

# Memo

**To:** City Council  
**From:** Bryan Myrkle, Community Development Director  
**Date:** February 22, 2018  
**Re:** Pocket Park alternative cost

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City Councilmember Bahmer asked at the last meeting for a comparison cost between the proposed pocket park and a simple 'pass-through' to the parking lot behind.

This is relatively straightforward to ballpark, but rather than a simple pass-through, there is actually enough room for approximately 6 parking spaces.

The parcel is approximately 3,050 square feet. We haven't asked for specific quotes, so we would need to anticipate a range of prices from \$5-\$6 per square foot, including labor and materials. Therefore, concrete paving could be anticipated to cost between \$15,250 and \$18,300. It is also likely that internal drainage will be necessary, and that has already been estimated at \$12,000 to \$15,000.

There are at least two other issues that would have to be considered as you make this comparison.

Because the site was donated to the City with private funds raised specifically with the pocket park in mind, the City would need to return those donated dollars. I do not believe the business owners and citizens who sponsored this project would accept seeing those funds used in a way materially different than what was originally proposed. It would represent a kind of bait-and-switch that could be very harmful to the City's reputation. That adds \$35,000 to the cost.

While an alleyway servicing the old dry cleaners used to exist, we do not believe there are any existing, official easements that would allow foot or car traffic to pass-through from Parking Lot No. 4 to this currently vacant space. We have already had extensive conversations with the property owner about a pedestrian easement for the pocket park and believe that will be readily obtainable. However, I have no reason to believe the property owner would be as interested in a far more intrusive permanent easement for vehicular traffic; nor do I have any idea what their asking price for such an easement might be.

Unfortunately, the space is such that it could not minimally function as a parking lot or pass-through without this easement. Cars entering from Lawrence Avenue would have to back out of the lot onto Lawrence to exit. Due to the street parking there and the volume of traffic, I do not think this arrangement would work.

Taking all this into consideration, I believe you are looking at **\$70,000 to \$100,000 to construct this 'pass-through,' or small parking lot.** The cost estimate for the pocket park construction is \$218,000, and we anticipate raising \$75,000 to \$100,000 in grant assistance for that project. There would not be similar grants available for a parking lot or pass-through. Therefore, I do not think there is as much difference in cost between the proposed park and this alternative as it might seem at first.