

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

February 11, 2020

County of San Mateo
Department of Public Works

COUNTY OF **SAN MATEO**



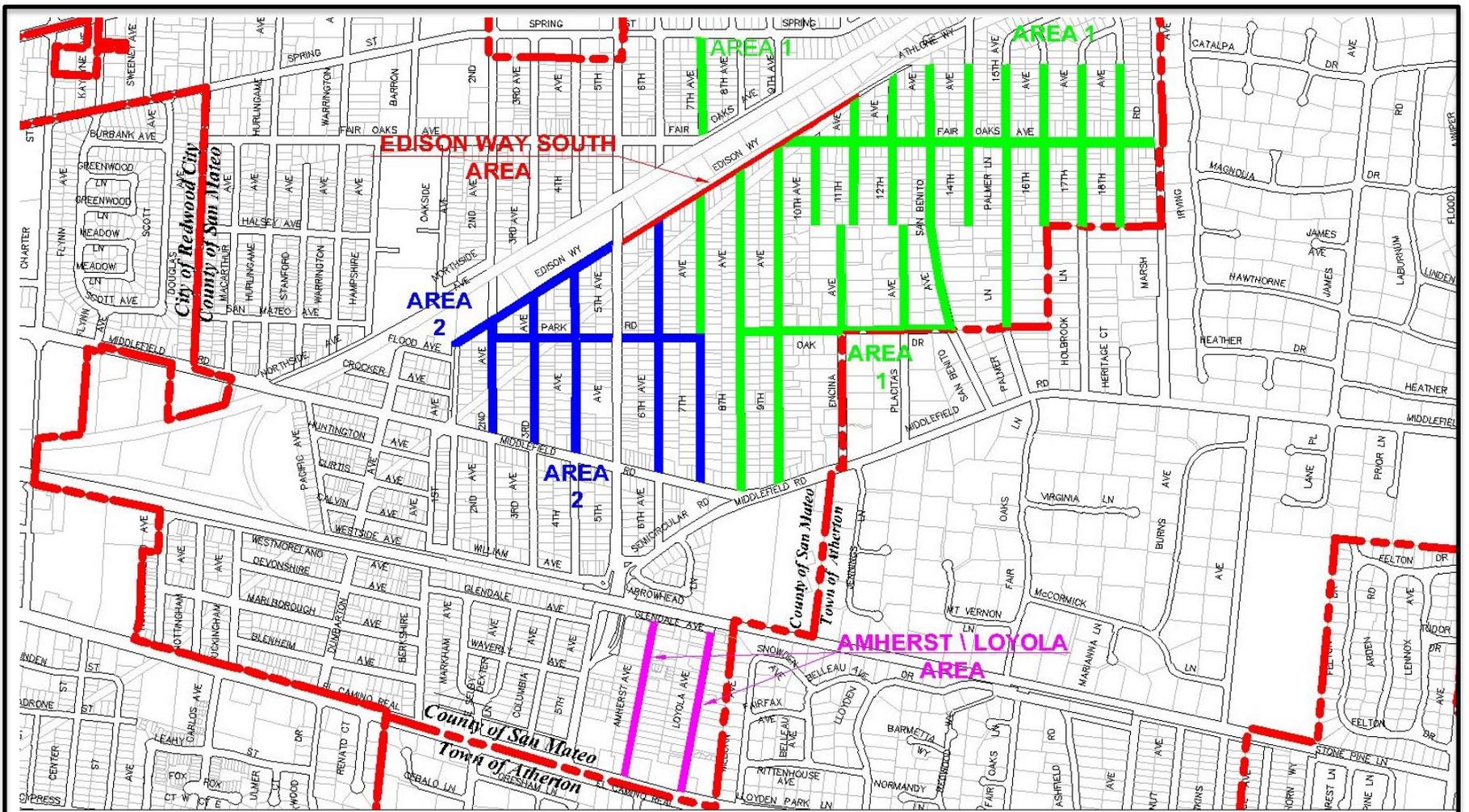
Agenda

- 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





LEGEND

-  COUNTY / CITY LIMITS
-  AREA 1
-  AREA 2

-  EDISON WAY SOUTH AREA
Between 5th Avenue and 12th Avenue)
-  AMHERST/LOYOLA AREA
Between El Camino Real and Glendale Avenue



