



# CITY OF CONCORD

## REPORT TO MAYOR AND THE CITY COUNCIL

**FROM:** Matthew R. Walsh, Deputy City Manager - Development

**DATE:** May 21, 2025

**SUBJECT:** Country Estates of Concord Subdivision – Sewalls Falls Road Financial Contribution

### **Recommendation**

Accept this report and set the attached resolution accepting and appropriating the sum of \$30,406.50 and depositing said funds into the Highway Reserve for future improvements to Sewalls Falls Road.

### **Background**

Country Estates of Concord LLC (the Developer) is developing a 16-lot single family residential subdivision located at 145 Abbott Road, which is at the intersection of Abbott Road and Sewalls Falls Road.

In accordance with the adopted FY2024 Capital Improvement Program Project #78 and budget appropriations therewith, the City is in the process of completing a pavement overlay on Abbott Road (Sewalls Falls to Manor). A temporary shim was installed in 2024, and final pavement will occur once the Developer completes utility connections and other related off-site improvements therein.

Additionally, in accordance with FY2024 Capital Improvement Program Project #520 and budget appropriations therewith, the City has plans to realign the intersection of Sewalls Falls Road and Abbott Road from its current “Y” configuration to a “T” configuration. Said project will occur once the Developer has completed its off-site improvements in the vicinity of the intersection.

### **Discussion**

Nine of the 15 lots front on Sewalls Falls Road, and are served by municipal water and sewer therein. Utility connections within the Sewalls Falls Road rights-of-way have been completed. Final roadway patches will be implemented in accordance with City standards in the near future.

Given the number of utility connections within Sewalls Falls Road, it would be customary for the Developer to install a full width roadway patch in the area of disturbance.

However, given the condition of Sewalls Falls Road, and in recognition of other City highway improvements current underway on Abbott Road (Sewalls Falls to Manor) and at the intersection of Abbott and Sewalls Falls, the General Services Department is actively considering a potential future comprehensive capital improvement project to repave Sewalls Falls Road (Abbott to Manor).

Given the timing of the Developers project vis-a-vis timing of the City's potential capital improvements to the roadway, staff recommends that the City accept the sum of \$30,406.50 from the Developer for future improvements to Sewalls Falls Road in lieu of full width patch at this time. In the short-term the Developer shall restore of all utility pavement patches in Sewalls Falls Road (as well as Abbott Road) to City standards, thus significantly improving the current condition of the road.

In addition to the \$30,406.50 financial contribution, the Developer is also obligated to pay street damage fees in the amount of \$13,210 in accordance with City regulations, which could be used to support future improvements to Sewalls Falls Road.

The General Services Department supports the amount of the proposed financial contribution as being reasonable given the pre-existing condition of the road and the potential future improvement project currently under consideration.