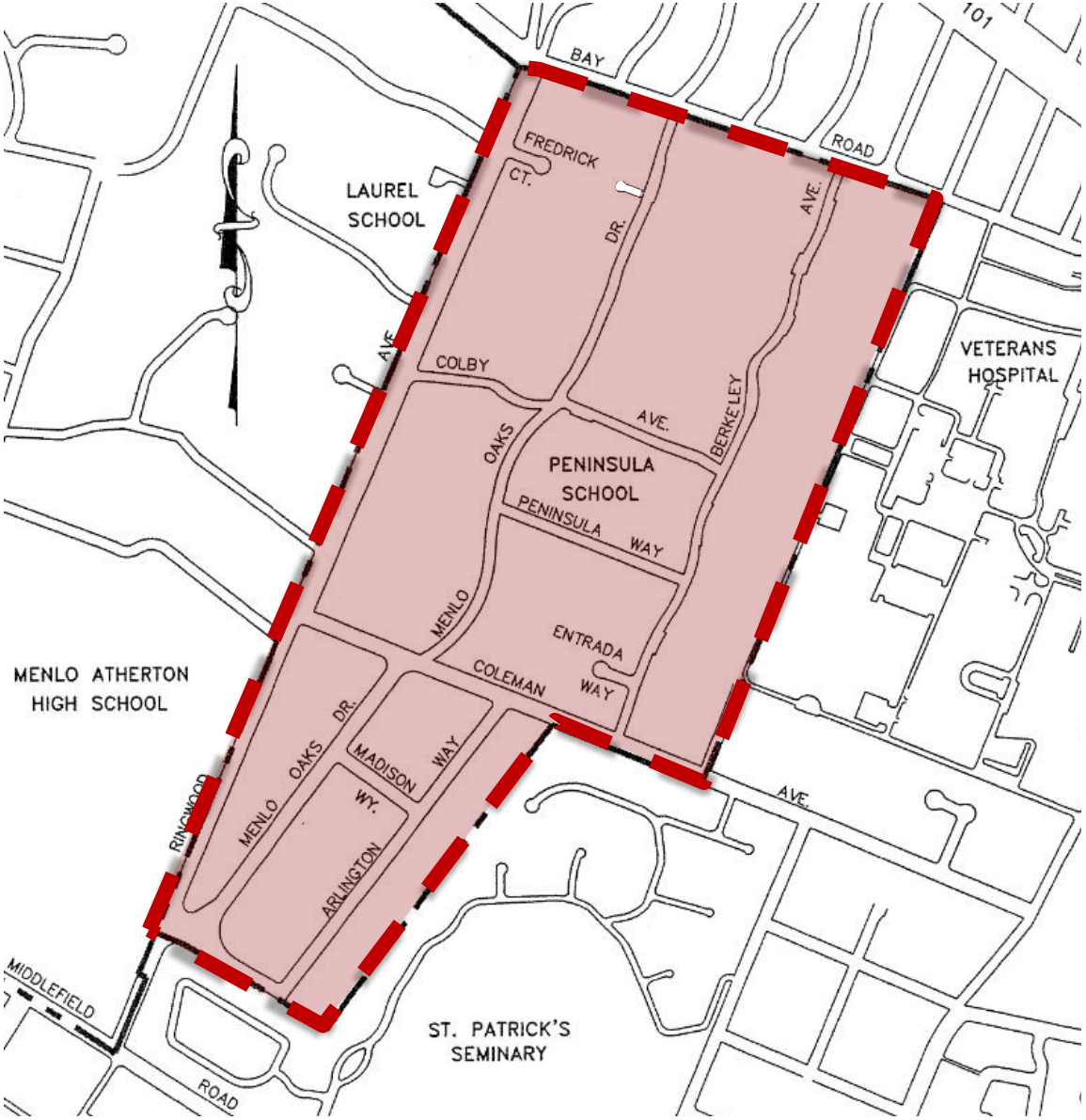
Menlo Oaks Area Road Standards

Board Meeting – June 11, 2024

COUNTY OF SAN MATEO

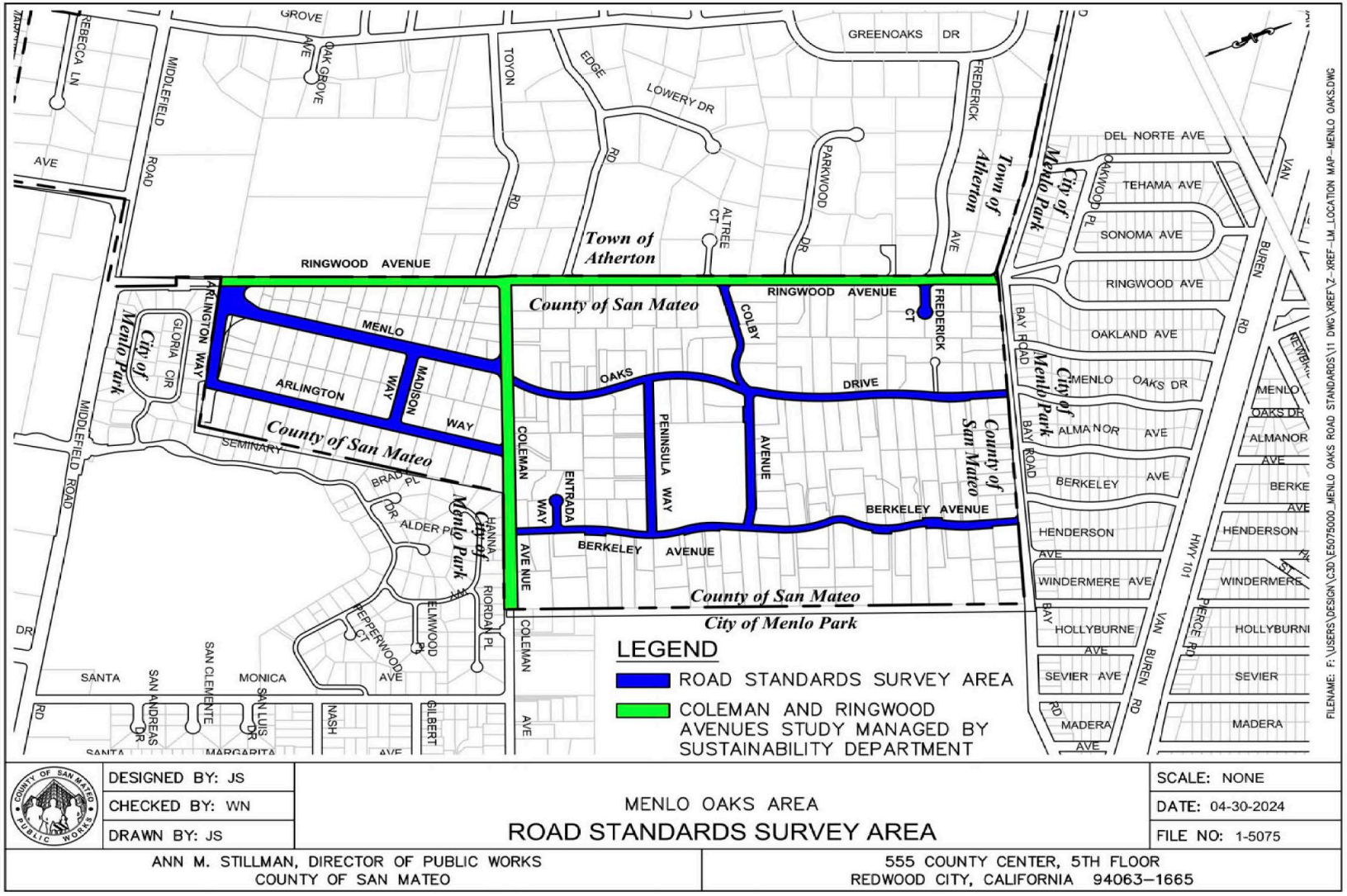
Menlo Oaks Area



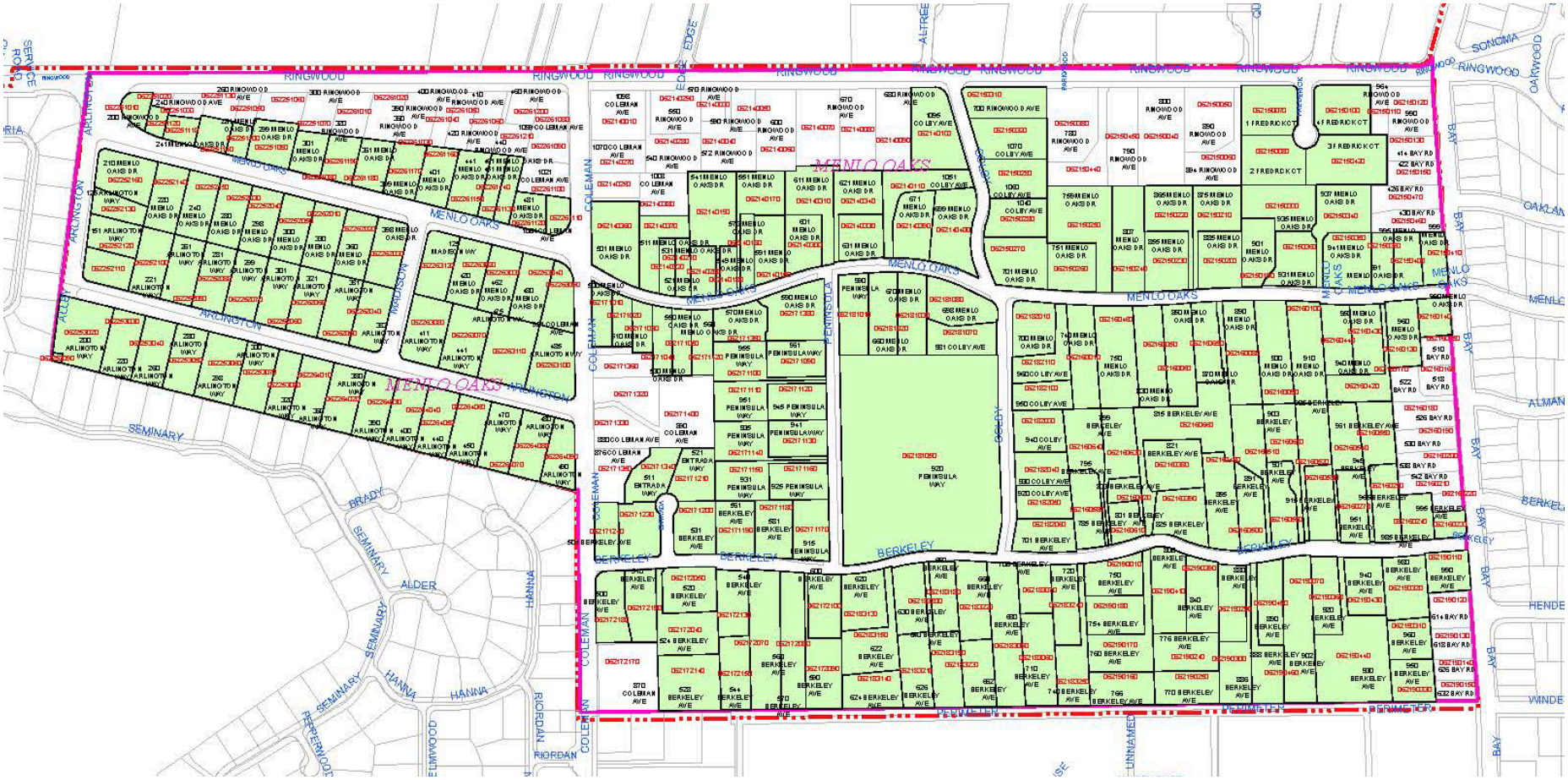
Background

- 1998 – Board adopted current road standards, which maintains the existing roads including widths and limits road work to maintaining the existing roads.
- 2022 - Board approved $250,000 Measure K Funds for a new road standard survey.
- Ringwood and Coleman Avenue Study is independent of this roadway standard effort and is being managed by Sustainability Department, as these roads are included in the County's Active Transportation Plan and warrant their own study and public outreach process.

Menlo Oaks Area



Properties Surveyed



General Description of Department Led Process

- Conducted field survey of existing roads.
- Developed road standard options considering the neighborhood's unique characteristics.
- Engaged with the community through notices, property owner survey, and meetings to gather input, answer questions, and address concerns.
- Posting Project related documents, meeting recordings, and meeting presentations on the Project website.
- Tabulated survey results to determine preferred road standard options and priority list.

Community Engagement

Department made significant effort to engage with property owners

