



Request for City Council Committee Action From the Department of Public Works

Date: January 17, 2012

To: Honorable Sandra Colvin Roy, Chair Transportation & Public Works Committee

Subject: **Riverside Avenue Phase 2 Reconstruction and Street Lighting Projects**

Recommendation:

- A. Passage of a Resolution designating the location, streets, and improvements proposed to be made in the Riverside Ave Reconstruction Phase 2 Project No 6746 street improvement project.
- B. Adoption of a Committee Report receiving the cost estimate of \$5,850,000 for the street reconstruction project, the list of benefited properties, directing the City Engineer to prepare a proposed Street Construction Special Improvement Assessment against the list of benefited properties by applying the 2012 Uniform Assessment Rates and directing the City Clerk to give notice of a Project Approval and Assessment Public Hearing to be held on February 28, 2012, before the Transportation and Public Works Committee.
- C. Passage of a Resolution designating the location, streets, and improvements proposed to be made in the Riverside Ave Street Lighting Phase 2 Project No 6746.
- D. Adoption of a Committee Report receiving the cost estimate of \$272,800 for the street lighting project, the list of benefited properties, directing the City Engineer to prepare a proposed Street Lighting Special Improvement Assessment against the list of benefited properties and directing the City Clerk to give notice of a Project Approval and Assessment Public Hearing to be held on February 28, 2012, before the Transportation and Public Works Committee.
- E. Setting of a public hearing to be held on February 28, 2012 before the Transportation and Public Works Committee to consider the abandonment and removal of areaways in conflict with the street construction project and directing staff to give notice in accordance with the provisions of Section 95.90 of the Minneapolis Code of Ordinances.
- F. Authorize staff to acquire permanent easements for sidewalk expansion and ADA ramp expansion.

Previous Directives:

- July 22, 2011 Council action authorizing the proper City officers to negotiate and enter into agreements for permanent and temporary easements.
- May 27, 2011 Council Resolution 2011R-280 Ordering Riverside Ave Street Lighting Phase 1 Project to proceed and adopting special assessments.
- May 13, 2011 Council Resolution 2011R-238 Ordering Riverside Ave Phase 1 Reconstruction Project to proceed and adopting special assessments.
- May 13, 2011 Council Resolution 2011R-239 requesting Board of Estimate and Taxation to issue and sell City of Minneapolis bonds.
- April 15, 2011 Council Resolution 2011R-181 designating the location and streets to be improved in the Riverside Av Lighting Phase I Project No 6746.

- April 1, 2011 Council Resolution 2011R-142 designating the location and streets to be improved in the Riverside Av Reconstruction Phase I Project No 6746.
- January 14, 2011, Council Resolution 2011R-013 Holding Harmless the State of Minnesota from a variance from the parking lane width requirements
- December 10, 2010, Council action approving the layout for Riverside Ave between Cedar Av and Franklin Av.
- November 5, 2010, Council Resolution 2010R-534 directing the City Engineer to proceed with a variance request from the parking lane width requirements.

Prepared by: Christopher M. Engelmann, Project Engineer 673-3274

Approved by:

Steven A. Kotke, P.E., City Engineer, Director of Public Works

Presenters: Christopher M. Engelmann, Project Engineer, Department of Public Works, Transportation Planning & Engineering

Reviews Not Applicable

Financial Impact

No financial impact
Action is within the Business Plan

Community Impact

Neighborhood Notification: Pre-assessment public informational meeting will be scheduled and public hearing notices sent out 2 weeks prior to public hearing.
City Goals:
Comprehensive Plan:
Zoning Code:

Background/Supporting Information

This project will reconstruct Riverside Avenue between Cedar Avenue South and Franklin Avenue East (approximately 1.0 miles in length). Riverside Av is a Municipal State Aid Roadway (MSA 198) and is in the City's 2011-2012 Capital Improvement Program (CIP). Phase 1 was substantially completed last year from Franklin Av to 23rd Ave S. Phase 2 is composed of the reconstruction of Riverside Ave from Cedar Av to 23rd Ave S (south leg). The purpose of the project is to improve the condition of the deteriorating roadway surface and to improve the design of the street and sidewalks to meet the current and future transportation and land use needs.

