



Town of Moraga	Agenda Item
Ordinances, Resolutions, Requests for Action	XI. B.

Meeting Date: September 9, 2015

TOWN OF MORAGA

STAFF REPORT

To: Honorable Mayor and Councilmembers

**From: Laurie Sucgang, Senior Civil Engineer
Edric Kwan, Public Works Director/Town Engineer**

Subject: Consider Rheem Boulevard (From 335 Rheem Boulevard to Center Street) Conceptual Plans for Re-striping the Roadway to Provide Public On-Street Parking, and Provide Direction to Staff to Proceed with the Design and Construction Phases of the Project

Request

During the review of the plans for 335 Rheem Boulevard on May 23, 2015, the Town Council requested that construction of a crosswalk be included in the Capital Improvement Program for FY2015/16 and that staff develop options for Council consideration of at least two locations for a pedestrian crossing of Rheem Boulevard between the new Council Chambers/Community Meeting Room (“Community Meeting Room”) and Moraga Road. This agenda item fulfills that request through the presentation of two interim options and an ultimate conceptual design for pedestrian crossing(s) of Rheem Boulevard. The designs further benefit the area by potentially adding on-street parking in an area of constrained parking.

Background

On May 23, 2012, Town Council provided direction to provide a Community Meeting Room at 335 Rheem Boulevard (formerly 331 Rheem Boulevard). In 2014, the Council approved various contracts for the renovations and upgrades to the audio-visual equipment and to complete the design and construction.

As a part of the renovations for the Community Meeting Room at 335 Rheem Boulevard, the area outside of the building has been designed to provide a community amenity that will be an extension of the new Community Meeting Room. The design, as approved by the Design Review Board on April 15, 2014 (DRB #05-14), features a pedestrian plaza for the public to congregate, a series of seat walls, an Americans with Disabilities Act (ADA) compliant pathway, other landscape features, and bicycle racks.

1 The exterior of the building will incorporate a Spanish-style design, reflecting other
2 buildings in Moraga.

3
4 On March 25, 2015, Council adopted Resolution 35-2015 and authorized staff to submit
5 an application to the County Department of Conservation and Development for \$80,900
6 in park dedication funds, and on June 16, 2015, the County Board of Supervisors
7 approved the Town's request for the park dedication funds.

8
9 **Discussion**

10
11 In addition to the Community Meeting Room being used by the Town Council, the Parks
12 and Recreation Department intends to add this new facility to their list of facilities
13 available for use and rental by anyone in the community. The renovations in the
14 meeting room will provide a state of the art audio-visual component that no other Town
15 facility can offer. Staff anticipates that the Design Review Board, Planning Commission,
16 Park and Recreation Commission, Local Sales Tax Oversight Committee, local
17 volunteer groups and organizations, etc. will request to use the meeting room and park
18 area. The space has moveable or portable chairs and tables that can be moved to
19 accommodate any type of use or rental (i.e. dance classes, workshops, other
20 recreational activities) that in the past have been limited to the older buildings and
21 facilities in Town.

22
23 In anticipation to these uses of the facility, staff recommends providing public on-street
24 parking along Rheem Boulevard for use by anyone visiting or using the facilities at the
25 new Community Meeting Room, or any of the adjacent businesses (i.e. The New
26 Rheem Theatre, The Park in Rheem Valley, Rheem Center North, the commercial
27 center housing 24-Hour Fitness and the Saint Mary's College Rheem Campus, other
28 shops, restaurants, and businesses nearby, etc.).

