



# City of Woodland

## REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR  
AND CITY COUNCIL

DATE: January 19, 2010

SUBJECT: Rite Aid (Ashley & West Main) Final Acceptance of Public  
Improvements

### **Report in Brief**

On May 7, 2007, Woodland Development Company (Petrovich Development Company) submitted an application to the City for a Site Plan and Design Review to construct a Rite Aid store with a drive-thru pharmacy at the corner of West Main Street and Ashley Avenue (291 West Main Street). The Site Plan and Design was approved by City staff. Woodland Development Company signed an improvement agreement with the City on September 25, 2008 and provided securities to ensure construction of necessary public infrastructure to serve the Rite Aid site. The infrastructure improvements are now complete and ready for acceptance by the Council.

Staff recommends that the City Council accept the off-site public improvements constructed for the Rite Aid at 291 West Main Street (Ashley & West Main) and authorize the City Clerk to file a Notice of Completion.

### **Background**

The 1.05 acre Rite Aid store site plan and design and the related public improvement plans were approved by the City on September 12, 2008. The City and the developer, Woodland Development Company, entered into an Improvement Agreement September 25, 2008. Woodland Development Company has completed the public improvements to the satisfaction of the City Engineer and Community Development Department.

Following Council acceptance, the City Clerk will file a Notice of Completion for the project initiating the release of the developer's performance and payment securities. The developer has provided a one-year warranty security to correct any defects identified during the warranty timeframe.

### **Discussion**

It is standard practice for the City to obtain infrastructure improvements associated with significant new developments. The easements for public infrastructure along Ashley Avenue and West Main

Street were dedicated as part of the project. The project's related public improvements consist of the following: road patching and striping; sidewalk work which included driveways and accessibility ramps; and storm drain, sewer, and water connection and improvements.

The public improvements were designed to meet City Standard Specifications and were inspected by the Engineering Division of the Community Development Department during construction to ensure consistency with improvement plans and City Standard Specifications. The cost estimate of the public improvements amounted to approximately \$85,000.

Development Services Engineering coordinated final acceptance of the project between the Public Works, Community Development, and Finance Departments.

**Fiscal Impact**

There is no impact to the City budget to accept the improvement. All infrastructure improvements associated with this project were paid for by the developer.

**Public Contact**

Posting of the City Council agenda.

**Recommendation for Action**

Staff recommends that the City Council accept the off-site public improvements constructed for the Rite Aid at 291 West Main Street (Ashley & West Main) and authorize the City Clerk to file a Notice of Completion.

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Reviewed by: Bruce Pollard, P.E., T.E.  
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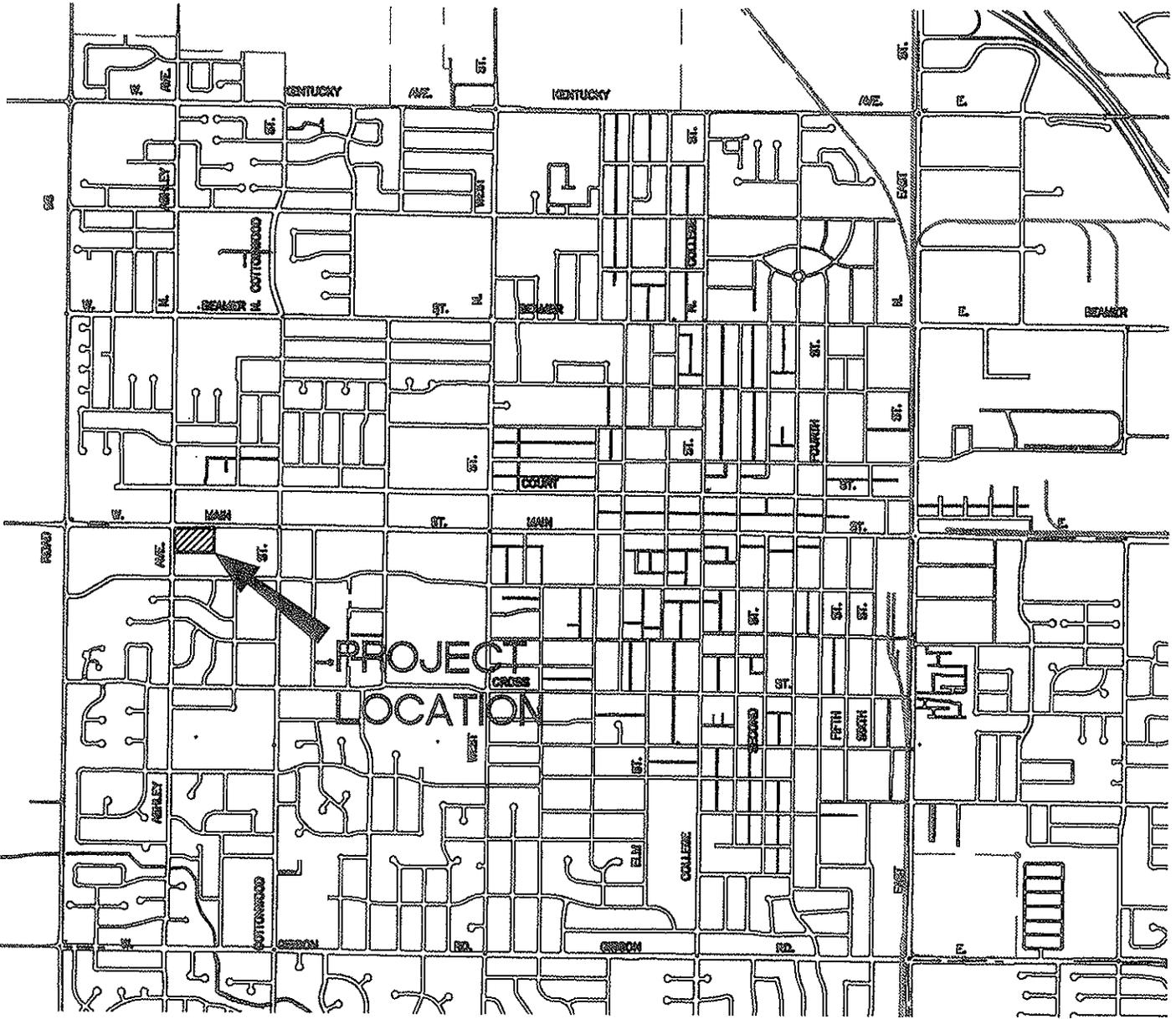
Reviewed by: Brent Meyer, P.E., S.E, T.E.  
City Engineer

Reviewed by: Paul Siegel  
Deputy Director CDD

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Mark G. Deven  
City Manager

Attachment: Location Map



# PROJECT LOCATION MAP

SCALE 1"=2000'

