

A G E N D A

PLANNING COMMITTEE

REGULAR MEETING
THURSDAY, OCTOBER 11, 2018, AT 10:00 A.M.
BOARD ROOM -- GATEWAY COMPLEX

1. MEETING CALLED TO ORDER: Leslie Birdsall, Chairman
2. ROLL CALL: Birdsall, Anderson, Brown, and Neff
3. APPROVAL OF REPORT: Regular meeting of September 18, 2018 (Attachment)
4. RESIDENTS' FORUM
5. CHAIRMAN'S REPORT
6. UNFINISHED BUSINESS
7. NEW BUSINESS
 - a) Review and consider recommending to the Board the addition of a right turn only lane northbound Tice Creek at Golden Rain Road. (Attachment)
 - b) Consider a practice exercise to score an expanded list of potential major projects. (Attachment)
8. ADJOURNMENT
9. NEXT MEETING: Thursday, November 8, 2018, at 10:00 a.m. in the Board Room at Gateway Complex

TO

cc: GRF Board

PLANNING COMMITTEE REPORT

REGULAR MEETING
THURSDAY, SEPTEMBER 18, 2018, AT 10:00 A.M.

A regular meeting of the Planning Committee was convened by the Chairman, Leslie Birdsall, at 10:00 a.m. on Thursday, September 18, 2018, in Multi-Purpose Room #3 at Gateway Complex.

Present, in addition to the Chairman, were Kenneth Anderson, Vice Chairman, Carl W. Brown, and Mary K. Neff. Also attending were Stephen D. Roath, Director, GRF; Timothy O'Keefe, CEO; Dennis Bell, Public Safety Manager; Deborah Rose, Senior Administrative Assistant, Executive Services; and two residents.

Attendance

The Planning Committee's report of its meeting held on August 16, 2018, was approved as written.

Report
Approved

There were no Resident Forum speakers.

The Chairman introduced agenda item 7a1, resident Kit Miller's 8/20/18 request for pedestrian crosswalk(s) from Gateway Clubhouse to the parking lot. Discussion followed.

Resident
Request for
Crosswalk(s)

A motion was made by Ms. Neff, seconded by Mr. Anderson, and CARRIED UNANIMOUSLY, that Tim O'Keefe to respond to Kit Miller that the Committee decided to not take any action on her request.

The Chairman then reviewed agenda item 7a2, resident Tancred Agius's 9/6/18 request for improved lighting at the Tice Creek and Golden Rain Road intersection. Mr. Aguis also asked if all crosswalks could be redone to be more visible. The Chairman provided an update, saying that all crosswalks will be replaced with stripping during the regularly scheduled paving throughout the valley. Discussion followed.

Resident
Request for
Improved
Lighting

The Chairman reviewed agenda item 7a3, during "Meet the CEO" on 9/7/18 a request to create a right turn lane from northbound Tice Creek Drive to eastbound Golden Rain Road. After discussion, the Committee asked Mr. Bell to look into the possibility of creating a turn lane and provide an update to the Committee.

Resident
Request for
Turn Lane

Mr. Bell introduced a pedestrian visibility issue as an additional agenda item for Committee review. Mr. Bell provided details as to his recommendation to add 20 feet of red curb to the Tice Creek and Oakmont crosswalk, which leads into the Gateway Clubhouse parking lot.

Recommen-
dation of
Additional
20' of Red
Curb on
Oakmont
and Tice
Creek

A motion was made by Ms. Neff, seconded by Mr. Brown, and CARRIED UNANIMOUSLY, to recommend that the Board approve extending the red curb at the Oakmont and Tice Creek crosswalk by about 20 feet.

The Chairman reviewed agenda items 7b1-7b3, review results of the Board members' practice ranking of project criteria for determining the priority of future major capital projects and attachments. A lengthy discussion was held regarding the weighting measurements for priority setting criteria.

Ranking of
Project
Criteria

Lastly, the Committee reviewed agenda page 7b-6, which lists potential major projects dated from 3/6/18. A discussion was held regarding the development of a specific list of potential major projects. Following discussion, the Committee asked Mr. O'Keefe to make several changes to the 3/6/18 list and prepare a brief sentence or two with a general description of each major project on the list. The Committee will then conduct a practice scoring session at the next meeting with the updated major project list.

Potential
Major
Projects
List and
Criteria
Template

There being no further business to come before the Committee, the meeting was adjourned at 12:06 p.m.