29
30 Regardless of the option selected by Council, staff recommends entering into
31 discussions and negotiations with the private property directly across the street from
32 335 Rheem Boulevard in order to access the long-term viability of a crosswalk from the
33 new community plaza. The property directly across the street is currently used by a
34 tenant, the Orion Academy, as a private school with observed hours of operation
35 generally between 7:00 a.m. and 5:00 p.m., Monday through Friday. Staff recommends
36 acquiring a public access and parking easement over the private parking lot for the
37 Orion Academy after 5:00 p.m. and during non-school days. This will allow the
38 installation of a high visibility crosswalk with Rapid Rectangular Flashing Beacons
39 (similar to the crosswalk on Moraga Road/Woodford Drive at Campolindo High School),
40 an ADA compliant curb ramp on the private property side of the street, and other minor
41 landscaping improvements (Attachment A). However, until those discussions occur and
42 acquisition of easements are obtained, staff recommends interim improvements that
43 can be constructed in the near future to provide immediate relief of the lack of parking
44 for adjacent commercial centers and for the future use of the Community Meeting Room
45 at 335 Rheem Boulevard.

46
47 In the interim, staff recommends utilizing the existing pavement and re-stripping the
48 roadway to provide a parking lane on both sides of the road, all within existing public

1 road right of way. There are two interim options presented to Council, as shown in
2 Attachment B.

3

4 **Option 1 – Interim Improvements** (Attachment B) provides parking on both sides of
5 the roadway, and a marked crosswalk across Rheem Boulevard connecting the private
6 driveway intersection near 24-Hour Fitness to the restaurants and shops across the
7 street. Aside from striping work, this option will require the construction of ADA curb
8 ramps on both sides of the roadway and removal and replacement of the concrete curb
9 returns at the private driveway near 24-Hour Fitness. By reconfiguring the curb returns
10 at the private driveway, two to four more on-street parking spaces can be gained.
11 Option 1 will require coordination with the private property owner of Park Street to
12 modify the landscaped area behind the curb and possibly removal of parking stalls to
13 provide a pedestrian connection to the shopping center. The disadvantage of the
14 Option 1 crosswalk location is the close proximity to the existing crosswalk at the
15 signalized intersection of Center Street and the far distance from 335 Rheem
16 Boulevard. The number of new public on-street parking spaces that Option 1 will
17 provide is 31.

18

19 **Option 2 – Interim Improvements** (Attachment B) provides parking on both sides of
20 the roadway, and a marked crosswalk across Rheem Boulevard connecting the private
21 driveway intersections near the Theatre and the Homemade Café. Aside from striping
22 work, this option will require the construction of ADA curb ramps on both sides of the
23 roadway and possibly the private driveway near Homemade Café. Additionally, since
24 staff has observed pedestrian traffic travelling from the parking spaces near the Theatre
25 to the restaurants and gym across the street, staff recommends working with the private
26 property owner of Park Street to install a marked crosswalk to continue the path of
27 travel safely to the sidewalk in front of the Theater. Option 2 will require coordination
28 with the private property owner of Park Street and possibly the Theatre to install curb
29 ramps and striping on private property. The number of new public on-street parking
30 spaces that Option 2 will provide is 31.

31

32 Currently, Rheem Boulevard from the Orinda City Limits to approximately 335 Rheem
33 Boulevard is a two-lane roadway with paved shoulders. The roadway widens to provide
34 four lanes (two in each direction) between 335 Rheem Boulevard and Moraga Road. A
35 portion of the westbound number two lane is used as a merge lane from the 24-Hour
36 Fitness driveway to approximately 335 Rheem Boulevard. All options propose to
37 continue the two-lane roadway from the west, and to widen back to four lanes near
38 Center Street. Eastbound vehicles will have the ability to use the number two lane to
39 make right-hand turns into The Park in Rheem Valley shopping center. Westbound
40 vehicles from Moraga Road will have the ability to use the merge lane from Center
41 Street to the 24-Hour Fitness driveway to make right-hand turns into the Rheem Center
42 North commercial center.

43

44 Ultimately, staff recommends improving the corridor to provide ADA compliant curb
45 ramps and sidewalk, and a striped crosswalk across Rheem Boulevard to complete the
46 path of travel from the Community Meeting Room to the Theatre and connecting the
47 shops, restaurants, and businesses across the roadway (Attachment A). The number of
48 new public on-street parking spaces that the long-term option will provide is 32.

