



AGENDA
CITY COUNCIL STUDY SESSION
TUESDAY, APRIL 14th 2015, 5:00 P. M.
SAN DIMAS COUNCIL CHAMBER
CONFERENCE ROOM
245 E. BONITA AVE.

CITY COUNCIL:

Mayor Curtis W. Morris
Mayor Pro Tem Jeff Templeman
Councilmember Emmett Badar
Councilmember Denis Bertone
Councilmember John Ebner

1. CALL TO ORDER

2. ORAL COMMUNICATIONS

(For anyone wishing to address the City Council on an item on this agenda. Under the provisions of the Brown Act, the legislative body is prohibited from taking or engaging in discussion on any item not appearing on the posted agenda.)

- a. Members of the Audience

3. STUDY SESSION

- a. Downtown Boardwalk Replacement Project. Discussion and direction to staff regarding the design elements of the project and how to address various project elements and issues

4. ADJOURNMENT

The next meeting is on Tuesday, April 14, 2015, 7:00 p.m.



Notice Regarding American with Disabilities Act: In compliance with the ADA, if you need assistance to participate in a city meeting, please contact the City Clerk's Office at (909) 394-6216. Early notification before the meeting you wish to attend will make it possible for the City to make reasonable arrangements to ensure accessibility to this meeting [28 CFR 35.102-35.104 ADA Title II].

Copies of documents distributed for the meeting are available in alternative formats upon request. Any writings or documents provided to the City Council regarding any item on this agenda will be made available for public inspection at the Administration Counter at City Hall and at the San Dimas Library during normal business hours. In addition most documents are posted on the City's website at cityofsandimas.com.

Posting Statement: On April 10, 2015 a true and correct copy of this agenda was posted on the bulletin board at 245 East Bonita Avenue (San Dimas City Hall), 145 North Walnut Avenue (Los Angeles County Library), 300 East Bonita Avenue (United States Post Office), Von's Shopping Center (Puente/Via Verde Avenue) and the City's website www.cityofsandimas.com/minutes.cfm



Agenda Item Staff Report

To: Honorable Mayor and Members of the City Council
*For the Study Session of **April 14, 2015***

From: Krishna Patel, Public Works Director 

Subject: **Bonita Avenue Boardwalk Replacement Project - 4.14.15 Update**

BACKGROUND

At the March 30th Spring Retreat, Staff provided a status of project as well as a description of what would be involved with each of the Phases (Conceptual Design Phase, Design Phase, Construction Drawing Phase, Bid Phase) as defined by Landscape Architect's scope of work. Council was also updated on the Timeline/Projected Schedule and outlined its rationale for delaying the construction project start date till spring 2016. This postponement is to allow time for many of the moving parts or loose ends for a project of this magnitude to be coordinated. For instance items like removals of fixed canopies, façade improvements, approved parades/events and the possible project's start time in fall of this year that could greatly impact the downtown merchants/businesses during the Thanksgiving and Christmas Holiday season as the project construction will take approximately 4 to 6 months to complete, including the reconstruction of Bonita Avenue. In addition, working in the fall/winter months, the construction project may be delayed further due to inclement weather conditions. (Attached for reference is the March 30th staff report for some background information.).

In addition, Staff requested Council confirmation on how the community would be involved in process of reviewing the concept plans. In the interest of keeping the project moving forward, it was a consensus of Council to have a Study session on April 14th with the intent of reviewing design concept plans and perhaps confirming on some of the key elements of designs and potential construction/time table/schedule.

Following the March 30th Study Session, for each of the two Streetscape alternative design solutions, the Landscape Architect was requested to consider including some important features that will be under consideration as well as suggestions from the mayor and individual councilmembers. Those items were:

- A theme and materials board for elements such as sidewalk awnings, downtown entry monuments, street signage, plant materials, outside display examples, etc.; further defining the design character of each solution.
- A clock
- Water feature
- Landscaping – type of planters
- Signage, directory, way finding, etc.
- Trees - types
- Public art

DISCUSSION

The purpose of this study session will be to review the overall project and to receive final directions from Council on the two colored conceptual design concept plans prepared on a larger scale that identifies existing drainage problems, ADA access issues, parallel parking options and other relevant items that may impact proposed design solutions. These conceptual designs will be presented by the Landscape Architect.

