

A G E N D A

PLANNING COMMITTEE

REGULAR MEETING
TUESDAY, SEPTEMBER 18, 2018, AT 10:00 A.M.
MULTI-PURPOSE ROOM #3 -- 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 August 16, 2018 (Attachment)
4. RESIDENTS' FORUM
5. CHAIRMAN'S REPORT
6. UNFINISHED BUSINESS
7. NEW BUSINESS
 - a) Resident traffic and pedestrian safety requests: (Attachment)
 1. Review resident Kit Miller's 8/20/18 request for pedestrian crosswalk(s) from Gateway Clubhouse to the parking lot.
 2. Review resident Tancred Agius's 9/6/18 request for improved lighting at Tice Creek and Golden Rain Road intersection.
 3. Review "Meet the CEO" 9/7/18 request to create right turn lane from northbound Tice Creek Road to eastbound Golden Rain Road.
 - b) Review results of the Board members' practice ranking of project criteria for determining the priority of future major capital projects. (Attachment)
8. ADJOURNMENT
9. NEXT MEETING: Thursday, October 11, 2018, at 10:00 a.m. in the Board Room at Gateway Complex

TO

cc: GRF Board

PLANNING COMMITTEE REPORT

REGULAR MEETING
THURSDAY, AUGUST 16, 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, August 16, 2018, in the Board Room at Gateway Complex.

Present, in addition to the Chairman, were Kenneth Anderson, Carl W. Brown, and Mary K. Neff. Also attending were Robert D. Kelso, President, and Sue DiMaggio Adams, and Barbara Coenen, Directors, GRF; Timothy O'Keefe, CEO; Deborah Rose, Senior Administrative Assistant, Executive Services; and one resident.

Attendance

The Planning Committee's report of its meeting held on July 23, 2018, was approved as written.

Report
Approved

No residents spoke at the Residents' Forum.

A copy of page 7a-1 of the agenda packet was distributed to all those present. The Chairman then introduced agenda item 7a, which offers informational instructions to GRF Board members to complete the Project Criteria Evaluation Template. Mr. O'Keefe went on to provide these instructions, which he presented in an Excel document and invited all those present at the meeting to interact with a live demonstration on how the Project Criteria Evaluation Template works. Discussion followed.

Project
Criteria
Evaluation
Template
Informational
Instructions

There being no further business to come before the Committee, the meeting was adjourned at 11:40 a.m.

Adjourn-
ment

The next regular meeting of the Planning Committee will be held on **Tuesday, September 18, 2018, at 10:00 a.m. in Multi-Purpose Room #3 at Gateway Complex.**

Next Mtg.
9/18/18

Leslie Birdsall, Chairman
Planning Committee

dr

Meeting Date: September 18, 2018

**SUMMARY REPORT
GOLDEN RAIN FOUNDATION BOARD OF DIRECTORS**

REPORT PREPARED BY:

Tim O'Keefe, CEO
Dennis Bell, Public Safety Manager

REQUESTED ACTION/RECOMMENDATION:

Consider resident traffic and pedestrian safety requests:

- 1) Review resident Kit Miller's 8/20/18 request for pedestrian crosswalk(s) from Gateway Clubhouse to the parking lot.
- 2) Review resident Tancred Agius's 9/6/18 request for improved lighting at Tice Creek and Golden Rain Road intersection.
- 3) Review "Meet the CEO" 9/7/18 request to create right turn lane from northbound Tice Creek Road to eastbound Golden Rain Road.

BACKGROUND:

- 1) Resident Kit Miller submitted a request to the Board of Directors to consider adding a crosswalk from the Gateway Clubhouse to the Gateway parking lot. Director Geri Pyle solicited input from Public Safety Manager Dennis Bell on the identical issue in January 2016 (email threads are attached as Attachment #1 and #2).
- 2) Resident Tancred Agius wrote CEO Tim O'Keefe to request improved lighting at the intersection of Tice Creek and Golden Rain Road. An excerpt from his correspondence is attached. It should be noted that lighted flashing stop lights have been installed at this intersection and were not yet operational at the time the resident wrote his letter (see Attachment #3).
- 3) At CEO Tim O'Keefe's "Meet the CEO" informational event on 9/7/18, several residents expressed concern about the lack of a separate right hand turn lane before the stop sign at northbound Tice Creek Road to eastbound Golden Rain Road. Several people expressed an urgent need to create a turn lane (Attachment #4).