1
 2 As is typical for re-striping work, the pavement must be in good condition to receive the
 3 new striping and markings. All options include the grinding and removal of existing
 4 striping, a slurry seal, utility adjustments, traffic control, construction area signs,
 5 mobilization, new concrete work (for curb, gutter, curb ramps, and sidewalk, where
 6 needed), and striping and markings.

7
 8 **Fiscal Impact**

9
 10 The preliminary cost estimates to complete the design and construct the improvements
 11 are as follows:

12
 13 **Option 1 – Interim Improvements (Crosswalk near 24-Hour Fitness driveway)**

Cost Category	Estimate
Administration	\$2,000
Design (consultant)	\$10,200
Miscellaneous (Advertising, Filing Fee, etc.)	\$1,500
Construction Management/Inspection	\$3,000
Construction Contract	\$67,740
15% Contingency	\$10,200
Total Project Estimated Cost	\$94,640

14
 15
 16

17 **Option 2 – Interim Improvements (Crosswalk near Theatre driveway)**

Cost Category	Estimate
Administration	\$2,000
Design (consultant)	\$10,800
Miscellaneous (Advertising, Filing Fee, etc.)	\$1,500
Construction Management/Inspection	\$3,000
Construction Contract	\$71,500
15% Contingency	\$10,800
Total Project Estimated Cost	\$99,600

18
 19 **Ultimate Improvements (with High Visibility Crosswalk and Flashers)**

Cost Category	Estimate
Administration	\$5,000
Design (consultant)	\$20,000
Miscellaneous (Advertising, Filing Fee, etc.)	\$1,500
Easement Acquisition and R/W Engineering	\$30,000
Construction Management/Inspection	\$15,000
Construction Contract	\$113,500
15% Contingency	\$15,000
Total Project Estimated Cost	\$200,000

20

1 Staff recommends use of Measure J - Return to Source funds, which was approved in
2 the FY 2015/16 CIP for the crosswalk work.

3

4 **Alternatives**

5

- 6 1. Provide direction to staff to proceed with the design and construction of the
7 project; or
- 8 2. Do not proceed with the project.

9

10 **Recommendation**

11

12 Staff recommends Town Council, by motion, direct staff to immediately begin to improve
13 the corridor to provide ADA compliant curb ramps and sidewalk, and a striped crosswalk
14 across Rheem Boulevard to complete the path of travel from the Community Meeting
15 Room (335 Rheem Boulevard) to the Theatre and connecting the shops, restaurants,
16 and businesses across the roadway (Attachment A). Staff recommends Council further
17 authorize the Town Manager to begin discussions with the private property owners and
18 tenant of the Orion Academy to allow for the design and construction of the ultimate
19 improvements, which includes the high visibility crosswalk.

20

21 In the interim, to provide public on-street parking, staff recommends proceeding with the
22 design and construction of Option 2 – Interim Improvements.

