



Watertown City Council
Monday, September 14, 2015
7:00 p.m.

WORK SESSION AGENDA

Discussion Items:

1. 138 Court Street
2. City Hall Parking Lot Expansion and Offer of Lands at 201 Sterling Street
and 231, 237, 241 Goodale Street
- Justin L. Wood, City Engineer

September 11, 2015

To: The Honorable Mayor and City Council
From: Kenneth A. Mix, Planning & Community Development Coordinator
Subject: 138 Court Street Proposals

Steve Bradley and Tom Millar have been informed that the City Council will be discussing their proposals at the September 14th Work Session and that they should attend in order to answer any questions the Council may have.

They have discussed their proposals with the Development Authority of the North Country. Both projects seem to be eligible for their Redevelopment Fund. The Development Authority will entertain an application from either once the State has approved the program. That approval may take a few months.

The process outlined in the Request for Proposals was that the City Council would select a Preferred Developer. The Preferred Developer would then put down a deposit of \$3,000 for a 6-month option. The 6-month period is intended to give the developer time to secure financing before the building is sold.



CITY OF WATERTOWN
ENGINEERING DEPARTMENT
MEMORANDUM

DATE: September 9, 2015

TO: Sharon Addison, City Manager

FROM: Justin Wood, P.E., City Engineer

SUBJECT: City Hall Parking Lot Expansion &
Offer of Lands at 201 Sterling St. and 231, 237, 241 Goodale St.

Several properties along the eastside of Goodale Street have been offered for sale to the City of Watertown in recent months. The subject properties, while not significant in size, have the potential to provide additional parking in the vicinity of City Hall. The following report summarizes the two offers, and provides conceptual parking lot layouts and estimates to understand the potential uses if the offers were pursued.

The existing parking lot at City Hall has 84 spaces and is frequently at capacity on a normal business day, let alone during City Court functions. Up to 74 of the 84 parking spaces are utilized by employees of City Hall (55) and City Court (11) as well as for City vehicles (8), leaving little surplus parking for public use. The Court system projects adding as many as seven employees in the future as part of the City Court Expansion project, potentially leaving less than three parking spaces available for public use at City Hall.

In a letter dated June 19, 2015, Perry McIntosh, owner of 201 Sterling Street, inquired about leasing or purchasing a small vacant lot at 209 Sterling St. from the City, or alternatively selling his parcel to the City. 201 Sterling St. is a relatively small lot at 51'x87' and currently has a 3,700 square foot (SF) multifamily dwelling on it.

In an email dated July 14, 2015, Jeffrey Kehoe, owner of 231 & 237 & 241 Goodale Street, inquired about the City's interest in purchasing his parcels. Both 231 & 237 Goodale St (collectively about 79'x79') are vacant and serve as a gravel parking area. 241 Goodale St. is also a relatively small lot at 30'x80' and has a 1,760 SF two family dwelling on it.

The two offers of property, combined with the City's lot at 209 Sterling St, would provide ample land to construct a parking lot of approximately 25-30 spaces. The 12,000 SF asphalt parking lot, necessary storm sewer, lighting, sidewalk and landscape improvements has a rough order of magnitude (ROM) cost of \$155,000. This does not include the purchase price or demolition work at the properties. See Concept 1 drawing.

If the City were to only pursue the purchase of 231 & 237 & 241 Goodale St from Mr. Kehoe, a smaller 6,200 SF asphalt parking lot could be constructed to provide approximately 14 spaces, at a ROM cost of \$95,000. This smaller version would still require much of the same storm sewer, lighting, sidewalk, and landscaping improvements as the larger parking lot. See Concept 2 drawing.

In a broader picture, the amount of available parking on the southside of Public Square has been the topic of discussion for many years, especially as the redevelopment of several downtown properties has occurred. The City could increase parking capacity as much as 25-30 spaces by purchasing the lots described above and constructing a new parking lot. There are also four unconnected parking lots in the Goodale Street area comprised of City Hall, the Flower Memorial Library, 215 Washington St (rear of Agricultural Insurance Building) and 225 Goodale St (Solar Building parking lot), the latter two of which are owned by Brian Murray. Collectively, the four parking lots provide approximately 300 spaces. In comparison, JB Wise parking lot provides approximately 230 spaces. The concept of abandoning Goodale St. altogether and negotiating with Mr. Murray to combine the lots into an efficient, unified parking lot is intriguing, however, there are many questions to answer and steps to take in order to properly vet such a plan. Based on previous design alternatives performed by our office in the mid 2000's, the overall parking capacity increased less than 10% (or 30 spaces) by combining the lots. Although actual capacity would not be substantially improved by such a proposal, utilization and availability of parking for the public would be improved. In any case, the total scope of work and increase in parking capacity would have to be weighed versus the costs in order to justify such a proposition.

