



Legislation Text

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Highlights of the Facilities and Transportation Committee Meeting of January 5, 2016

COMMITTEE RECOMMENDATION: The Committee recommends approving members to the Community Advisory Committee (CAC) for the Bayfair Transit-Oriented Development (TOD) Specific Plan (approved by City Council on February 1, 2016).

CITY OF SAN LEANDRO

CITY COUNCIL FACILITIES AND TRANSPORTATION COMMITTEE

January 5, 2015
5:00 p.m. - 6:30 p.m.

San Leandro City Hall
835 East 14th Street
San Leandro, California
Sister Cities Gallery

HIGHLIGHTS

1. CALL TO ORDER

The meeting was called to order at 5:00 p.m.

1.A. Attendance

Committee members present: Mayor Pauline Cutter, Councilmember Corina Lopez

City staff present: Community Development Director Cynthia Battenberg, Senior Traffic Engineer Reh-Lin Chen, Engineering & Transportation Director Keith Cooke, Administrative Services Manager Kirsten Foley, Deputy Community Development Director Tom Liao, Assistant City Manager Lianne Marshall, Public Works Director Debbie Pollart, Principal Engineer Michael Stella, City Engineer Nick Thom and City Manager Chris Zapata

Public present: None

1.B. Announcements

2. DISCUSSION ITEMS

2.A. Discussion Regarding Bay Fair TOD Specific Plan Update

T. Liao updated the Committee and provided handouts regarding the Bay Fair Transit-Oriented Development (TOD) specific plan project. The City is partnering with BART, Madison Marquette and Alameda County. City was awarded a grant of \$440,000 from ABAG / MTC. The City contributed \$30,000. BART and Madison Marquette contributed \$15,000 each for a total contract of \$500,000. Alameda County is active in the project by way of in-kind services of their Planning Department and support of community outreach work. Raimi + Associates (R+A) was selected as the vendor through RFP and they have begun collecting data.

Members of the Community Advisory Committee (CAC) were selected, which will consist of 21 member nominees and 6 alternate member nominees. Ad-hoc Committee of Mayor and Councilmember Reed recommended committee members will go to Council for approval at February 1, 2016. A Technical Advisory Committee was also formed that includes staff from the City, BART, Alameda County Planning, Alameda County Flood Control District, Madison-Marquette, AC Transit, Alameda County Transportation Commission, Caltrans and ABAG (Association of Bay Area Governments). Project kickoff meetings will occur in either late February or early March followed or two citywide community meetings will occur during the life of the plan development. A draft plan is scheduled for spring 2017 and final plan by summer 2017. The planning area encompasses approximately 60 acres.

When asked by Mayor Cutter, T. Liao identified the boundaries of the BART TOD project. T. Liao will provide a map of the area via email to the Committee members. It encompasses the half-mile radius area around the Bay Fair BART Station, which also includes the Bayfair Center.

The Plan will review displacement issues and involve the County as it impacts unincorporated residents/businesses. Mayor Cutter asked about the BART "Y", double tracks and underpass to the parking lot. T. Liao indicated that the Plan will review impact of BART improvements and railroad line. The development will most likely occur on the Mall side. K. Cooke indicated City is pursuing East Bay Greenway assertively because it solves the underpass issue. Councilmember Lopez asked about County participation and having County members on the CAC and if the County is in the TOD strategy area. T. Liao said the boundary will lie within the City. County will be impacted by the City's decision and County residents and businesses will be impacted as well so T. Liao wants input from the County and possibly get candidates for the CAC.

T. Liao says that Unincorporated County has a specific plan under development. They were involved early on when there was a potential to include TOD into Unincorporated County. Councilmembers will discuss District 5 area with T. Liao after meeting.

C. Zapata reviewed development opportunity sites - describing four locations that will sustain San Leandro's economic future: the Shoreline, Kaiser north parcel, new Kraft site and the Bayfair site.

Committee Recommendation for City Council Consideration

- Approval for CAC newly selected members

2.B. Discussion Regarding Capital Improvement Program Year End Review

K. Cooke introduction of item

- Councilmember Lopez requested that the presentation be given to full Council after it is vetted by the Facilities and Transportation Committee.

N. Thom presented a summary of CIP work accomplished in 2015 through a PowerPoint presentation.

- Mayor Cutter asked if the street sealing project addressed every street in need. N. Thom estimated that 50% of streets that need sealing within the maintenance area were addressed.
- Mayor Cutter asked about a grand opening for the WPCP rehabilitation project. An event is tentatively scheduled for March 28, 2016. Mayor Cutter asked about a project dedication plaque; the committee recommends that the plaque list the current Council members. C. Zapata asked about landscaping and screening at the Davis Street west end cul-de-sac. N. Thom said there is new landscaping along the WPCP fence on Davis Street. D. Pollart added that a traffic roundabout project from EBRPD is expected around 2017.
- Mayor Cutter asked about revenue from the sale of reclaimed water to EBMUD. D. Pollart says a reclaimed water study is underway. Results will be brought to Council in the next few months to ask Council for direction. She says the information (from study) will be presented to EBMUD in discussion of our agreement with them for reclaimed water that they receive from the City and sell. She would like to revisit with EBMUD sometime this year. EBMUD is more willing to partner now that everyone is affected by the drought. Staff is researching the possibility of tertiary water treatment, which will open up a bigger customer base. Councilmember Lopez offers full support and is in favor of recovering San Leandro's own infrastructure cost and reuse in community. She hopes that income/savings from recycled water may allow the City to do purple piping.
- Mayor Cutter asked for a report on the number of businesses that are connected to the fiber and number of business that are still trying to connect. C. Battenberg will provide an update in March after we receive information from LIT San Leandro.
- Mayor Cutter asked about a traffic signal at San Leandro Boulevard and Hudson Lane: K. Cooke says that Preferred Freezer will install the traffic lights and sidewalks at the intersection.
- C. Zapata mentioned that we expect to increase our road repair spending for the next several years due to Measure BB. Mayor Cutter asked about the pavement condition index for the City and the impact of the Measure BB projects. The pavement condition index is expected to rise to 61 when the projects are complete. C. Zapata said that pavement maintenance is a statewide issue and that there is talk of the State making additional funds available to local agencies in the future. CZ requested that we provide a review of street maintenance funding.
- Mayor Cutter asked how sidewalk repair costs are shared between the City and property owner. N. Thom stated that the cost of repair of damage caused by a street tree is split 50/50 between the City and property owner and that other work is paid 100% by the property owner.