North Fair Oaks Area Priority List

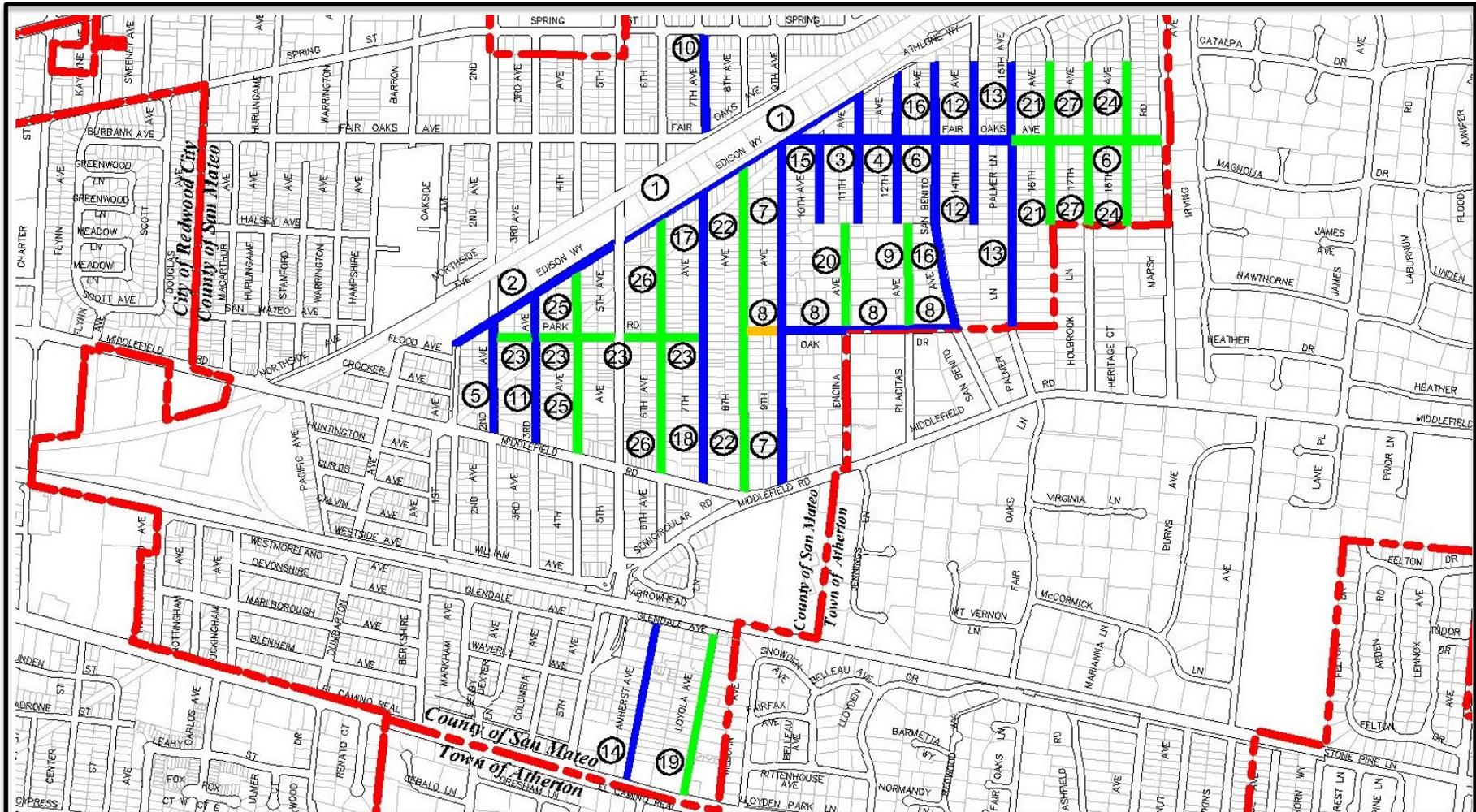
Priority No	Road Name	Begin Location	End Location
1	EDISON WAY	5TH AVENUE	11TH AVENUE (END)
2	EDISON WAY	1ST AVENUE	5TH AVENUE
3	11TH AVENUE	EDISON WAY	END (WEST OF FAIR OAKS AVENUE)
4	12TH AVENUE	END (WEST OF FAIR OAKS AVENUE)	END (EAST OF FAIR OAKS AVENUE)
5	2ND AVENUE	MIDDLEFIELD ROAD	EDISON WAY
6	FAIR OAKS AVENUE	EDISON WAY	MARSH ROAD
7	9TH AVENUE	MIDDLEFIELD ROAD	EDISON WAY
8	OAK DRIVE	8TH AVENUE	SAN BENITO AVENUE
9	PLACITAS AVENUE	OAK DRIVE	END (EAST OF OAK DRIVE)
10	7TH AVENUE	FAIR OAKS AVENUE	SPRING STREET
11	3RD AVENUE	MIDDLEFIELD ROAD	EDISON WAY
12	14TH AVENUE	END (WEST OF FAIR OAKS AVENUE)	300' WEST OF ATHLONE WAY
13	15TH AVENUE / PALMER LANE	789 15TH AVENUE	COUNTY BOUNDARY (AT 501 PALMER LANE)
14	AMHERST AVENUE	EL CAMINO REAL	GLENDALE AVENUE
15	10TH AVENUE	END (WEST OF FAIR OAKS AVENUE)	FAIR OAKS AVENUE



