

City of Minneapolis
Request for Committee Action

To: Transportation & Public Works
Date: 3/22/2016
From: Public Works Department
Prepared by: Beverly Warmka P.E. Project Engineer, Transportation Engineering and Design
Presented by: Beverly Warmka P.E. Project Engineer, Transportation Engineering and Design
File type: Action
Subcategory: Assessment

Subject:

Washington Avenue (CSAH 152) (Hennepin Ave to 5th Ave S) Reconstruction: Set Public Hearings (Project No 6727)

Description:

1. Rescinding the Council action of Sept. 15, 2015, receiving the cost estimate and directing the preparation of proposed special assessments against the list of benefited properties for the Washington Av (CSAH 152) Street Reconstruction Project (Washington Av from Hennepin Av to 5th Av S).
2. Rescinding the Council action of Sept. 15, 2015, receiving the cost estimate and directing the preparation of proposed special assessments against the list of benefited properties for the streetscape construction improvements for the Washington Av (CSAH 152) Street Reconstruction Project (Washington Av from Hennepin Av to 5th Av S).
3. Adopting a Committee report receiving the cost estimate of \$13,540,000 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 2016 Uniform Assessment Rates and directing the City Clerk to give notice of a Project Approval and Assessment Public Hearing to be held May 3, 2016 before the Transportation and Public Works Committee.
4. Adopting a Committee report receiving the cost estimate of \$270,000 for the streetscape construction project, the list of benefited properties, directing the City Engineer to prepare a proposed Streetscape Special Assessment against the list of benefited properties by assessing the cost of the streetscape project and directing the City Clerk to give notice of a Streetscape Project Approval and Assessment public Hearing to be held May 3, 2016, before the Transportation and Public Works committee.
5. Setting a public hearing to be held May 3, 2016 before the Transportation and Public Works Committee to consider the abandonment and removal of areaways in conflict with the projects and direct staff to give notice in accordance with the provisions of Section 95.90 of the Minneapolis Code of Ordinances.

Previous Actions:

September 25, 2015-Resolution 2015R-388 Designating Washington Ave (CSAH 152) Street Reconstruction, Resolution 2015R-389 Directing Establishment of Parking Restrictions on Washington Ave (CSAH 152), Cooperative Agreement Negotiation Authorization
February 21, 2014-Reconstruction Layout Approval and statement of support for Hennepin County variance request

Ward/Address:

Ward 3

Downtown West Neighborhood - Washington Ave (Hennepin Ave to 5th Ave S)

Background/Analysis:

The purpose of this letter is to establish the special assessment improvement proceedings for the street reconstruction and streetscape improvements for Washington Avenue. Construction is anticipated to begin in 2016 and be completed in late 2017.

The Washington Ave (CSAH 152) reconstruction project was designated September 15, 2015, and a Public Hearing was set for October 27, 2015. The Public Hearing was cancelled to be rescheduled for a later time. Rescinding the actions from September 15, 2015, allows for the Public Hearing to be rescheduled and to use 2016 assessment rates.

Scope

The proposed project is a reconstruction of County State Aid Highway (CSAH) 152, Washington Ave. The County is the lead agency on the project and has requested the financial participation of the City. The proposed project consists of reconstructing Washington Ave from Hennepin Ave to 5th Ave S. The project will include full removal of the existing road, and replacement of the paving, base, curb, gutter, signage and striping, storm drains, driveways, street lighting, sidewalks, trees, landscaping and addition of protected bikeways.

Schedule and Funding

The project is planned to be constructed in the 2016 and 2017 construction seasons. This project is part of the CSAH & MnDOT Cooperative Projects program. The Washington Ave cost estimate is \$13,540,000 of which approximately \$3,380,000 is the City's share. The City's funding breakdown is estimated as follows:

- \$1,800,000 in net debt bonds and Municipal State Aid Funds;
- \$790,000 in special assessment bonds for street construction;
- \$270,000 in special assessment bonds for streetscape;
- \$225,000 in sanitary revenue and
- \$350,000 in stormwater revenue.

Street Reconstruction 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 the assessed for the Washington Ave Reconstruction Project, is on file with the City Engineer's Special Assessment Office. The street construction special assessments would be determined by applying the 2016 Uniform Assessment Rates to the land area of the benefited parcels located within the street influence area along the improved streets.

Streetscape

The project area is within the Downtown Improvement District. The street reconstruction project also includes streetscape enhancements. During the planning and design stages of the project, discussions were held with stakeholders regarding enhancements to the streetscape. MnDOT Turn-back and Hennepin County Roadside Enhancement Partnership Program (REPP) funding is able to reduce the amount of the enhancements to be assessed to the adjacent property owners. The estimated cost of these enhancements to be assessed is \$270,000.

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 Washington Ave 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.

cc: Council Member Frey
Jack Qvale, Secretary, Board of Estimation and Taxation

Financial Review:

No additional appropriation required, amount included in current budget.

Attachments:

1. Project Map

Project Map