- Held 3 community night meetings
  - Virtual meetings to maximize attendance with flexibility of attending from anywhere with internet connections.
- Project website with information
  - Website includes a mailing list where the community can “Subscribe for Email Updates” and be informed when new information is posted. The website has a total of 313 subscribers.
- Posted all letters, presentations, and recordings for the three (3) community meetings, and other Project documents on the Project website for public reference.
- Worked diligently to be responsive to community questions and responded to a large number of e-mails received on the Project.

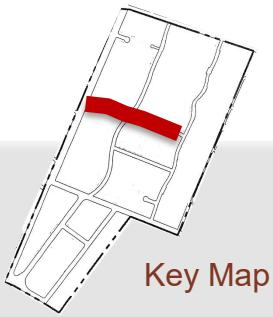
Survey Process

- Department sent a survey with a letter dated November 13, 2023
- Prepared and posted on Project website a Frequently Asked Questions in response to questions received
- Held a second community meeting on December 6, 2023
  - to provide additional information on voting process and options
  - to answer any additional questions
- Allowed property owners to revise their votes if votes were submitted before the second meeting
- Surveys were due December 15, 2023
- Excellent survey response rates, which ranged from 78% to 100% for all streets surveyed
- 5 out of 7 streets surveyed voted for new road standards

Colby Avenue – Existing Conditions

(14'-8" to 22'-0" wide)

