



CITY OF CONCORD

REPORT TO MAYOR AND CITY COUNCIL

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

DATE: September 10, 2018

SUBJECT: Granite Center Redevelopment Project
License for Private Improvements within City Rights-of-Way

Recommendation:

1. Accept this report; and,
2. Approve the attached consent report authorizing the City Manager to enter into a License Agreement with Granite Center L.L.C. concerning proposed private improvements within the City's Storrs Street and Dixon Avenue Rights-of-Way.

Background:

In August 2018, Granite Center L.L.C. 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. As part of this project, the Developer acquired a property from the City known as the Dixon Avenue Public Parking Lot. See City Resolution # 9116, which was approved by the City Council on July 9, 2018, for more information. The Developer is converting the former parking lot into a new private plaza to support redevelopment of 8-14 Dixon Avenue.

Discussion:

The Developer is currently proceeding with final design of the proposed plaza. During this process, it was determined that some of the proposed private improvements associated with the plaza would be located within the City's Storrs Street and Dixon Avenue rights-of-way. Encroachments would include plantings, as well as stairs, retaining walls, and paved walkways. These encroachments were not anticipated as part of the City's Purchase and Sales / Development Agreement for the Granite Center Project. As such, staff recommends that the City Council grant the City Manager the authority to enter into a License Agreement to permit the proposed private improvements. Please see the attached plan for more information regarding proposed private improvements and the geography of the licensed area.