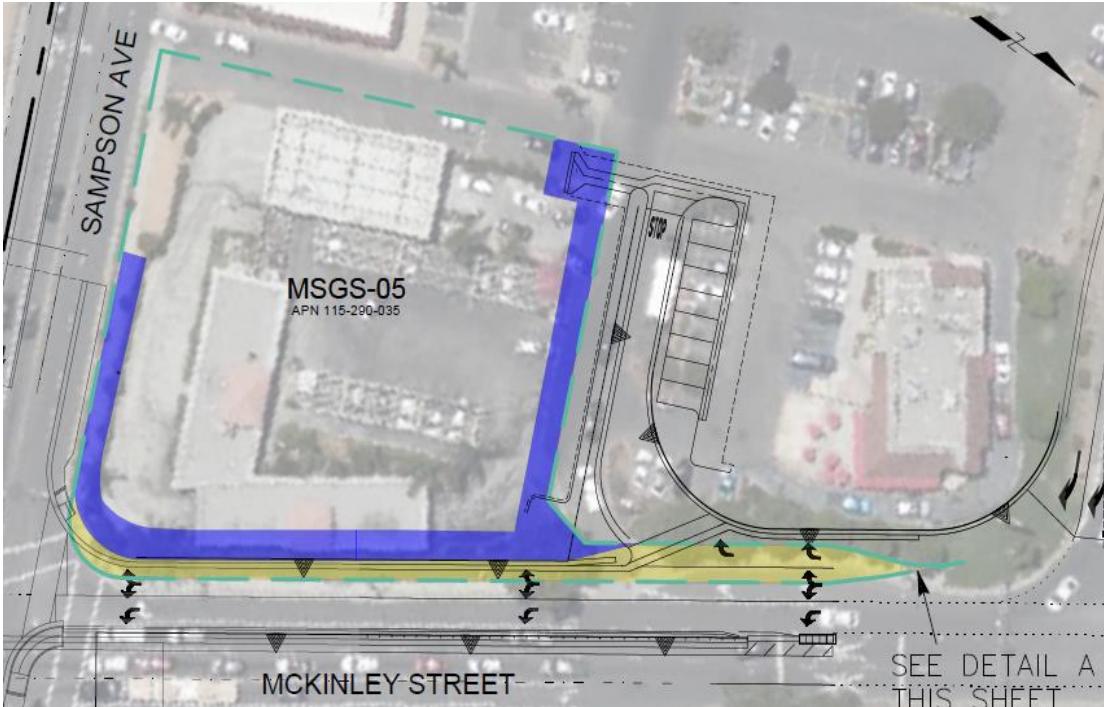
- Face to Face Meetings: 1
- Emails: 4

→ Negotiations Timeline

- Notice of Decision to Appraise Delivered December 17th, 2019
- Appraisal Site Inspection Occurred January 9th, 2019
- Offer Packages Presented April 3rd, 2020 (FedEx/Call)



Quickies Car Wash / SJRK Investments, LLC

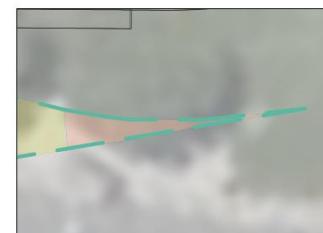


LEGEND:

■	TEMPORARY CONSTRUCTION EASEMENT, 4,680 SF
■	ROADWAY EASEMENT, 3,508 SF
■	FEE ACQUISITION, 6 SF
■	PROPERTY LINE
▲	RETAINING WALL

- Impacts/Interests Required
- Construction Duration
- Access During and Post Construction

DETAIL A



Quickies Car Wash / SJRK Investments, LLC

Property Owner Communications

→ Correspondence

- Face to Face Meetings: 0
- Property Site Visit Attempts to Meet Owner: 4
- Phone Calls: 12+

→ Negotiations Timeline

- Notice of Decision to Appraise Delivered December 17th, 2019
- Appraisal Site Inspection Occurred January 9th, 2019
- Offer Packages Sent April 6th, 2020 (FedEx/Call)





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