Riverside Avenue was built in 1957 north of I-94 and in 1966 south of I-94. Both sections were seal-coated in 1991. The Pavement Condition Index for the street is between 47 and 57. This segment of Riverside Av S (Cedar Av to 23rd Ave S - south leg) is 0.5 miles long (approximately 1.9 lane miles).

The current roadway is approximately 60 feet wide and carries three lanes of traffic, two parking lanes, and two bike lanes. The proposed roadway width varies from 44 to 62 feet and has one moving lane in each direction, parking on one side, turn lanes at selected intersections, and bike lanes. Traffic signals will be upgraded at 19th Av S, 20th Av S, 21st Av S, and 23rd Av S.

The Riverside Ave Reconstruction Phase 2 project will consist of asphalt road surface, concrete bike lanes, curb, gutter, traffic signals and signage, storm drains and mains, storm water infiltration technologies, concrete drives, sidewalks, turf establishment and trees.

Schedule and Funding

Phase 2 of the project is scheduled for construction in 2012. The Phase 1 portion of the project (Franklin Av E to 23rd Av S (south leg) was initiated in 2011.

A cost estimate for the Phase 2 of the project is \$5,850,000. The project will be partially reimbursed by Minnesota State Aid funds. The remaining budget is funded by net debt bonds, assessment bonds, and sewer revenue.

Assessments

As provided in Chapter 10, Section 8 of the City Charter, submitted herewith is a list of parcels with owner's names, as nearly as can be readily ascertained, which would be benefited by and assessed for the Riverside Ave Reconstruction Phase 2 Project.

The street construction special assessments would be determined by applying the 2012 Uniform Assessment Rates to the land area of benefited parcels located within the street influence zone along the improved streets. The 2012 construction assessment rates are as follows:

\$2.21/sq ft – Non-Residential
\$0.77/sq ft - Residential

Riverside Av Street Phase 2 Lighting Project

Per the City of Minneapolis Street Lighting Policy, a City street lighting system will be installed with all street reconstruction projects, unless 70% of the affected properties (in a Pedestrian Priority Corridor) petition out of the lighting project. A street lighting petition was mailed to the physical property address and tax payers of record on August 2nd, 2011. The petitions were due to the City of Minneapolis by August 19th, 2011, to be mailed. Eight percent of the assessable property area returned a petition opting not to have a lighting project; 32 percent of the assessable area returned petitions in support of the lighting project. The proposed street lighting project follows the adopted Minneapolis Street Lighting Policy. Street lights will be installed along Riverside Av from Cedar Av to 23rd Av South (south leg). The proposed lighting project is for a City street lighting system consisting of 15 foot tall light poles alternative with 30 foot tall light poles. The total estimated street lighting cost is \$272,800, of which the assessed amount will be the actual costs for construction up to a maximum of \$272,800.

As provided in Chapter 10, Section 6, of the city Charter, submitted herewith is a list of parcels with owner's names, as nearly as can be readily ascertained, which would be benefited by and assessed for the Riverside Ave Street Lighting Project.

The proposed assessment method consists of calculation of land area of benefited parcels located within the street influence zone along the improved street.

The lighting levels for this proposed project are classified as standard. The annual maintenance and operation costs are to be paid by property tax revenue and the city-wide street lighting fee which is assessed to non-property tax paying properties.

Abandonment and Removal of Conflicting Areaways

Section 95.90 of the Minneapolis Code of Ordinances provides a procedure for dealing with areaway encroachments that would interfere with public improvements being made in the public right-of-way such as street construction. Before the City may abandon and remove conflicting areaways (upon the failure of the abutting property owner to resolve or agree to resolve the conflict) and then later assess the costs, a public hearing must be held. It is our recommendation that this areaway public hearing be held in conjunction with the Riverside Av Reconstruction Project Phase 2. Prior to the areaway public hearing notices being given, the

City Engineer will have provided the initial notice required in Section 95.90 of the Minneapolis Code of Ordinances.