23

24

25 **Report reviewed by: Jill Keimach, Town Manager**

26

27 **Attachments:**

28

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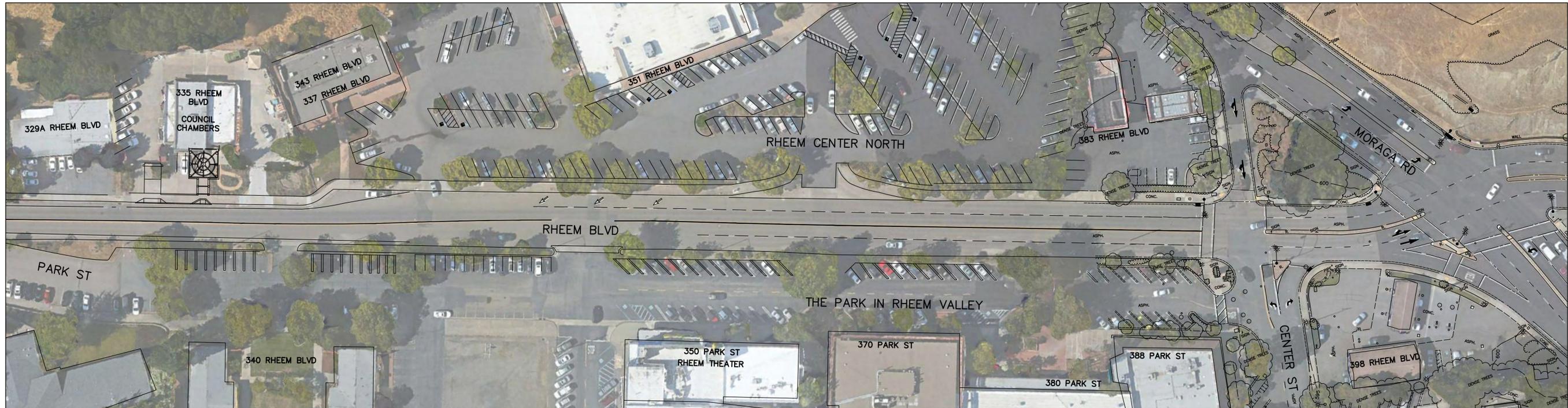
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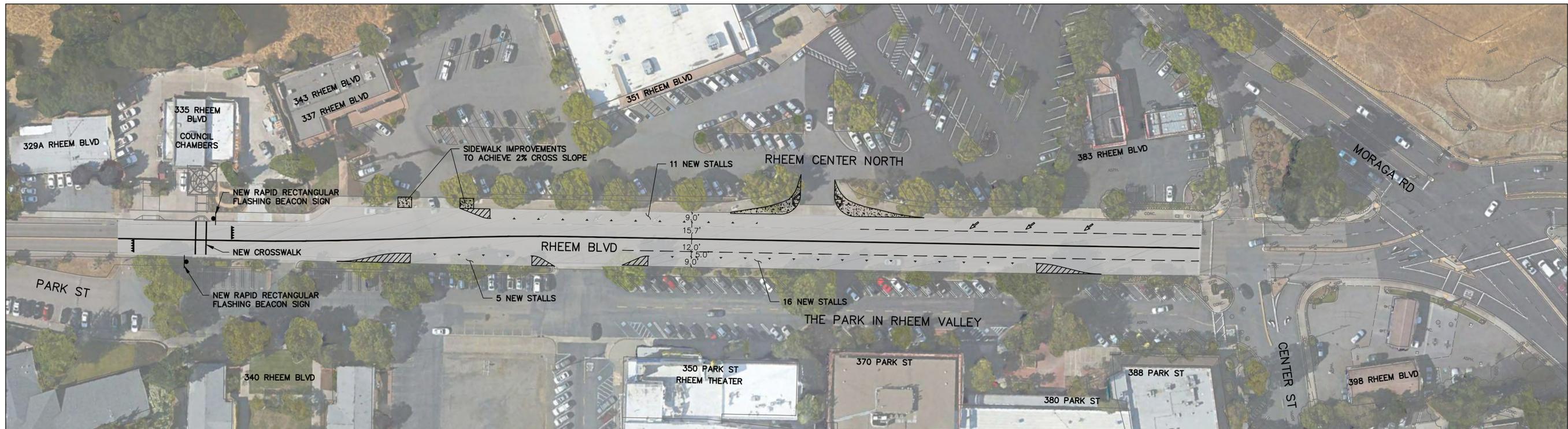
- A. Concept Plan – Ultimate Improvements (Existing and Ultimate Improvements)
- B. Concept Plan – Interim Improvements (Existing, Options 1 and 2 Interim Improvements)

ATTACHMENT A

Concept Plan – Ultimate Improvements (Existing
and Ultimate Improvements)