40-foot right-of-way

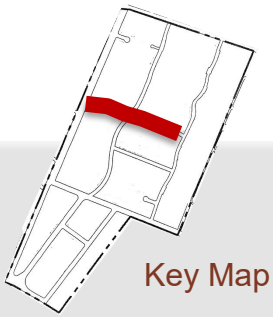


Key Map

Colby Avenue – Proposed Option 1

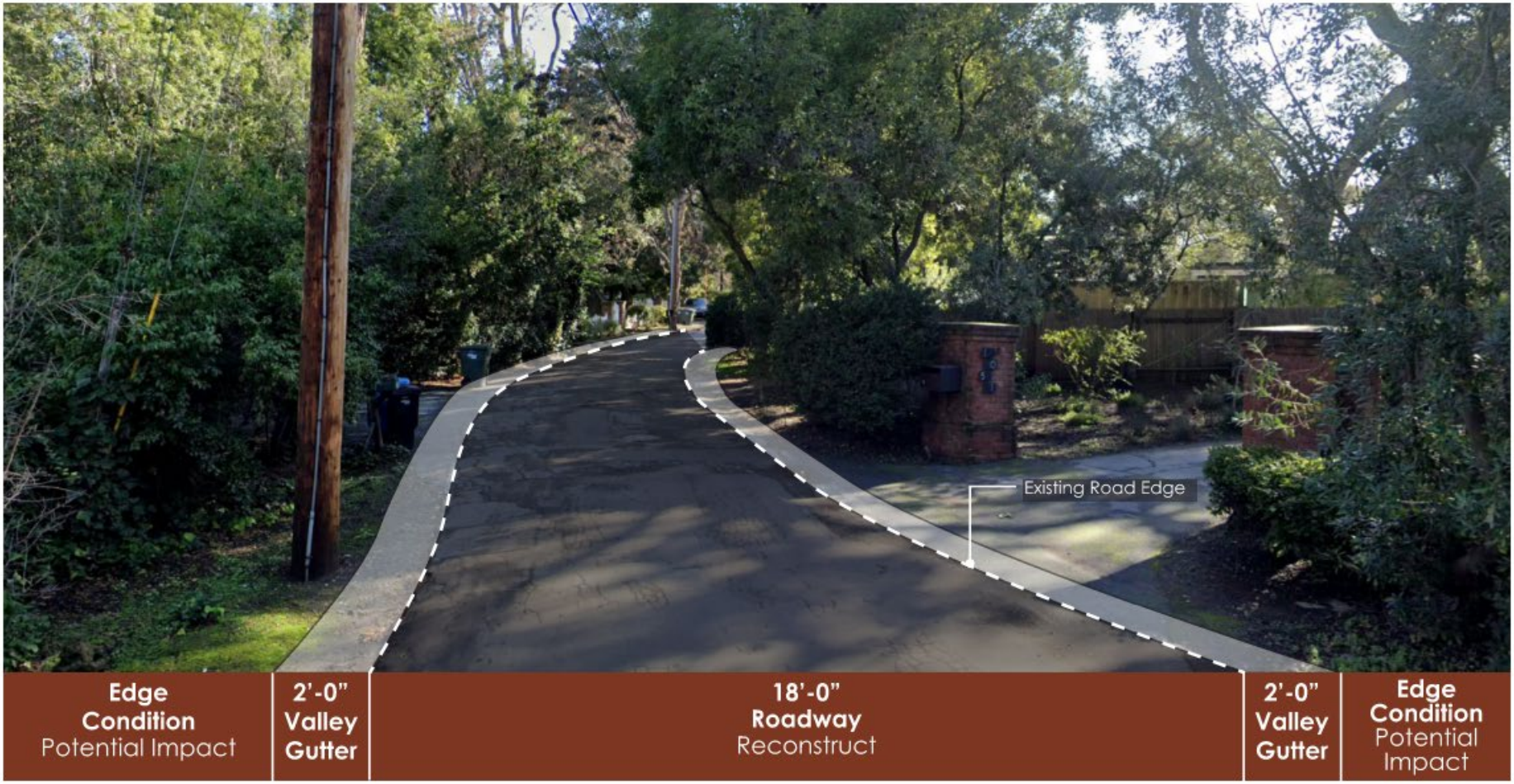
Note: Option 2 has 3'-0" wide valley gutters.

40-foot right-of-way



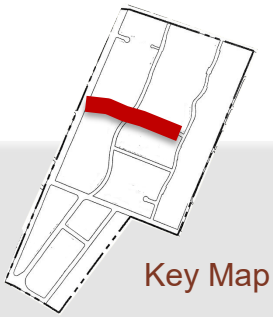
Key Map

Colby Avenue – Proposed Option 3



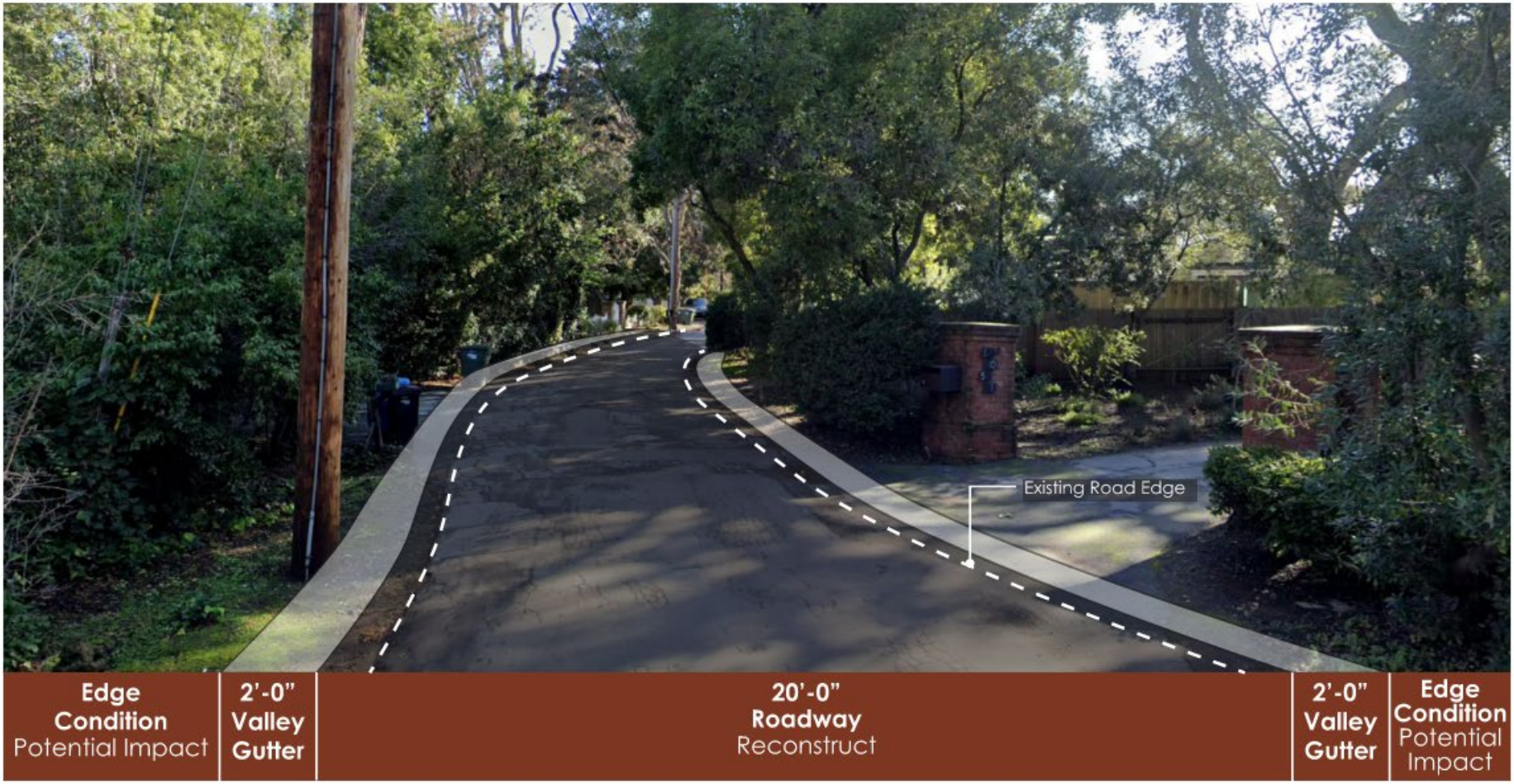
Note: Option 4 has 3'-0" wide valley gutters.

