



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

Date: March 18, 2014

To: Honorable Reich, Chair Transportation & Public Works Committee

Subject: **LaSalle Avenue (Grant St to 12th St S) Resurfacing Project No 2228, & LaSalle Avenue (12th St S to 8th St S) Reconstruction Project No 2227: Designation, Cost Estimate, and Set Public Hearings**

Recommendation:

- A. Pass a Resolution designating the location, streets, and improvements proposed to be made in the LaSalle Ave Reconstruction and Resurfacing Projects.
- B. Adopt a Committee Report receiving the cost estimate of \$5,400,000 and the list of benefited properties, direct the City Engineer to prepare a proposed Street Reconstruction and Resurfacing Special Improvement Assessment against the list of benefited properties by applying the 2014 Uniform Assessment Rates and direct the City Clerk to give notice of a Project Approval and Assessment Public Hearing to be held before the Transportation and Public Works Committee on May 13, 2014.
- C. Set a Public Hearing to be held before the Transportation and Public Works Committee to be scheduled May 13, 2014 to consider the abandonment and removal of areaways in conflict with the street project and directing staff to give notice in accordance with the provisions of Section 95.90 of the Minneapolis Code of Ordinances.

These Resolutions may be authorized for summary publication.

Previous Directives:

- None

Department Information:

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Approved by: _____

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

Presenters in Committee: Beverly Warmka, Project Engineer, TP&E

Financial Impact

- Special Assessments to Benefitted Properties

Community Impact

- Neighborhood Notification: Stakeholder meetings in early 2014.
- City Goals: The City's infrastructure will be well-maintained, streets will be destinations.
- Comprehensive Plan: Consistent
- Zoning Code: Not Applicable

Supporting Information

The purpose of this letter is to designate the location, streets and improvements and establish the special assessment improvement proceedings for the LaSalle Ave resurfacing and reconstruction project.

Street Resurfacing and Reconstruction Project

LaSalle Ave at this location is a Municipal State Aid Roadway (MSA 159).

The location of the street resurfacing project is LaSalle Ave from Grant St to 12th St. The proposed street resurfacing project includes the removal of the top few inches of pavement and replacement with a new asphalt surface along with some curb replacement along this segment. Work on this segment would begin in Summer 2014.

The location of the street reconstruction project is LaSalle Avenue from 12th St S to 8th St S. The proposed street reconstruction plan includes pavement, curb and gutter, storm drain, signals, lighting, signing, striping and related items and work. Work on this segment would begin Spring 2015.

In order for the proposed street reconstruction work to be completed in the 2015 construction season, public and private utilities will be upgrading their infrastructure in 2014. This work is expected to have impacts on traffic flow and access. Public Works is coordinating with the utilities to minimize this impact on the adjacent properties and roadway users.

Also submitted is a cost estimate of \$5,400,000 for the LaSalle Avenue Street Reconstruction and Resurfacing Project, which will be partially reimbursed by Municipal State Aid funds. The remaining budget is funded by net debt bonds, assessment bonds, water revenue and sewer revenue.

Special Assessments

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 benefitted by and assessed for the LaSalle Ave Street Reconstruction and Resurfacing Projects.

The street reconstruction and resurfacing special assessments would be determined by applying the 2014 Uniform Assessment Rates to the land area of benefitted parcels located within the street influence zone along the improved street.

Resurfacing

\$0.60/sq. ft. – Non-Residential

\$0.20/sq. ft. – Residential

Reconstruction

\$2.39/sq. ft. – Non-Residential

\$0.80/sq. ft. - Residential

Assessments for the Resurfacing Project (Grant St to 12th St) would be levied on the 2015 property taxes. Assessments for the Reconstruction Project (12th St to 8th St) would be levied on the 2016 property taxes.

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 Penn Avenue S Project. 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.

Attachment 1 – Project Map

Cc: CM Goodman, Ward 7

Jack Qvale, Secretary, Board of Estimate and Taxation

ATTACHMENT 1

PROJECT MAP



T&PW - Your Committee recommends passage and summary publication of the accompanying Resolutions and its accompanying Committee Report designating the location and streets to be improved in the LaSalle Avenue Street Reconstruction Project, Special Improvement of Existing Street No. 2227 and in the LaSalle Avenue Street Resurfacing Project, Special Improvement of Existing Street No 2228.

By Reich

**LASALLE AVENUE STREET RECONSTRUCTION PROJECT
SPECIAL IMPROVEMENT OF EXISTING STREET No 2227**

Designating the improvement of certain existing streets at the location 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 street paving with plant mix asphalt with concrete curb and gutter all on a stabilized base and including other street paving related improvements as needed:

LaSalle Avenue from 12th Street S to 8th Street S

By Reich

**LASALLE AVENUE STREET RESURFACING PROJECT
SPECIAL IMPROVEMENT OF EXISTING STREET No 2228**

Designating the improvement of certain existing streets at the location 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 asphalt mill and overlay and including other street resurfacing related improvements as needed:

LaSalle Avenue from Grant St to 12th Street S

T&PW - Your Committee, having received a cost estimate of \$5,400,000 for street construction improvements and a list of benefited properties for the LaSalle Avenue (12th St S to 8th St S) Reconstruction Project, Special Improvement of Existing Street No. 2227, as designated by Resolution 2014R-_____ passed March 28, 2014, and the LaSalle Avenue (Grant St to 12th St S) Resurfacing Project, Special Improvement of Existing Street No. 2228, as designated by Resolution 2014R-_____ passed March 28, 2014 now recommends that the City Engineer be directed to prepare proposed Street Reconstruction Special Improvement Assessment against the list of benefited properties in the LaSalle Av (12th St S to 8th St S) Reconstruction Project and to prepare a proposed Street Resurfacing Special Improvement Assessment against the list of benefited properties in the LaSalle Av (Grant St to 12th St S) Resurfacing Project by applying the 2014 Uniform Assessment Rates as per Resolution 2013R-509, passed November 12, 2013.

Your Committee further recommends that the City Clerk be directed to give notice of a public hearing to be held before the Transportation and Public Works Committee at the last meeting of the Committee to be scheduled for May 13, 2014, 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 reconstruction and resurfacing of the above designated street locations, and to consider the amount proposed to be assessed to each benefited property and the amount to be funded by the City.