Reconstruction of Loyola Avenue (from El Camino Real to Glendale Avenue)

February 11, 2020

County of San Mateo
Department of Public Works
Agenda

• North Fair Oaks Area Road Improvement Standards and Priority List

• Project Description, Paint Markings, Property Owner Survey, and Survey Results Decision Tree

• Design Issues and Elements

• Proposed Process, Timeline, and Funding

• Questions, Comments, and Input
Road Improvement Standards and Priority List

• **2001** – Began development of Road Improvement Standards and Priority List
  – Property owner surveys on unimproved streets and public meetings
  – Priority based on drainage and road condition

• **2002** - Board of Supervisors (Board) adopted Road Improvement Standards and Priority List
# North Fair Oaks Area Priority List

<table>
<thead>
<tr>
<th>Priority No</th>
<th>Road Name</th>
<th>Begin Location</th>
<th>End Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Edison Way</td>
<td>5th Avenue</td>
<td>11th Avenue (End)</td>
</tr>
<tr>
<td>2</td>
<td>Edison Way</td>
<td>1st Avenue</td>
<td>5th Avenue</td>
</tr>
<tr>
<td>3</td>
<td>11th Avenue</td>
<td>Edison Way</td>
<td>End (West of Fair Oaks Avenue)</td>
</tr>
<tr>
<td>4</td>
<td>12th Avenue</td>
<td>End (West of Fair Oaks Avenue)</td>
<td>End (East of Fair Oaks Avenue)</td>
</tr>
<tr>
<td>5</td>
<td>2nd Avenue</td>
<td>Middlefield Road</td>
<td>Edison Way</td>
</tr>
<tr>
<td>6</td>
<td>Fair Oaks Avenue</td>
<td>Edison Way</td>
<td>Marsh Road</td>
</tr>
<tr>
<td>7</td>
<td>9th Avenue</td>
<td>Middlefield Road</td>
<td>Edison Way</td>
</tr>
<tr>
<td>8</td>
<td>Oak Drive</td>
<td>8th Avenue</td>
<td>San Benito Avenue</td>
</tr>
<tr>
<td>9</td>
<td>Placitas Avenue</td>
<td>Oak Drive</td>
<td>End (East of Oak Drive)</td>
</tr>
<tr>
<td>10</td>
<td>7th Avenue</td>
<td>Fair Oaks Avenue</td>
<td>Spring Street</td>
</tr>
<tr>
<td>11</td>
<td>3rd Avenue</td>
<td>Middlefield Road</td>
<td>Edison Way</td>
</tr>
<tr>
<td>12</td>
<td>14th Avenue</td>
<td>End (West of Fair Oaks Avenue)</td>
<td>300' West of Athlone Way</td>
</tr>
<tr>
<td>13</td>
<td>15th Avenue / Palmer Lane</td>
<td>789 15th Avenue</td>
<td>County Boundary (at 501 Palmer Lane)</td>
</tr>
<tr>
<td>14</td>
<td>Amherst Avenue</td>
<td>El Camino Real</td>
<td>Glendale Avenue</td>
</tr>
<tr>
<td>15</td>
<td>10th Avenue</td>
<td>End (West of Fair Oaks Avenue)</td>
<td>Fair Oaks Avenue</td>
</tr>
</tbody>
</table>
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<tr>
<th>Priority No</th>
<th>Road Name</th>
<th>Begin Location</th>
<th>End Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>16</td>
<td>SAN BENITO AVENUE</td>
<td>OAK DRIVE</td>
<td>END (EAST OF FAIR OAKS AVENUE)</td>
</tr>
<tr>
<td>17</td>
<td>7TH AVENUE</td>
<td>PARK ROAD</td>
<td>EDISON WAY</td>
</tr>
<tr>
<td>18</td>
<td>7TH AVENUE</td>
<td>MIDDLEFIELD ROAD</td>
<td>PARK ROAD</td>
</tr>
<tr>
<td>19</td>
<td>LOYOLA AVENUE</td>
<td>EL CAMINO REAL</td>
<td>GLENDALE AVENUE</td>
</tr>
<tr>
<td>20</td>
<td>ENCINA AVENUE</td>
<td>OAK DRIVE</td>
<td>END (EAST OF FAIR OAKS AVENUE)</td>
</tr>
<tr>
<td>21</td>
<td>16TH AVENUE</td>
<td>END (WEST OF FAIR OAKS AVENUE)</td>
<td>COUNTY BOUNDARY (AT 789 16TH AVENUE)</td>
</tr>
<tr>
<td>22</td>
<td>8TH AVENUE</td>
<td>MIDDLEFIELD ROAD</td>
<td>EDISON WAY</td>
</tr>
<tr>
<td>23</td>
<td>PARK ROAD</td>
<td>2ND AVENUE</td>
<td>7TH AVENUE</td>
</tr>
<tr>
<td>24</td>
<td>18TH AVENUE</td>
<td>END (WEST OF FAIR OAKS AVENUE)</td>
<td>247-Ft WEST OF 17TH AVENUE</td>
</tr>
<tr>
<td>25</td>
<td>4TH AVENUE</td>
<td>MIDDLEFIELD ROAD</td>
<td>EDISON WAY</td>
</tr>
<tr>
<td>26</td>
<td>6TH AVENUE</td>
<td>MIDDLEFIELD ROAD</td>
<td>EDISON WAY</td>
</tr>
<tr>
<td>27</td>
<td>17TH AVENUE</td>
<td>COUNTY BOUNDARY / HOLBROOK LANE</td>
<td>775 17TH AVENUE</td>
</tr>
</tbody>
</table>
Project Location

