

# City of Minneapolis

## Request for Committee Action

**To:** Transportation & Public Works  
**Date:** 12/1/2015  
**From:** Public Works Department  
**Prepared by:** Kevin G. Anderson, P.E., Project Manager  
**Presented by:** Jeff Handeland, P.E., Principal Professional Engineer  
**File type:** Resolution  
**Subcategory:** Designation

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**Subject:**

26th Ave N (W Broadway to Lyndale Ave N and 2nd St N to the Mississippi River) Reconstruction Project No 6752: Designation, Cost Estimate, Set Public Hearing, and Parking

**Description:**

- A. Passing a Resolution designating the location, streets, and improvements proposed to be made in the 26<sup>th</sup> Avenue N (W Broadway Avenue to Lyndale Avenue N and 2nd St N to the Mississippi River) reconstruction project.
- B. Adopting a Committee Report receiving the cost estimate of \$9,350,000 in 2016 for the street reconstruction project, receiving the list of benefited properties, and directing the City Engineer to prepare a proposed Street Reconstruction Special Improvement Assessment against the list of benefited properties by applying the 2016 Uniform Assessment Rates and directing the City Clerk to give notice of a Project Approval and Assessment Public Hearing to be held February 2, 2016, before the Transportation and Public Works Committee.
- C. Setting a public hearing to be held on February 2, 2016 before the Transportation and Public Works Committee to consider the abandonment and removal of areaways in conflict with the street reconstruction project and direct staff to give notice in accordance with the provisions of Section 95.90 of the Minneapolis Code of Ordinances.
- D. Passing of a Resolution ordering the City Engineer to install parking restrictions on 26<sup>th</sup> Avenue N between W Broadway Avenue to Pacific Avenue N, per the City Council approved layout and to meet State Aid Rule 8820.

**Previous Actions:**

March 20, 2015 - City Council Resolution 2015R-123, passing a Resolution designating the location, streets, and improvements proposed to be made for the 26th Avenue North (Theodore Wirth Parkway to West Broadway Avenue and Lyndale Avenue North to 2nd Street North) Renovation Project No 9929, Council adoption of T&PW Committee report approving the cost estimate, setting the date of Project Approval and Assessment Public Hearing and to consider the abandonment and removal of areaways, passing a Resolution combining the 2014 and 2015 adopted appropriations, funding sources and bonding authority for the two approved 26th Ave N projects including PV073 26th Ave N (W Broadway to Lyndale Ave N) and PV086 26th Ave N (Wirth Pkwy to Brdwy/Lyndale to River) to allow for design, cost management, and construction phasing and bidding as one large project.

January 30, 2015 - Council adoption of T&PW Committee report approving the project layout, authorizing to negotiate with public property owners (Minneapolis Parks and Recreational Board and Minneapolis Public Schools) to acquire a permanent easement for sidewalk purposes, and authorizing to negotiate with private property owners to acquire temporary construction easements and additional right of way.

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**Ward/Address:**

Ward 5

**Background/Analysis:**

The purpose of this letter is to designate the location, streets and improvements, establish the special assessment improvement proceedings, and establish parking restrictions for the street reconstruction improvements. Reconstruction is anticipated to occur in 2016 and 2017.

**Scope**

The proposed reconstruction project scope consists of reconstructing 26<sup>th</sup> Avenue North between W. Broadway and Lyndale Avenue and between 2<sup>nd</sup> Street North and the Mississippi River. This project has been previously described as PV073 26<sup>th</sup> Avenue N (W. Broadway to Lyndale Ave). This project represents the second phase of the overall 26<sup>th</sup> Avenue improvements project. The reconstruction project will include new pavement, curb, gutter, off-street bike path, ADA compliant pedestrian ramps, storm drain, signals, signing, striping, boulevard trees and related items and work.

Construction of the first phase is currently being performed by City forces and includes renovating 26th Avenue North between Theodore Wirth Parkway and West Broadway Avenue, and between Lyndale Avenue North and 2<sup>nd</sup> Street North. This project has been previously described as PV086 26<sup>th</sup> Ave N (Wirth Pkwy to Brdwy/Lyndale to River). The 26th Avenue North roadway is a Municipal State Aid street (MSA 240 and 301) from North Pacific Street to West Broadway Avenue and a Metro Transit bus route (Route 5E) from Emerson Avenue North to West Broadway Avenue.