Staff would like to receive Council's constructive feedback as well as approvals on some of the key elements to allow the Architect to proceed to Design Development Phase - which is to create an overall final single master plan (a large colored visual representation of all the design features of the proposed streetscape between San Dimas Avenue and Cataract Avenue) that combines or includes all City selected design alternatives and/or elements.

Staff's intent will be to seek approval from Council on key elements with regards to the Design Development Phase. Some key points are:

- Confirm the design of the concrete and hardscape work – materials to be used, and how it will look. How will different areas of the project look?
- Decide the tree species to use; direction on the plant materials to be used for landscaping areas.
- Decisions on existing Monument signs – business signs, pedestrian signs, way finding signs.
- Design elements and features – clock, water feature, historic markers, street furniture, tree grates, mailboxes, public art
- Landscaping features – pots, planted areas, lighting
- Decisions regarding things currently built into the right of way – how fixed awnings and other encroachments will be handled. Direction regarding outdoor dining design elements, awnings, entryways.

As part of the Landscape Architects overall presentation and with Council's approval, a checklist of key decision points will be prepared for Council's final review and will allow the Architect to progress to the next Phase (Design Development).

Staff looks forward to productive discussions regarding this important downtown project that will very likely revitalize our historic downtown.

Attachments:

1. *March 30th Study Session Staff Report*

ITEM 6a



Agenda Item Staff Report

To: Honorable Mayor and Members of the City Council
For the Study Session of March 30, 2015

From: Krishna Patel, Public Works Director *KP*

Subject: Bonita Avenue Boardwalk Replacement Project-Update

BACKGROUND

At the November 3, 2014 fall retreat, Council agreed to replace the wooden boardwalks on Bonita Avenue with full width concrete sidewalk with trees and an additional landscaping to be determined when Staff brings back the concept plans.

At the same meeting Council committed to allocating \$1,000,000 from reserve funds for this project.

At November 12th meeting, Council approved authorizing \$25,000 to retain a landscape architectural service firm to provide some conceptual plans for design and development of landscape design alternatives and an overall Master Plan for the renovation/redesign of the Historic Bonita Avenue boardwalk and street frontage area.

At the meeting it was also mentioned since we are approaching holiday season, it is quite likely that concept plans will be ready by mid to end of January 2015. On Thursday, December 11, 2014, the Staff, City Council and members of the public walked both sides of Bonita Avenue between San Dimas Ave and Cataract to review, observe issues, items and provide overall directions to be included in the overall scope and extent of improvements to be considered and included as part of the Boardwalk Replacement Project. Attached is the detailed scope work developed at this meeting. The scope included the following (1) agreed parameters of the extent of the construction; (2) general design element; (3) parking and traffic; (4) type of materials; and (5) Miscellaneous items.

On December 16th, Staff met with the Landscape Architect to submit a proposal and reviewed the above detailed scope of work for the expected services for Bonita Avenue Boardwalk. Following the meeting the City Surveyor was requested to conduct additional surveying information to include the following areas (following Council) approval:

- Rhodes Park for ADA pathway
- Monte Vista, south of Bonita Avenue and up to railroad crossing
- Alley between Feed and Grain
- San Dimas Avenue up to railroad crossing

On January 22nd, Staff received a proposal from the Landscape Architect.

On February 11th, the Architect submitted a revised proposal to include the missing or additional scope of work from the initial submittal. The second proposal now included the grading design by Civil Engineering for review of the following:

- o Current drainage condition on Bonita
- o Flow elevations
- o ADA pathway requirements
- o Review survey data against field conditions

On February 24th, City Council authorized additional funds of \$12,420 to cover the preliminary engineering and review. Earlier on February 19th Staff issued a purchase order to the Architect to formally proceed with the current design work.

DISCUSSION

Staff and Architect are scheduled to meet on Monday, March 30th, to review the first submittals of concept design. Staff will provide a verbal update on the outcome of the meeting.

As we move forward from the Conceptual Design Phase to Design Development Phase which will include the following primary aspects:

- a) *Conceptual Parking Grading Analysis*
 - o Review of the preliminary parking grading plan

- b) *Conceptual Design Phase*
 - o Preparation of 20-scale Site Analysis Exhibit identifying existing trees, drainage problems, ADA access issues, and other issues having an impact of the proposed design solutions.
 - o Preparation of two color rendered 10-scale "prototypical" streetscape design alternative design solutions including ADA parallel parking options, for review and comment By Staff. Design alternatives will also be used to discuss initial construction budgets.
 - o For each of the two Streetscape alternative design solutions, Landscape Architect will develop:
 - o A design streetscape elevation further defining the design character of each solution
 - o A theme and materials board for elements such as sidewalk awnings, downtown entry monuments, street signage, plant materials, outside display examples, etc.;
 - o further defining the design character of each solution.
 - o Meet with the City Council to present design.

