

City Council Questions

December 10, 2019 Council Meeting

ITEM 4.11 CASTRO PEDESTRIAN MALL FEASIBILITY STUDY CONSULTANT AGREEMENT

1. Last week, in item 4.2, the Van Meter Williams Pollack Downtown Precise Plan Update Scope of Work (attachment 4) and the DJP&A Scope of Work (attachment 5) both included a breakdown of rates and cost estimates for each specific component of work. The scope of work for this item (attachment 1) includes neither. Why is that? When does staff require a breakdown, and when is a breakdown not required?

The Council is typically requested to authorize the City Manager to execute a professional services agreement based on the recommended scope of work and not-to-exceed budget included in the Council report. Most of the time, but not always, the consultant rates and task cost estimates have been attached to the Council report. One of the reasons the rates and task estimates may not be included is if there are details still being finalized after there is agreement with the consultant on the scope of work and total budget. This was the case with the Castro Pedestrian Mall Feasibility Study, where the fine-tuned task budget estimates were not ready at the time the agenda was published.

2. Could the Council be provided a breakdown of rates and cost estimates for this proposal?

CASTRO PEDESTRIAN MALL FEASIBILITY STUDY (CIP 20-58)

		Gehl	KHA	Task Total
Task 1	Project Management	\$8,215		\$8,215
Task 2	Existing Conditions	\$16,429	\$3,571	\$20,000
Task 3	Community Outreach	\$29,572		\$29,572
Task 4	Alternatives Development	\$19,715		\$19,715
Task 5	Traffic Analysis	\$3,286	\$32,139	\$35,425
Task 6	Economic Analysis	\$8,215		\$8,215
Task 7	Alternatives Evaluation	\$8,215		\$8,215
Task 8	Refinement of Concepts	\$39,430		\$39,430
Task 9	Next Steps	\$1,643		\$1,643
Task 10	Draft & Final Reports	\$16,429		\$16,429
Task 11	Presentations	\$11,500		\$11,500
	sub-toal Labor	\$162,647	\$35,710	\$198,357
	Expenses	\$1,643		\$1,643
	Consultant Total	\$164,290	\$35,710	\$200,000
	 Additional Services*			 \$25,000

* Additional services to be used with City Project Manager authorization only

Billing Rates

Gehl

Drafting/Apprentice \$85
 Urban Designer/Planner \$165
 Senior Urban Designer/Planner \$205
 Project Manager \$230
 Associate \$255
 Director, Partner \$345
 Managing Director \$380
 CEO \$415

Kimley-Horn Associates (KHA)

Transportation Lead \$250
 Transportation Analyst \$200
 Professional 1 \$170
 Analyst 1 \$130
 Support \$130

3. The Scope summary says, "Task 1: Project Management – Consultant will refine the work program and schedule and participate in regular staff and stakeholder meetings." Will Council also participate in refining the work program and schedule? I do notice that Council is referred to as a stakeholder later in the scope so maybe that answers the question but I'm not sure.

Task 1 refers to the staff level development of a plan for implementation of the project scope by the consultant and is not something that typically involves Council participation. Task 1 also includes having the consultant participate in regular meetings with staff as part of project management. Implementation of the stakeholder engagement plan is provided for in Task 3 involving the general public, businesses, and community representatives and in Task 11 involving the City Council, Downtown Committee, and Bicycle/Pedestrian Advisory Committee (B/PAC).

4. Will there be regular or more than one check-in with Council regarding the various areas of study: economic analysis, traffic analysis, concept alternatives, etc.?

The current scope includes at least two Council meetings. The first is a Council study session to review the existing conditions and proposed concept alternatives to be studied. Staff would then return to Council with the results of the analyses and evaluation and to provide recommendations for one or two preferred concepts to include in the Draft and Final Report. Additional Council meetings could be included in the scope of work to provide more frequent check-ins if desired by Council, which may require additional budget or reducing one or two advisory committee meetings from the scope. Alternatively, staff can provide off-agenda updates following significant milestones, such as community outreach events, to keep the Council informed of progress.

5. When and how will Council be introduced to the urban design firm?

The Council would meet the firm's team at the Council study session. Councilmembers could also choose to attend one of the community outreach events that will be held prior to the study session.

ITEM 6.1 ROWHOUSE DEVELOPMENT AT 1958 LATHAM STREET

1. If the minimum driveway width is 20', why is 11' acceptable? Has an 11' width been tested to make sure vehicles can easily get in and out of a garage? Are there other developments where the driveway width is 11'? What about less than 20'? If so, which ones?

The staff report incorrectly notes an 11' driveway width. The project actually proposes a 12' wide driveway. Twelve feet is the minimum driveway width allowed in the Zoning Ordinance for a one-way driveway and 20' is the minimum width for a two-way driveway. Staff has reviewed the plans, and the 12' width is adequate to facilitate one-way circulation through the site. In addition to the driveway aisle width, there is a minimum back-up distance for access to each garage. The garage configuration and aisle widths are designed to provide adequate backup-distance for each garage. The one-way driveway aisle also limits the amount of paving at the rear of the site and allows for preservation of the two Heritage Oak trees.

An example of a one-way driveway configuration is the rowhouse project located on the east side of View Street, between West Dana Street and Villa Street.

2. Since the applicant is asking for exceptions, can we ask for more BMR in-lieu fees?

The Rowhouse Guidelines allow for certain deviations if the project meets the design intent and goals of the Guidelines. Approval of site design related deviations does not give authority to modify BMR requirements. Additional contributions or BMR requirements are typically associated with Gatekeeper requests which are approved as a legislative act.