**Schedule and Funding**

The 26<sup>th</sup> Avenue North reconstruction project between W. Broadway and Lyndale Avenue and between 2<sup>nd</sup> Street North and the Mississippi River is anticipated to be reconstructed in the 2016 and 2017 construction seasons. The reconstruction project cost estimate is \$9,350,000. The renovation project cost estimate was \$2,775,000 resulting in a total project cost estimate of \$12,125,000. The budget funding totals \$12,490,000 for the combined project and consists of the following sources:

- \$7,220,000 in net debt bonds
- \$3,660,000 in municipal state aid
- \$1,375,000 in special assessments
- \$35,000 in stormwater revenue
- \$200,000 in water revenue

The final design for the 26<sup>th</sup> Avenue North reconstruction project between W. Broadway and Lyndale Avenue and between 2<sup>nd</sup> Street North and the Mississippi River is scheduled to be completed in December 2015. The reconstruction work is anticipated to start in May 2016 and conclude in Fall 2017. The construction of the renovation project began in June, 2015 and is anticipated to be completed in June, 2016.

**Special Assessments**

As provided in Article IX, Section 9.6 (c) of the City Charter, a list of parcels with owner's names, as nearly as can be readily ascertained, which would be benefited by and assessed for the above named street renovation project is on file with the City Engineer's Special Assessment Office.

The street reconstruction special assessments will be determined by applying the 2016 Uniform Assessment Rates to the land area of benefited parcels located within the street influence area along the improved streets.

### 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 renovation. 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 26<sup>th</sup> Avenue North Reconstruction Project Approval and Public Hearing. 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.

### Parking Restrictions

On 26<sup>th</sup> Avenue N between W Broadway Avenue to Pacific Street N, the approved project layout includes parking only in designated areas. On 26<sup>th</sup> Avenue N, parking will only be allowed on the north side of the roadway between Washington Avenue N and the Canadian Pacific Railroad track crossing (approximately 280 feet east of 2<sup>nd</sup> Street North). To be compliant with all funding partners, a parking resolution is needed. The City further agrees to provide enforcement of these bans for the applicable parking restricted sections of the project. The parking restriction will become effective upon the reconstruction of the street.

### Financial Review:

**No additional appropriation required, amount included in current budget.**

### Attachments:

1. Project Map

**RESOLUTION  
OF THE  
CITY OF MINNEAPOLIS**

**By Reich**

**26TH AVE N (W BROADWAY TO LYNDALE AVE N, 2ND ST TO MISSISSIPPI RIVER)  
STREET RECONSTRUCTION PROJECT  
SPECIAL IMPROVEMENT OF EXISTING STREET NO. 6752**

**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 the Minneapolis City Charter, Article IX, Section 9.6(c), 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:

26th Ave N from W Broadway Ave to Lyndale Ave N.

26th Ave N from 2nd St. to the Mississippi River (350 feet east of Pacific St).

The Minneapolis City Council hereby adopts a report receiving a cost estimate of \$9,350,000 for street construction improvements and a list of benefited properties for certain locations in the 26th Ave N (W Broadway to Lyndale Ave N) Street Reconstruction Project, Special Improvement of Existing Street No. 6752, as designated by Resolution 2015R-\_\_\_\_\_, passed Dec. 11, 2015, and directs that the City Engineer prepare a proposed Street Construction Special Improvement Assessment against the list of benefited properties by applying the 2016 Uniform Assessment Rates as per Resolution 2015R-\_\_\_\_\_, passed Nov. 20, 2015.

Further, a public hearing is scheduled for Feb. 2, 2016, in accordance with Minneapolis City Charter, Article IX, Section 9.6(c), and Minneapolis Code of Ordinances, Section 24.110, to consider approving the construction of the above-designated street location, the abandonment and removal of areaways located within the project area, and to consider the amount proposed to be assessed to each benefited property and the amount to be funded by the City.

**RESOLUTION  
OF THE  
CITY OF MINNEAPOLIS**

**By Reich**

**Directing the City Engineer to establish parking restrictions on 26th Ave N between the limits of W Broadway Ave to Pacific St N described herein.**

Whereas, the City of Minneapolis wishes to reconstruct 26th Ave N between the limits of W Broadway Ave to Pacific St N; and

Whereas, the City of Minneapolis will be expending Municipal State Aid Funds on the improvements of this street; and

Whereas, the improvements do not provide for adequate width for parking on both sides of the street; and approval of the proposed construction as a Municipal State Aid Street Project must therefore be conditioned upon certain parking restrictions;

Now, Therefore, Be It Resolved by The City Council of The City of Minneapolis:

That the City of Minneapolis shall ban parking of motor vehicles on 26th Ave N between the limits of W Broadway Ave to Pacific St N as prescribed below:

Southerly side of 26th Ave N between the limits of W Broadway Ave. to Pacific Street North.

Northerly side of 26th Ave N between the limits of W Broadway Ave to Washington Ave N

Northerly side of 26th Ave N beginning 280 feet easterly from the easterly limits of 2nd St N and thence extending to Pacific St N.