40-foot right-of-way



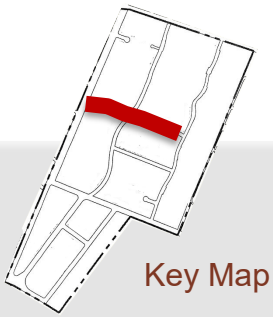
Key Map

Colby Avenue – Proposed Option 5



Note: Option 6 has 3'-0" wide valley gutters.

40-foot right-of-way



Key Map

Survey Result Details

STREET	TOTAL SURVEYS	IMPROVEMENT		
		"YES"	"NO"	
			Voted "NO"	Did not return survey
MORE THAN 50% VOTED FOR IMPROVEMENT				
Berkeley Avenue	74	43	18	13
Colby Avenue	18	11	3	4
Entrada Way	4	3	1	0
Madison Way	4	3	1	0
Menlo Oaks Drive	91	53	27	11
MORE THAN 50% VOTED FOR NO IMPROVEMENT				
Arlington Way (to Turn)	5	2	3	0
Arlington Way (General)	30	14	12	4
Peninsula Way	12	5	6	1

Survey Results

Survey Results
Menlo Oaks Area Road Standards Project

STREET	PERCENT OF TOTAL SURVEYS SENT			PRIORITY BASED ON MOST VOTES RECEIVED					
	RESPONSE RATE	IMPROVEMENT "YES"	IMPROVEMENT "NO"	"OPTION 1" 16' with 2' Valley Gutters	"OPTION 2" 16' with 3' Valley Gutters	"OPTION 3" 18' with 2' Valley Gutters	"OPTION 4" 18' with 3' Valley Gutters	OPTION 5" 20' with 2' Valley Gutters	"OPTION 6" 20' with 3' Valley Gutters
MORE THAN 50% VOTED FOR IMPROVEMENT									
Berkeley Avenue	82%	58%	42%	1	2	3	4	5	6
Colby Avenue	78%	61%	39%	1	2	3	4	5	6
Entrada Way	100%	75%	25%	1	2	3	4	5	6
Madison Way	100%	75%	25%	1	2	3	4	5	6
Menlo Oaks Drive	88%	58%	42%	1	2	3	4	5	6
MORE THAN 50% VOTED FOR NO IMPROVEMENT									
Arlington Way (to Turn)	100%	40%	60%	**MAINTAIN AS IS**					
Arlington Way (General)	87%	47%	53%						
Peninsula Way	92%	42%	58%						

Proposed Road Standards

- **OPTION 1 -** Reconstruct the road to a width of 16-feet with 2-foot-wide valley gutters on each side.
- **OPTION 2 -** Reconstruct the road to a width of 16-feet with 3-foot-wide valley gutters on each side.
- **OPTION 3 -** Reconstruct the road to a width of 18-feet with 2-foot-wide valley gutters on each side.
- **OPTION 4 -** Reconstruct the road to a width of 18-feet with 3-foot-wide valley gutters on each side.
- **MAINTAIN AS IS -** Include in the Pavement Preservation Project, which consists of performing pothole/pavement repair, crack seal, and seals on the existing traveled roadway surface. The existing width of the road and drainage pattern will remain the same. Pothole repair and crack seal will be performed as needed between Pavement Preservation Project cycle.

Note: If Road Standards are adopted, Option 1 is recommended as the default should road improvements be desired, but no option receives greater than 50%.

Proposed Road Priority List

- Developed priority list for the 5 streets based on the following categories:
  1) Drainage (as drainage is a major concern for many residents in Menlo Oaks)
  2) Pavement condition index (PCI)
  3) Proximity to school/public facilities

Priority List

PRIORITY LIST METHODOLOGY				
Combined Priority	**Street**	**Prioritization Category**	**Average PCI**	**Proximity to School or Public Facilities**
1	Menlo Oaks Drive	#1 Drainage Issue	34	NO
2	Berkeley Avenue	#2 Drainage Issue	44	YES
3	Colby Avenue	#3 Drainage Issue	35	YES
4	Madison Way	PCI	42	NO
5	Entrada Way	PCI	79	NO

Note 1: For roads that have voted to adopt roadway standards, roads were prioritized based on three ranked elements - drainage, pavement condition index (PCI), and proximity to school/public facilities. Since drainage is a major concern for many residents in the Menlo Oaks area, the Department prioritized the roads based on analysis of the existing severity of drainage issues as shown by the topographic surface data.

Subsequent Block-by-Block Survey

- If the Board adopts the proposed road standards and priority list, as roads are considered for improvement, the Department will conduct a subsequent block-by-block survey to determine whether improvements are desired and if so which improvements will be constructed (for streets voted for new road standards).
- Department will hold a public meeting to present the project options and analysis and to answer questions.
- Property owners will receive additional information specific to their streets prior to completing the survey.
- Property owners will have the option to choose “Maintain As Is” in this subsequent survey.

Timeline for Implementation

- "Adopt Road Standards" Projects
  - Department plans to construct one project/road per year, so it will take several years to complete the list.
  - Design would start in 2027 with construction in 2028, survey will be sent out in 2027, subject to funding availability.
  - Will continue to perform pothole repairs/crack sealing prior to 2028 for all roads within Menlo Oaks.