3. On Sheet A-303, what are the rectangular things under the trees at the back middle of the site? Are they benches?

The rectangles under the trees indicated on the plans are benches and planters.

ITEM 6.2 RESIDENTIAL PROJECT AT 231 HOPE STREET

1. Is it possible to plant more trees so that the tree canopy coverage increases more than the existing coverage?

It is not possible to plant additional trees on site without reducing the size of the proposed building. The only non-landscaped space available on-site outside the building foot print is required for access.

2. Why is the sidewalk so narrow in front of the project? How wide is the sidewalk?

The existing sidewalk along the project frontage is six feet wide and the proposed new sidewalk is 10' wide with tree wells.

3. Is there a planting strip on Hope Street? Will there be trees planted to shade the sidewalk and project?

Two new 24" box Chinese Pistache trees will be planted in the tree wells along the project's street frontage on Hope Street.

ITEM 7.1 PILOT HUMAN RIGHTS ANALYSIS UPDATE

1. What does being a human rights city mean if we do not have an analytical framework for evaluating the human rights impact of policies?

Adopting the Universal Declaration of Human Rights expresses a belief in guiding principles without specific requirements for how these principles are to be fulfilled. The City can fulfill its commitment to being a human rights city without the implementation of an analytical framework through the City Council Major Goals and the specific projects identified by the Council to fulfill those goals. Many of the human rights issues identified in the pilot analytical framework related to housing, transportation, land use, and displacement are issues, projects, or policies that the Council has affirmed as priorities. Staff will continue to work toward completing the projects identified in the Council Major Goals, many of which confirm the City's commitment to being a human rights city.

2. Is the Fiscal Impact statement included in staff reports a best practice, or is it required by law? If required by law, what is the government code that requires it?

There is not a legal requirement to include fiscal impacts in a staff report; however, it is more of a best practice and often a policy requirement by cities. In Mountain View, Administrative Instruction 1-01 states that all Council reports will have a fiscal impact statement.

ITEM 9.1 YOUTH MENTAL HEALTH

1. Would the cameras be installed on Caltrain property?

If Council directs staff to return during the mid-cycle review of the Council Goals and workloads in February 2020 with a recommendation for a work item regarding Youth Mental Health that includes installing better safety measures at Caltrain stations/at-grade crossings, staff would work with Caltrain representatives to determine if cameras could be installed on their property and to learn more about the permitting process and/or procedures for installation.

2. Why would Caltrain not be responsible for the cost of cameras, or any other solution?

Staff is unable to answer this question at this time. If so directed, staff will work with Caltrain to determine what the agency can contribute towards the cost of the cameras, or any other solutions.

3. How much do other entities contribute to the cost of the cameras in Palo Alto, or is 100% of the cost paid for by the City of Palo Alto?

Based on the information staff received, the City of Palo has budgeted annually to fund rail security monitors and the Caltrain Corridor Video Management System since 2009. Staff is unaware of other contributions to the cost of these efforts in Palo Alto.

4. What are the school districts doing to address youth mental health?

Staff has not gathered information on school district efforts to address youth mental health. If Council directs staff to return during the mid-cycle review with a recommendation for a work item regarding Youth Mental Health, staff can engage with the school districts and other community stakeholders to learn more about current youth mental health programs and strategies.

5. I'm a little unclear on what we are being asked in Item 9.1. Are we being asked if we want staff to bring a possible work item regarding Youth Mental Health to the mid-cycle review of Council Goals and workloads in February 2020, and also to define what that Youth Mental Health work item scope might include?

Based on Council interest, Council can direct staff to return during the mid-cycle review of Council Goals and workloads in February 2020 with a recommendation for a possible work item regarding Youth Mental Health that addresses any or all of the issues raised on page one of the staff report based on Council interest at this point. This could include researching better safety measures and Cal train stations/at-grade crossings, convening community stakeholders to discuss and identify existing programs and services that address youth mental health, exploring the City's role in the provision of youth mental health services and programs, and working with the YAC to outreach to youth to gain perspective and input on their suggestions on addressing youth mental health.

6. What is the City Council Policy K-19 on Suicide Prevention, passed in 2012? Can you provide a link to it?

The policy can be found at the following link <http://vm-laserfiche/Weblink/0/doc/66826/Page1.aspx> and has also been attached to these Council Questions for reference.

CITY COUNCIL POLICY

SUBJECT: SUICIDE PREVENTION

NO.: K-19

PURPOSE:

To establish a policy for suicide prevention strategies for the City organization and the community. This policy is compatible with the Santa Clara County Suicide Prevention Strategic Plan that was adopted by the Santa Clara County Board of Supervisors on August 24, 2010.

POLICY:

1. The City shall provide educational opportunities for City staff to gain a better understanding about the causes of suicide and learn appropriate methods for identifying and preventing loss of life by suicide.
2. The City shall use existing communication methods to promote suicide prevention awareness and encourage use of available mental health resources.
3. The City shall collaborate and align its suicide prevention strategies with relevant core service providers.
4. The City shall collaborate with the Santa Clara County Mental Health Department and other relevant organizations for the purpose of preventing loss of life by suicide.
5. The City Manager or his/her designee shall establish procedures for sharing public information related to suicide occurrences or suicide attempts in the City.

Effective Date: July 3, 2012, Resolution No. 17708

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