North Fair Oaks Area Priority List

Priority No	Road Name	Begin Location	End Location
16	SAN BENITO AVENUE	OAK DRIVE	END (EAST OF FAIR OAKS AVENUE)
17	7TH AVENUE	PARK ROAD	EDISON WAY
18	7TH AVENUE	MIDDLEFIELD ROAD	PARK ROAD
19	LOYOLA AVENUE	EL CAMINO REAL	GLENDALE AVENUE
20	ENCINA AVENUE	OAK DRIVE	END (EAST OF FAIR OAKS AVENUE)
21	16TH AVENUE	END (WEST OF FAIR OAKS AVENUE)	COUNTY BOUNDARY (AT 789 16TH AVENUE)
22	8TH AVENUE	MIDDLEFIELD ROAD	EDISON WAY
23	PARK ROAD	2ND AVENUE	7TH AVENUE
24	18TH AVENUE	END (WEST OF FAIR OAKS AVENUE)	247-FT WEST OF 17TH AVENUE
25	4TH AVENUE	MIDDLEFIELD ROAD	EDISON WAY
26	6TH AVENUE	MIDDLEFIELD ROAD	EDISON WAY
27	17TH AVENUE	COUNTY BOUNDARY / HOLBROOK LANE	775 17TH AVENUE