Timeline for Implementation

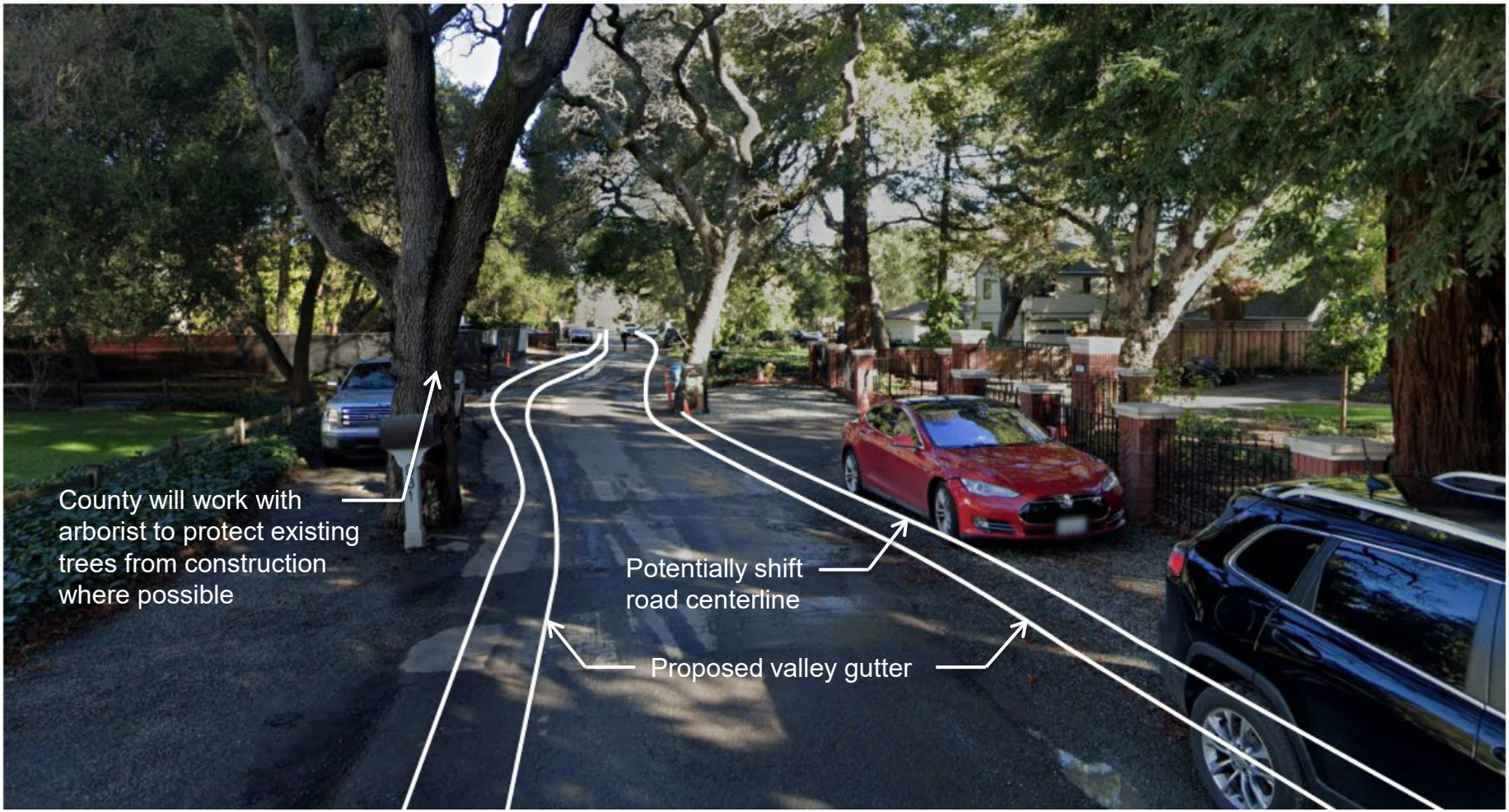
- "Maintain As Is" Roads
  - Department will include streets that voted to "maintain as is" into future Pavement Preservation Project.
  - Current work plan shows 4-8 years before a Pavement Preservation Project in Menlo Oaks, with the earliest work in 2028, subject to funding availability.
  - After the 2028 Project, Department does not anticipate performing another pavement preservation project for 12-15 years.
  - Department will continue to perform pothole repairs/crack sealing prior to 2028, and in between cycles.

Recommendation

- Department recommends that the proposed road standards and priority list be adopted with the requirement of a subsequent survey be conducted for each of the streets to determine which improvements will be constructed, which include the option “Maintain As Is” in this subsequent survey.

Thank you!

Impacts – Trees, Landscaping and Encroachments



Frequently Asked Questions (FAQ)

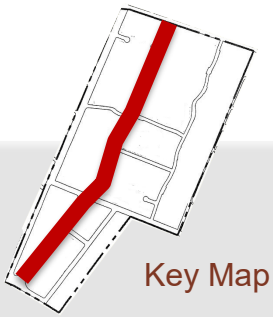
Potential Impact to Trees for all Proposed Road Options

ROAD	16-ft road		18-ft road		20-ft road	
	(2-ft valley gutter)	(3-ft valley gutter)	(2-ft valley gutter)	(3-ft valley gutter)	(2-ft valley gutter)	(3-ft valley gutter)
Arlington Way	No Impact		No Impact		No Impact	
Entrada Way	No Impact		No Impact		No Impact	
Fredrick Court	No Impact		No Impact		No Impact	
Colby Avenue	1	1	1	1	1	1
Peninsula Way	1	2	2	2	2	2
Madison Way	0	3	4	4	4	4
Berkeley Avenue	3	4	4	5	5	9
Menlo Oaks Drive	6	11	11	13	13	14

Menlo Oaks Drive – Existing Conditions

(13'-6" to 24' -5" wide)

70-foot right-of-way - From Arlington Way to Coleman Avenue
40-foot right-of-way - From Coleman Avenue to Bay Road

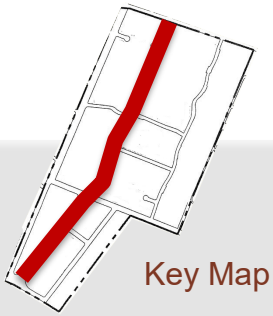


Key Map

Menlo Oaks Drive – Proposed Option 1

Note: Option 2 has 3'-0" wide valley gutters.

70-foot right-of-way - From Arlington Way to Coleman Avenue
40-foot right-of-way - From Coleman Avenue to Bay Road

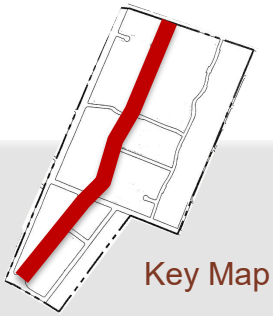


Key Map

Menlo Oaks Drive – Proposed Option 3

Note: Option 4 has 3'-0" wide valley gutters.

70-foot right-of-way - From Arlington Way to Coleman Avenue
40-foot right-of-way - From Coleman Avenue to Bay Road

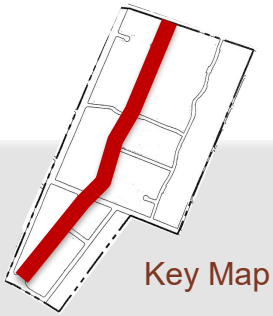


Key Map

Menlo Oaks Drive – Proposed Option 5

Note: Option 6 has 3'-0" wide valley gutters.

70-foot right-of-way - From Arlington Way to Coleman Avenue
40-foot right-of-way - From Coleman Avenue to Bay Road

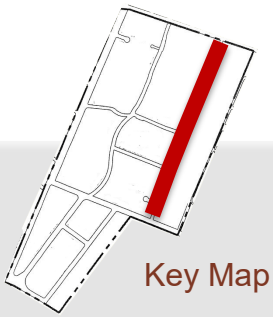


Key Map

Berkeley Avenue – Existing Conditions

(13'-5" to 23' -5" wide)

40-foot right-of-way

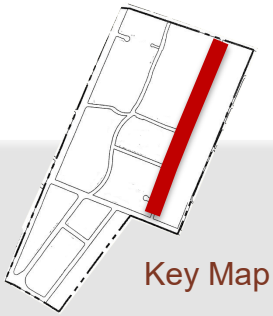


Key Map

Berkeley Avenue – Proposed Option 1

Note: Option 2 has 3'-0" wide valley gutters.