LEGEND

- AREA OF PROPOSED ROAD IMPROVEMENTS
- COUNTY / TOWN OF ATHERTON
Road Standards and Options
Amherst/Loyola Area
Loyola Avenue
(from El Camino Real to Glendale Avenue)
Road Standards and Options

• Loyola Avenue - El Camino Real to Glendale Avenue
  – Do Nothing
  – Reconstruct road with 18 or 22 feet of pavement with:
    • 2-foot wide valley gutters on both sides of road; or
    • 3-foot wide valley gutters on both sides of road

• Based on the Board’s policy, the improvements will be centered in the road right-of-way unless the road must be moved to avoid trees or other major encroachments in the road right-of-way.
Amherst/Loyola Area

Sample of Constructed Road Standards
18'-FOOT WIDE TRAVEL WAY WITH 2-FOOT OR 3-FOOT VALLEY GUTTER
TYPICAL SECTION
(NO SCALE)

NORTH FAIR OAKS AREA AMHERST/LOYOLA ROAD STANDARD
22-FOOT WIDE TRAVEL WAY WITH 2-FOOT OR 3-FOOT VALLEY GUTTER
TYPICAL SECTION
(NO SCALE)

NORTH FAIR OAKS AREA AMHERST/LOYOLA ROAD STANDARD
LOYOLA AVENUE
EXISTING CONDITIONS
LOYOLA AVENUE (OPTIONS 2 & 3)

OPTION 2 - RECONSTRUCT ROAD WITH 18-FOOT WIDE PAVEMENT WITH 2-FOOT WIDE VALLEY GUTTERS

OPTION 3 - RECONSTRUCT ROAD WITH 18-FOOT WIDE PAVEMENT WITH 3-FOOT WIDE VALLEY GUTTERS

(Pictorial Not Illustrated To Scale)
LOYOLA AVENUE (OPTIONS 4 & 5)
OPTION 4 - RECONSTRUCT ROAD WITH 22-FOOT WIDE PAVEMENT WITH 2-FOOT WIDE VALLEY GUTTERS
OPTION 5 - RECONSTRUCT ROAD WITH 22-FOOT WIDE PAVEMENT WITH 3-FOOT WIDE VALLEY GUTTERS
(Pictorial Not Illustrated To Scale)
Survey Loyola Avenue  
(EL Camino Real to Glendale Avenue)

Your input is very important to us. Please take the time to fill out the form and mail it to us by Wednesday, February 19, 2020. Street improvements will not be constructed unless at least fifty percent (50%) of the property owners on a given block (based on front footage) indicate that improvements are desired.