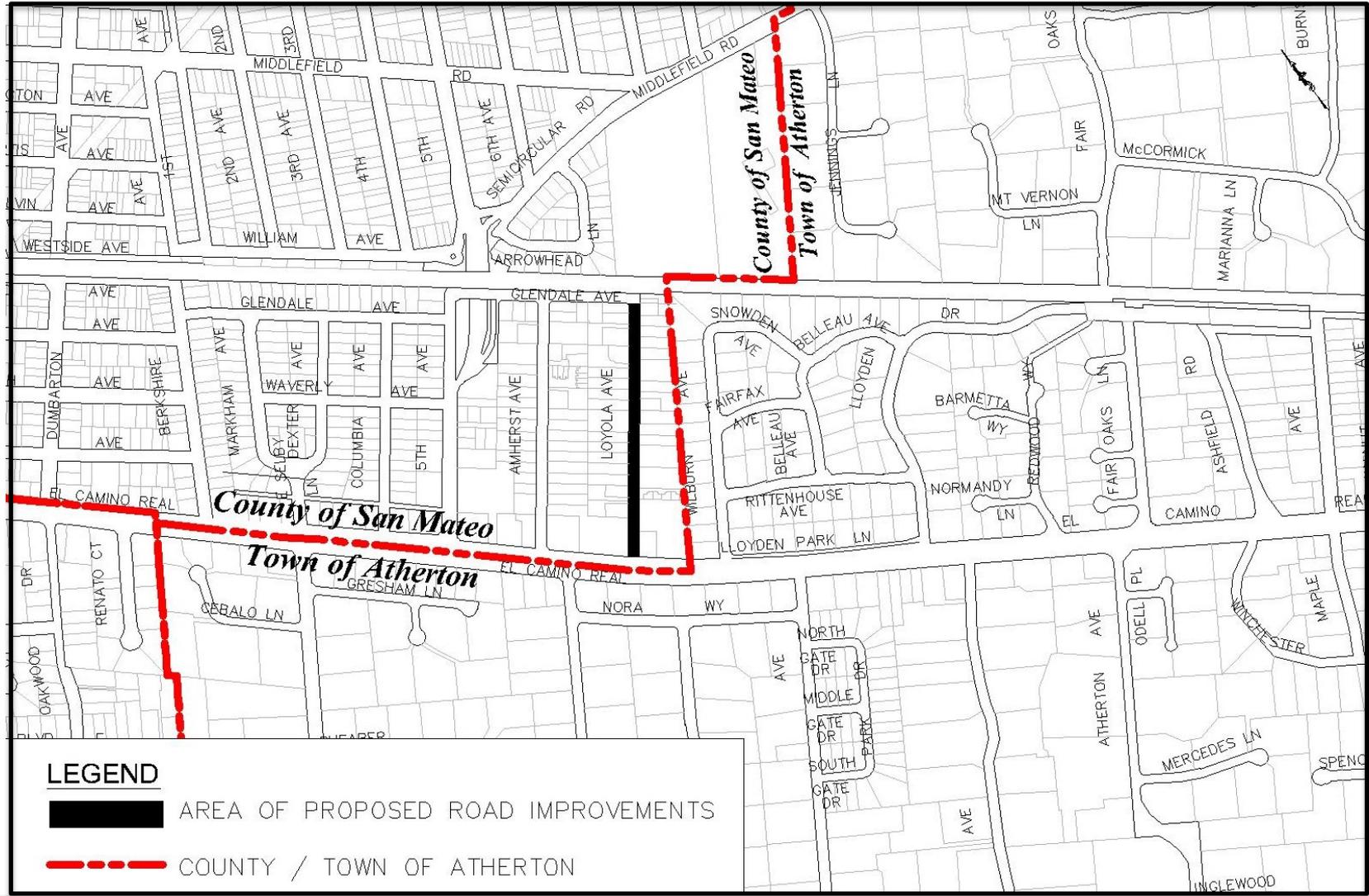


LEGEND

-  COUNTY / CITY LIMITS
-  ROAD COMPLETED
-  REMAINING ON ROAD LIST
-  PROPERTY OWNERS VOTED "NO" TO IMPROVEMENTS



Project Location



Road Standards and Options

Amherst/Loyola Area

Loyola Avenue

(from El Camino Real to Glendale Avenue)