40-foot right-of-way

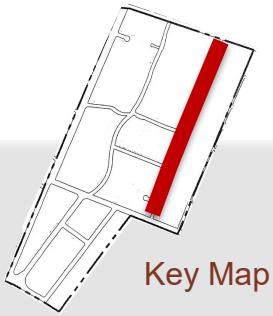


Key Map

Berkeley Avenue – Proposed Option 3

Note: Option 4 has 3'-0" wide valley gutters.

40-foot right-of-way

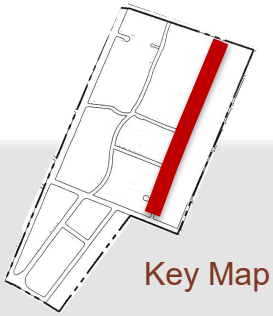


Key Map

Berkeley Avenue – Proposed Option 5

Note: Option 6 has 3'-0" wide valley gutters.

40-foot right-of-way

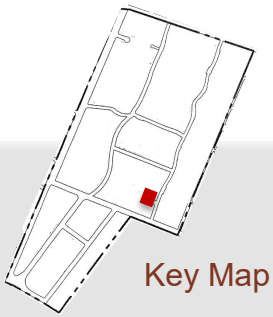


Key Map

Entrada Way – Existing Conditions

(Constant Width)

40-foot right-of-way

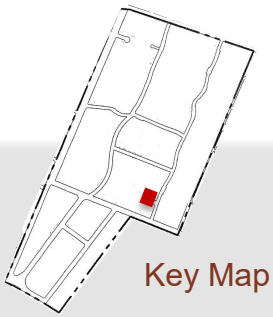


Key Map

Entrada Way – Proposed Option 1

Note: Option 2 has 3'-0" wide valley gutters.

40-foot right-of-way

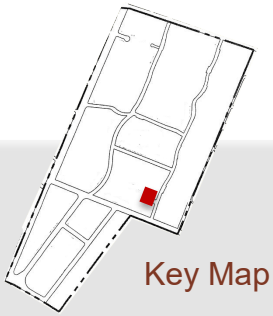


Key Map

Entrada Way – Proposed Option 3

Note: Option 4 has 3'-0" wide valley gutters.

40-foot right-of-way



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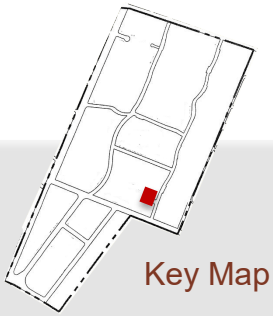
Entrada Way – Proposed Option 5

Note: Option 6 has 3'-0" wide valley gutters.

40-foot right-of-way

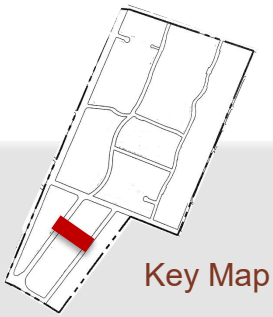


Key Map

Madison Way – Existing Conditions

(14'-2" to 16'-0" wide)

60-foot right-of-way

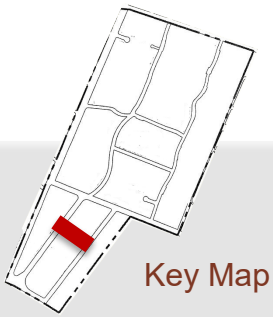


Key Map

Madison Way – Proposed Option 1

Note: Option 2 has 3'-0" wide valley gutters.

60-foot right-of-way

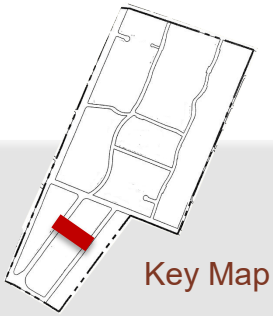


Key Map

Madison Way – Proposed Option 3

Note: Option 4 has 3'-0" wide valley gutters.

60-foot right-of-way

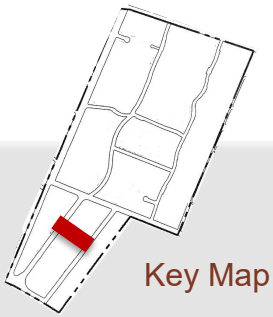


Key Map

Madison Way – Proposed Option 5

Note: Option 6 has 3'-0" wide valley gutters.

