



LODI CITY COUNCIL

Carnegie Forum
305 West Pine Street, Lodi

"SHIRTSLEEVE" SESSION

Date: November 20, 2012

Time: 7:00 a.m.

For information regarding this Agenda please contact:

Randi Johl

City Clerk

Telephone: (209) 333-6702

NOTE: All staff reports or other written documentation relating to each item of business referred to on the agenda are on file in the Office of the City Clerk, located at 221 W. Pine Street, Lodi, and are available for public inspection. If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. To make a request for disability-related modification or accommodation contact the City Clerk's Office as soon as possible and at least 24 hours prior to the meeting date.

Informal Informational Meeting

A. Roll Call by City Clerk

B. Topic(s)

B-1 Receive Information on Street Improvement Alternatives for Peach Street and Willow Avenue (PW)

C. Comments by Public on Non-Agenda Items

D. Adjournment

Pursuant to Section 54954.2(a) of the Government Code of the State of California, this agenda was posted at least 72 hours in advance of the scheduled meeting at a public place freely accessible to the public 24 hours a day.

Randi Johl
City Clerk



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CITY OF LODI COUNCIL COMMUNICATION

AGENDA TITLE: Receive Information on Street Improvement Alternatives for Peach Street and Willow Avenue

MEETING DATE: November 20, 2012 (Shirtsleeve Session)

PREPARED BY: Public Works Director

RECOMMENDED ACTION: Receive information on street improvement alternatives for Peach Street and Willow Avenue.

BACKGROUND INFORMATION: Peach Street and Willow Avenue are both north/south residential streets between Tokay Street and Cochran Road, located just west of Mills Avenue. The streets were originally improved as part of older subdivisions (1953 and before) with narrow pavement and no curb, gutter and sidewalk. Recently, some of the property owners along Peach Street and Willow Avenue have asked the City to consider the installation of street frontage improvements.

This presentation will provide an overview of the existing street improvements, examine two street improvement alternatives, and identify the estimated project costs that would be distributed amongst the affected property owners.

FISCAL IMPACT: Not applicable.

FUNDING AVAILABLE: Not applicable.

