



# COUNCIL REPORT

**DATE:** September 12, 2023

**CATEGORY:** Consent

**DEPT.:** Public Works

**TITLE:** **1720 Villa Street; 525, 555, 769 East Evelyn Avenue; and 2601 Garcia Avenue—Public Improvements**

## **RECOMMENDATION**

1. Ratify acceptance of public improvements for the development at 1720 Villa Street for maintenance throughout their useful life.
2. Ratify acceptance of public improvements for the development at 525, 555, and 769 East Evelyn Avenue for maintenance throughout their useful life.
3. Accept the public improvements for the development at 2601 Garcia Avenue for maintenance throughout their useful life.

## **BACKGROUND AND ANALYSIS**

“Acceptance” of developer-installed improvements signifies 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.

On [June 27, 2023](#), Council authorized the City Manager, or designee, to accept the public improvements for the 1720 Villa Street; and 525, 555, and 769 East Evelyn Avenue projects with ratification by Council at their next meeting.

### **1720 Villa Street**

This development project included a new 226-unit apartment complex with below-grade parking. The public improvements included City standard improvements and pedestrian and bicycle improvements and enhancements, including installation of a raised high-visibility crosswalk, speed humps along Villa Street, and a new pedestrian/bicycle multi-use pathway adjacent to the west side of North Shoreline Boulevard connecting Villa Street and West Evelyn Avenue. The public improvement plans for this development were approved for construction on April 16, 2021.

The public improvements include:

<b>Quantity</b>	<b>Unit</b>	<b>Item Description</b>
2	EA	2" Water Meter
1	EA	1" Water Meter
1	EA	6" Water Meter
22	LF	1" Water Service
44	LF	2" Water Service
41	LF	6" Fire Service
3	EA	6" Gate Valve
3	EA	2" Blow-Off Valve
1	EA	Fire Hydrant
30	LF	6" Water Service
2	EA	Storm Drain Manhole
182	LF	12" Storm Drain Lateral
1	EA	Curb Inlet
2	EA	Catch Basin
300	LF	Valley Gutter
350	LF	CMU Retaining Wall
5	EA	Streetlight
2,003	SF	Sidewalk (multi-use pathway)
264	SF	Driveway
7	EA	Speed Hump
1	EA	Raised Crosswalk

The public improvements for this development project were completed to the satisfaction of the City Engineer and are in accordance with the City's standard policy to accept the improvements for maintenance. On July 24, 2023, the City Manager accepted the public improvements for 1720 Villa Street.

**525, 555, and 769 East Evelyn Avenue**

This development included a new 471-unit apartment complex with below-grade parking. The public improvement plans were approved for construction on May 4, 2021.

The public improvements include:

<b>Quantity</b>	<b>Unit</b>	<b>Item Description</b>
35	LF	8" Water Service
2	EA	4" Water Meter
20	LF	8" Fire Service
3	EA	8" Gate Valve
29	LF	1" Water Service
29	LF	2" Water Service
1	EA	1" Water Meter
1	EA	2" Water Meter
88	LF	12" Storm Drain Lateral
2	EA	Storm Drain Manhole
50	SF	Sidewalk
450	SF	Driveway
352	LF	Concrete Curb
1272	SF	Median Island Pavers

The public improvements for this development project were completed to the satisfaction of the City Engineer and are in accordance with the City's standard policy to accept the improvements for maintenance. On July 24, 2023, the City Manager accepted the public improvements for 525, 555, and 769 East Evelyn Avenue.

**2601 Garcia Avenue**

This development consists of a 178,600 square foot, four-story office building and a three-level parking structure. The public improvement plans for this development were approved for construction on February 23, 2021.

The public improvements include:

<b>Quantity</b>	<b>Unit</b>	<b>Item Description</b>
14	EA	3/4" Water Meter
1	EA	1" Water Meter
25	LF	1" Water Service
30	LF	8" Water Line
2	EA	8" Gate Valve
1	EA	Storm Drain Manhole
1	EA	Sanitary Sewer Manhole
163	LF	15" Storm Drain
47	LF	12" Storm Drain Lateral

The public improvements for the 2601 Garcia Avenue development project 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 these developments were paid for by the developers.

**ALTERNATIVES**

Determine that the recommended improvements at 2601 Garcia Avenue 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 the developers: Villa Street Apartments LP; Hadley Apartments, LLC; and Intuit, Inc.

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