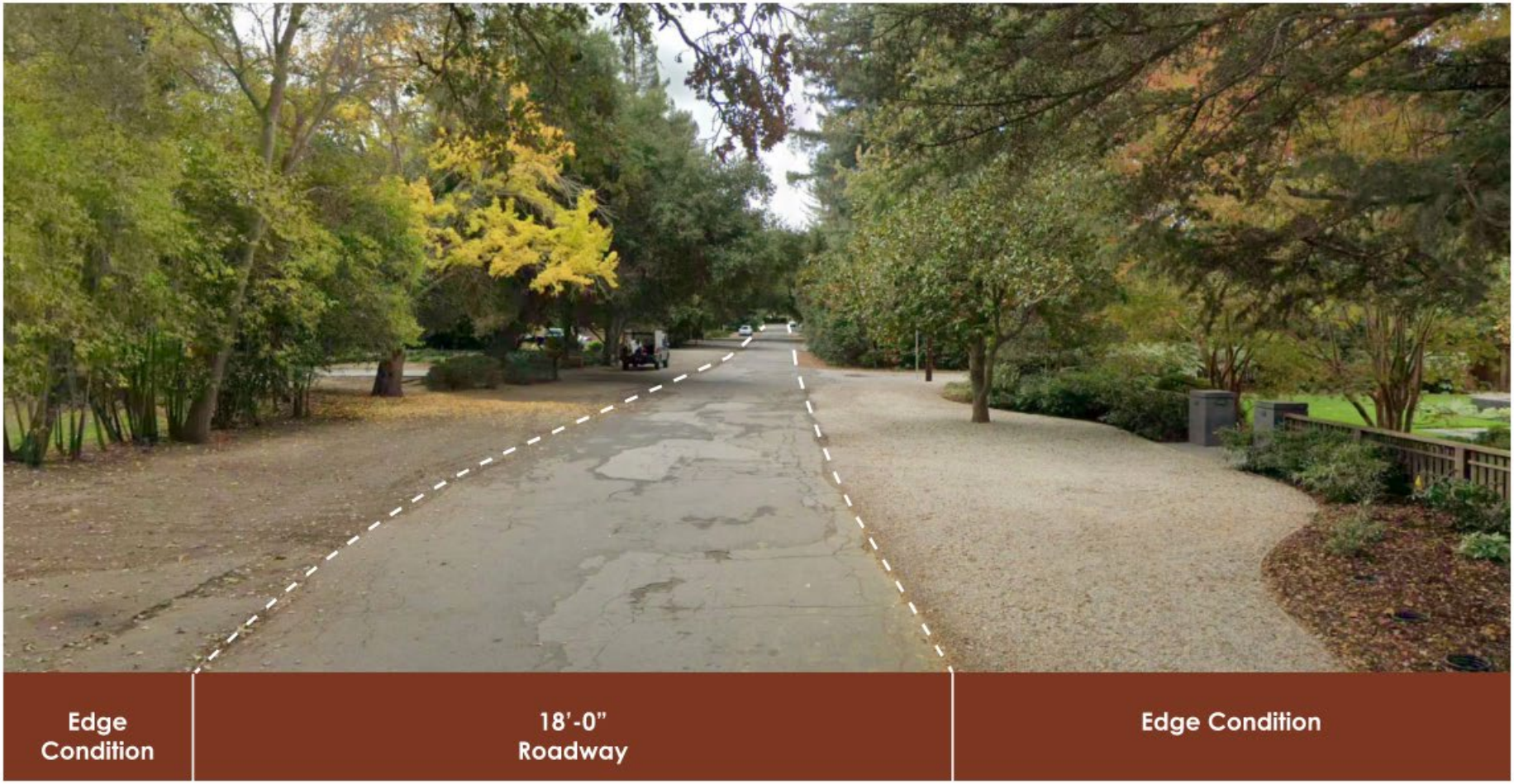
60-foot right-of-way



Key Map

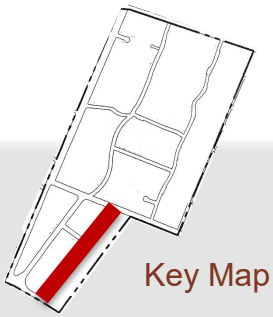
Additional slides for Arlington Way, Peninsula Way, Fredrick Court

Arlington Way (non improved) – Existing Conditions



(15'-7" to 20'-7" wide)

60-foot right-of-way

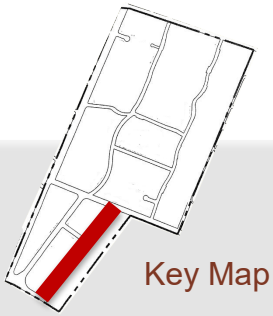


Key Map

Arlington Way (non improved) - Proposed Option 1

Note: Option 2 has 3'-0" wide valley gutters.

60-foot right-of-way

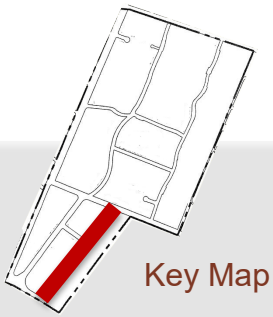


Key Map

Arlington Way (non improved) - Proposed Option 3

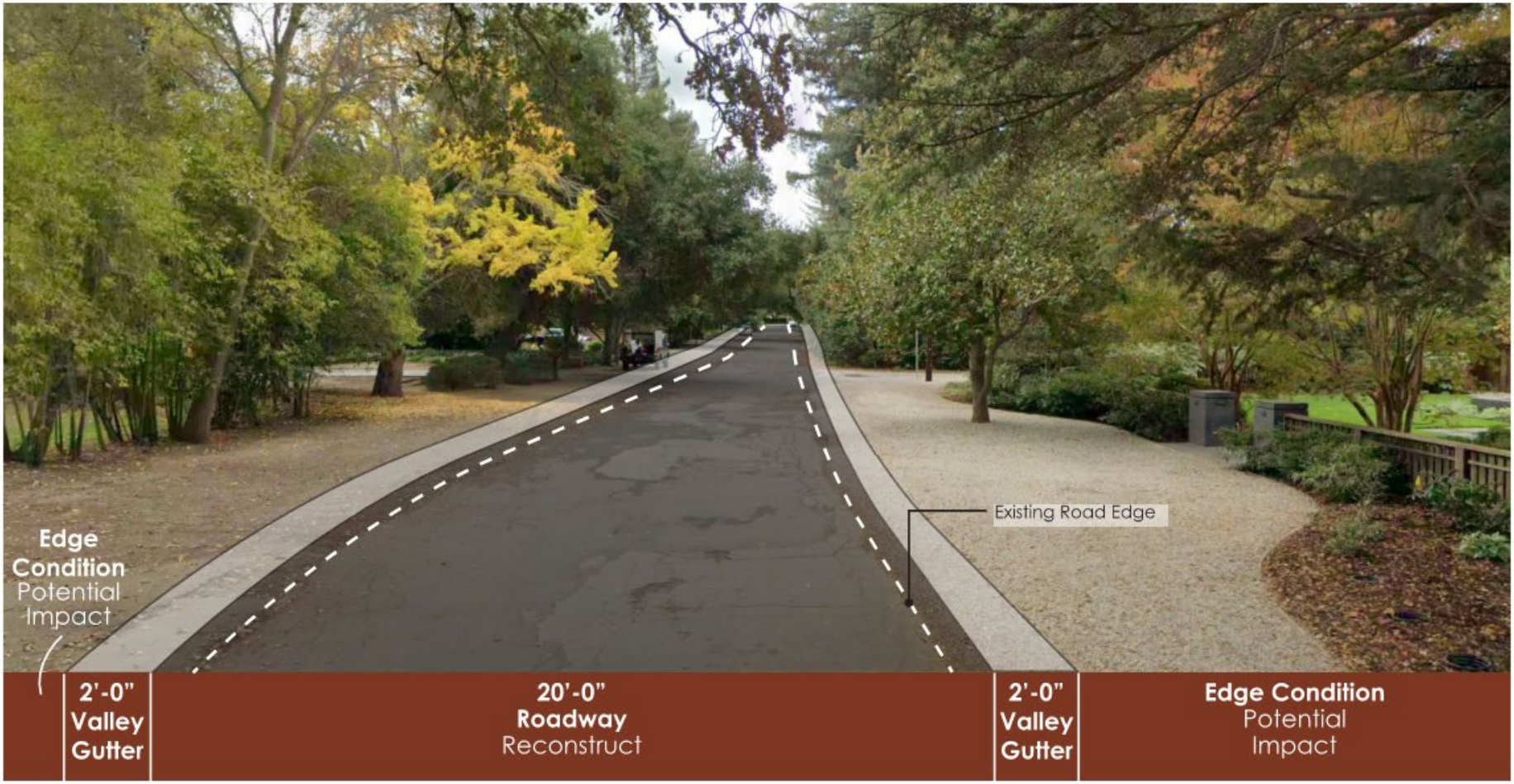
Note: Option 4 has 3'-0" wide valley gutters.