F. Wally Sandelin
Public Works Director

Prepared by Charles E. Swimley, Jr., City Engineer/Deputy Public Works Director

FWS/CES/pmf

APPROVED: _____
Konradt Bartlam, City Manager

The City of Lodi
Public Works



Street Improvement Alternatives
Peach Street and Willow Avenue

November 20, 2012

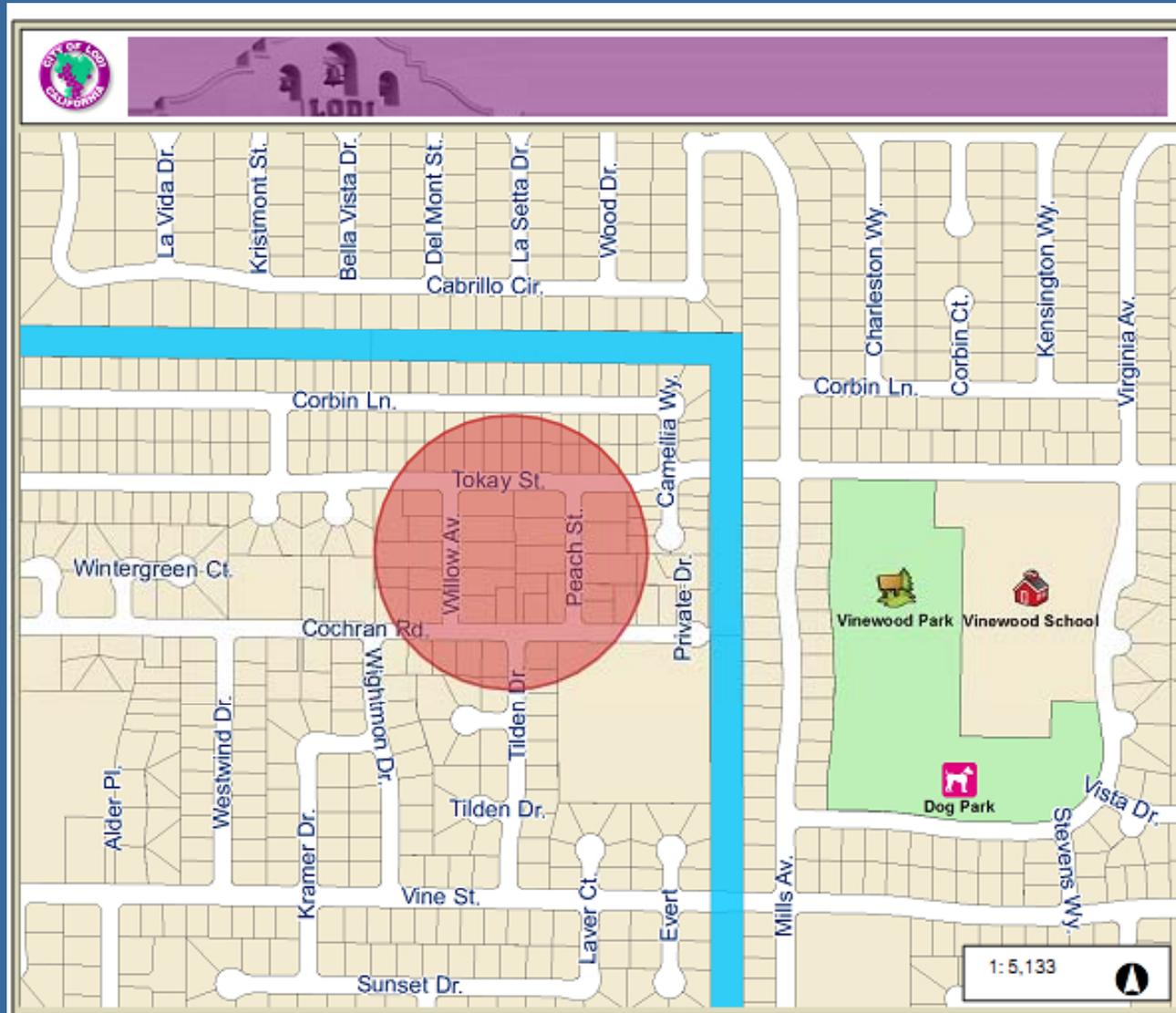


