TO: HONORABLE CITY COUNCIL

FROM: CITY MANAGER DEPARTMENT: PUBLIC WORKS

DATE: AUGUST 2, 2004 CMR: 372:04

SUBJECT: INFORMATION REGARDING PROJECT COORDINATION OF DEVELOPMENT PROJECTS AND CITY PROJECTS IN THE AREA BOUNDED BY WAVERLEY STREET, CHANNING AVENUE, RAMONA STREET AND FOREST AVENUE

This is an informational report and no Council action is required.

BACKGROUND

Five large private development projects in the area bounded by Waverley Street, Channing Avenue, Ramona Street and Forest Avenue have recently been completed, are underway or are proposed (see map Attachment A). The purpose of this report is to inform the City Council and residents in the area of the status of these developments and upcoming work planned in the area to upgrade utility infrastructure and restore the street pavement surfaces as these projects are completed. The private development projects include:

- SummerHill Homes, Project 1, consisting of 30 condominiums located on the north corner of Homer Avenue and Bryant Street was completed and occupied this summer.
- SummerHill Homes, Project 2, consisting of 36 condominiums located on the north corner of Bryant Street and Channing Avenue is scheduled to be completed for occupancy in fall 2004.
- SummerHill Homes, Project 3, consisting of 10 single family homes located on the west corner of Channing Avenue and Waverley Street, is scheduled to be complete in summer 2005.
- Palo Alto Housing Corporation’s Oak Court project, consisting of 52 apartments located on the west side of Channing Street between Ramona Street and Bryant Street, is expected to be complete early 2005.
- Menlo Equities planned mixed-use development project, located on the east side of Homer Avenue between Ramona Street and Bryant Street has an uncertain schedule and is apparently on hold.

The interim Heritage Park and Roth Building are also located in this area. In addition, to the above development projects, the City’s Utilities and Public Works Departments
are planning several infrastructure projects in this area, and staff has worked hard to coordinate this work. Attachment A includes a legend showing the dates for planned utility infrastructure and street resurfacing projects.

**DISCUSSION**
To provide a smooth transition from one project to another and to ensure successful completion, the private development projects in the subject area are being closely coordinated with the Public Works Department annual street maintenance and Utilities Department annual infrastructure capital improvement projects. The progress of design and construction of the infrastructure projects will be closely monitored as part of the Utilities/Public Works Departments regular coordination meetings. The upcoming projects bounded by the streets noted above are described as follows:

- In summer of 2004, Utilities will perform a video evaluation of wastewater mains in the SOFA (South of Forest Area) area to determine the extent of replacement and rehabilitation efforts required. Depending upon outcome of the video evaluation, streets selected will have wastewater mains replaced or rehabilitated in spring 2005. Currently this work is planned on Homer Avenue, Channing Avenue, Bryant, Waverley and Ramona Streets as shown in green on Attachment A. This work will need to be coordinated with the completion of the SummerHill Homes Projects 2 and 3, and the Oak Court project.

- Forest Avenue from Bryant Street to Waverley Street will receive gas main improvements in 2005. There are no plans to resurface Forest Avenue at this time because it does not meet the criteria for resurfacing. All other gas main work on Homer Avenue and Bryant and Ramona Streets will be coordinated with street resurfacing as noted in Attachment A.

- Ramona Street from Forest Avenue to Channing Avenue will be resurfaced in 2006 after the Wastewater and Gas Main Replacement projects are complete in 2005.

- Bryant Street from Forest Avenue to Channing Avenue will be resurfaced in 2006 after the Oak Court development project, Wastewater, and Gas Main Replacement projects are complete in 2005.

- Channing Avenue from Waverley Street to Ramona Street will be resurfaced in the fall of 2005 after the completion of SummerHill and Oak Court development projects fronting Channing Avenue and the potential Wastewater projects are complete.
Homer Avenue from Bryant Street to Ramona Street will be resurfaced in 2007 after the Water, Wastewater and Gas Main Replacement projects are complete in 2006 and after any potential development project along this block in the next few years.

The 1993 Storm Drain Condition Assessment Report identified several segments of the City storm drain system in SOFA area that are deteriorated and in need of repair. Specifically, storm drains on Ramona Street (Forest to Homer), Bryant Street (Chaning to Addison), Homer Avenue (Bryant to Ramona; and Ramona to Emerson), and Channing Avenue (Ramona to Emerson) are designated for rehabilitation or replacement. This remedial work is currently unfunded and will only be performed if additional storm drain funding can be identified. Storm drain staff will coordinate the repairs with other Utilities and Public Works infrastructure projects as described above once funding is secured.

Midblock improvements on Channing Avenue at Scott Street will include a new bulb-out and crosswalk in the next few months. Also new curb, gutter, sidewalk and driveway work will be installed this summer along the entire Bryant Street and Channing Street frontage of SummerHill Projects 2 and 3. In addition, SummerHill Projects 2 and 3 and the Oak Court project will contribute towards street improvements in fall 2004 by restoring the pavement surfaces with a slurry seal along the project’s street frontages on Channing Avenue, Bryant and Ramona Streets.

New curb, gutter, sidewalk and driveways will be installed in 2004 along the entire Ramona Street, Channing Avenue and Bryant Street frontage of the Oak Court development project.

The interim Heritage Park located along the east side of Homer Avenue between Bryant and Waverley Streets is scheduled to be completed by the end of this year. This work will include replacing a driveway mid-block on Homer fronting the park with curb, gutter and sidewalk. This driveway was formerly an entrance/exit to the Palo Alto Medical Foundation when it was located at this site. The street resurfacing on Waverley Street from Homer Avenue to Channing Avenue and Homer Avenue from Bryant Street to Waverley Street will be postponed until permanent Heritage Park project outcome is finalized. In the meantime, Public Works will repair damaged pavement sections on these street segments in 2005 to prevent further street damage and provide a smoother surface in these areas to improve rideability.
As mentioned above, the Public Works and Utilities Departments will closely coordinate work in this area to provide timely completion of all needed infrastructure projects to minimize traffic and construction impacts.

**ATTACHMENTS**
Attachment A: SOFA Area Street Resurfacing Schedule and Map

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