60-foot right-of-way



Key Map

Arlington Way (non improved) - Proposed Option 5



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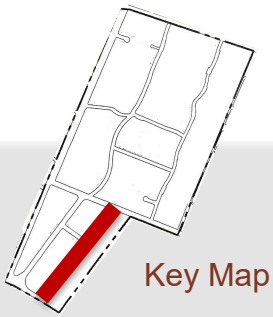
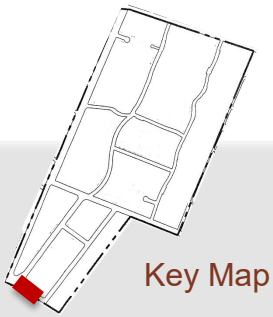
60-foot right-of-way



Key Map

Arlington Way (improved) – Existing Conditions

(Constant Width)
60-foot right-of-way
Note: Arlington Way between Ringwood Ave and 600–Feet S/W of Ringwood Ave

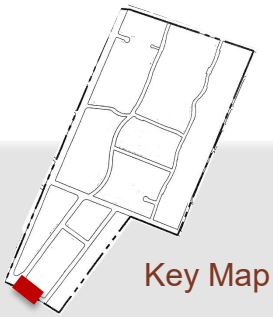


Key Map

Arlington Way (improved) – Proposed Option 1

60-foot right-of-way

Note: Arlington Way between Ringwood Ave and 600–Feet S/W of Ringwood Ave
Option 2 has 3'-0" wide valley gutters

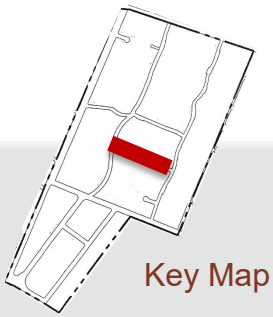


Key Map

Peninsula Way – Existing Conditions

(17'-6" to 20' -6" wide)

40-foot right-of-way

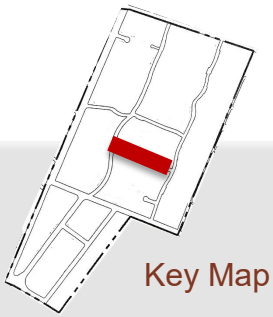


Key Map

Peninsula Way – Proposed Option 1

Note: Option 2 has 3'-0" wide valley gutters.

40-foot right-of-way

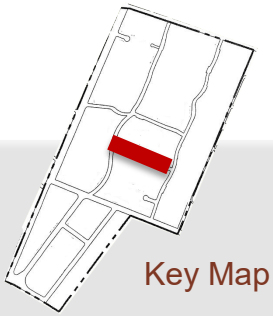


Key Map

Peninsula Way – Proposed Option 3

Note: Option 4 has 3'-0" wide valley gutters.

40-foot right-of-way

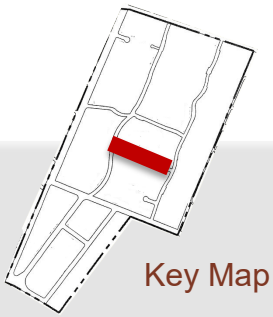


Key Map

Peninsula Way – Proposed Option 5

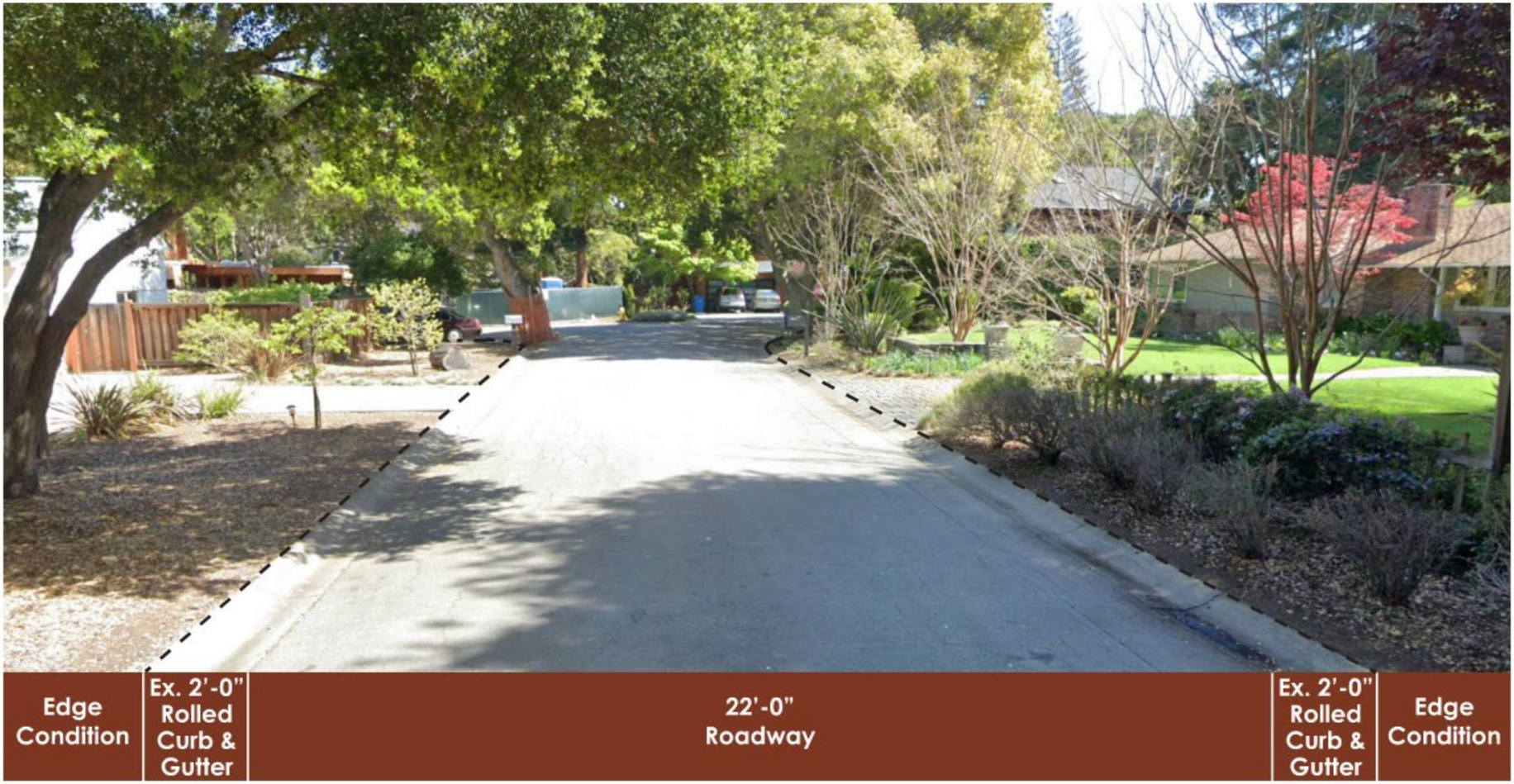
Note: Option 6 has 3'-0" wide valley gutters.

40-foot right-of-way



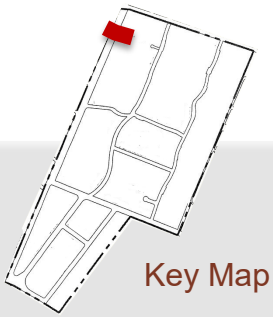
Key Map

Fredrick Court – Existing Conditions



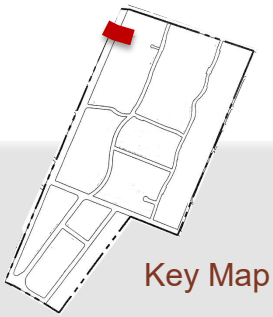
(Constant Width)

50-foot right-of-way



Key Map

Fredrick Court – Proposed Option 1



Key Map

50-foot right-of-way