



CITY OF CONCORD

REPORT TO MAYOR AND CITY COUNCIL

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

DATE: May 1, 2018

SUBJECT: Hotel Concord License Agreement

Recommendation:

1. Accept this report; and,
2. Approve the attached consent resolution authorizing the City Manager to enter into a License Agreement with Capital Commons L.L.C. for various private improvements associated with the Concord Hotel at 11 South Main Street.

Background:

The Capital Commons office building located at 11 South Main Street opened in April 2007. The 102,000 square foot building initially contained Red River Theatres, O's Steak and Seafood, as well as Class A office space.

During the summer of 2017, Capital Commons LLC announced plans to convert portions of the building into a 38 room boutique hotel. Construction began in the fall. Phase I of the project is focused on the 4th floor of the building and will be completed in August. Phase II is focused on the 6th floor and will be completed by the end of this year.

Discussion:

As part of the project, Capital Commons LLC is seeking permission to make the following improvements to City owned property and rights-of-way.

- 1) South Main Street Canopy: The proposed canopy would extend over the sidewalk on South Main Street at the main entrance into the building. The canopy would be approximately 12 feet wide by 34 feet long and sloped towards the building in order to prevent runoff of precipitation onto the public. Please see the attached renderings for more detail.

2) Storrs Street Garage Encumbrances:

- a. Vestibule: The proposed vestibule would be located at the existing pedestrian connection between the office building and Storrs Street Parking Garage. Specifically, the vestibule would be 9 feet wide by 15 feet long and would enclose the entryway from the garage into the office building. Please see the attached rendering for more detail. No parking spaces would be lost from installation of the vestibule. Staff is currently working with Capital Commons LLC on final design details for the vestibule, such as installation of windows to improve visibility for vehicles parked on either side of the vestibule. Other details, such as how the new structure will be attached to the garage, are still being reviewed.
- b. Way Finding Signage: In January 2008, the City granted Capital Commons LLC permission to install way finding signage for the office building on the interior of the parking garage. Capital Commons is seeking permission to modify signage for the new hotel. Staff is currently working with Capital Commons LLC on final design details for signage improvements.
- c. Electric Vehicle Charging Stations: Lastly, Capital Commons LLC is seeking permission to install electric vehicle charging stations at four parking spaces in the garage currently leased by the Capital Commons. Capital Commons LLC would pay for the cost of all infrastructure and electricity for the charging stations.

This request creates interesting policy considerations regarding use of parking spaces in City garages. The fact that this specific request is associated with a hotel catering to overnight guests is important. As electric vehicles become more common in the marketplace, requests for charging stations at City parking facilities will likely increase. As such, City Administration recommends that the Parking Division and Parking Committee work on a policy concerning such requests in the future.

The license agreement will incorporate all of the City's standard terms and conditions, including those related to indemnification and insurance. In addition, the City will have the ability to terminate the license, for any reason, upon thirty days written notice to Capital Commons LLC.