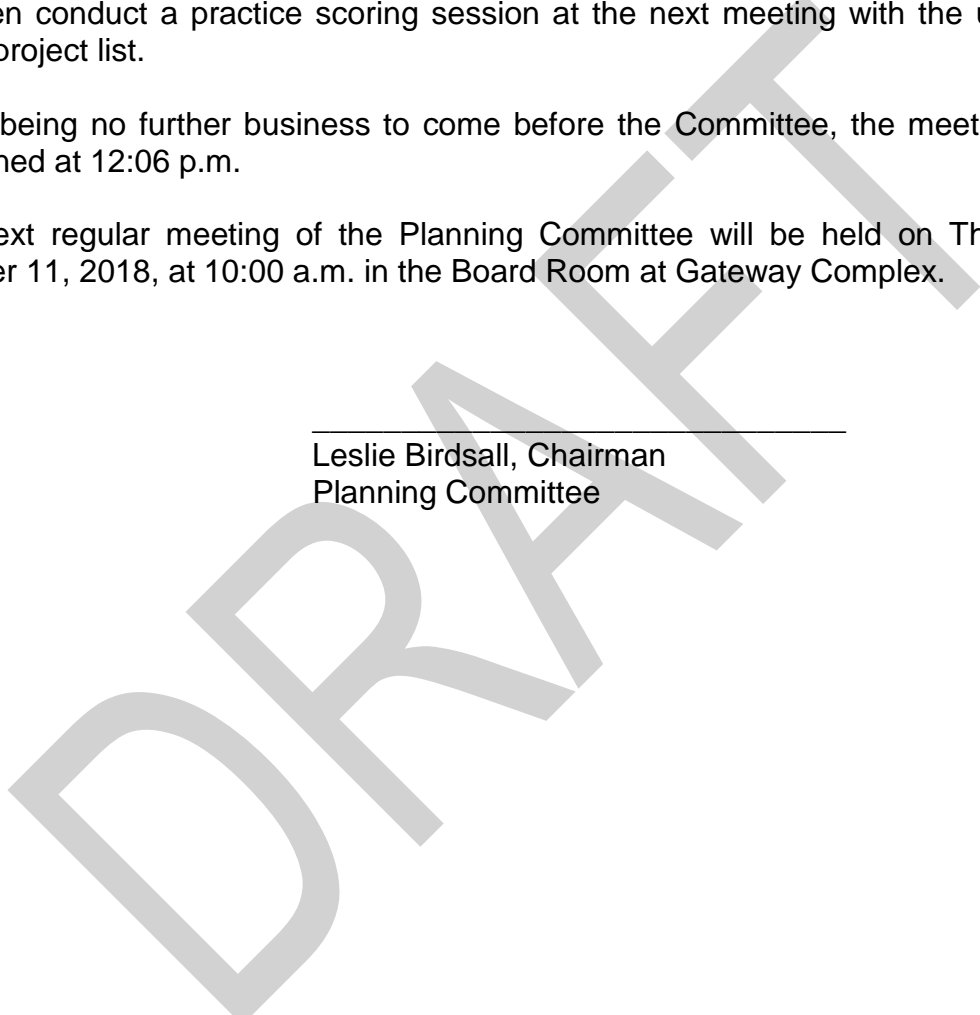
Adjourn-
ment

The next regular meeting of the Planning Committee will be held on Thursday, October 11, 2018, at 10:00 a.m. in the Board Room at Gateway Complex.

Next Mtg.
10/11/18

Leslie Birdsall, Chairman
Planning Committee

dr



Meeting Date: October 11, 2018

**SUMMARY REPORT
GOLDEN RAIN FOUNDATION PLANNING COMMITTEE**

REPORT PREPARED BY:

Dennis Bell, Public Safety Manager

REQUESTED ACTION/RECOMMENDATION:

Review and consider recommending to the Board the addition of a right turn only lane northbound Tice Creek at Golden Rain Road.

BACKGROUND:

At its September 18, 2018, meeting, the Planning Committee directed staff to research the feasibility of reconfiguring northbound Tice Creek Drive at Golden Rain Road. This reconfiguration would add a through/left turn only lane and a right turn only lane at the intersection.

Since it is critical that all roadway changes and markings conform with the Federal Highway Administration (FHWA) and the Manual on Uniform Traffic Control Devices (MUTCD) staff reviewed their requirements. Additionally, staff discussed the feasibility with the City Traffic Engineer.