EXISTING PARKING CONDITIONS



ULTIMATE IMPROVEMENTS

ULTIMATE IMPROVEMENTS	
PROPOSED ON STREET STALLS (23'x9')	32

LEGEND

CENTERLINE	—————	NO PARKING	
TRAVEL LANE	- - - - -	SLURRY SEAL	
CURB RAMP		CONCRETE SIDEWALK	

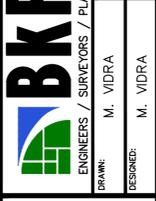
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1"=50'

REVISIONS

NO.	DESCRIPTION	BY	DATE	APPVD



1646 N. CALIFORNIA BLVD.
SUITE 400
WALNUT CREEK, CA 94596
925-940-2289 (TEL)
925-940-2289 (FAX)
DRAWN: M. VIDRA
CHECKED: R. STEVENS
APPROVED: R. STEVENS



RHEEM BOULEVARD
CONCEPTUAL RE-STRIPING

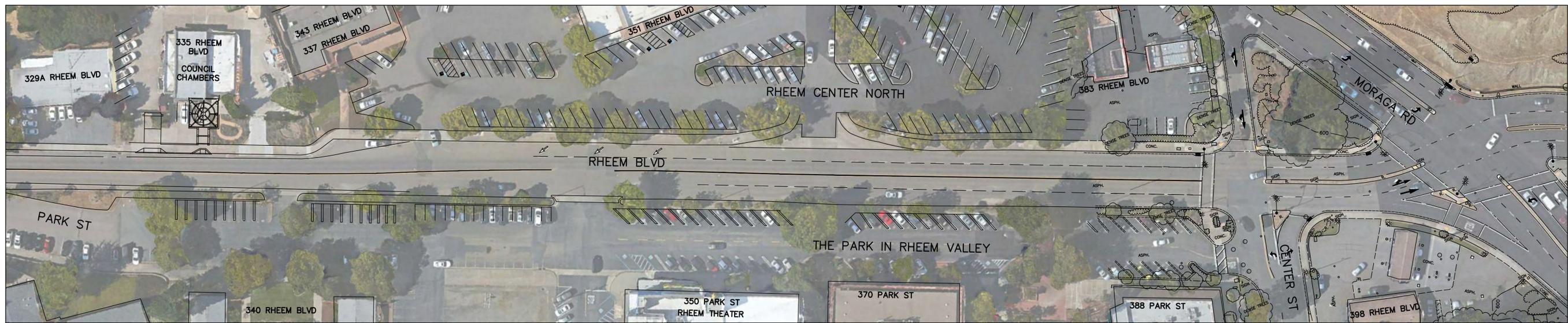
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08/31/15	1"=50'
BKF PROJECT NO.	
20125176-30	
CLIENT	
TOWN OF MORAGA	
DRAWING NO.	
PRK-02	

NOT FOR CONSTRUCTION

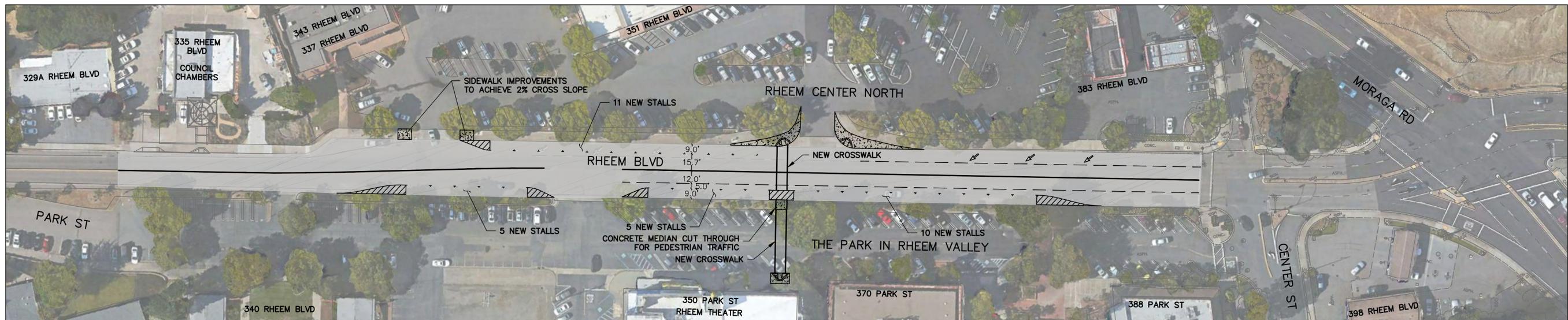
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ATTACHMENT B