ATTACHMENTS:

- Attachment #1: Geri Pyle email to Kit Miller 8/24/18
- Attachment #2: Dennis Bell email to Geri Pyle 1/25/16
- Attachment #3: Excerpt from Tancred Agius to Tim O'Keefe 9/6/18
- Attachment #4: Photo of Intersection of Golden Rain Road and Tice Creek Road

CRITERIA	Project:
Financial Impact	unknown
Operational Efficiencies	N/A
Dependencies	N/A
Subsequent Actions	Committee could instruct staff to research further or choose not to proceed; in which case, staff will notify the residents.
Alternatives/Options	The Committee can edit, remove, or add any or all items.
Time-Frame	N/A
Advantages/Benefits	N/A
Disadvantages/Risks	N/A

Attachment #1
Geri Pyle to Kit Miller 8/24/18

From: Deborah Rose
Sent: Friday, August 24, 2018 8:19 AM
To: 'Kit' <sanfrankit@gmail.com>
Subject: RE: Gateway Parking Lot

Hello Ms. Miller,

Please see the message below from Geri Pyle, GRF Director for District G.

- Deborah

Dear Ms. Miller-

Thank you for bringing this to our attention again. As you know, the Gateway Clubhouse has a large sidewalk in front of the building, to and from which residents enter and exit from multiple points. While paint striping may demarcate a preferred path of travel, it will be impossible to require pedestrians to cross in the paint. Thankfully, there are very few incidents because pedestrians and drivers are typically alert in this area but, as you note, not in all cases.

The GRF Planning Committee will review your request at a future meeting.

Geri Pyle

GRF District G

From: Kit <sanfrankit@gmail.com>
Sent: Sunday, August 19, 2018 12:11 PM
To: GRB - Golden Rain Board <GRB@rossmoor.com>
Subject: Gateway Parking Lot

August 19, 2018

To Whom It May Concern:

Once again I am writing about the continuing safety hazard because there is no painted walkway designated from the Gateway buildings to the parking lot. I wish those who think this is not a problem could observe some of the incidents I have observed.

Many residents with walkers use the Gateway facilities and, of course, residents without walkers have plenty of walking issues also! People in cars driving along the roadway next to the buildings in the front of Gateway have no indication that they should stop for pedestrians. People crossing into the parking lot can start out when it is safe with no cars nearby, but that situation can change quickly. I have seen several close calls in that area and I have heard many people complain about the lack of a painted walkway. I have observed the exasperated looks on the faces of drivers who have been forced to stop because of slow walkers. I have seen people continue to drive through when someone is in the middle of the road in front of the Gateway Clubhouse.

Thank you for installing the lights at the busy intersection near Gateway.

Sincerely,

Kit Miller
6104 Horsemans Canyon
Walnut Creek

Attachment #2

Dennis Bell email to Geri Pyle 1/25/16:

From: Dennis Bell
Sent: Monday, January 25, 2016 9:07 AM
To: Geraldine Pyle <gpyle1@msn.com>
Cc: Tim O'Keefe <TimOKeefe@rossmoor.com>
Subject: RE: Resident letter

Hello Geri,

My apologies for not responding to you about the crosswalk issue.

The request for a crosswalk in the Gateway parking lot has come up many times and has been researched many times, including conversations with the City of Walnut Creek Traffic Engineer. Each time the outcome has been that a crosswalk in the Gateway parking lot will not work. There are a number of reasons for this:

1. A crosswalk must have safe points on each side. Safe points are places pedestrians can stand outside the flow of traffic until it's safe to cross. On the building side there is a sidewalk that provides a safe point, however on the parking lot, there are no safe points, and it would be very difficult to provide these safe points.
2. Crosswalks are used to funnel pedestrians to cross in one area. The Gateway parking lot is a big lot, with many lanes of parking and there is not one specific area where people cross. It's unlikely people would walk from one end of the parking lot to get to the one crosswalk. Furthermore, there is not a method to provide pedestrians a safe route through the parking lot to the crosswalk.
3. I am not aware of any accidents that have occurred involving crossing to/from the Gateway buildings and the parking lot. The pedestrians accidents that have occurred, and there have been very few, have occurred when drivers were backing out of spots and did not see the pedestrians.

Please let me know if you need any further information and again, I am sorry for not responding.

