

Revitalize and Reconnect Lancaster with a New Pocket Park at the Municipal Building

TOTAL NYF FUNDS REQUESTED \$206,000
TOTAL PROJECT COST \$206,000
% OF TOTAL PROJECT COST 100%



PROJECT DESCRIPTION

The Village of Lancaster's proposed Pocket Park is an innovative and sustainable urban space designed to invigorate the currently underutilized asphalt area between Lancaster Fire Hall/ Municipal Building and Picasso's Pizza.

This Pocket Park aligns seamlessly with the goals of the Village's NY Forward vision. As a microcosm of the envisioned "equitable, resilient, and sustainable" downtown, this pocket park will be an inclusive community space that enhances Lancaster's distinctive character and encourages economic development.

The park will connect the parking lot to Central Avenue / Broadway. The park will draw visitors eyes into the rest of Lancaster’s business district and help promote exploration within the Village.

One of the central objectives of the Pocket Park is to create a seamless and appealing connection between the vibrant downtown businesses and the ample, free municipal parking located behind the Fire Hall / Municipal Building. Currently, the lack of inviting pedestrian access between these areas might deter visitors who are unaware of or unsure about parking options. The park will act as a visually attractive corridor that intuitively guides visitors from the parking area to the bustling business district. Improved signage, creative lighting, and a well-designed, safe, and ADA-compliant pathway will encourage visitors to traverse this route. The park will not only improve the parking experience but also ensure that it enhances the visitor’s overall impression of Lancaster. By strengthening the linkage between parking and commerce, the Village aims to boost foot traffic to local businesses, thereby stimulating the local economy and fostering a thriving, pedestrian-friendly community.

PROJECT LOCATION

5432 Broadway, Lancaster, NY

PROJECT SPONSOR

Village of Lancaster

PROPERTY OWNERSHIP

Village of Lancaster



The park's design will carefully preserve and celebrate the area's unique location, nestled between historical and civic buildings. It will feature creative landscaping and architecture that reflects Lancaster's rich history. For instance, strategically placed plaques and artworks will educate visitors about the Village's cultural significance, reinforcing the Village's commitment to weaving Lancaster's heritage into the community's fabric.

The park will further support local businesses by providing an attractive public space for customers and employees. Encouraging the community to gather here will foster a more thriving local business environment, especially for neighboring establishments.

Inclusivity will be a cornerstone of this park. Various seating arrangements and areas will accommodate people of all abilities and foster social connections among diverse groups. The design will cater to various family sizes and age groups, from young adults to seniors, promoting an environment of unity and respect.

Health and wellness will be integral to the park. The park will feature green spaces that invite visitors to rest, meditate, or engage in gentle exercises. Safe pedestrian paths connect the park with nearby streets and buildings, providing a healthy alternative for navigating the Village.

From an environmental perspective, the park will embody sustainable practices. We will replace the existing asphalt with permeable surfaces that manage stormwater and reduce environmental impact. Plantings and trees will enhance air quality and create a cooling effect during the hotter months, reducing the heat island effect common in urban settings.

The Pocket Park will be a green, inclusive, and vibrant oasis in the heart of Lancaster, supporting local business growth, promoting health and wellness, and serving as a symbol of our commitment to sustainable and smart growth.

CAPACITY

The Village of Lancaster has demonstrated a strong capacity to execute complex, community-enhancing projects through its successful completion of multiple similar endeavors in the recent past. A track record of such successfully executed projects bodes well for any future ventures, showcasing the Village's capability to manage grants, collaborate with State and Federal agencies, and deliver results that significantly benefit the community.

These completed projects illustrate the Village's capability to effectively manage grants, engage in public-private partnerships, and execute transformative urban development projects that align with the strategic goals of NY Forward. Thus, it is evident that the Village of Lancaster possesses a robust capacity to take on new initiatives of similar scope and successfully implement them.

PROJECT PARTNERS

There are no project partners.

REVITALIZATION STRATEGIES

NYF STRATEGIES

- **Preserve and celebrate what makes Lancaster unique:** A pocket park can serve as a unique space that highlights Lancaster's identity and provides an opportunity for public art or historic markers.
- **Encourage health and wellness for residents and visitors:** By providing a space for recreation and relaxation, the park promotes wellness.
- **Safe spaces for all:** The park can be designed to be accessible to pedestrians, cyclists, and those using mobility aids.
- **Implement sustainable and environmentally friendly practices:** The park could include features like rain gardens or permeable

pavement to manage stormwater. The park's design can meet high environmental standards, incorporating sustainable materials and energy-efficient features.

