



CITY OF PARK RIDGE
Ald. John Moran

M E M O R A N D U M

DATE: January 14, 2018
TO: City Council and Staff
FROM: John Moran, Public Works Chairman
RE: Green Infrastructure Grant for the Library Lot

Since tonight's agenda is very full and this item comes near the end, I want to provide each of you with my thoughts on this topic and some supporting materials to help facilitate a more productive conversation.

I want to emphasize that this is for discussion only tonight. No final decisions need to be made.

This grant opportunity was brought to my attention a few months ago by a very engaged resident. I requested a sit down with MWRD to learn more and from that meeting was hopeful that Park Ridge might be a desirable partner for them. Our staff handled the application process and we were recently informed that our project has been approved. Here are my thoughts on the topic:

1. As a community that has recently signed on to support the Greenest Region Compact 2 (GRC2) and has recently announced the formation of a Sustainability Task Force, this project is the perfect chance to demonstrate our commitment to being better stewards of our environment.
2. This project will also help us address the stormwater management challenges that our city has been wrestling with for decades. While it will not solve all of our issues, the 200,000 gallons of water that will be absorbed and detained during a major storm event is not insignificant. That's the same as installing 4,000 rain barrels in town. If we plan to move forward with a SWU and want to encourage all stakeholders to make efforts to detain/divert their stormwater runoff, this is the city's chance to lead by example. The cost share with MWRD is an added bonus to the taxpayers.
3. The library parking lot might be in "acceptable" condition, but it is not in good condition by any means. If any of us lived on a street that was in this type shape, we would be asking why it wasn't on the resurface list. Pictures are attached.
4. The cost comparison to a resurface is not an apple to apple look at the pricing. As parking lots age, the subbase material also deteriorates. Replacing the subbase and surface layer is essentially what will happen with this project. Everything will be new. The Park District recently completed a parking lot project that involved replacement of the subbase. Their project was for 25,000 sqft and the low bid listed the breakdown at \$200,000. This was VERY low compared to the other bids and a true cost is difficult to ascertain because they included 3 projects on one bid event. Even at this low number, the library parking lot would cost nearly \$500,000 to replace completely with grey infrastructure. It's my opinion that this is a more comparable comparison.



Agenda Cover Memorandum

Meeting Date: January 14, 2019

Meeting Type: Committee of the Whole City Council Budget Workshop

Item Title: Green Infrastructure Grant

Action Requested: Approval For Discussion Feedback Requested For Your Information

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Background:

Staff received a call from the Metropolitan Water Reclamation District of Greater Chicago (MWRDGC) stating that Alderman Moran had contacted them and had been informed about a green infrastructure grant and provided information on a project that was discussed. Staff completed an application, and sent it to MWRDGC for their consideration. The project submitted was for the reconstruction of the Central (Library) Lot as a pilot program for green infrastructure. The project was for an approximate \$1.3 million dollar green parking lot in the Central Lot in Uptown and would include permeable pavement, excavation, drainage, and other green technologies.

On November 30, 2018 staff received a letter stating that the City had indeed been awarded a grant for this project. The grant allows for MWRDGC to pay 50% of the construction costs, not to exceed \$650,000 and funds only items that are considered green infrastructure. If the project comes in under budget, MWRDGC would only reimburse 50% of the project cost. There is no reimbursement for design or construction engineering. Staff estimates the design and engineering costs to be between \$200,000-\$300,000 and would be at the City's expense. Using the total project cost estimate, the City's portion of the project may be in the neighborhood of \$850,000-\$950,000 (\$650,000 construction and \$200,000-\$300,000 for design / engineering).

At this time, items for discussion include:

- The Central Lot is in acceptable condition at this time, with the exception of the west end which has alligator cracking and would need rehabilitation in the next few years.
- A resurfacing project alone would be in the \$150,000-\$200,000 range and could be completed in a relatively short time period.
- If reconstructed, parking would need to be revised per the current Zoning Code parking lot, landscaping, and lighting standards.
- If the Green Infrastructure Project goes forward, the parking lot would be closed for an extended period of time during the spring and summer as excavation, islands and drainage work would need to be done. This would result in limited parking and relocation of 18 permit parking holders as well as 3-hour parking.
- If reconstructed, the city would need to transfer funds from the General Fund to the Sewer Fund to pay for the "Fee in Lieu" charge, as the City's Ordinance does not accept void storage as storm detention. The MWRD Watershed Management Ordinance would also apply for infiltration requirements.
- There will still be some impact to the City's drainage system, as there would be a connection to the City's sewer system, although the parking lot design would hold water and slow the release.
- Staff has said many times that "every little bit helps". The Council needs to discuss the benefits of this 'pilot' green parking lot.
- Staff is looking for direction on whether the Council wants staff to bring an Intergovernmental Agreement (IGA) between the City and MWRDGC back as an Action Item. If approved, staff would then go forward with a Request for Proposals (RFP) for the design / inspection of the project.

We will discuss this matter.