Overview

- Background
- Street Improvement Alternatives
- Costs
- Questions



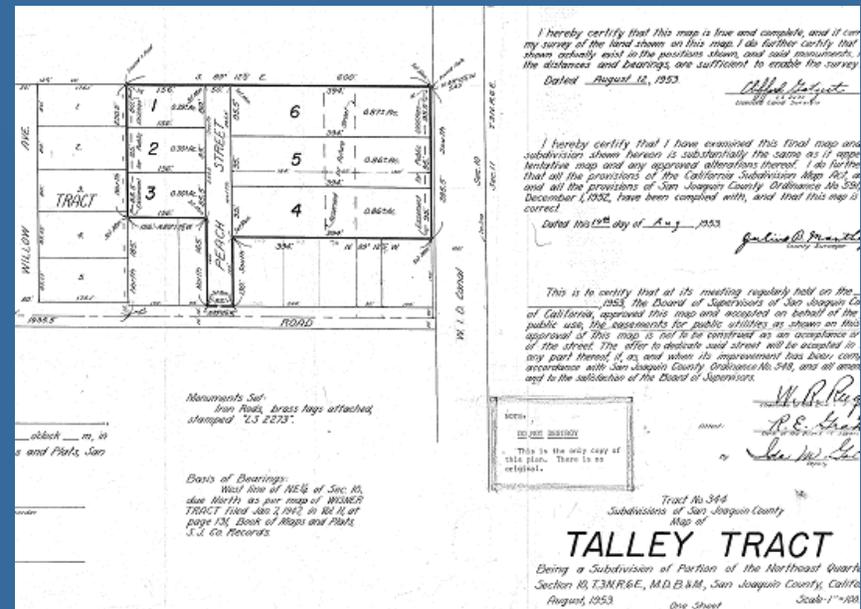
Overview





Background

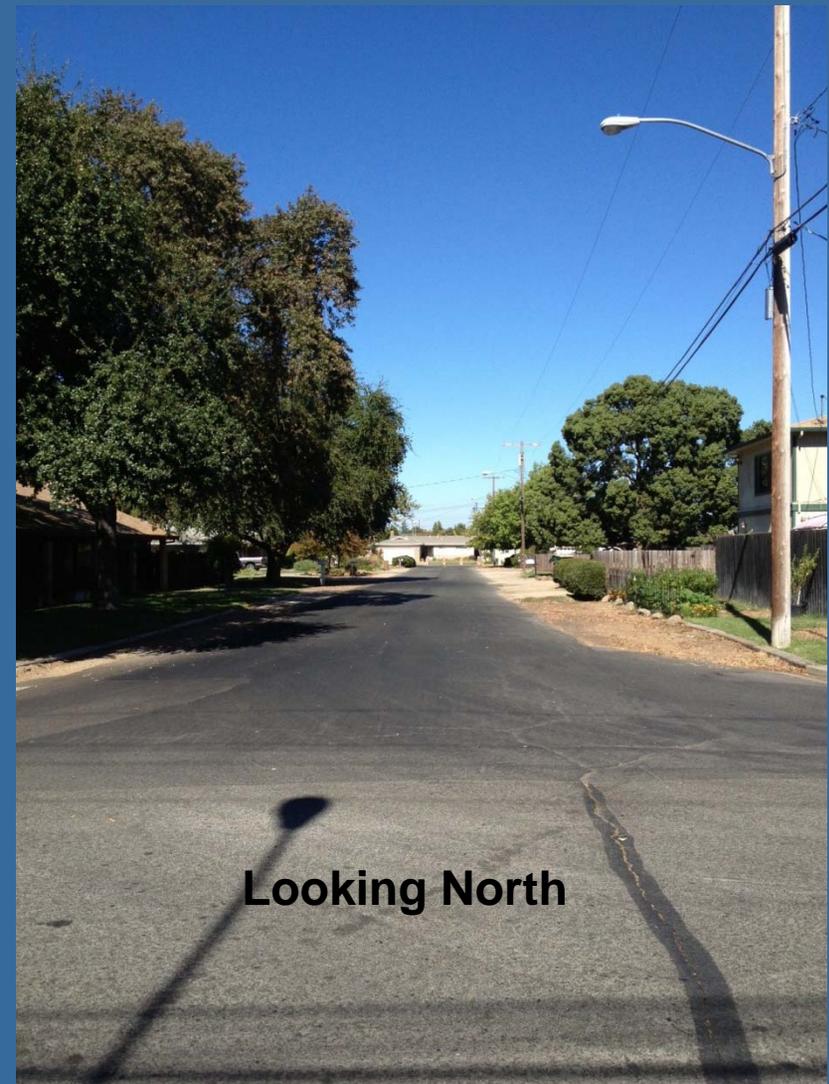
- Peach Street
 - Talley Tract (1953)
 - 50' Right of Way
 - No curb, gutter or sidewalk
 - No storm drain improvements
 - Pavement in good condition