The attached concept drawings depict two possible parking lots which could be constructed if the City were to pursue one or both offers. Should City Council direct staff to do just that, further design and research can be done to determine the costs of purchasing the properties, demolishing the dwellings, and constructing the parking lot.

Enc.

Sent: Tuesday, July 14, 2015 2:01 PM

To: Addison, Sharon

Cc: Graham, Jeff; Burns, Roxanne; Macaluso, Teresa R; Butler, Joseph; Jennings, Stephen;
myron@amkagency.com; shawn@amkagency.com

Subject: Are you interested in purchasing a parking lot next to City Hall on Goodale Street?

07/14/15

Dear City Manager, Mayor & Council Members:

My brothers and I own two adjacent parking lots and an adjacent house, on Goodale Street, directly across from the existing city parking lot .

We are inquiring if the city is interested in buying the three adjacent properties known as 231,237 and 241 Goodale Street with approximate lot sizes of 46x86, 33x85, and 33x80 feet respectively per attached Watertown tax website . The three properties are adjacent to the Solar Building parking lot and directly across from your existing City Hall parking lot. All three properties are adjacent to each other. 231 & 237 Goodale St. have no structure present and are already stone lots. 241 Goodale St. still has a structure present.

If interested, please advise along with an indication of your best offer. We will then determine which if any offers to accept.

Sincerely,

Jeffrey P. Kehoe, LLC Member
Kehoe Development, LLC

jeff@amkagency.com

www.amkagency.com

ph. 315-437-2821 fax 315-437-5272

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MC INTOSH & MC INTOSH

724 W MAIN S

WATERTOWN N.Y. 13601

06/19/15

WANT CITY COUNSEL OR COMPTROLLERS OFFICE
TO WHOM IT MAY CONSERN

WE ARE INTERESTED IN BUYING OR LEASEING PARCEL 1101-105-209 STERLING ST. FROM THE CITY. WE ARE WILLING TO PAY THE APRAISED VALUE OF THE PROPERTY, WITH A RESTRICTED DEED GIVING THE CITY THE RIGHT TO REPURCHASE THE PROPERTY IF THEY NEED TO TAKE OVER THAT CORNER OR PARKING. OR WE WOULD LEASE THE PROPERTY AT A PRICE FOR MORE THAN THE AMT OF TAX YOU WOULD RECEIVE THROUGH A SALE—KEEPING IT CLEANED MOWED AND INSHURED.

WE WANT THE USE OF THIS PROPERTY TO GET IT CLEANED UP MOWED, AND THE TREE IN THE BACK CUT DOWN OR BACK TO PREVENT FURTHER DAMAGE TO THE ROOF AT 201 STERLING ST. OUR INSURANCE COMPANY KEEPS ASKING US TO TRIM IT BACK TO PREVENT DAMAGE TO ROOF OR REAR STAIRWAY.