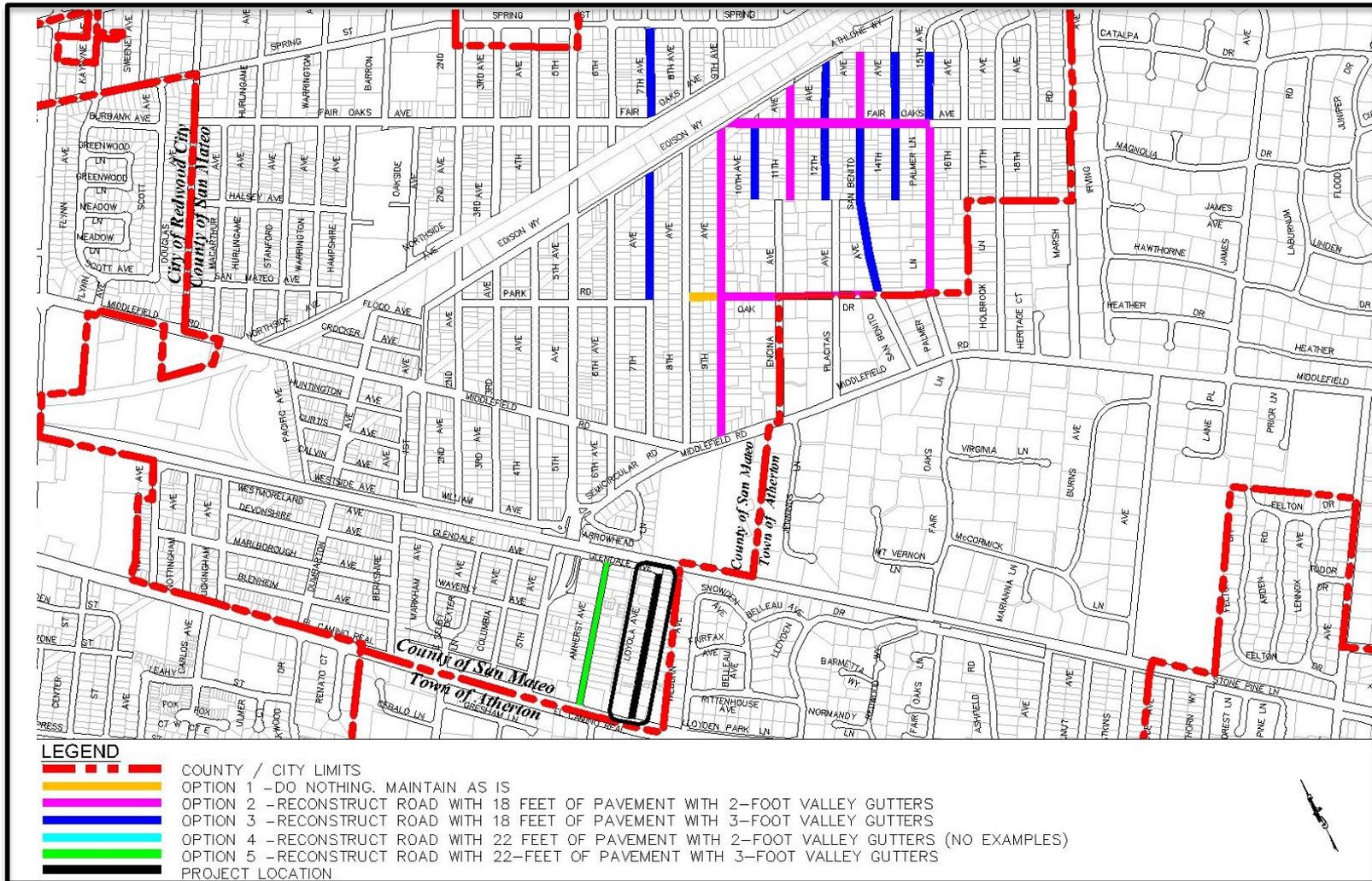


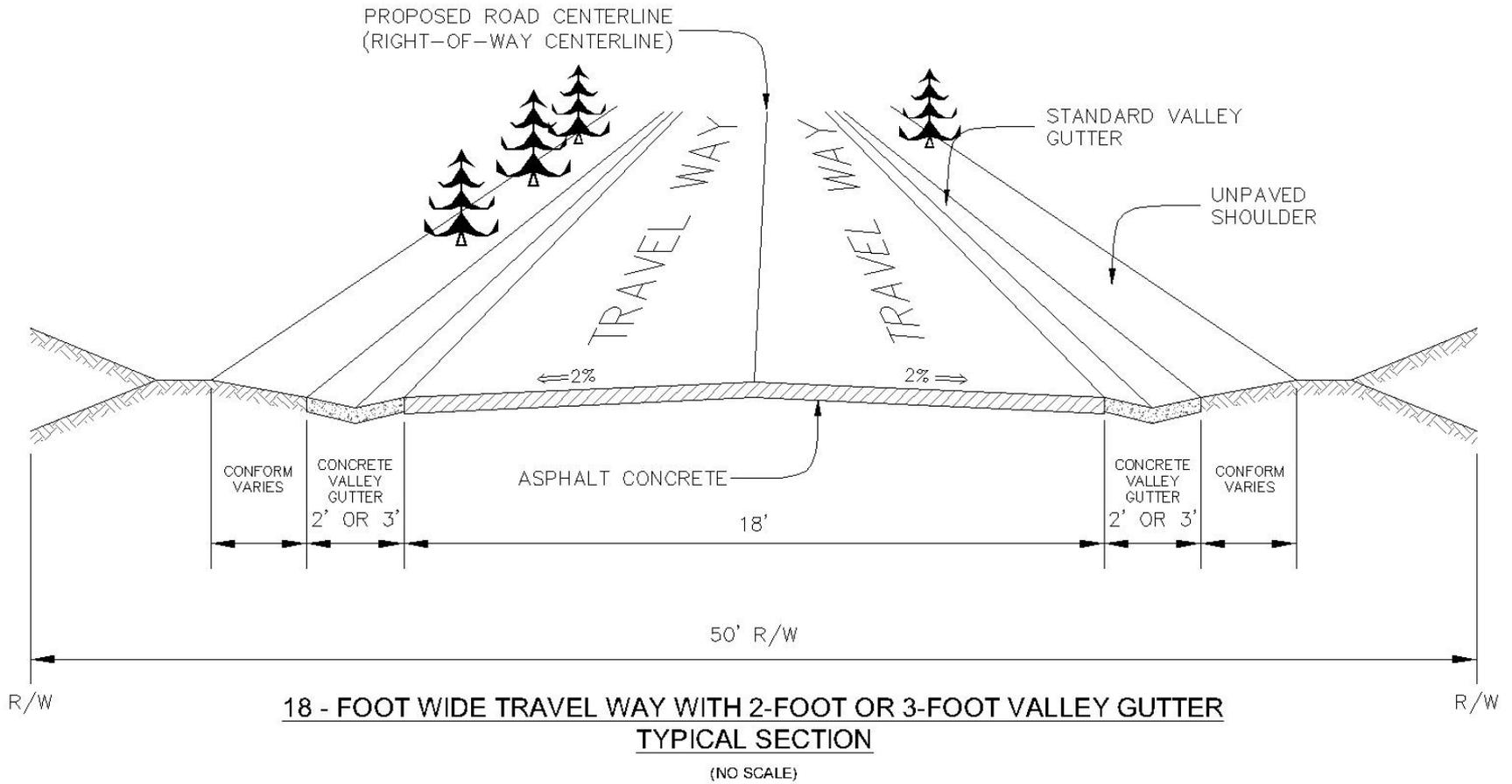
Road Standards and Options

- 