Background

- Peach Street

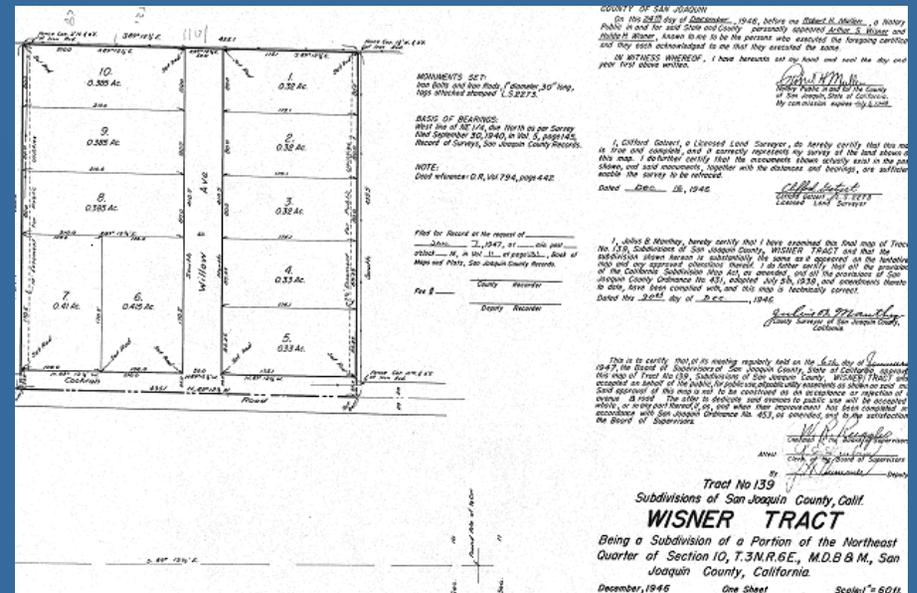


Looking North



Background

- Willow Avenue
 - Wisner Tract (1946)
 - 50' Right of Way
 - No curb, gutter or sidewalk
 - No storm drain improvements
 - Pavement in good condition





Background

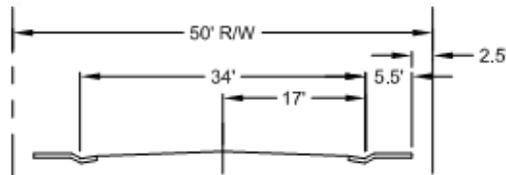
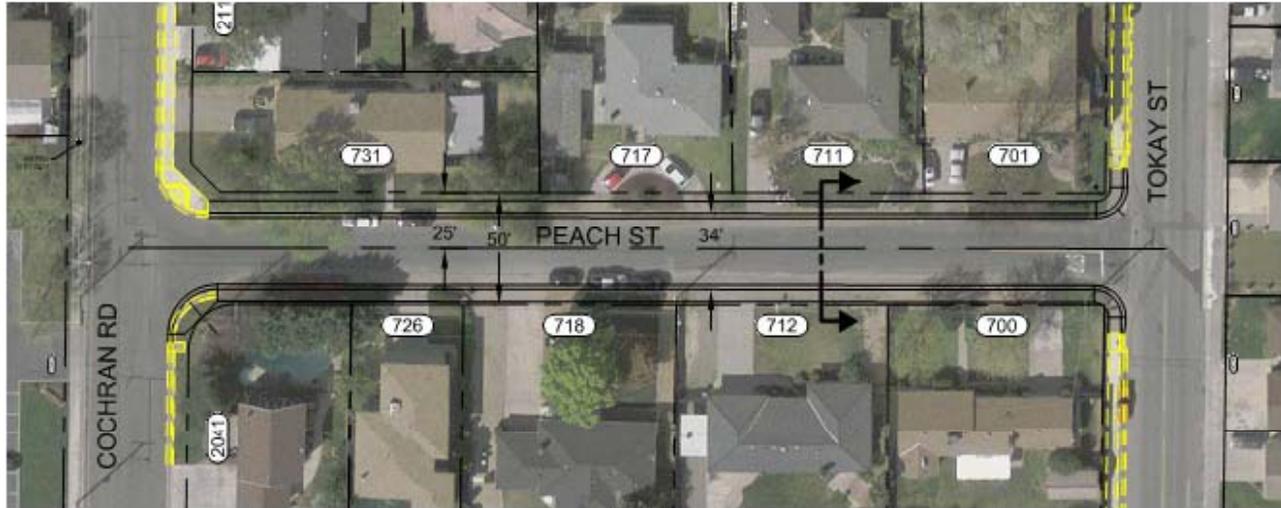
- Willow Avenue



Looking North



Alternatives (Peach - Option 1)

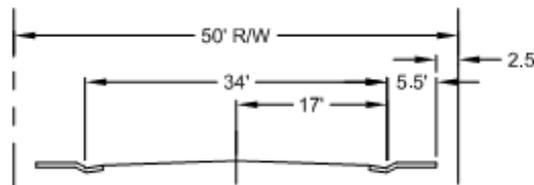


TYPICAL X-SECTION

PEACH STREET
OPTION 1, STANDARD ST



Alternatives (Willow – Option 1)