Federal Highway Administration:

The FHWA recommends that adding right turn lanes should be done when rear end crash rates and frequency demonstrate a need for the change. Staff reviewed incident reports of crashes at Tice Creek and Golden Rain for the last five years, but did not find any rear-end crashes. However, since this intersection is controlled by a stop, it is understandable that rear-end crashes would be unlikely. The FHWA cited that right turn lanes can also be added to:

- Reduce vehicular delay
- Increase intersection capacity
- Provide queues for turning vehicles

Lane Width:

The FHWA specifies that lane widths in local urban areas be 9 to 12 feet. There are no lane width requirements for right-turn lanes and the FHWA suggests that widths be based on operational considerations. Generally, lane widths of 12 feet are desirable to maximize safe traffic flow; however, right-of-way or pedestrian needs may dictate use of a narrower lane width. Furthermore, achieving additional lanes through restriping from 12-foot lanes to narrower lanes can be considered where appropriate. The FHWA cautioned that narrowing lane widths results in the potential for off-lane tracking of vehicles. Since vehicles are slowing for the stop sign at Tice Creek and Golden Rain, narrower lanes widths may be appropriate and can be considered.

Lane Length:

The FHWA does not have requirements for the length of right turn lanes, and the lane only needs to be long enough to store the number of vehicles likely to accumulate during a critical period. Additionally, the storage length should be sufficient to prevent vehicles from spilling back from the right turn lane into the adjacent lane.

Manual on Uniform Traffic Control Devices:

The MUTCD requires that a solid white line separate the right turn only lane from the through/left turn lane. Through/left turn arrows and a right turn only arrow(s) must be placed on the roadway in the appropriate lane, along with stop legends in each lane.

City Traffic Engineer:

Staff met with the City of Walnut Creek Traffic Engineer and discussed the right turn only lane. The Traffic Engineer said that a right turn only lane at Tice Creek and Golden Rain can be considered and while 12-foot lanes are preferable, narrower lanes can be used. However, the Traffic engineer cautioned that traffic lanes should remain as wide as possible even if the roadway needs to be reconfigured by restriping; the wider lanes provide for the safer tracking of vehicles. The Traffic engineer recommended a minimum length of 60 feet for the right turn only lane but encouraged 100 feet to ensure a safe approach.

Existing Roadway:

Tice Creek is 40 feet wide and each lane north and south is 20 feet wide. This allows for a 12-foot lane with eight-foot parking lanes on both sides of the road. There are eight parking spaces on the eastside of Tice Creek between Oakmont and Golden Rain, and seven on the westside. Please note that 12-foot lanes are the standard used on the streets in Rossmoor.

ALTERNATIVES AND OPTIONS:

Staff researched two options for adding a right turn only lane. Both options result in the reduction/complete loss of parking spaces on one or both sides of Tice Creek between Oakmont and Golden Rain Road. Furthermore, both options result in narrower lanes for northbound Tice Creek.

Option 1:

Add a right turn lane on Tice Creek by reducing lane widths to 10 feet. Two lanes, at 10 feet each, will be added to the last 100 feet of northbound Tice Creek at Golden Rain. The northbound side of Tice Creek will be restriped for a through/left turn lane and a right turn only lane. This will result in two 10-foot lanes and the loss of at least five parking spaces on the eastside of Tice Creek. The southbound lane and parking spaces will not be changed. To further improve northbound vehicular safety, and prevent sudden vehicle movements around parked vehicles, the removal of all eight eastside parking spaces should be considered.

Option 2:

Realign the roadway from Oakmont to Tice Creek, by moving the center line two feet west. This will allow the northbound lane to be restriped for two 11-foot lanes, one left/through and one right turn only. The southbound lane will be 18 feet wide and will provide for one lane of vehicular traffic. This option removes all parking from both sides of Tice Creek between Oakmont and Golden Rain Road as the reconfigured roadway is not wide enough to accommodate parking. Moving the center line will not cause an offset problem for vehicles continuing northbound across Golden Rain.

SUBSEQUENT ACTIONS:

The Committee can return this request to staff for additional study, recommend either option for Board consideration, or decide that no further action will be taken.

FINANCIAL IMPACT:

Unknown. Staff will not proceed with bids unless a project recommendation is made to the Board.

ATTACHMENTS:

Attachment #1: Map of Tice Creek and Golden Rain Road.