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

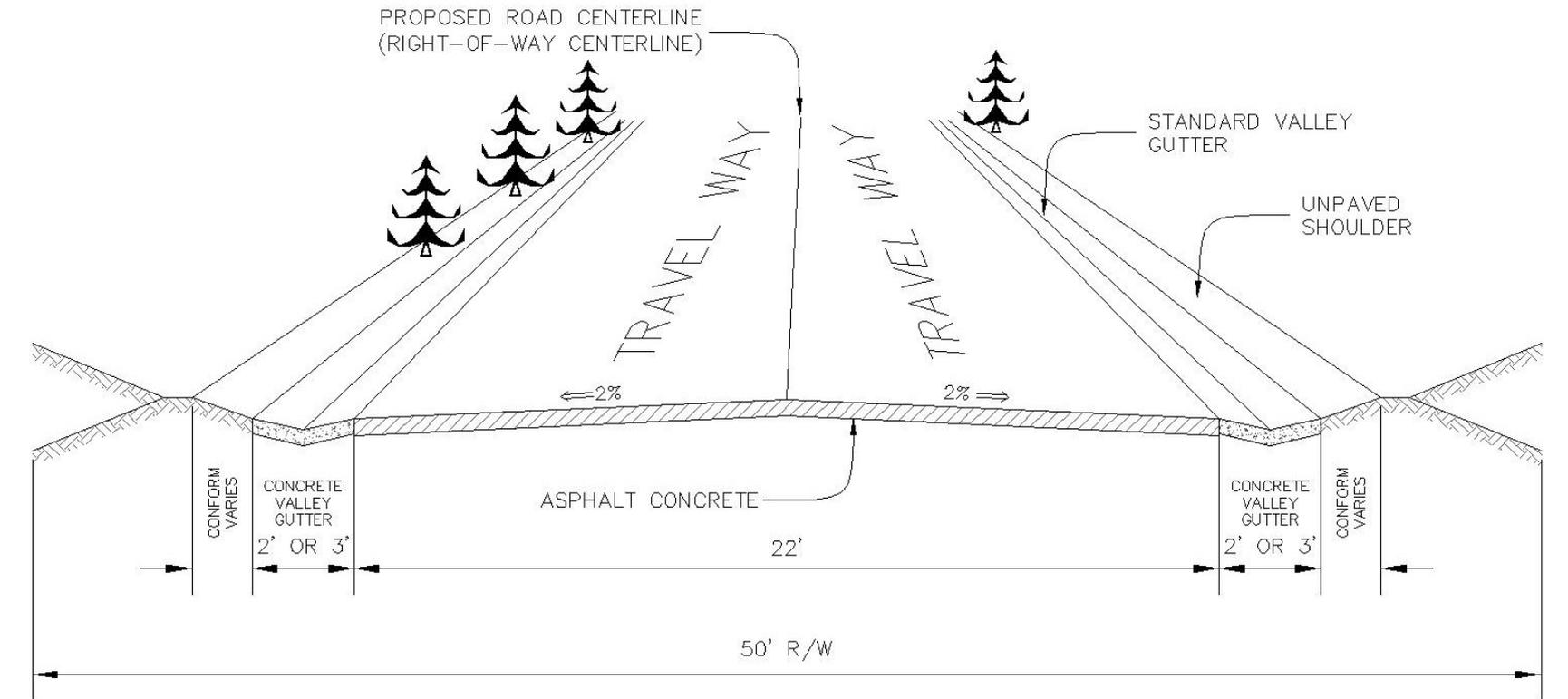
Sample of Constructed Road Standards





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



