



CITY OF CONCORD

REPORT TO MAYOR AND CITY COUNCIL

FROM: Matthew R. Walsh, Dir. of Redevelopment, Downtown Services
& Special Projects

DATE: October 30, 2018

SUBJECT: Granite Center Redevelopment Project
Storrs Street Stairs and Planter Improvements

Recommendation:

Accept this report.

Background:

Granite Center L.L.C. recently acquired several properties located on Dixon Avenue, including buildings located at 4-6 Dixon and 8-14 Dixon, as well as 1 Eagle Square. The Developer is renovating these properties into a new mixed use project. The project is currently under construction.

On July 9, 2018, the City Council approved Resolution #9116, which authorized the City Manager to enter into a Purchase and Sales / Development Agreement to support this project.

On September 10, 2018 the City Council approved Resolution #9132, which authorized the City Manager to grant the Developer a license for certain private improvements to be constructed in the Storrs Street Rights-of-Way associated with a new private plaza.

On October 9, 2018 the City Council approved Resolution #9141, which authorized the City Manager to grant the Developer a license for certain private improvements associated with the construction of a private accessible ramp connecting Eagle Square to the Developer's building known as the Eagle Hotel.

Discussion:

As construction of the project has progressed, the Developer has tentatively expressed interest in potentially renovating the stair tower connecting the former Bridge Street / Dixon Avenue rights-of-way to Storrs Street. Renovations may include improvements to the stair landing and associated planters, as well as paint on concrete walls. Tentatively, any improvements would be accepted by the City upon completion. However, the Developer has expressed tentative interest in potentially maintaining said improvements, including winter maintenance of the stairwell itself (which is currently closed during the winter months). Photo attached. As such, City Administration is hereby seeking permission to negotiate the scope of potential improvements, as well as maintenance responsibilities associated therewith, with the Developer. Staff is also seeking permission to negotiate any other potential improvements to public infrastructure which might arise as construction continues. The project will be completed in spring 2019.

Photograph of Stairs and Associated Planter Box (Summer 2018)