Best Regards,

Dennis

Dennis Bell
Public Safety Manager
Golden Rain Foundation
(925) 988-7611
dbell@rossmoor.com

From: Geraldine Pyle [<mailto:gpyle1@msn.com>]

Sent: Sunday, January 24, 2016 5:43 PM

To: Dennis Bell

Subject: Re: Resident letter

Dennis,

Did you come to any conclusion regarding the concern expressed below?

Geri Pyle

On Dec 30, 2015, at 10:11 AM, Geraldine Pyle <gpyle1@msn.com> wrote:

Dennis,

Could you read and evaluate this suggestion from a MS Miller? Let me and her know your opinion.

Thanks.

Geri Pyle

From: Kit M [<mailto:sanfrankit@gmail.com>]

Sent: Tuesday, December 29, 2015 4:54 PM

To: GRB - Golden Rain Board

Subject: Walkway suggestion

To whom it may concern:

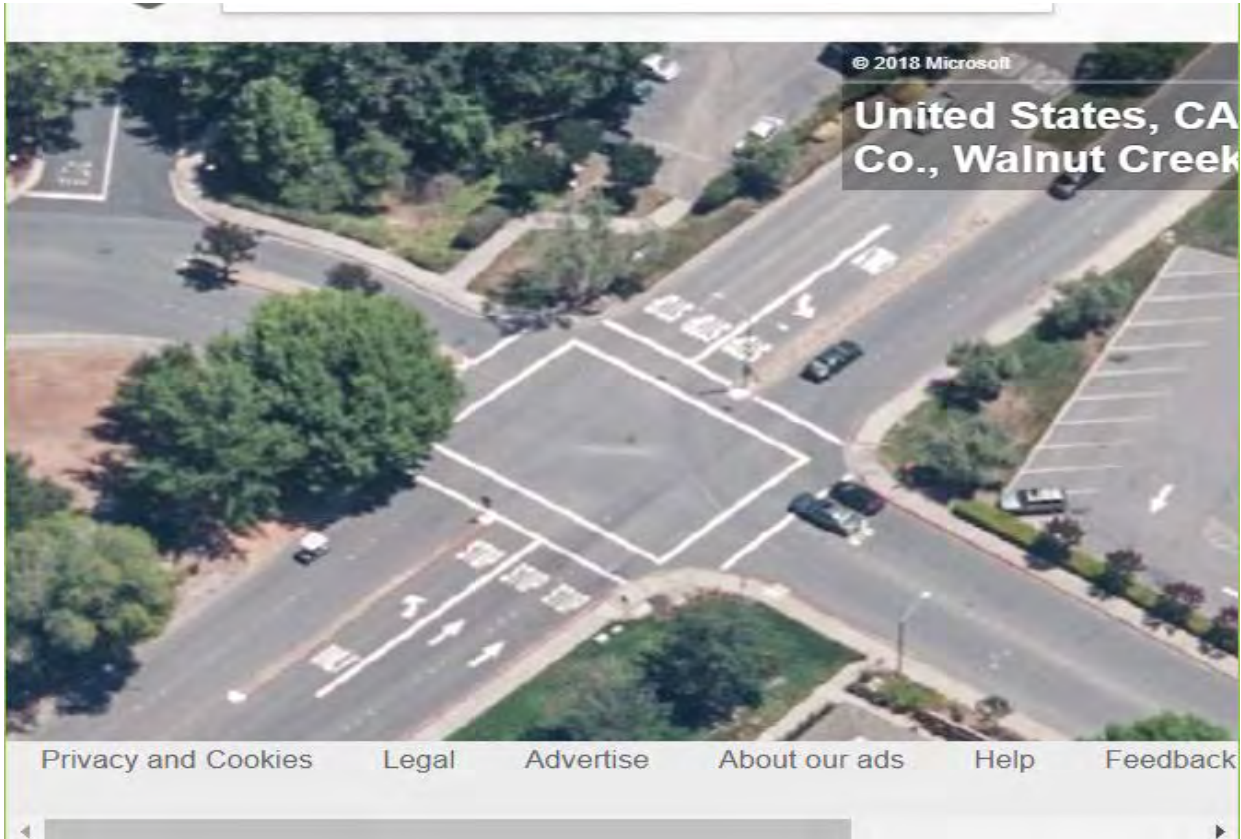
For a long time now I have observed residents in awkward situations trying to cross over to the parking area from the Gateway Clubhouse. It would be a good area for an *expanded* crosswalk painted on the street from the Gateway doorway over to the area where people cross going to the movie theater and other buildings. I've had several residents who use walkers mention this to me suggesting I write you. I hope you give this matter consideration.