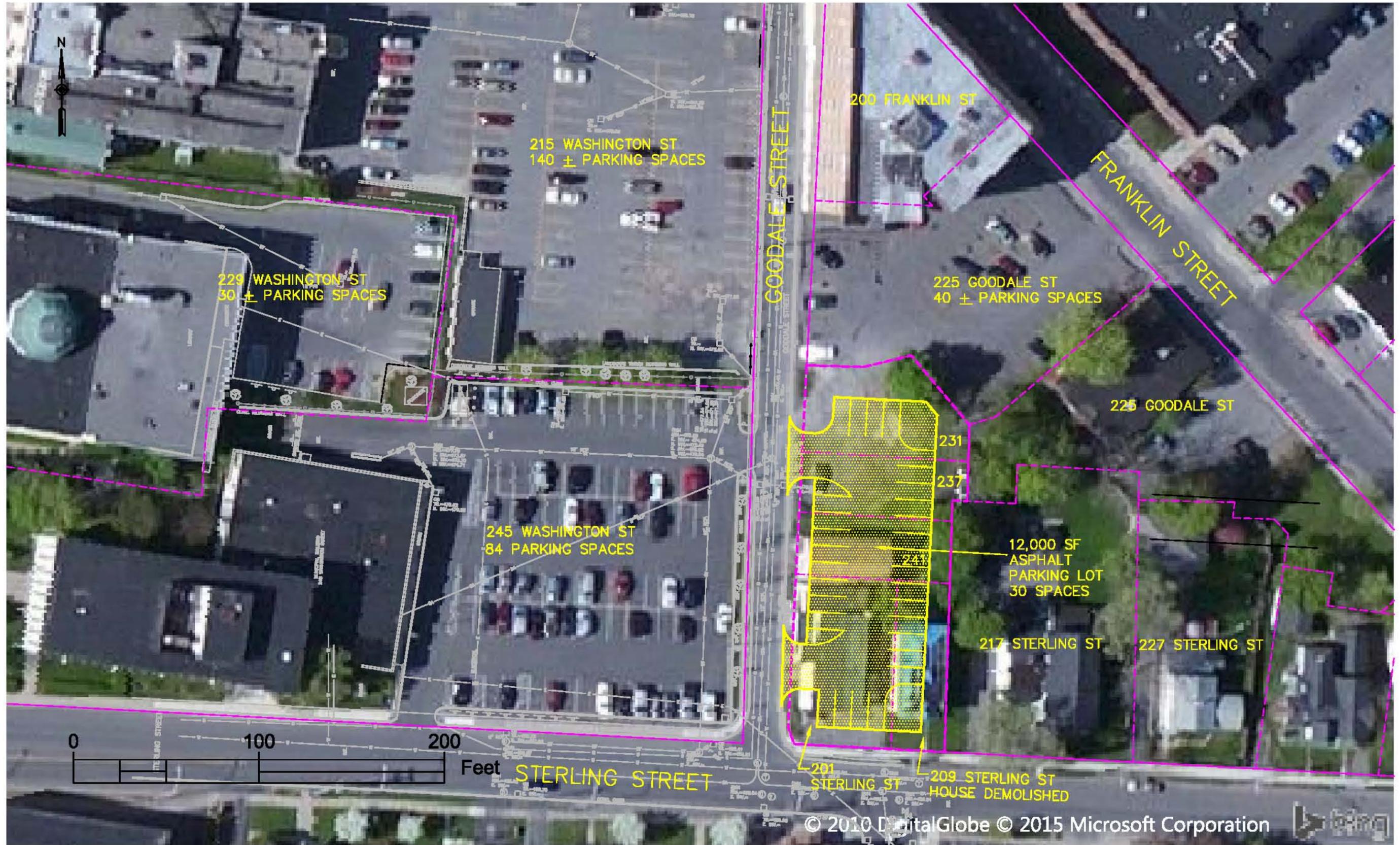
WE WILL NOT ATEMPT TO CONSTRUCT ANY PERMANT BLDGS ON THE PROPERTY, ALTHOUGH WE MAY PUT A REMOVABLE STORAGE SHED IN BACK NO BIGGER THAN TEN BY TEN TO PUT RUBBISH IN BETWEEN RUBISH COLLECTION DAYS. THE REMANDER WILL BE USED TOR TENNANT PARKING AND LAWN. WE'VE NEVER HAD MORE THAN

2 TENNANTS WITH CARS AT 201 STERLING ST SO IT PROBABLY WON'T
BE USED FOR THAT.

IF THE CITY IS REALLY INTERESTED IN HAVING THAT WHOLE
CORNER FOR PARKING AREA I WOULD BE MORE THAN HAPPY TO
EXCEPT ANY REASONABLE OFFER FOR 201 STERLING ST. IM 78 YRS OLD
AND READY TO RETIRE ANYWAY.

THANK YOU

PERRY F MC INTOSH



DESIGNED BY: [REDACTED]	DATE: [REDACTED]
DRAWN BY: [REDACTED]	DATE: [REDACTED]
CHECKED BY: [REDACTED]	DATE: [REDACTED]
APPROVED BY: [REDACTED]	DATE: [REDACTED]
PROJECT NO: [REDACTED]	
PROJECT NAME: [REDACTED]	
PROJECT ADDRESS: [REDACTED]	
PROJECT PHONE: [REDACTED]	
PROJECT FAX: [REDACTED]	
PROJECT EMAIL: [REDACTED]	

WARNING: It is a violation of Section 2203, Subsection 4, of the New York State Education Law for any person other than a Licensed Professional Engineer to offer this map.