Attachment #1

Browser address bar: <https://www.google.com/maps/place/Golden+Rain+Rd+%26+Tice+Creek+Dr,+Walnut+Creek,+CA+94595/@37.8710033,-122.0753875,109m/data=!3m1!1e3!4m5!3m4!1s0x808f8a04497e7...>

Page title: Golden Rain Rd & Tice Creek... x

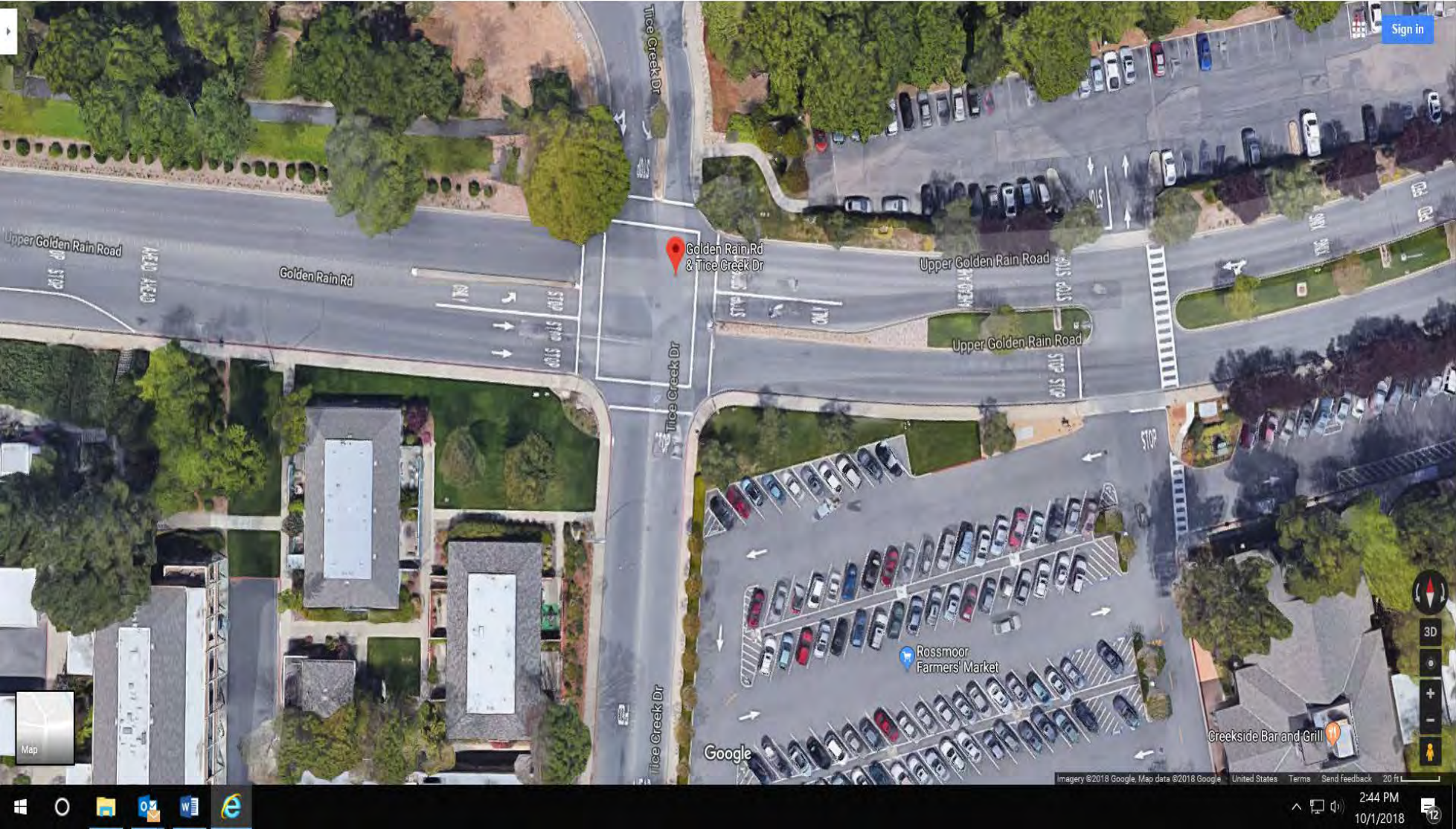
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Google recommends using Chrome
Try a fast, secure browser with updates built in

NO THANKS YES



Meeting Date: October 11, 2018

**SUMMARY REPORT
GOLDEN RAIN FOUNDATION PLANNING COMMITTEE**

REPORT PREPARED BY:

Tim O'Keefe, CEO

REQUESTED ACTION/RECOMMENDATION:

Consider a practice exercise to score an expanded list of potential major projects.

BACKGROUND:

For several months, the Committee has been evaluating a scoring template for major projects. At last month's meeting, the Committee reviewed a preliminary list of major projects and requested some edits and brief descriptions in order to run through a practice exercise for project scoring.

