



DATE: December 7, 2021

CATEGORY: Consent

DEPT.: Public Works

TITLE: **277 Fairchild Drive, 2500 Grant Road, 315-319 Sierra Vista Avenue, and 554 San Antonio Road—Accept Public Improvements**

RECOMMENDATION

1. Accept the public improvements for the development at 277 Fairchild Drive for maintenance throughout their useful life.
2. Accept the public improvements for the development at 2500 Grant Road for maintenance throughout their useful life.
3. Accept the public improvements for the development at 315-319 Sierra Vista Avenue for maintenance throughout their useful life.
4. Accept the public improvements for the development at 554 San Antonio Road for maintenance throughout their useful life.

BACKGROUND AND ANALYSIS

“Acceptance” of developer-installed improvements signifies that the developer has satisfactorily completed improvements in the City’s right-of-way. Once accepted, the City takes ownership of and maintenance responsibility for the improvements.

277 Fairchild Drive

This development project included a 26-unit rowhouse complex and two common lots for private streets and open space. The public improvement plans for this development were approved for construction on June 21, 2018.

The public improvements include:

Quantity	Unit	Item Description
27	EA	1" Water Meter
78	LF	12" Storm Line
3	EA	Public Streetlight
2	EA	8" Gate Valve
64	LF	8" Water Line
30	LF	1" Water Line
6	EA	City Monument
1	EA	Storm Drain Manhole

2500 Grant Road

This development project at El Camino Hospital included: a new two-story, 56,000 square foot behavioral health services building; a new seven-story, 265,000 square foot integrated medical office building; a new five-level, 390-stall parking structure adjacent to the new medical office building; a four-level, 430-stall addition to the existing four-level North Garage parking structure and an expansion of the existing service yard. The public improvement plans for this development were approved for construction on January 24, 2018.

The public improvements include:

Quantity	Unit	Item Description
8	EA	ADA Curb Ramp
2,000	SF	New Sidewalk
4,800	SF	New Street
3	EA	Pedestrian Warning System
2	EA	Fire Hydrants
4	EA	6" Gate Valves
141	LF	6" Water Line
26	LF	10" Water Line
1	EA	10" Gate Valve
1	EA	Sanitary Sewer Manhole

315-319 Sierra Vista Avenue

This development project included a 15-unit rowhouse complex and two common lots for private streets and open space. The public improvement plans for this development were approved for construction on October 21, 2019.

The public improvements include:

Quantity	Unit	Item Description
16	EA	1" Water Meter
29	LF	1" Water Line
1	EA	Public Streetlight
1	EA	Storm Drain Manhole
358	LF	15" Storm Drain
20	LF	12" Storm Drain
34	LF	8" Water Line
2	EA	8" Gate Valve

554 San Antonio Road

This development project included the conversion of an existing 12,386 square foot vacant commercial building into an office building. The public improvement plans for this development were approved for construction on September 28, 2020.

The public improvements include:

Quantity	Unit	Item Description
1	EA	1" Water Meter
8	LF	2" Water Service
3	EA	Street Tree
830	SF	Sidewalk

The public improvements for these four development projects have been completed to the satisfaction of the City Engineer and are in accordance with the City's standard policy to accept the improvements for maintenance.

FISCAL IMPACT

The public improvements for each of the developments were paid for by the respective developer.

ALTERNATIVES

Determine that the recommended improvements are not complete or in conformance with City standards and do not accept the improvements.

PUBLIC NOTICING

Agenda posting. A copy of the Council report was sent to each developer as follows:

- 277 Fairchild Drive—Warmington Fairchild Associates, LLC.
- 2500 Grant Road—El Camino Hospital.
- 315-319 Sierra Vista Avenue—Classic 315 Sierra Vista, L.P.
- 554 San Antonio Road—554 San Antonio Road, LLC.

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