



# CITY OF CONCORD

## REPORT TO THE MAYOR AND CITY COUNCIL

**FROM:** Carlos P. Baía, Deputy City Manager – Development

**DATE:** July 29, 2015

**SUBJECT:** Conditional acceptance of a new leg to Old Loudon Road and related traffic signal, intersection, and sidewalk improvements at the crossing of Old Loudon Road/Loudon Road/D'Amante Drive.

### **Recommendation**

Accept this report recommending that City Council conditionally accept the improvements contingent upon final Engineering Division acceptance and approval.

### **Background**

As part of its “Development and Purchase and Sale Agreement” with the City, [hereafter: the AGREEMENT] the Developer of the Siena commercial project at 265-273 Loudon Road, committed to building a new leg to Old Loudon Road to connect to the existing D'Amante Drive/Loudon Road intersection. This improvement was to satisfy long-standing CIP #39 (Old Loudon Rd. Relocation), to be done completely at the Developer's cost, and to become property of the City upon Council approval.

### **Discussion**

Based on the latest Developer's schedule, it is anticipated that the final touches will be placed on this road and intersection to allow it to be ready for traffic by mid-September; perhaps before the next Council meeting. To avoid delaying the opening of the roadway, staff is recommending that the Council conditionally accept the improvements contingent upon final Engineering Division acceptance and approval. The Engineering Division has been providing near full-time inspection to ensure that the improvements meet all the necessary requirements and that the Developer secures a 2-year maintenance bond payable to the City upon acceptance of the improvements (required by the AGREEMENT).

The specific improvements to be accepted are outlined below:

1. Old Loudon Road/Loudon Road intersection has been relocated to the fourth leg of the D'Amante Drive/Loudon Road intersection. Traffic signal equipment, including pedestrian

signals and video detection will be installed along with relocating and reconstructing approximately 1,015 linear feet of Old Loudon Road. Access to the Unital property and 1-5 Old Loudon Road will be achieved via a rebuilt spur as shown on the approved construction plans.

2. The western intersection of Old Loudon Road/Loudon Road will be discontinued and the curb opening along Loudon Road will be reconfigured to provide access only to 249 Loudon Road. There will be no connection further east along Old Loudon Road.
3. A fourth leg leading directly to the eastern end of the Siena development site at the East Mall Drive/Loudon Road traffic signal will be installed. These improvements include reconfiguration of approximately 300 linear feet of traffic island within Loudon Road to allow for the left turn movement, modifications of the traffic signal to add the fourth leg signal, and related signage and lighting improvements.
4. Sidewalk from Loudon Road along the new leg of Old Loudon Road to the development driveway on the existing section of Old Loudon Road.