ATTACHMENTS:

Attachment #1: Potential Project List 181011

Attachment #2: Project Criteria Template Scores 181011

CRITERIA	Project:
Financial Impact	N/A
Operational Efficiencies	N/A
Dependencies	N/A
Subsequent Actions	Once the criteria and template are finalized, the Committee will want to create the universe of projects from which to consider for future prioritization.
Alternatives/Options	The Committee can edit, remove, or add any or all items.
Time-Frame	N/A
Advantages/Benefits	Creating a standardized and uniform criteria, weighting and template should help the Committee efficiently prioritize the future capital projects.
Disadvantages/Risks	N/A

**Golden Rain Foundation
Potential Major Projects**

Project	Estimated Cost		Description
	Low	High	
Hillside Renovation	\$ 2,000,000	\$15,000,000	Ranges from cosmetic plus plumbing, electrical, flooring to replacing with a 2 story structure
Dollar Clubhouse Renovation	\$ 500,000	\$ 5,000,000	Ranges from cosmetic to complete overhaul of building, grounds, plumbing electrical and flooring
Pedestrian/traffic safety projects	\$ 100,000	\$ 1,100,000	Range of additional projects from the TJKM report
Renovate Fireside Kitchen	\$ 100,000	\$ 500,000	Range of minor work to full remodel including plumbing, electrical
MOD Office Renovation	\$ 1,000,000	\$10,000,000	Ranges from cosmetic to replacing with a 2 story structure
Alternative Energy Conservation Projects	\$ 100,000	\$ 500,000	Ranges from changing lights in clubhouses to full efficiency upgrade of all clubhouses and street lights
Gateway Studios Improvements	\$ 250,000	\$ 1,500,000	Minor modifications to full remodel including restroom, ADA upgrades
Pickleball Court Complex	\$ 400,000	\$ 5,000,000	Ranges from outdoor facility at Buckeye to an indoor facility at Hillside
Creek Restoration	\$ 1,000,000	\$10,000,000	Ranges from Buckeye/Creekside repair to full restoration and cart bridge replacements
Water Reclamation Facility	\$ 8,000,000	\$15,000,000	Ranges from above ground to underground facility plus expansion of water storage system

Project	Estimated Cost		Description
	Low	High	
Drought tolerant design - golf & parks	\$ 500,000	\$ 2,000,000	Ranges from relatively minor park enhancements to a fully linked park system through middle of valley
Entry Monument at Rossmoor Pkwy and Golden Rain Rd	\$ 50,000	\$ 250,000	Ranges from simple wall design to a lighted monument possibly with water feature
Replace two Restrooms (Buckeye, Dollar Ranch)	\$ 200,000	\$ 400,000	Ranges from refurbishment to full replacement
Database Synchronization Project	\$ 100,000	\$ 300,000	Depends on degree of difficulty and complexity of linking systems. Could be more.
Artificial Turf for Lawn Bowling	\$ 800,000	\$ 1,200,000	Cost to replace 2 or 3 greens
		\$ 14,913,000	\$ 63,777,000

Attachment #2

PRIORITIZATION OF GRF INITIATIVES		PRIORITIZATION OF GRF INITIATIVES															
		PRIORITIZATION OF GRF INITIATIVES															
WEIGHTING	PRIORITY SETTING CRITERIA	Hillside Renovation	Dollar Clubhouse Renovation	Pedestrian/Traffic safety projects	Renovate Fireside Kitchen	MOD Office Renovation	Alternative Energy Conservation Projects	Gateway Studios Improvements	Pickleball Court Complex	Creek Restoration	Water Reclamation Facility	Drought tolerant design - Golf & Parks	Entry Monument at Rossmore Plow and Golden Robin Rd	Replace two Restrooms (Buckeye, Dollar Ranch)	Database Synchronization Project	Artificial Turf for Lawn Bowling	
		SCORE OUT OF 10	SCORE OUT OF 10	SCORE OUT OF 10	SCORE OUT OF 10	SCORE OUT OF 10	SCORE OUT OF 10	SCORE OUT OF 10	SCORE OUT OF 10	SCORE OUT OF 10	SCORE OUT OF 10	SCORE OUT OF 10	SCORE OUT OF 10	SCORE OUT OF 10	SCORE OUT OF 10	SCORE OUT OF 10	SCORE OUT OF 10
why (select 1)	5	Amenity Enhancement															
	6	Asset Replacement															
	9	Asset Preservation															
	10	Regulatory Compliance															
	10	Safety															
evaluate	8	Financial Impact: Value vs. Cost															
	7	Return on Investment															
	8	Number of Residents Receiving Benefits															
	9	Availability of Resources: People, Capital, Equip, etc															
	7	Benefits/Advantages vs. Risks/Disadvantages															
	8	Cost of Timing															
	7	Dependencies															
5	Need vs Desire																
		Prioritization score	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

Project Criteria Template-4