



**TOWN OF LOS GATOS
COUNCIL AGENDA REPORT**

MEETING DATE: 12/20/2016

ITEM NO: 12

DATE: DECEMBER 7, 2016
TO: MAYOR AND TOWN COUNCIL
FROM: LAUREL PREVETTI, TOWN MANAGER
SUBJECT: RECEIVE AN UPDATE ON THE ALMOND GROVE PHASE II PROJECT

RECOMMENDATION:

Receive an update on the Almond Grove Phase II Project.

BACKGROUND:

The Almond Grove Street Rehabilitation project is intended to renew the streets and rehabilitate curb, gutter, and sidewalks consistent with Council direction in the Almond Grove and Broadway historic districts. The Council has discussed the project over the course of ten meetings, beginning in 2012.

On April 19, 2016, the Town Council authorized the Town Manager to negotiate and execute an agreement with Wilsey Ham for the design of the remaining eight Almond Grove streets. The design was to follow guidelines provided by Council during the October 20, 2015 Council meeting. During the October meeting, Council approved the plans and specifications for bidding Broadway and Bachman and provided the following design direction for all of the Almond Grove Streets:

- Keep the existing curb line in the same location.
- Include Americans with Disabilities Act (ADA) improvements where needed for compliance with ADA while saving as much sidewalk as possible.
- Handle trees per the Town's tree ordinance, with an emphasis on trying to save trees.
- Institute a five-year no-cut rule on the streets after reconstructed including a specified replacement practice if streets are cut.

PREPARED BY: MATT MORLEY
Director of Parks and Public Works

Reviewed by: Town Manager, Town Attorney, and Finance Director

BACKGROUND (cont'd):

Council approved the Basis of Design Report from Wilsey Ham on August 26, 2016, which provided an overview of the Phase II design. Included in the report was the recommendation for a design section that placed the concrete pavement on top of a cement treated soil. After further review of existing utilities following this meeting, Wilsey Ham has proposed a structural section with thicker concrete on top of existing subgrade. The Council Agenda Report of August 26th also included information on asphalt areas within the Phase II project limits and methods of project bidding. During the meeting, the Council directed staff to convert all asphalt areas within the Phase II limits to concrete and to bid all eight Almond Grove streets at one time.

DISCUSSION:

Public Outreach

PPW staff has provided extensive public outreach during the design phase of the Almond Grove Phase II project, providing residents with opportunities to gain information on the project through a variety of means. PPW staff added an additional three resident meetings specifically to discuss tree replacements in order to provide the community with a full and complete understanding of the proposed tree replacements, an opportunity to discuss the plan, and the ability to work directly with residents on concerns. The outreach to the community on the Almond Grove Phase II project has included the following to date:

- Establishment of an Almond Grove Phase II Website providing the community with the latest information and project updates.
- Website "Notify Me" option to provide immediate text/e-mail update information.
- Notification of meetings through letters, door hangers, "Notify Me" list, website and Nextdoor.
- Three resident meetings to discuss street tree replacements.
- Three resident meetings to discuss project design details.
- Meeting presentations and exhibits provided on the project website.
- Individual resident meetings, phone calls and e-mail exchanges.

Staff will continue this high level of public outreach as the project continues to progress.

Trees

An in-depth survey of street trees to remain and trees to be replaced was completed by the design consultant Wilsey Ham's landscape architect and arborist team, Callandar and Associates. Callandar's comprehensive Tree Report is included as Attachment 1 of this report

DISCUSSION (cont'd):

and was based on the Town's street tree provisions within Chapter 26 of the Town Code. The Tree Report was also reviewed and concurred with by the Town Arborist and PPW staff. The report shows a total of 309 street trees on the project with a total of 78 street tree replacements proposed, 28 of these have diameters greater than 12 inches with the remaining trees significantly smaller in many cases. Additionally, staff is proposing to add 121 new street trees to the Almond Grove Phase II area in locations that did not previously have street trees. This will increase the number of street trees in the area by 40%.

Prior to conducting public meetings, street trees recommended for replacement were tied with orange flagging tape. This step was taken to draw the attention of residents to the trees under consideration early in the process, much like story poles do for developments. Residents were notified of the meeting through letters (which included a tree replacement map), door hangers, the Almond Grove Phase II website, Nextdoor, and through the Town's Almond Grove "Notify Me" list. A number of residents contacted PPW staff prior to the meetings to have their questions answered.

A total of 12 residents attended the meetings that were held from 6 to 8 p.m. on November 2nd, 8th and 10th. A presentation was provided to those in attendance and both PPW staff and the Wilsey Ham's arborists were available for questions following the presentation. A few of the residents in attendance requested adding trees or retaining specific trees slated for replacement. Many expressed support for the decision to replace trees noted in the report and the reasons provided by Callandar and Associates for the replacement need. Callandar has modified their report to retain specific trees requested by residents and Wilsey Ham will review any required design changes needed for this retention. Callandar noted that some of the trees that residents have requested to remain are in planter strips less than 18 inches and the trees could be severely impacted by the construction over their root system and required root pruning and ultimately may not survive.

