TO: Kate Bernhardt Parks + Rec. FAX #: 441-4419	FROM: Linda MacIntyre Public Works FAX #:	DATE: 1/2 PAGES INCLU THIS PAGE: PHONE #: X3240

MEMORANDUM

TO: Kate Bernhardt, Parks and Recreation

FROM: Linda MacIntyre, Public Works

SUBJECT: Hogan-Pancost property

DATE: January 23, 1992

On January 14, several staff members met in the City Attorney's office to discuss issues related to the Hogan-Pancost property, which abuts the East Boulder Community Park property to the south. Jane Greenfield provided a list of questions, which included the following three related to transportation:

1) Were the per linear foot construction costs for a local street 28 or 32 feet in width, including curb, gutter and sidewalk?

Based on information from the Transportation Projects staff, these estimates were for a 28 foot wide street. The $220 per lineal foot estimate does include curb, gutter and sidewalk.

2) What is the value of the former right-of-way for 55th St. (which ran north-south through the Hogan Pancost property)?

I am unable to obtain the exact width or length of the right-of-way. Based on the information in Mapping and Records, the right-of-way appears to be 40 feet wide and 950 feet long (a copy of the available information in Mapping and Records is attached). Staff members in Real Estate and Open Space should be able to calculate an appropriate cost for this land.

3) The Hogan-Pancost property owners are interested in extending Kewanee to the east. Is there a transportation or safety related reason (as opposed to a political reason) why this connection should not go through?

There is no transportation or safety reason why Kewanee should not be connected to future development on the Hogan-Pancost property. From a strictly transportation perspective, this connection is in fact desirable. However, during discussions on the future of traffic circulation in this area (related to the development of the park), staff and Planning Board made assurances to the neighborhood on Manhattan Dr. that this connection would not be made in the future.

In addition to the meeting on January 14, you and I met on January 17 to discuss additional transportation issues related to this property.