



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

**Date:** January 4, 2006  
**To:** Honorable Sandra Colvin Roy, Chair Transportation & Public Works Committee  
**Subject:** **Lake Street (Hiawatha Ave to West River Road) Reconstruction and Streetscape Project No 6709: Designation, Cost Estimate, and Set Public Hearings**

**Recommendation:**

1(a) Passage of a Resolution designating the location, streets and improvements proposed to be made in the Lake Street (Hiawatha Ave to West River Road) Reconstruction Streetscape Project, including approximately 260 feet of 27<sup>th</sup> Avenue S north of Lake Street

1(b) Adoption of a Committee Report receiving the cost estimate of \$12,814,501 and the list of benefited properties, directing the City Engineer to prepare a proposed Street Reconstruction Special Improvement Assessment against the list of benefited properties by applying the 2006 Uniform Assessment Rates and directing the City Clerk to give notice of a Project Approval and Assessment Public Hearing to be held on February 14, 2006 before the Transportation and Public Works Committee

2(a) Passage of a Resolution designating the location, streets and improvements proposed to be made in the Lake Street (Hiawatha Ave to West River Road) Streetscape Revitalization Project

2(b) Adoption of a Committee Report receiving the cost estimate of \$6,607,662.60 for streetscape improvements and the list of benefited properties, directing the City Engineer to prepare a proposed Streetscape Special Improvement Assessment against the list of benefited properties and directing the City Clerk to give notice of a Project Approval and Public hearing to be held on February 14, 2006 before the Transportation and Public Works Committee

3 Adoption of a Committee Report designating the streetscape project area as Street Lighting District Number 1323 and directing the City Clerk to give notice of a public hearing to be held on February 14, 2006 before the Transportation and Public Works Committee

4 Setting a public hearing to be held on February 14, 2006 before the Transportation and Public Works Committee to consider the abandonment and removal of areaways in conflict with the street and streetscape construction projects and directing staff to give notice in accordance with the provisions of Section 95.90 of the Minneapolis Code of Ordinances

5 Setting a public hearing to be held on February 14, 2006 before the Transportation and Public Works Committee to consider an Ordinance that would establish a Lake Street (Hiawatha Ave to West River Road) Special Service District

These Resolutions may be authorized for summary publication.

**Previous Directives:**

- October 7, 2005 Council Resolution 2005R-560 – (a) Accepting the Enhanced Level Streetscape Petitions from Abutting Property Owners (b) Directing the City Engineer to proceed with the design of the Lake Street Enhanced Level Streetscape project (c) Approving the establishment of a Special Service District for Lake Street, and directing the appropriate City Officers to begin the development of the enabling ordinances
- July 22, 2005 Council Action – Accepting the base level streetscape petition and directing the City’s Department of Public Works to assist in developing bid documents and the construction of said streetscape improvements
- July 22, 2005 Council Resolution 2005R-424 – Approving Hennepin County Transportation department’s Layout
- May 27, 2005 Council Action – Resolution Supporting Hennepin County’s variance requests to the Minnesota Department of Transportation
- May 27, 2005 Council Resolution 2005R-318 – Encouraging a Strong Pedestrian Realm and Supporting Hennepin County’s variance requests to the Minnesota Department of Transportation
- June 21, 2002 Council Action – Authorization to execute a Lake Street reconstruction and streetscape project City/County cooperative agreement for professional services

**Prepared by:** Suzette R. Hjermstad, Public Works, Special Assessments Dept., 673-2401

**Approved by:**

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Klara A. Fabry, P. E., City Engineer, Director of Public Works

**Presenters:** Don Elwood, P.E., Engineering Services Division

**Financial Impact** (Check those that apply)

No financial impact - or - Action is within current department budget.  
(If checked, go directly to Background/Supporting Information)

Action requires an appropriation increase to the Capital Budget

Action requires an appropriation increase to the Operating Budget

Action provides increased revenue for appropriation increase

Action requires use of contingency or reserves

Other financial impact (Explain): Special assessment against benefited property owners

Request provided to the Budget Office when provided to the Committee Coordinator

**Background/Supporting Information:**

Lake Street (Hiawatha Ave to West River Road) Reconstruction Project

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

The location of the street reconstruction project is Lake Street from Hiawatha Avenue to West River Road, including approximately 260 feet of 27<sup>th</sup> Avenue S. north of Lake Street. Lake Street at this location is County State Aid Route No. 3. The proposed assessable street improvements are from Hiawatha Ave to West River Road. The proposed street reconstruction plan includes pavement, curb and gutter, sidewalk, storm drain, signals, lighting, signing, striping and related items and work including right-of-way acquisition.

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 Lake Street Reconstruction Project.

Also submitted is a cost estimate of \$11,727,052.32 for the Lake Street Reconstruction Project. The City's estimated portion of this project is \$4,310,882.82. The remainder will be funded from a combination of Federal (TEA-21) and Hennepin County funds.

The street reconstruction special assessments would be determined by applying the 2006 Uniform Assessment Rates to the land area of benefited parcels located within the street influence zone along the improved streets. The 2006 reconstruction assessment rates are as follows:

\$1.36/sq ft – Local – Non-Residential

\$1.36/sq ft – Other – Non-Residential

\$0.52/sq ft – Local – Residential

\$0.42/sq ft – Other – Residential

#### Lake Street Streetscape Revitalization Project

The proposed streetscape plan includes pedestrian level street lighting, trash receptacles, landscape elements, ornamental fencing, trees and tree grates, drainage swales, parking lot screening and related items and work including right-of-way acquisition.

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 Lake Street (Hiawatha Ave to West River Road) Streetscape Revitalization Project.

Also submitted is a base cost estimate of \$6,607,662.60 (the base level streetscape construction as referenced in the T&PW Committee Report adopted July 22, 2005 for the Lake Street [Hiawatha Ave to West River Road] Streetscape Petition).

The proposed assessment method consists of a lineal method along the streets receiving improvements for the costs of the streetscape elements.

#### Street Lighting District Number 1323

As provided in Chapter 431 (Street Lighting) of the Minneapolis Code of Ordinances, the streetscape project area is proposed to be designated as Street Lighting District Number 1323. An assessment is recommended for the portion of the street lighting system maintenance and operation costs which are in excess of the standard costs paid for by the City. The amount to be assessed is \$10,000 per year. Chapter 431 provides for a lineal frontage method of assessing these costs.

#### 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 Lake Street (Hiawatha Ave to West River Road) Reconstruction Project 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.

#### Lake Street (Hiawatha Ave to West River Road) Special Service District

The City Council adopted a policy on July 15, 1988 that requires a means to maintain new streetscape improvements. A special service district is a common and effective vehicle to implement that City Council Policy.

We anticipate the subject matter of an Ordinance to establish such a district for the area to be introduced at the City Council Meeting during the first quarter of 2007 for its first reading and referral to the Transportation and Public Works Committee for a public hearing. It is our recommendation that the public hearing on the district establishment Ordinance be held in conjunction with the other public hearings for the Lake Street (Hiawatha Ave to West River Road) area.

Attachment 1 – Project Map

Cc: Jack Qvale, Secretary, Board of Estimate and Taxation

ATTACHMENT 1

PROJECT MAP