Tree replacements, as noted in the report, meet the Standard of Review and Required Findings set forth in Chapter 26 "Trees and Shrubs" of the Town Municipal Code. These replacements include trees that are deteriorating or diseased, crowded, damaging public infrastructure, and/or are identified in the Town Code as nuisance trees. The majority of tree replacements are in small planter strip areas measuring 18 inches or less. This is because many tree species cannot thrive in small planter strips due to low soil volume or survive construction impacts directly over key root structures caused by being in a small planter strip.

The goal of the Almond Grove Phase II project is to provide a vibrant tree canopy for the community following the construction and placement of the trees. This is achieved through the selective replacement process and the significant increase in the number of trees in the

DISCUSSION (cont'd):

neighborhood. This includes adding planter strips and trees in areas that currently do not have planter strips, if space is available and following discussions with the adjacent property owner.

Callander and Associates has recommended a number of location appropriate street trees for the replacement trees and new trees. Trees that are currently being considered, varying on the width of the planter strip, are Maidenhair, Eastern Redbud, Crape Myrtle, London Plane and Chinese Pistache. This plan deliberately balances retention of mature trees with the long term health of street trees.

Curb Ramps

In addition to the tree meetings, three separate design meetings were held with residents on December 5th, 8th and 12th. Residents were notified of the meetings in the same manner as the tree meetings described above. The meeting discussion included various project design elements and project implementation. The meeting presentation was provided by the project design team Wilsey Ham and supported by PPW staff. A total of 40 residents attended the meetings. Residents expressed support for the project public outreach following the meetings and thanked staff for providing residents an opportunity to review the design proposals in front of their residences and provide input.

A discussion of the project curb ramps was included in the meeting presentation. Currently, Caltrans standards allow for the placement of seven different types of curb ramps. These ramps can be divided into two categories; ramps with "curbs" and ramps with "flares" (or no curbs). The ramps with "flares" require additional room (Town right of way) free from obstructions (i.e. trees, utility poles, drainage inlets) to be installed. Where there is room, Wilsey Ham has been instructed to design ramps with flares. Where there is not room, the Town is still required by the Americans with Disabilities Act (ADA) to install curb ramps. In these cases, the designer's only choice is to install ramps with curbs.

Regarding curb ramp location, where there is room for only one curb ramp on a corner, as is the case on the majority of corners in the Almond Grove, the curb ramp is placed at the center of the curb radius. The United States Access Board, which develops guidelines for ADA, recommends placement of the ramp at the center of the curb radius for safety reasons. This is to provide the best visibility from both directions (east-west, north-south) for those with disabilities who are crossing at intersections.

DISCUSSION (cont'd):

Utility Upgrades

Utility upgrade discussions and coordination meetings were held with all affected utility companies in the project area. Based on these conversations, several companies will be replacing older utility lines on a number of streets within the Phase II project limits. San Jose Water Company is scheduling an extensive replacement project on all but three of the project streets. West Valley Sanitation District will be completing a main replacement on the west end of Bean and PG&E has indicated they will be replacing a gas main on Massol between Bachman and Nicholson. All of the utility replacement work is expected to be completed by the end of 2017 or beginning of 2018. Streets that will not be impacted by utility replacement work are Tait, Bayview and Glen Ridge as the utilities on these streets were previously upgraded by the respective utility companies.

Project Phasing

Pursuant to Council direction, all eight of the Almond Grove Phase II streets will be put out to bid at the same time. In order for the Town to obtain the best pricing from contractors for the work, the contractors will be asked to determine the street reconstruction schedule within specific Town stipulated parameters. The parameters will include the following:

- The Town must approve the proposed schedule.
- The Contractor will complete reconstruction of all streets in three years.
- The Contractor will first complete work on streets where no utility replacement work is proposed (Tait, Bayview, Glen Ridge).
- The Contractor will complete a minimum of 2.5 and a maximum of 3 streets per year.
- The Contractor may not work on streets that are utilized for the Cat's Hill Bike Race until after race completion.
- Construction must be complete by October, prior to the rainy season.

Anticipated Schedule

The following schedule is anticipated for the Almond Grove Phase II project:

Design Completion	January	2017
Council Approval of Plans, Specifications, and Engineering and Authorize TM Award to Low Bidder	February	2017
Award of Bid	April	2017
Construction Start (First Year)	May	2017
Construction End (First Year)	December	2017

CONCLUSION:

Staff recommends that the Council receive the update on the Almond Grove Phase II Project.

FISCAL IMPACT:

There is no fiscal impact as a result of this action.

ENVIRONMENTAL ASSESSMENT:

This is not a project defined under CEQA, and no further action is required.

Attachments:

1. Arborist's Report
2. Tree Removal and Replacement Maps
3. Public Comment