



DATE: April 12, 2022

CATEGORY: Consent

DEPT.: Public Works

TITLE: **535 Walker Drive, 400 San Antonio Road—Accept Public Improvements**

RECOMMENDATION

1. Accept the public improvements for the development at 535 Walker Drive for maintenance throughout their useful life.
2. Accept the public improvements for the development at 400 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.

535 Walker Drive

This development project included a new 58-unit rowhouse complex and four common lots for private streets and open space. The public improvement plans for this development were approved for construction on November 19, 2019.

The public improvements include:

| Quantity | Unit | Item Description |
|-----------------|-------------|-------------------------|
| 5 | EA | City Monuments |
| 4 | EA | Storm-Drain Manholes |
| 60 | LF | 15” Storm Line |
| 1 | EA | Sanitary-Sewer Manhole |

| Quantity | Unit | Item Description |
|-----------------|-------------|-------------------------|
| 380 | LF | 8" Water Service |
| 3 | EA | Fire Hydrants |
| 2 | EA | Blowoff valves |
| 3 | EA | 6" Gate Valves |
| 6 | EA | 8" Gate Valves |
| 58 | EA | 1" Water Meters |
| 35 | LF | 2" Water Line |
| 1 | EA | 1.5" Water Meter |
| 1,240 | SF | Sidewalk |
| 40 | SF | Driveway |
| 3 | EA | ADA Curb Ramps |

400 San Antonio Road

This development project included a new 583-unit apartment complex with ground-floor commercial space in three buildings over an underground parking garage. The public improvement plans for this development were approved for construction on August 1, 2017.

The public improvements include:

| Quantity | Unit | Item Description |
|-----------------|-------------|-------------------------|
| 45 | LF | 8" Fire Water Line |
| 50 | LF | 6" Fire Water Line |
| 2 | EA | Fire Hydrants |
| 1 | EA | 2" Water Meter |
| 25 | LF | 2" Water Service |
| 1 | EA | 4" Water Meter |
| 40 | LF | 4" Water Service |

| Quantity | Unit | Item Description |
|-----------------|-------------|-------------------------|
| 2 | EA | 6" Water Meters |
| 40 | LF | 6" Water Service |
| 1 | LF | 4" Gate Valve |
| 3 | EA | 6" Gate Valves |
| 1 | EA | 8" Gate Valve |
| 210 | LF | 15" Storm Drain Lateral |
| 75 | LF | 18" Storm Drain Lateral |
| 1 | EA | Storm Drain Manhole |
| 1 | EA | Storm Drain Curb Inlet |
| 3 | EA | Sanitary-Sewer Manholes |
| 26 | EA | Street Trees |
| 3,120 | SF | Sidewalk |
| 40 | SF | Driveway |
| 1 | EA | ADA Curb Ramp |

The public improvements for these two 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:

- 535 Walker Drive—Walker Drive, LLC.
- 400 San Antonio Road—Prometheus Development, LLC.

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NA-VC/TS/4/CAM
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201899

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