Staff estimates that by mid-May we will have the Concept Design Phase completed and anticipate being ready for Council review to present the design. Upon Council's review and feedback, the Architect will move forward to proceed with the Design Development Phase which includes the following:

- c) *Design Development Phase*
 - o Preparation of one formal Site Conceptual Landscape Master Plan (visual representation based on the City selected design alternative) for Council review and comment.
 - o Render final Conceptual Landscape Master Plans, sections and elevations for presentation to Community Groups and City Council.
 - o Attend City Council Meeting and present Master Plans, Exhibits and cost estimates.

The Architect anticipates this phase will take about 6 weeks to complete with the approval of the final Conceptual Landscape Master Plan by City Council by mid-June 2015. Soon thereafter, the project will

proceed with the Construction Drawing Phase which will likely take about 12 weeks or completed by October 2015; followed by a 4 to 6 week bid process.

During the 6-9 month period between the Construction Drawing and Bid Phase of the project also points to a window of time which Staff will pre-qualify contractors to bid on the construction project. Qualifying contractors allows the City to pre-select contractors who can construct the project on the time, possibly within budget, but above all, delivering the quality of workmanship that we as the owner would expect our downtown to look after completion.

Starting a project of this magnitude in the fall of 2015 will greatly impact the downtown merchants/businesses during the Thanksgiving and Christmas Holiday season as the project construction will take approximately 4 to 6 months to complete, including the reconstruction of Bonita Avenue. In addition, working in the fall/winter months, the construction project may be delayed further due to inclement weather conditions. It is with this thought in mind Staff is recommending the construction be delayed until spring, 2016.

This delay in the construction to spring, 2016 also allows time to resolve property issues like the fixed canopies, façade improvements, agreements or review of any incentives program that may be proposed by the City to encourage private property owners, possibly similar to what was done when the north side of Bonita was renovated. Additionally, this deferment gives Staff time to coordinate and plan alternative locations for the City's regularly scheduled Special Events which use Bonita Avenue (such as: Sheriff's Boosters Car Show, San Dimas High School Homecoming Parade, SC Velo Bike Race, Downtown Merchants Garden Affair, Chamber of Commerce's events).

While the Bonita Avenue Boardwalk Replacement Project is under design and construction, for fiscal year 2015-16, Staff also proposes to request funding for the design and reconstruction of the Bonita Avenue pavement from San Dimas Ave up to east median of Cataract Ave for an estimated cost of \$500,000. The pavement is coming to the end of its service life and rehabilitation/reconstruction/refurbishment should be programmed concurrently with the Bonita Avenue pedestrian pathway/streetscape improvements project. Programming the pavement work and the walkway/streetscape improvements simultaneously would result in minimal inconvenience to our downtown merchants and community at large, with one large project rather than separate projects.

RECOMMENDATION

Staff looks forward to Council's direction and feedback on what is being recommended in regards to the Bonita Avenue Boardwalk Replacement Project schedule

Respectfully Submitted,



Krishna Patel
Director of Public Works

Attachments:

1. *Boardwalk Replacement Project, Scope of Work Detail (following 12/11/14 Field Review with Council)*
2. *Estimated Project Schedule-Draft*

Boardwalk Replacement Project – Scope of Work Detail

(As determined by Council’s 12/11/14 Field Inspection Meeting)