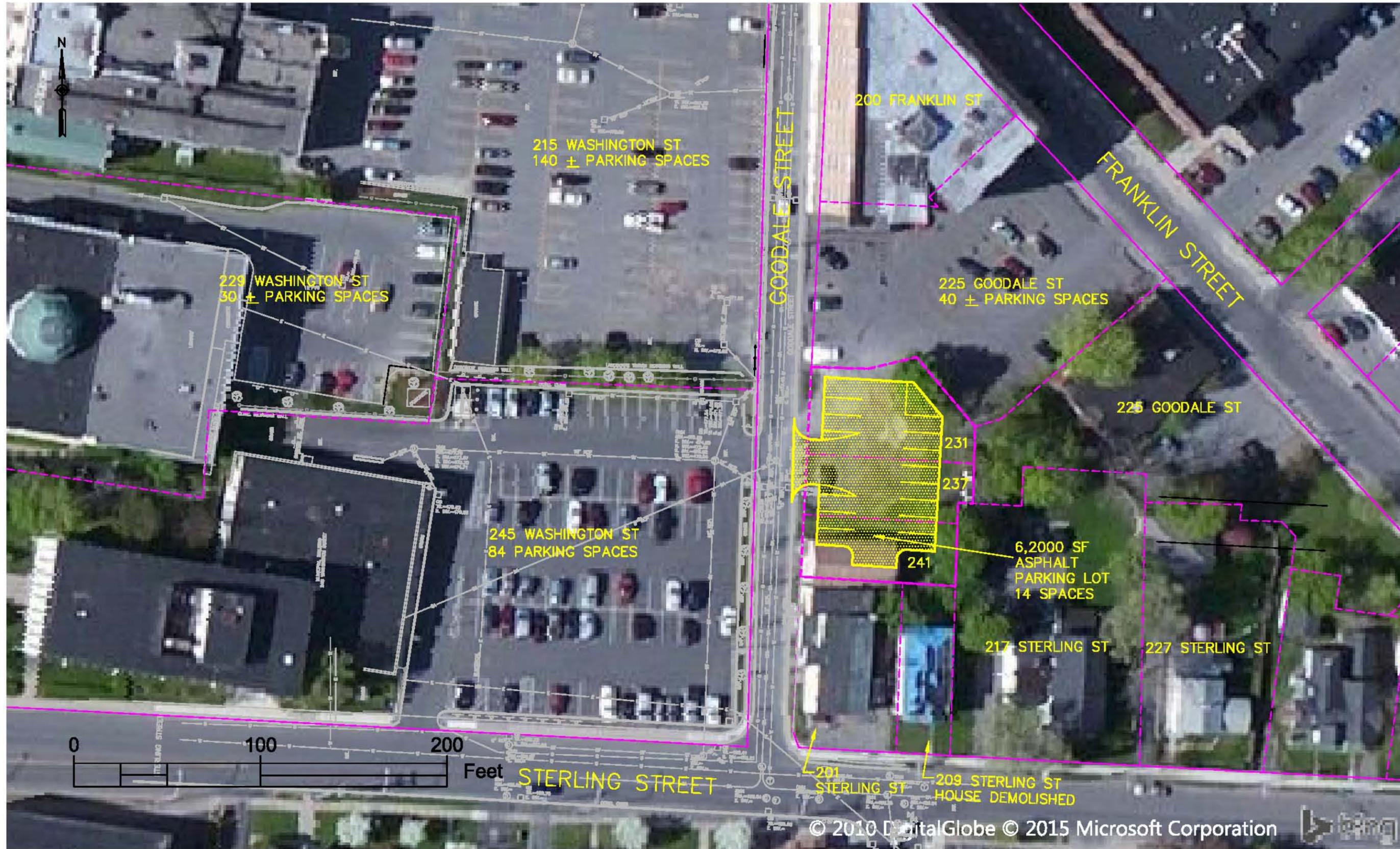
CITY OF WATERTOWN
ENGINEERING DEPARTMENT

MUNICIPAL BUILDING, ROOM 305
 245 WASHINGTON STREET
 WATERTOWN, NEW YORK 13601
 PHONE: 315-785-7740
 FAX: 315-785-7828

PLAN VIEW

CITY HALL
PARKING LOT EXPANSION
CONCEPT 1

SHEET NO.
1
SHEET 1 OF 2



DESIGNED BY: [REDACTED]	DATE: [REDACTED]
DRAWN BY: [REDACTED]	DATE: [REDACTED]
CHECKED BY: [REDACTED]	DATE: [REDACTED]
APPROVED BY: [REDACTED]	DATE: [REDACTED]
PROJECT NO: [REDACTED]	
PROJECT NAME: [REDACTED]	
PROJECT ADDRESS: [REDACTED]	
PROJECT PHONE: [REDACTED]	
PROJECT FAX: [REDACTED]	
PROJECT EMAIL: [REDACTED]	

NOTES: It is a violation of Section 2000, Subsection 4, of the New York State Education Law for any person other than a Licensed Professional Engineer to offer this map.

CITY OF WATERTOWN
ENGINEERING DEPARTMENT

MUNICIPAL BUILDING, ROOM 305
 245 WASHINGTON STREET
 WATERTOWN, NEW YORK 13601

PHONE: 315-785-7740
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PLAN VIEW

CITY HALL
PARKING LOT EXPANSION
CONCEPT 2

SHEET NO.	2
SHEET 1 OF 2	