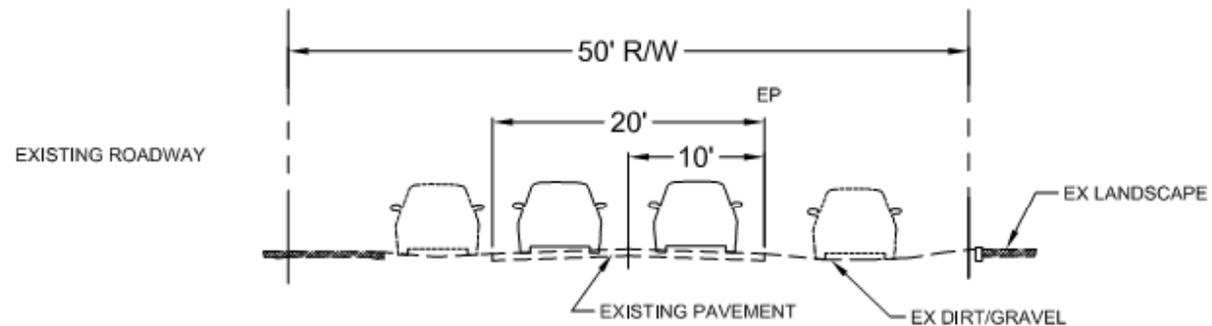
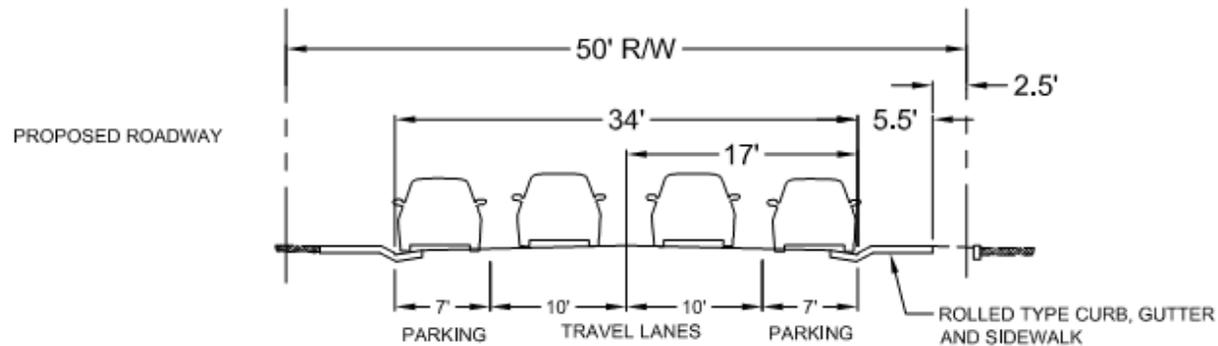


TYPICAL X-SECTION

WILLOW AVENUE
OPTION 1, STANDARD ST



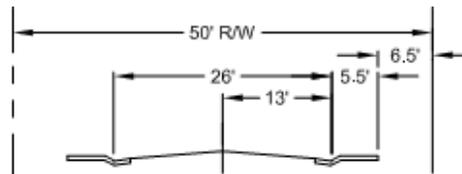
Alternatives (Option 1 vs. Existing)



STANDARD STREET SECTION (LOOKING NORTH)
34 FEET F.O.C - F.O.C.
711 / 712 PEACH STREET



Alternatives (Peach - Option 2)

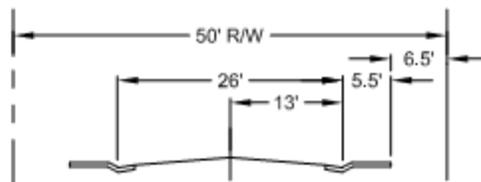


TYPICAL X-SECTION

PEACH STREET
OPTION 2, ONE-WAY ST



Alternatives (Willow – Option 2)