Councilmember Lopez has used the sidewalk program as a property owner and was impressed with the work.

- Mayor Cutter asked about new FEMA flood zones; they are not addressed by any current projects.
- C. Zapata said that we are coordinating our street work with the utility companies but that they are overworked and can't guarantee that new street pavement won't be cut for utility repairs. N. Thom says that staff is coordinating with utility companies at least a year in advance of the work.

In addition to the projects in the presentation the following items were discussed:

- Councilmember Lopez asked about the Main Library re-carpeting and audio visual equipment projects. Staff is preparing an RFP for design of the A/V equipment. Staff is working with an architect to select furniture and carpet colors/designs. Projects are expected to be constructed in calendar year 2016. Mayor Cutter asked about the extent of furniture replacement and recommended including the chairs in the Karp/Estudillo room. Councilmember Lopez asked about the floor in the Karp/Estudillo room. The carpet in that room is included in the project. The value of the existing dance floor in the room was discussed. Staff will look into the frequency of use and determine if the dance floor can be replaced with carpet, or if a portable floor can be used. Mayor Cutter suggested that we consider the frequency of events with food in the Karp/Estudillo room when the carpet is replaced. Councilmember Lopez asked if the carpet in the lecture hall is included in the project; staff believes that floor is in good condition.
- L. Marshall said that the Library Foundation is also looking at funding some changes to the shelving near the entrance to the children's library to make that area more useable.
- Mayor Cutter is concerned with pavement on East 14th Street and the impact BRT will have on the pavement. K. Cooke said that we can ask Caltrans to fix potholes and that AC Transit will pave north of Garcia Way as part of their project. Mayor Cutter suggested that we need pavement between Georgia and Sunnyside repaired, and she recalled that AC Transit agreed to pave it as part of BRT.

Councilmember Lopez is looking forward to seeing this information presented to the entire Council and public. She suggested that staff repeat this information at town hall meetings and the State of the City address.

- C. Zapata informed the committee that the Sister Cities Meeting room will receive new paint and/or decorations in the near future.
- C. Zapata informed the committee that the City is now receiving additional strands of fiber optic cable due to a revised agreement with LIT San Leandro.
- Mayor Cutter suggested that staff talk with LIT San Leandro to ensure they are offering internet service to as many businesses as possible. She believes that some businesses have had difficulty in connecting to fiber loop.

2.C. Project Updates

K. Cooke introduced the project updates, indicating a new grant for pedestrian safety improvements at the intersection of Davis and Carpentier Streets.

N. Thom described the existing conditions at the intersection, grant amount, match amount, and possible improvements to be made. A video of the HAWK signal was shown. Staff will evaluate options and bring a recommendation to Council.

Mayor Cutter thinks this is a good location for improvements.

The committee recommends that the Council approve a \$250K grant and matching funds for pedestrian improvements at Davis and Carpentier.

C. Zapata mentioned that staff is working on an agreement with a consultant for outreach related to the Community Workforce Agreement. K. Foley gave a summary of the scope and status of the agreement.

2.D. Discussion Regarding Future Agenda Items

Future agenda items were discussed.

C. Zapata asked about the cost of the Siempre Verde Renovation project. Bids came in lower than estimated and the project is expected to cost \$3.3M which is \$200k less than the estimate. Councilmember Lopez asked about the bid prices and contingency for change orders. N. Thom indicated we would forward the bid results to her. C. Zapata noted that we have a new HCD grant that will reduce the amount of general fund money used on the project and asked if the \$200k in savings was in addition to that grant. Staff indicated that the \$200k savings would be in the general fund and would be additional to the reduction from the grant.

Mayor Cutter asked about funding chair replacement at the main library. The library furniture project wasn't funded in the last CIP budget. The Library Foundation has offered to purchase new chairs. Mayor Cutter and Councilmember Lopez would like to see some of the general fund savings from Siempre Verde used for any Main Library furniture needs that aren't addressed by the Library Foundation. Councilmember Lopez said that the library is a community focal point and is essential to maintain in good condition.

Mayor Cutter asked about a future agenda item for pavement on East 14th Street near the BRT project. K. Cooke said staff would work on this item.

L. Marshall and others reviewed the list of future agenda items.

1. I-880 ICM was moved to March
2. Reclaimed water was moved to April

Councilmember Lopez gave an update on Community Choice Energy and requested that it be on the agenda in 2016.

Mayor Cutter asked about wind power at the WPCP. D. Pollart believes any wind project along the shoreline will be challenged in court by the group that opposed the wind turbine near Heron Bay. Mayor Cutter would like staff to continue to evaluate this possibility.

Councilmember Lopez suggested that we explore participating in a countywide environmental document that addresses solar and other renewable power. K. Cooke said the first step would be to include renewable power in our general plan.

3. PUBLIC COMMENTS

None

4. COMMITTEE MEMBER COMMENTS

None

5. ADJOURN

The meeting adjourned at 6:37 p.m.