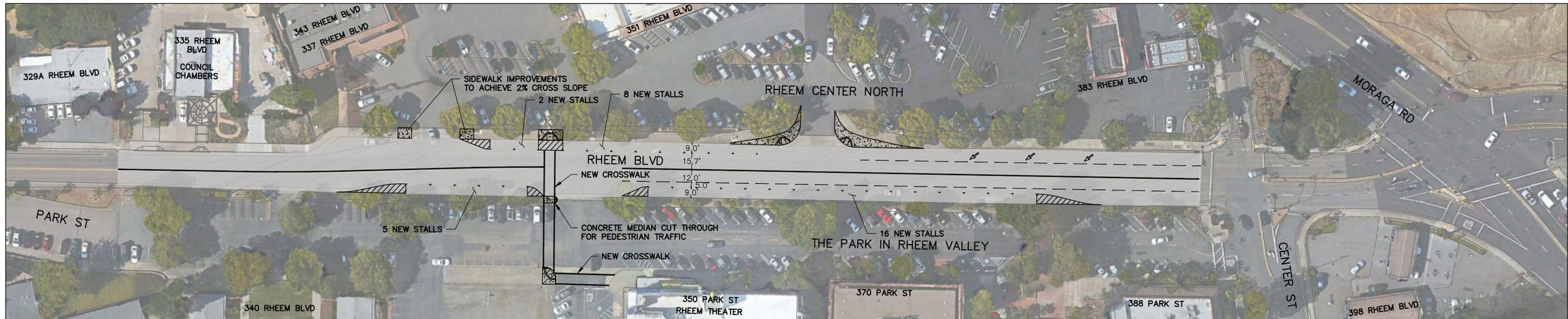
Concept Plan – Interim Improvements (Existing,
Options 1 and 2 Interim Improvements)



EXISTING PARKING CONDITIONS



PROPOSED OPTION 1: INTERIM IMPROVEMENTS

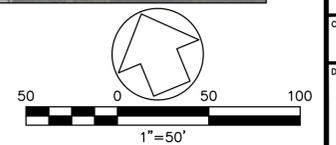


PROPOSED OPTION 2: INTERIM IMPROVEMENTS

PARKING COUNT: OPTION 1		PARKING COUNT: OPTION 2	
PROPOSED ON STREET STALLS (23'x9')	31	PROPOSED ON STREET STALLS (23'x9')	31

LEGEND

- CENTERLINE
- TRAVEL LANE
- SLURRY SEAL
- CONCRETE SIDEWALK
- NO PARKING
- CURB RAMP



NO.	DESCRIPTION	BY	DATE	APPROV.



1646 N. CALIFORNIA BLVD.
SUITE 400
WALNUT CREEK, CA 94596
925-940-3289 (TEL)
925-940-3289 (FAX)

BKF
ENGINEERS / SURVEYORS / PLANNERS

DRAWN: M. VIDRA
CHECKED: R. STEVENS
DESIGNED: M. VIDRA
APPROVED: R. STEVENS

RHEEM BOULEVARD
CONCEPTUAL RE-STRIPING

DATE	SCALE
08/31/15	1"=50'
BKF PROJECT NO.	CLIENT
20125176-30	TOWN OF MORAGA
DRAWING NO.	PRK-01