BOARDWALK REPLACEMENT PROJECT – Study Session Discussion Points 12/11/14		
Directors have internally reviewed the overall scope and extent of improvements to be included as part of the Boardwalk Replacement Project. In reaching a consensus, Staff has come up with the following parameters and agreed to the following points to this project, in anticipation that City Council would also be in agreement with Staff’s analysis. They are as follows:		
Construction		COMMENTS
1	All existing street lights will remain in place	Yes
2	All trees and existing landscape will be removed and replaced with new species	Yes
3	All existing curb and gutter will remain in places as is	Yes
4	All compliant wheelchair ramps, truncated domes will remain in place	Yes
5	All fixed canopy in the walkway will be removed	Yes
6	All existing outside dining area will be reconstructed	Yes
7	All business signs in R.O.W. will be removed	Yes
General Design Element		
Landscape		
1	New tree species equally spaced and planted between existing street lights	Yes
2	New tree options: 1) canopy oriented; 2) pear shaped; 3) tree grates – landscape architect to provide options	Provide Options
3	Some potted plants, design flexibility in layout for irrigation – potted plants will not be against building	Provide Color, Size and Locations
4	At grade landscaping areas or pockets fanned out parallel to curb	Provide Options
Concrete Improvements/Materials		
1	Concrete finish – similar to Walker House	Yes
2	Style – sidewalk will be saw cut – diagonal	No
3	At intersection or at wheelchair ramps – accent concrete finish	Provide – One Alternative
4	No enhanced cross-walk across Bonita Ave	Yes

Boardwalk Replacement Project – Scope of Work Detail

(As determined by Council's 12/11/14 Field Inspection Meeting)

		YES	NO	COMMENTS
A	Limits of Project (Location)			
	San Dimas Ave west side and south of Walker House			
	1 Remove all stamped concrete sidewalk at Gas Station – ADA pathway and connectivity to Walker House	X		Narrow Approaches down 26 to 30 ' wide enough to accommodate for fuel delivery vehicles
	2 Remove bus benches on San Dimas Ave n/o Bonita	X		Not really needed
	3 Remove existing Magnolia existing trees	X		Damaging; uplifting sidewalk
	4 New trees species similar to Bonita	X		Same tree species for consistency
	5 Street Lights (Copenhagen Style) to south side of Walker House (by others)			Transition between downtown and towncore lighting- provide alternatives
	6 Nostalgic Style light in front of Walker House (by others)			Provide alternatives
	Exchange Place north side			
	1 Limits of sidewalk/street improvements up to Alley		X	Future opportunity for possible open space for public use (show plan)
	2 Remove existing Trees		X	Issue with Bank canopy/posts
	3 Street lights – Copenhagen style		X	Design power
	Monte Vista North and east and west side up to alley			
	1 E/S -- Replace sidewalk up to alley	X		
	2 E/S -- street lights – Copenhagen style	X		
	3 E/S -- Potted plants	X		
	4 W/S – Keep existing sidewalk at ACE hardware			Walkway in front of ACE in good condition
	Cataract End North side			
	1 Limit of work – at intersection or where boardwalk ends; staff recommendation end at where boardwalk ends			Improvement west limited to 6' due to R.O.W.
	Cataract End South side			
	1 Protect Heritage tree/open growth area, ADA issues – Remove sidewalk from Cataract to RR museum drive approach, sidewalk and ADA pathway around trees – relocate parkway	X		New ADA sidewalk replaces existing AC/DG walk behind south side of trees ADA walk meet Bonita on west side of drive approach
	2 Retain existing sidewalk way from Drive approach to MV	X		

Boardwalk Replacement Project – Scope of Work Detail

(As determined by Council's 12/11/14 Field Inspection Meeting)

		YES	NO	COMMENTS
Monte Vista South and east side up to RR Xing				
1	Cypress tree and stay/go!	X		Remove trees and consider landscape options like potted plants to allow for future mural or mosaic
2	Street light – Copenhagen style	X		
Heritage Plaza – front of Feed & Grain store				
1	Water feature		X	Extend sidewalk improvements to curb, provide layout for street furniture and table – Public Plaza
2	Flag pole monument		X	
3	Alley s/s of Feed & Grain – pavement repairs/reconstruction			Future opportunity for public gathering (show potential)
South of San Dimas Ave (at Goodyear) to alley				
1	Remove sidewalk and drive approaches to alley or RR Xing	X		
2	Remove all existing trees in parkway	X		
3	New trees species similar to Bonita and light the trees			No conflict with o/h wires due to future undergrounding of utilities from Commercial to Allen north of Bonita
B Parking/Traffic				
Parking – ADA (on Bonita Avenue)				
1	W/b at B of A	X		Location based on ADA grade
2	E/b at WalterScheid	X		
Street parking and striping				
1	Reduce amount of available parking to create more inviting to traveller		X	No changes recommend with exception of addition of two ADA parking stalls
2	Review concept of “angel” parking		X	Not recommended unless directed by Council
3	Removal of 10’ center painted median		X	Not recommended unless directed by Council
C Types of materials				
1	Concrete finish (similar to Walker House)	X		
2	Concrete band/textured/stone pavers	X		At wheelchair ramps/intersections