Easements

Only acquisitions of permanent right of way easements require authorization by the Council. Temporary construction easement acquisitions are authorized by the Council as an Administrative approval. All easement acquisition funds have been incorporated into the Project Costs. Below is a list of permanent easements that will be acquired by the city:

University of Minnesota:

1901 4th St S, 147 sf, permanent sidewalk
425 20th Ave S, 39 sf, permanent sidewalk

Fairview Hospitals

616 24th Ave S, 2,823 sf, permanent sidewalk.

Triangle Building Ptns

825 Riverside Ave, 97 sf, permanent sidewalk

Trinity Lutheran Congregation

2001 Riverside Ave, 49 sf, permanent sidewalk

Cc: CM Cam Gordon, Ward 2
Jack Qvale, Board of Estimation and Taxation
Craig Troutman, Finance

Riverside Av Reconstruction Phase 2
Project Map



 Project  Phase 1  Phase 2 

T&PW – Your Committee recommends passage and summary publication of the accompanying Resolution and its accompanying Committee Report designating the locations and streets to be improved in the Riverside Av Reconstruction Phase 2 Project, Special Improvement of Existing Street No 6746.

Colvin Roy

**RIVERSIDE AV RECONSTRUCTION PHASE II PROJECT
SPECIAL IMPROVEMENT OF EXISTING STREET NO. 6746**

Designating the improvement of certain existing streets at the locations described hereinafter.

Resolved by the City Council of the City of Minneapolis:

That the following existing streets within the City of Minneapolis are hereby designated to be improved, pursuant to the provisions of Chapter 10, Section 6 of the Minneapolis City Charter, by paving with plant mix asphalt and concrete, with concrete curb and gutter all on a stabilized base and including other street paving related improvements as needed.

Riverside Av from Cedar Av S to 23rd Av S.

T&PW – Your Committee, having received a cost estimate of \$5,850,000 for street construction improvements and a list of benefited properties for certain locations in the Riverside Av Reconstruction Phase II Project, Special Improvement of Existing Street No. 6746, as designated by Resolution 2012R-_____, passed January 27, 2012, now recommends that the City Engineer be directed to prepare a proposed Street Construction Special Improvement Assessment against the list of benefited properties by applying the 2012 Uniform Assessment Rates as per Resolution 2011R-571, passed November 4, 2011.

Your Committee further recommends that the City Clerk be directed to give notice of a public hearing to be held by the Transportation and Public Works Committee on February 28, 2012, in accordance with Chapter 10, Section 8 of the Minneapolis City Charter and Section 24.180 of the Minneapolis Code of Ordinances, to consider approving the construction of the above designated street location, and to consider the amount proposed to be assessed to each benefited property and the amount to be funded by the City.

T&PW – Your Committee recommends passage and summary publication of the accompanying Resolution and its accompanying Committee Report designating the locations and streets to be improved in the Riverside Av Street Lighting Phase 2 Project, Special Improvement of Existing Street No 6746.

Colvin Roy

**RIVERSIDE AV STREET LIGHTING PHASE II PROJECT
SPECIAL IMPROVEMENT OF EXISTING STREET NO. 6746**

Designating the improvement of certain existing streets at the locations described hereinafter.

Resolved by the City Council of the City of Minneapolis:

That the following existing streets within the City of Minneapolis are hereby designated to be improved, pursuant to the provisions of Chapter 10, Section 6 of the Minneapolis City Charter, by installing low-level pedestrian scale street lighting and high level lights at selected locations within the following boundary:

Riverside Av from Cedar Av S to 23rd Av S.

T&PW – Your Committee, having received a cost estimate of \$272,800 for improvements and a list of benefited properties for the Riverside Av Street Lighting Phase II Project, Special Improvement of Existing Street No. 6746, as designated by Resolution 2012R-_____, passed January 27, 2012, now recommends that the City Engineer be directed to prepare proposed assessments against the list of benefited properties.

Your Committee further recommends that the City Clerk be directed to give notice of a public hearing to be held by the Transportation and Public Works Committee on February 28, 2012, in accordance with Chapter 10, Section 8 of the Minneapolis City Charter and Section 24.180 of the Minneapolis Code of Ordinances, to consider approving the construction of street lighting at the above designated street location, and to consider the amount proposed to be assessed to each benefited property and the amount to be funded by the City.