Attachment #3

Excerpt of Tancred Agius letter to Tim O'Keefe 9/6/18

“Thus far I see that we have spent thousands and thousands of the Residents' dollars on two (yes only two) Crosswalks. There is another pair of Crosswalks that need attention. Specifically at the intersection of Tice Creek Drive and Golden Rain Road; traveling south you arrive at the first Crosswalk. It has no street light illuminating it. This means that on a winter's night with a little mist in the air it is virtually impossible to see people crossing the road. Crossing Golden Rain Road to the second Crosswalk there is a street light BUT it gives very little illumination; this needs upgrading.”

Attachment #4
Intersection of Golden Rain Road and Tice Creek Road



Meeting Date: September 18, 2018

**SUMMARY REPORT
GOLDEN RAIN FOUNDATION BOARD OF DIRECTORS**

REPORT PREPARED BY:

Tim O'Keefe, CEO

REQUESTED ACTION/RECOMMENDATION:

Review results of the Board members' practice ranking of project criteria for determining the priority of future major capital projects.

BACKGROUND:

The Board reviewed and discussed the criteria for determining the priority of future major projects at its meeting on August 30, 2018. In advance of the meeting, Board members submitted their priority scoring and the results were shared with the community (Attachment #1, #2, and #3).

The Committee will want to confirm that the criteria are correct and will want to consider adjusting the weighting of one or more criteria if a criteria has more or less 'gravitas' than other criteria.

The Committee will also want to discuss how to determine a master list of projects and their scope (Attachment #4).

ATTACHMENTS:

Attachment #1: Project Criteria Template

Attachment #2: Prioritization of GRF Initiatives

Attachment #3: Committee member scoring and ranking charts

Attachment #4: Potential Major Projects 3/6/18

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

Attachment #1

PRIORITIZATION OF GRF INITIATIVES (estimated costs next 18 months) :			<div style="display: flex; justify-content: space-around; font-size: small;"> alternative energy conservation projects Gateway studios renovation Creek repair water reclamation entry monument database synchroniz </div>						
			\$250,000	\$200,000	\$800,000	\$185,000	\$50,000	\$100,000	
WEIGHTING	PRIORITY SETTING CRITERIA		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	
Committee Member Scoring									
Ongoing Staffing									
Capital Investment									
External resources									
Project Criteria Template-3.xlsx									

Attachment #2

PRIORITIZATION OF GRF INITIATIVES
(estimated costs next 18 months) :

	alternative energy conservation projects \$250,000	Gateway studios renovation \$200,000	Creek repair \$800,000	water reclamation \$185,000	entry monument \$50,000	database synchronization \$100,000
	WEIGHTED SCORE	WEIGHTED SCORE	WEIGHTED SCORE	WEIGHTED SCORE	WEIGHTED SCORE	WEIGHTED SCORE
Barbara	634	551	658	624	438	537
Bob	715	508	697	635	495	550
Carl	625	474	699	569	361	633
Geri	552	432	369	363	189	286
Ken	564	386	625	618	302	449
Les	450	474	478	480	314	465
Mary	639	361	634	580	465	530
Steve	568	526	503	589	573	514
Sue	420	566	800	543	265	536
AVERAGE	574	475	607	556	378	500
	2	5	1	3	6	4

