



DATE: November 17, 2020

CATEGORY: Consent

DEPT.: Public Works

TITLE: **660 Tyrella Avenue and 2296 Mora Place; and 2632, 2660, and 2698 Marine Way – Accept Public Improvements**

RECOMMENDATION

1. Accept the public improvements for the development at 660 Tyrella Avenue for maintenance throughout their useful life.
2. Accept the public improvements for the development at 2296 Mora Place for maintenance throughout their useful life.
3. Accept the public improvements for the development at 2632, 2660, and 2698 Marine Way for maintenance throughout their useful lives.

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.

660 Tyrella Avenue

The public improvement plans for six condominium lots and two common lots for private streets and open space were approved for construction on June 26, 2017.

The public improvements include:

<u>Quantity</u>	<u>Unit</u>	<u>Description</u>
35	LF	18” Storm Drain
150	LF	8” Sanitary Sewer
1	EA	Sanitary Sewer Manhole

<u>Quantity</u>	<u>Unit</u>	<u>Description</u>
60	LF	8" Water Main
37	EA	Water Meters
225	SF	Sidewalk
1	EA	Streetlight

2296 Mora Place

The public improvement plans for 25 residential lots, 12 common lots for internal streets and open space, and one lot to be dedicated in fee to the City for public park land were approved for construction on June 15, 2017.

The public improvements include:

<u>Quantity</u>	<u>Unit</u>	<u>Description</u>
100	LF	24" Storm Drain
70	LF	18" Storm Drain
48	LF	15" Storm Drain
68	LF	12" Storm Drain
2	EA	Storm Drain Manhole
198	LF	8" Sanitary Sewer
3	EA	Sanitary Sewer Manhole
185	LF	8" Water Main
2	EA	Fire Hydrants
77	EA	Water Meters
1	EA	2" Irrigation Service
1,080	SF	Sidewalk
96	LF	Curb and Gutter
2	EA	Curb Ramps
2	EA	Streetlights

2632, 2660, and 2698 Marine Way

The improvement plans for an office building with an underground garage were approved for construction on April 12, 2015.

The public improvements include:

<u>Quantity</u>	<u>Unit</u>	<u>Description</u>
2,741	SF	New Sidewalk
7,542	SF	Upgraded Sidewalk
527	SF	Upgraded Driveway
1,455	LF	Upgraded Curb and Gutter
1	EA	4" Domestic Water line and Meter
1	EA	8" Fire Service
1	EA	6" Fire Service
1	EA	2" Water Service and Meter
2	EA	4" Water Valve
2	EA	6" Water Valve
1	EA	8" Water Valve
1	EA	2" Reclaimed Water Service and Meter
1	EA	4" Reclaimed Water Service and Meter
1	EA	6" Fire Hydrant
2	EA	Streetlights
6,110	SF	Landscape Planter
25	EA	Trees

The public improvements for the three development projects have been completed to the satisfaction of the City Engineer, and it is in accordance with the City's standard policy to accept the improvements for maintenance.

FISCAL IMPACT

The public improvements for the developments were paid for by the respective developers.

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:

660 Tyrella Avenue: Taylor Morrison of California, LLC.

2296 Mora Place: Lennar Homes of California, Inc.

2632, 2660, and 2698 Marine Way: Intuit Inc.

Prepared by:

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NA-TS/TS/4/CAM/941-11-17-20CR
200588

cc: Taylor Morrison of California, LLC

Lennar Homes of California, Inc.

Intuit, Inc.

APWD – Arango, PCE – Byrer, PCE – Shah, SCE – Cervantes, SCE – Gunn, SPWI,
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Li, SMA – Doan, F (660 Tyrella Avenue, 2296 Mora Place, 2632, 2660, and 2698
Marine Way)