Boardwalk Replacement Project – Scope of Work Detail

(As determined by Council's 12/11/14 Field Inspection Meeting)

		Yes	No	Comments
D	Miscellaneous			
	Signage – R.O.W.			
	1 Removal of all signage in parkway	X		Ace/B of A/Flower of San Dimas, Mercantile
	2 New signage	X		Common business locator signage (provide alternatives)
	Historical signage			
	1 New type of signage			Sign possible shifts a few feet from existing location – explore alternatives
	Private Property Improvement			
	1 Extend concrete improvements beyond R.O.W. up to business entry doorway			Possible participation of business owner to include in extending improvements
	Street Light Conduit			
	1 Two circuits; very old conductors #8 (installed in 70's); no way to service; conduits can be altered by existing tree roots & intertwined tree roots; all conduits will be destroyed when grinding/removing tree stumps (by others)	Yes		Underground work for street light & tree light and are done first. Trench along gutter - provides continue street lighting during construction phase
	2 Newly installed tree light conduits will be destroyed			
	3 Relocate all electrical pedestals to Bonita	Yes		Relocate from rear parking

The conceptual plans will include the following:

- Two alternate conceptual designs for a prototypical block with the designs illustrating all appropriate design components needed for the entire Downtown.
- Materials alternatives for replacement of the wooden sidewalks with textured/decorative concrete and other hardscape.
- Design options including revised landscaping addressing bow-outs, revised tree locations, raised tree walls and/or at grade planters.
- The Heritage Plaza at Exchange Plaza (in front of Feed and Grain Store)
- Tree and potted plants – variation in sizes and colors
- Street furniture
- ADA pathways - X-section for 24' wide
- Potential areas and designs for outside display and/or dining.

Boardwalk Replacement Project – Scope of Work Detail

(As determined by Council's 12/11/14 Field Inspection Meeting)

- Evaluate existing business signage and awnings/post encroaching within the right of way and provide alternatives and design components to mitigate these encroachments.
- Estimates of potential costs for alternatives presented.
- Final full conceptual plan of the approved alternative from Cataract Avenue to San Dimas Avenue illustrating all appropriate design components needed for the entire Downtown.

Bonita Avenue Boardwalk Replacement Project Timeline/Projected Schedule

Date	Description	Action	Estimated Time Frame	Misc.
11/3/2014	Council Fall Retreat	Council Agreed to replace wooden boardwalks on Bonita Ave with full width concrete sidewalk , etc.		
11/3/2014	Council Fall Retreat	Council also committed to allocating \$1,000,000 from reserve funds for the project		
11/12/2014	Council Meeting	Council authorized \$25,000 to retain landscape architect		
12/11/2014	Staff, Council & public	Staff, Council & public performed a field inspection of both sides of Bonita Avenue from San Dimas Ave to Cataract		To review, observe issues, items and provide overall direction to be included in scope of work
12/16/2014	Staff & Landscape Architect	Met to discuss/review project		
1/22/2015	Staff	Received a proposal from Landscape Architect		
2/11/2015	Staff	Received a revised proposal from Landscape Architect		
2/19/2015	Staff	Issued a purchase order to Landscape Architect to formally proceed with the design work with		
2/24/2015	Council	Authorized funds of \$12,420 to cover the preliminary engineering and review		
3/30/2015	Staff	Scheduled to meet with Landscape Architect to review 1st submittals of concept designs		
May 2015	Staff	Coordinate with private property owners for outside dining, removal of fixed canopies, façade upgrade program	6 to 8 months	
May 2015 (mid)	Staff & Landscape Architect	Complete Conceptual Design Phase		Present to Council
Jun 2015 (end)	Staff & Landscape Architect	Complete Design Development Phase	5 to 6 weeks	
Jun 2015	Landscape Architect	Complete final Conceptual Landscape Master Plan	Approx. 6 weeks	Present to Council & Community
Jun 2015	Staff	Commence Pre-Qualification Process		
Oct 2015	Landscape Architect	Complete Construction Drawing Phase	Approx. 12 weeks	
Feb 2016	Staff	Bidding Phase	6 to 8 weeks	
Apr 2016	Staff	Construction Phase	4 to 5 months	Construction Start-Spring 2016
Aug/Sep 2016	Staff	Reconstruct Bonita Avenue from San Dimas Ave to Cataract	6 weeks	