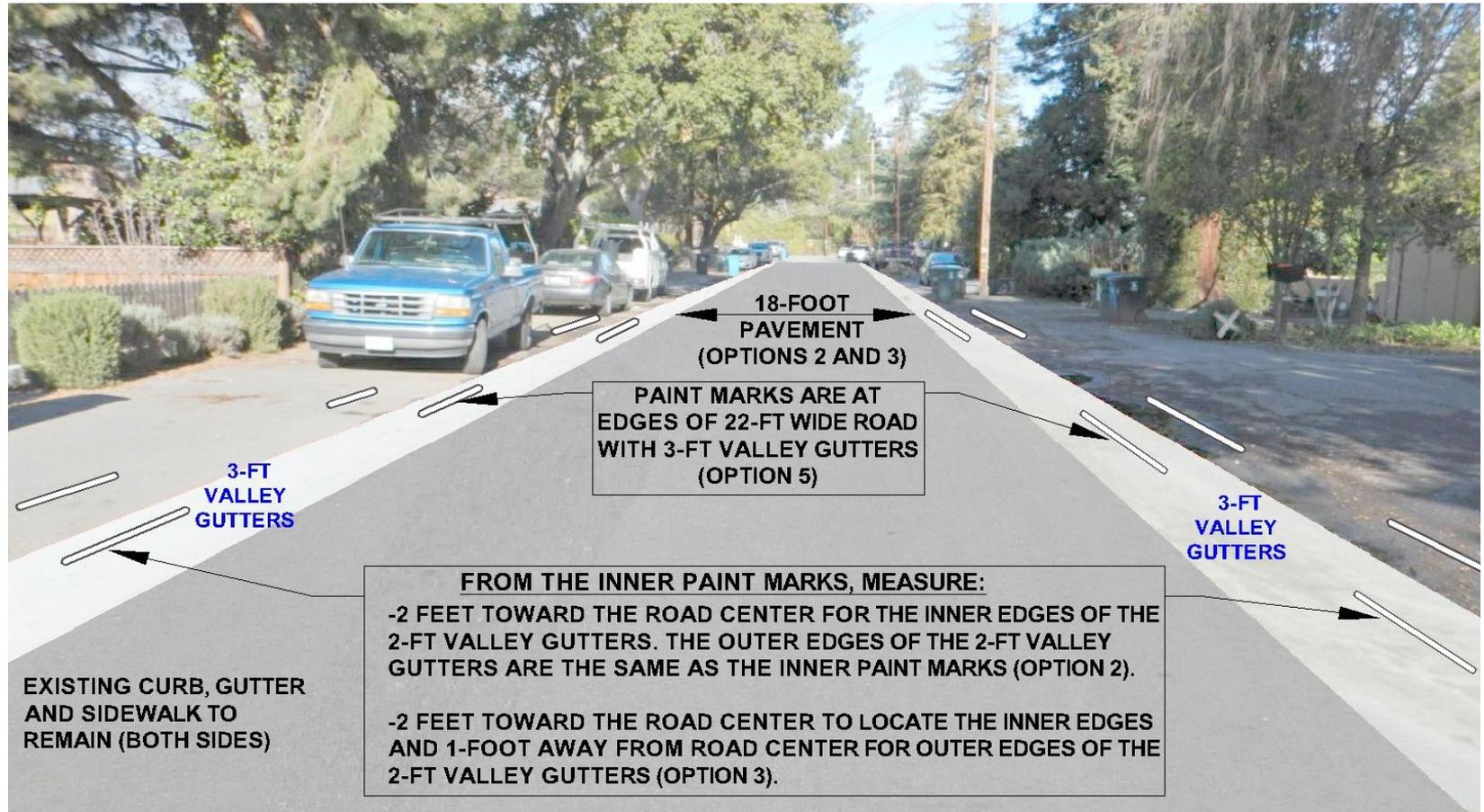
LOYOLA AVENUE

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)