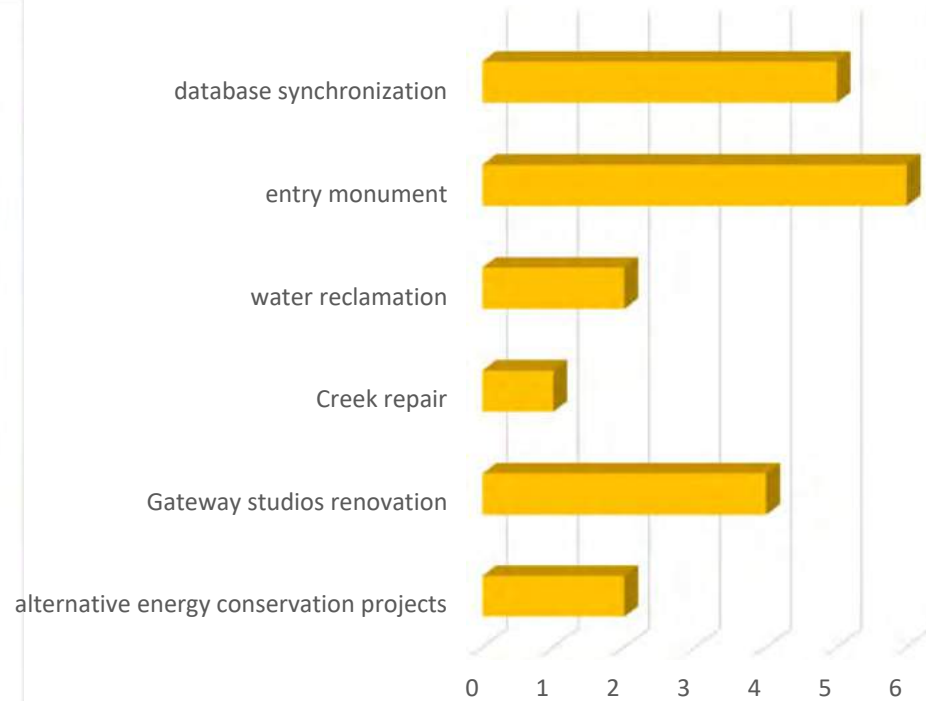
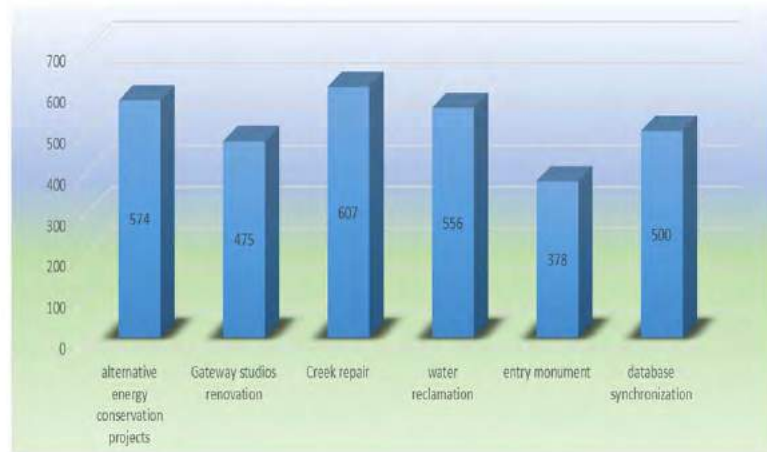
Board Member Ranking

Barbara	2	4	1	3	6	5
Bob	1	5	2	3	6	4
Carl	3	5	1	4	6	2
Geri	1	2	3	4	6	5
Ken	3	5	1	2	6	4
Les	5	3	2	1	6	4
Mary	1	6	2	3	5	4
Steve	3	4	6	1	2	5
Sue	5	2	1	3	6	4
TOTAL	24	36	19	24	49	37
RANK OF ABSOLUTES	2	4	1	2	6	5

Attachment #3

COMMITTEE MEMBER RANKING (lowest score = best)

COMMITTEE MEMBER AVG. WTD. SCORING



**Golden Rain Foundation
Potential Major Projects**

Project	Estimated Cost	
	Low	High
Hillside Clubhouse Renovation	\$ 2,000,000	\$ 15,000,000
Dollar Clubhouse Renovation	\$ 500,000	\$ 5,000,000
Pedestrian/traffic safety projects	\$ 52,000	\$ 1,300,000
Renovate Fireside Kitchen	\$ 100,000	\$ 500,000
MOD Office Renovation	\$ 1,000,000	\$ 10,000,000
Alternative Energy Conservation Projects	\$ 100,000	\$ 500,000
Gateway Studios Improvements	\$ 250,000	\$ 1,500,000
Outdoor Pickleball Court Complex	\$ 400,000	\$ 1,000,000
Creek Restoration	\$ 1,000,000	\$ 10,000,000
Water Reclamation Facility	\$ 8,000,000	\$ 15,000,000
Drought tolerant design - golf & parks	\$ 500,000	\$ 2,000,000
Garden Club Improvements	\$ 100,000	\$ 150,000
Electric Vehicle Charging Stations	\$ 61,000	\$ 77,000
Entry Monument at Rossmoor Pkwy and Golden Rain Rd	\$ 50,000	\$ 250,000
Replace two Restrooms (Buckeye, Dollar Ranch)	\$ 200,000	\$ 400,000
Add spa at Hillside	\$ 100,000	\$ 200,000
Database Synchronization Project	\$ 100,000	\$ 300,000
	\$ 14,513,000	\$ 63,177,000