



MEMORANDUM

DATE: June 20, 2022
TO: Honorable Mayor and City Councilmembers
FROM: Dave Perrault, City Administrator
SUBJECT: Hazelnut Park Parking Lot Discussion

Budgeted Amount:	Actual Amount:	Funding Source:
N/A	N/A	N/A

For Council Consideration

The City Council should consider providing direction on the Hazelnut Park Parking Lot project.

Background

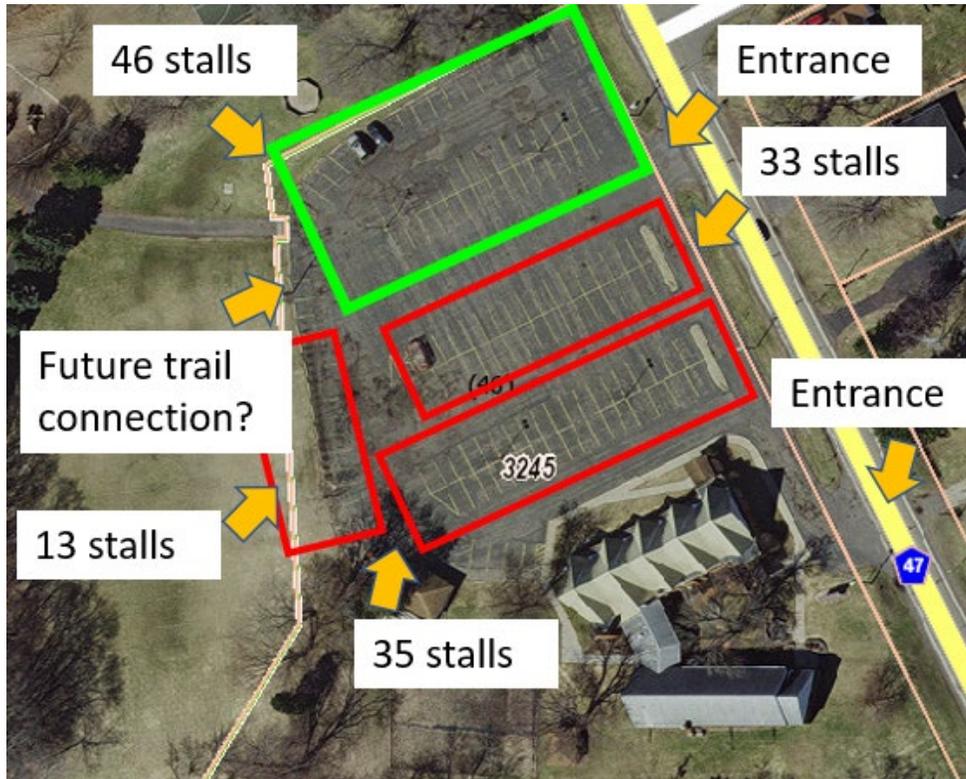
The parking lot at Hazelnut Park, which is owned by the Gathering Place Church, is in disrepair. The City currently has a maintenance and use agreement with the church to fill potholes on the site and in exchange, users of Hazelnut Park can utilize the site for parking. However, the condition of the pavement is deteriorating beyond the point of routine maintenance and will need to be reconstructed. There is a clause in the current agreement that both parties will work together to reconstruct the parking lot.

Based on previous discussions, if the church would consider giving up portions of the parking lot for additional greenspace, the City may consider financing options on the parking lot. The site has approximately 139 spaces and per zoning needs a minimum of 50.

Based on the most recent aerial, the graphic (existing layout) on page 2 illustrates existing conditions and potential option for redesign (note: this not based on a formal design, there may be implications regarding storm water, design, etc. that could impact the project. The site could retain the red boxes and maintain 81 parking spaces that could service both the church and the park, and return the green box to parkland giving up about 46 spaces. The numbers are slightly off from the total 139 as there may be flexibility with some of the stalls. The parking lot is approximately 53,000 square feet, the area in green represents about 15,000 square feet of space. The proposed reduction would be approximately 28 percent. This proposed reduction still allows for ample parking for both the church and park, and maintains the two driveway accesses off of New Brighton Road. If the desire would be to reduce the parking lot further, it would likely impact the two entrances. The cost to reduce the lot and reconstruct the remaining portion is estimated to be \$250,000, this would not include enhancements, such as, islands, lighting or other improvements.

The City Attorney has been looped in and an agreement could be drafted that would allow for the City to reconstruct the parking lot and assess a portion back to the church. Should we move forward, next steps would be to enter into an agreement with the church and have a consultant begin design.

Existing layout:



Visual representation of proposed changes (not to scale and not reflective of stall count):



Existing pavement conditions:



Budget Impact

N/A

Attachment

Attachment A: Maintenance and Use Agreement