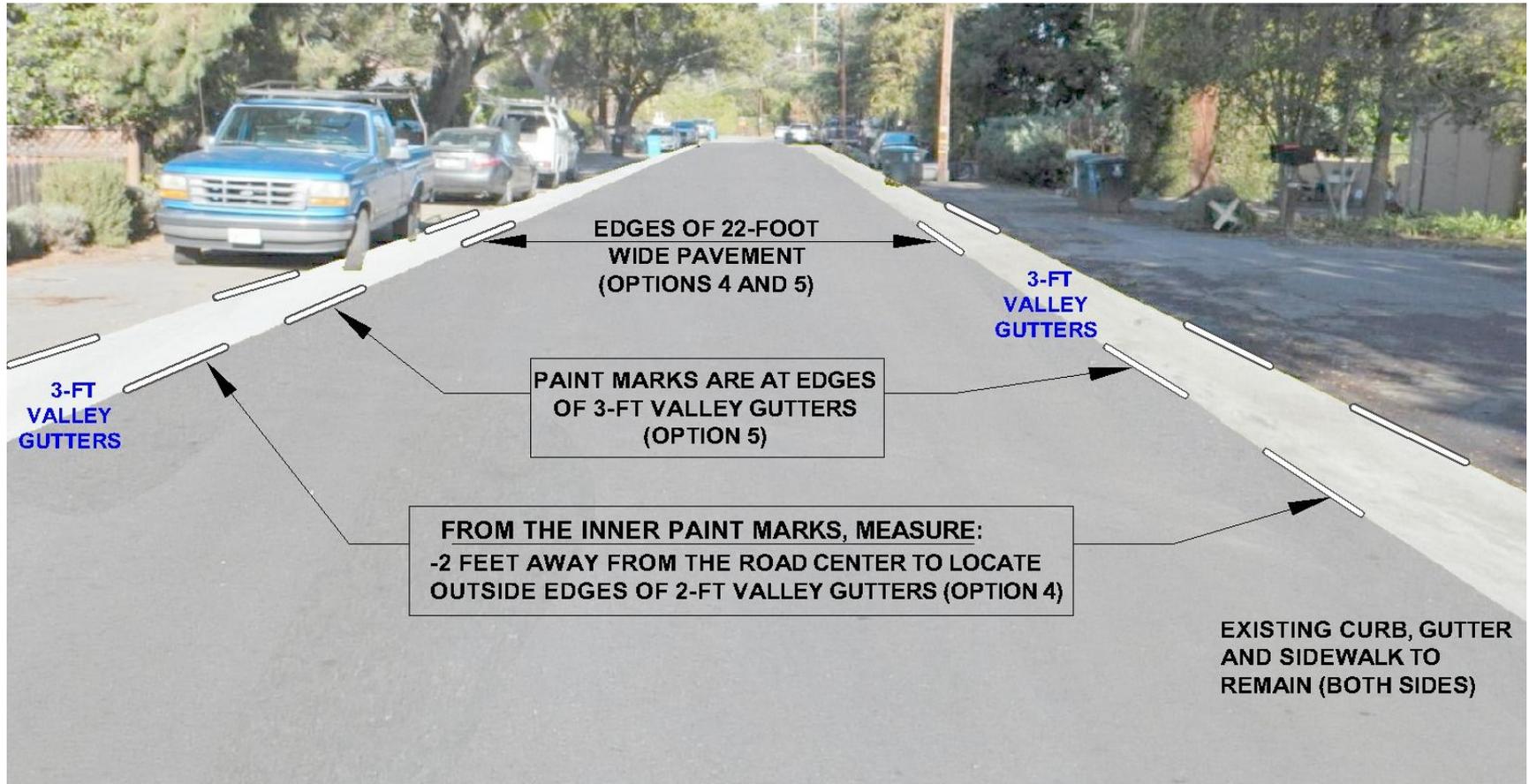


LOYOLA AVENUE (OPTIONS 4 & 5)

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):

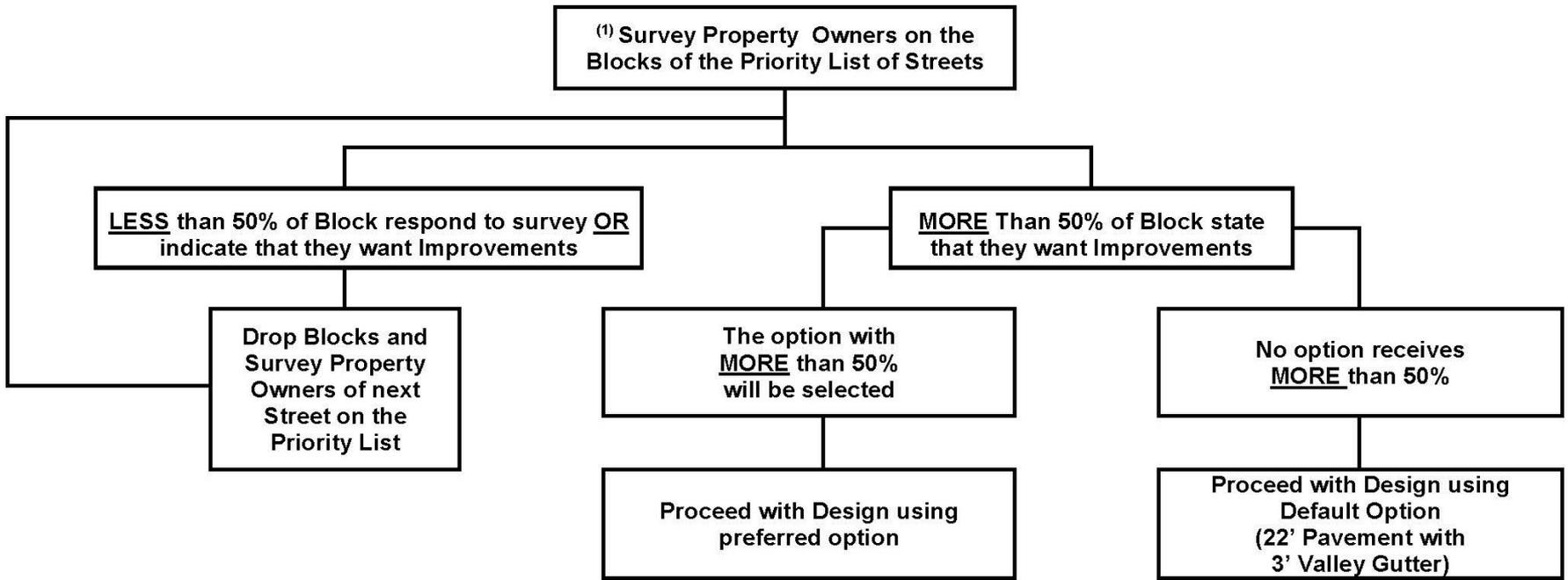
- Option 1** – Maintain as is.
- Option 2** – Reconstruct road with 18 feet of pavement with 2-foot valley gutters.
- Option 3** – Reconstruct road with 18 feet of pavement with 3-foot valley gutters.
- Option 4** – Reconstruct road with 22 feet of pavement with 2-foot valley gutters.
- Option 5** –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



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



PROPOSED VALLEY GUTTER

TRANSITION VALLEY GUTTER
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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COUNTY OF **SAN MATEO**