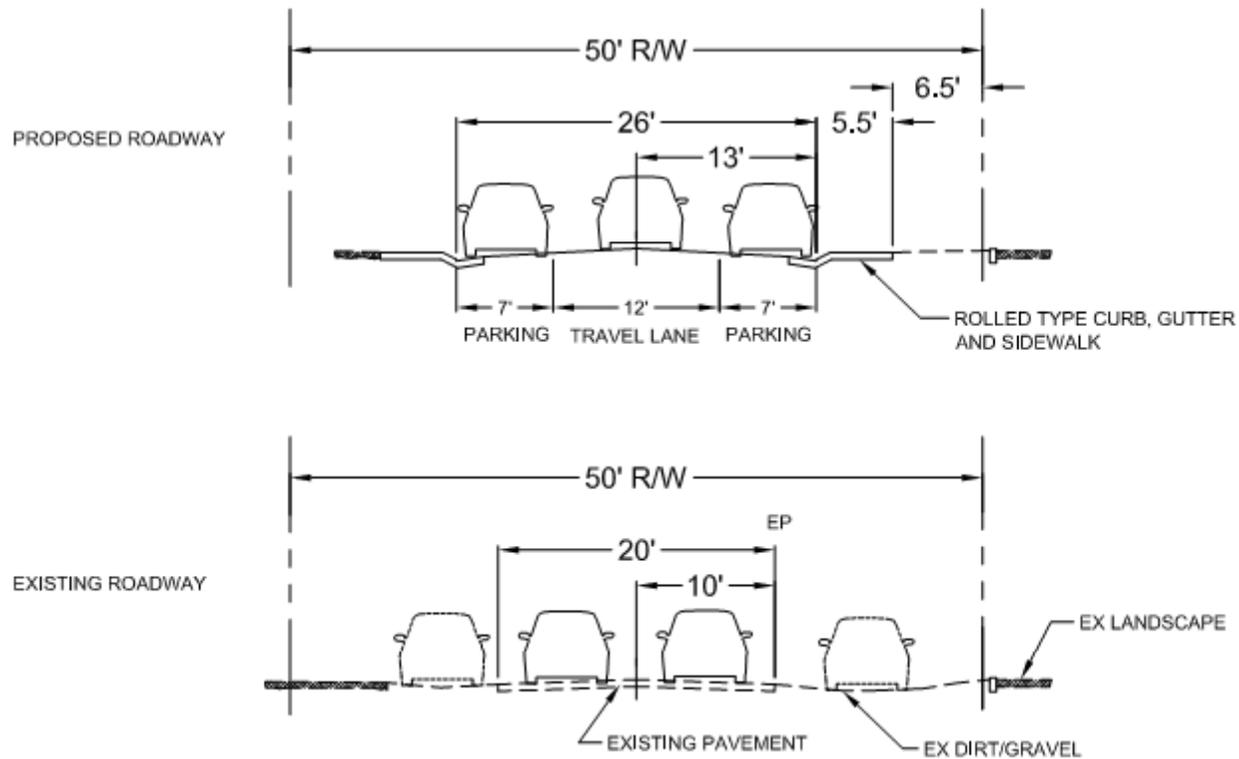
TYPICAL X-SECTION



WILLOW AVENUE
OPTION 2, ONE-WAY ST



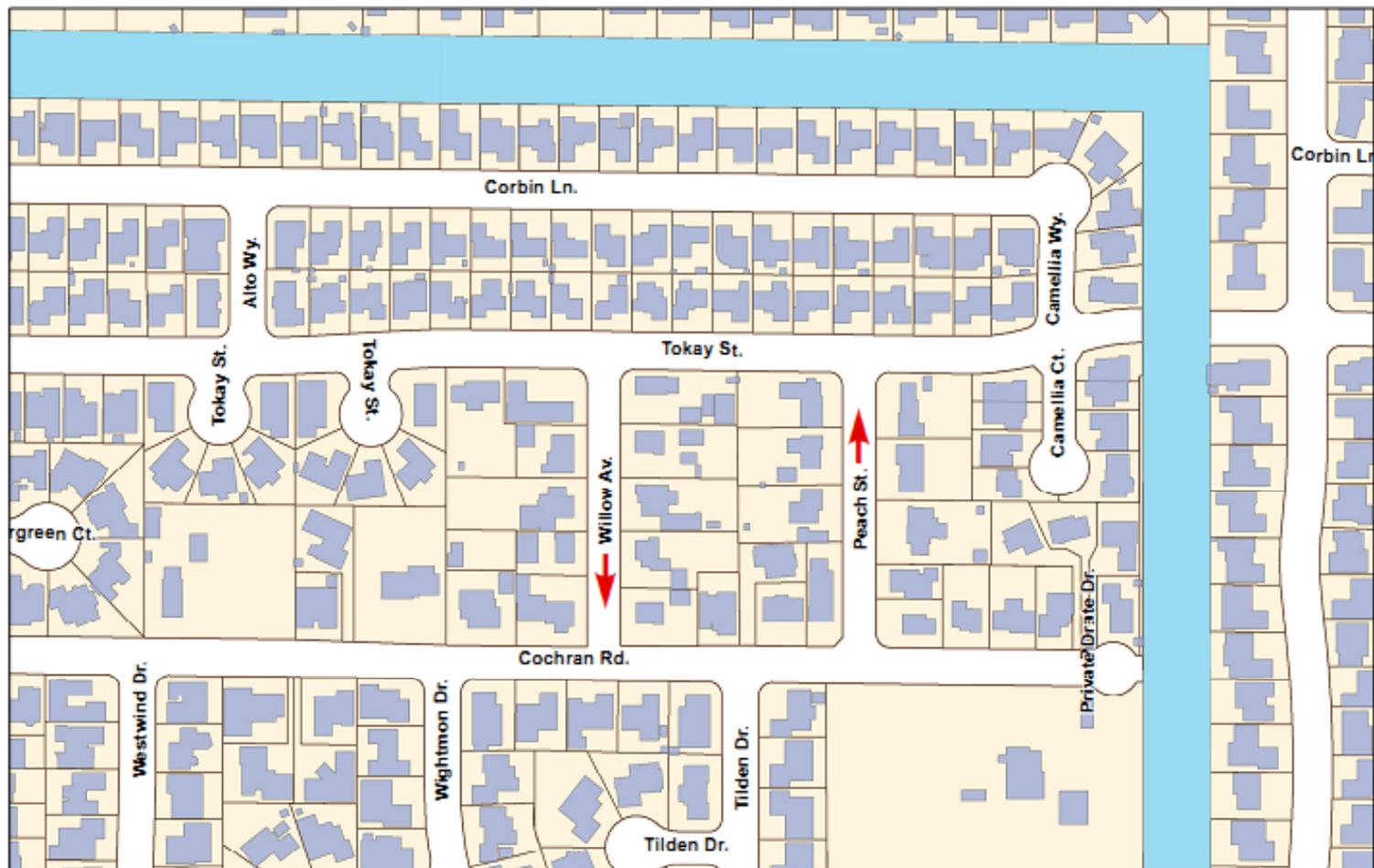
Alternatives (Option 2 vs. Existing)



NON STANDARD - ONE-WAY TRAFFIC (LOOKING NORTH)
26 FEET F.O.C - F.O.C.
711 / 712 PEACH STREET



Alternatives (Option 2 - Circulation)



**PROPOSED ONE-WAY
TRAFFIC CIRCULATIONS**



1 inch = 200 feet



Costs (Peach Street)

Address	Frontage (ft)	Cost per Parcel	
		Option 1	Option 2
700 Peach	97	\$21,142	\$19,794
701 Peach	81	\$17,655	\$16,529
711 Peach	86	\$18,745	\$17,550
712 Peach	94	\$20,489	\$19,182
717 Peach	86	\$18,745	\$17,550
718 Peach	95	\$20,706	\$19,386
726 Peach	50	\$10,898	\$10,203
731 Peach	156	\$34,002	\$31,834
2041 Cochran	72	\$15,693	\$14,693
Estimated Construction Cost	817	\$178,075	\$166,721



Costs (Willow Avenue)

Address	Frontage (ft)	Cost Per Parcel	
		Option 1	Option 2
700 Willow	80	\$19,810	\$18,903
701 Willow	82	\$20,305	\$19,376
710 Willow	80	\$19,810	\$18,903
711 Willow	80	\$19,810	\$18,903
717 Willow	80	\$19,810	\$18,903
718 Willow	80	\$19,810	\$18,903
724 Willow	85	\$21,048	\$20,085
731 Willow	65	\$16,095	\$15,359
730 Willow	200	\$49,524	\$47,259
2201 Cochran	105	\$26,000	\$24,811
Estimate Construction Costs	937	\$232,022	\$221,405



Questions