The following should be the minimum standard used for reconstructing the street adjacent to my property. (Please check only one):

- [ ] Option 1 – Maintain as is.
- [ ] Option 2 – Reconstruct road with 18 feet of pavement with 2-foot valley gutters.
- [ ] Option 3 – Reconstruct road with 18 feet of pavement with 3-foot valley gutters.
- [ ] Option 4 – Reconstruct road with 22 feet of pavement with 2-foot valley gutters.
- [ ] Option 5 – Reconstruct road with 22 feet of pavement with 3-foot valley gutters.

Note:
Should a majority of property owners on a given block vote for improvements, the option constructed will be the one that receives at least fifty percent (50%) of the vote (based on front footage).

If no option receives at least fifty percent (50%) of the vote, then Option 5, the default option, will be constructed.
NORTH FAIR OAKS
AMHERST / LOYOLA AREA
SURVEY RESULTS DECISION TREE

(1) Survey Property Owners on the Blocks of the Priority List of Streets

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LESS than 50% of Block respond to survey OR indicate that they want improvements

Drop Blocks and Survey Property Owners of next Street on the Priority List

MORE Than 50% of Block state that they want improvements

The option with MORE than 50% will be selected

Proceed with Design using preferred option

No option receives MORE than 50%

Proceed with Design using Default Option (22' Pavement with 3' Valley Gutter)

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NOTES:
(1) Survey results will be weighted based on the front footage of all property owners on the block.
Sidewalk Survey

• A survey letter dated May 15, 2015 was sent to property owners of Loyola Avenue to determine whether they were in favor of a wider road with sidewalks and their willingness to pay for the additional cost based on the front footage of their property.

• A survey result letter dated October 30, 2015 was sent to property owners of Loyola Avenue.
Sidewalk Survey Results

- 25% - Maintain existing sidewalk as is - construct new roadway per County Standard (no new curb, gutter and sidewalk)

- 24% - Construct wider road with new concrete curb, gutter and sidewalk improvements on Loyola Avenue where sidewalk improvements do not currently exist
  
  - Of the 24%:
    - 38% - Yes - I am willing to pay the cost
    - 62% - No - I am not willing to pay the cost
Design Issues and Elements
Loyola Avenue - from El Camino Real to Glendale Avenue

• Some driveways might become steeper than the existing driveways (20% maximum slope per County standard)

• Impacts to existing landscaping/shoulder area
LOYOLA AVE FROM EL CAMINO REAL TO GLENDALE AVE
Design Issues and Elements – working around existing utilities
LOYOLA AVE FROM EL CAMINO REAL TO GLENDALE AVE
Design Issues and Elements – transitions to existing sidewalks
Proposed Process & Timeline
Loyola Avenue

- **February 2020**: Meet with property owners and conduct property owner survey
- **March 2020**: Determine if there is a project and standard to be used
- **Spring 2020**: Develop project scope and design project
- **Summer 2020**: Advertise and bid out project
- **Late Summer 2020**: Project construction
Project Funding

• Construction of the roadway, valley gutters, curb & gutter work as necessary and minor work.

• Work outside of project scope:
  ➢ Landscaping, sidewalk, shoulder and driveway work beyond the required project limit
  ➢ If Property Owners have been contemplating sewer lateral work, completing it prior to roadway work would be advised. Property owners are responsible for maintenance, repair and replacement of the sewer lateral from house to the sewer main in the street.
Questions, Comments, and Input

Contact:

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