REDC STRATEGIES

- **Improve visitor “gateway” experience/physical sense of entry to the region:** By transforming a Village-owned alleyway or unused space into a beautifully landscaped pocket park, it can serve as a welcoming “gateway” into the Village.

DECARBONIZATION

This project does not meet the threshold for decarbonization.

RESILIENCY

The proposed Pocket Park is strategically designed to enhance urban sustainability and resilience. The project will incorporate natural measures that help mitigate urban heat island effects and improve stormwater management by transforming an underutilized asphalt area into a green space. As the park is not located within a flood-hazard area, the project does not incorporate any additional resiliency measures.

PROJECT SYNERGIES

Creating a pocket park in a formerly paved alleyway may synergize with other urban development or revitalization projects. If there are further plans to enhance pedestrian connectivity, the park could act as a vital link between various community sectors, promoting walkability. This project particularly aligns with the goals and vision of the Village's wayfinding project, as adding clear signage for parking and other amenities will assist residents and visitors

utilizing this space. The project also aligns with the Opera House improvements by offering a safe and attractive connection between parking spaces and that building. The pocket park could attract more visitors, aiding local businesses and contributing to neighborhood appeal. Furthermore, the park could synergize with health and wellness initiatives by offering outdoor exercise and relaxation space, contributing to community well-being. These synergies, which would depend on the specific projects proposed in the area, reflect how a pocket park can be an integrative and multifunctional element in urban planning, enhancing various aspects of community life.

PUBLIC SUPPORT

The creation of a pocket park has received widespread positive support from various stakeholders. Residents appreciate the addition of accessible green space, enhancing social interaction and neighborhood pride. Environmental advocates view transforming urban spaces into green areas as a step towards sustainability and conservation. Local businesses see this proposed pocket park as a means to attract more foot traffic, fostering community engagement with commerce. The Village supports the park as it recognizes its alignment with planning initiatives that promote health, wellness, and the overall quality of life. Schools and community organizations envision the park as a venue for educational opportunities and events, while tourism boards and cultural organizations see it as enriching the local landscape. This pocket park symbolizes a multifaceted community asset that resonates with diverse interests and societal needs, garnering broad support.

BUDGET NARRATIVE

Based on standard construction estimating methods, the project budget was prepared by LaBella Associates, a planning, engineering, and design firm familiar with the proposed design improvements associated with this project. The contingency included in the budget is within the typical range for this type of project to account for unanticipated project modifications. The project sponsor is requesting funding for 100% of project costs.

BUDGET

Activity	Amount	Funding Source	Status of Funds
Construction	\$169,000	NYF	Requested
Design	\$28,000		
Construction Administration	\$9,000		
Total NYF Funding Request			\$206,000
Total Funding from Other Sources			\$0
Total Project Cost			\$206,000
% Requested of Total Project Cost			100%

PROJECT FEASIBILITY & IMPACT

The Pocket Park project, spearheaded by the Village of Lancaster, holds strong feasibility given the Village's direct land ownership and streamlined municipal support, ensuring swift approvals and coordination. The need for the project, which will improve connections between the Municipal parking lot and Broadway, is demonstrated by the parking analysis, which shows an uneven distribution of parking demand.

The Pocket Park project is an infrastructural enhancement and a strategic move to bridge the gap between available resources (like parking) and the commercial district. Given its positioning and features, the park is anticipated to drive significant foot traffic, promoting local businesses and enhancing the overall Lancaster experience. Economically, the project is expected to offer a substantial ROI, given the potential boost in commerce. Environmentally, it serves as a green

lung, promoting biodiversity and sustainability. Societally, it offers an inclusive space for community interactions. The project holds tangible economic benefits and aligns with the broader vision of a sustainable, inclusive Lancaster.

REGULATORY REQUIREMENTS

The proposed project is consistent with the Village's Comprehensive Plan. SEQRA review will be undertaken, including SHPO consultation. Additionally, as the park is located in the Local Historic Preservation District, the project will need to be reviewed by the Village's Historic Commission.

TIMELINE FOR IMPLEMENTATION

Anticipated Start Date: Spring 2024	
Project Stage	Timeframe
Design, Engineering, Bid Process <ul style="list-style-type: none">• Solicit design and engineering services• Develop construction documents• Issue bid documents• Award bid to selected contractor	10 Months
Construction	3 Months
Total Time Frame	13 Months

Anticipated Completion Date: Spring 2025

EXISTING CONDITIONS



PROPOSED CONDITIONS

