



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

Date: May 1, 2007
To: The Honorable Sandra Colvin Roy, Chair Transportation and Public Works Committee
Subject: **27th Av S (E Lake St to Minnehaha Av) Reconstruction and Streetscape Project No 6217: Designation, Cost Estimate, Set Public Hearing and various approvals and actions related to proposed reconstruction.**

Recommendation: 1a. Passage of a resolution designating certain locations and streets along with the improvements proposed to be made in the 27th Av S, Street Reconstruction and Streetscape Project.

1b. Adoption of a Committee Report receiving the cost estimate of \$837,630 for the 27th Av S Street Reconstruction and Streetscape Project, 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 2007 Uniform Assessment Rates and directing the City Clerk to give notice of Project Approval and Assessment Public Hearing to be held on June 19, 2007 before the Transportation and Public Works Committee.

2a. Approve the attached project layout dated 4/12/2007 for reconstruction of 27th Av S between E Lake St and Minnehaha Av.

3a. Passage of a Resolution designating the location streets and improvements proposed to be made in the 27th Av S (E Lake St to Minnehaha Av) Streetscape Project.

3b. Adoption of a Committee Report receiving the cost estimate of \$117,600 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 June 19, 2007 before the Transportation and Public Works Committee.

4. Adoption of a Committee Report designating the streetscape project area as Street Lighting District Number 1330 and directing the City Clerk to give notice of a public hearing to be held on June 19, 2007 before the Transportation and Public Works Committee.

5. Setting a public hearing to be held on June 19, 2007 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.

6. Authorize Public Works to negotiate with private property owners to acquire and execute easements and additional right of way, if necessary.

These resolutions may be authorized for summary publication.

Previous Directives:

Prepared by: Suzette R. Hjermsstad, R.E. Investigator II 673-2401
Ole Mersinger, P.E., Project Engineer 673-3537
Rhonda Rae, Director of Engineering Services

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

Presenters: Don Elwood, P.E., Principal Engineer, Engineering Services

Permanent Review Committee (PRC)	Approval _____	Not applicable	<u> X </u>
Policy review Group (PRG)	Approval _____	Not applicable	<u> X </u>

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
- Business Plan: Action is within the plan. Action requires a change to plan.
- Other financial impact: Special Assessments against benefited properties
- Request provided to department's Finance Dept. contact when provided to the Committee Coordinator

Community Impact

Neighborhood Notification: Pre-public hearing meeting to be scheduled
 Neighborhood Meetings: Public meetings held November 29, 2005; December 12, 2005; December 28, 2005; October 17, 2006.
 City Goals: Maintain the physical infrastructure to ensure a healthy, vital and safe city
 Comprehensive Plan: Not Applicable
 Zoning Code: Not Applicable

Background/Supporting Information:

Project/Scope

- 27th Ave South is a Municipal State Aid Route (MSA 410) from East Lake Street to Minnehaha Avenue. 27th Ave South was constructed in 1957 and has a PCI (Pavement Condition Index) rating of 57 (in a range of 0 to 100, where 100 is best). The project length is approximately 535 feet long with an average existing ADT (average daily traffic) of 2,900 vehicles and a projected future ADT of 3,200.

- The current roadway carries two way traffic (one lane each direction) and parking on both sides of the roadway. The proposed roadway will carry two way traffic (one lane each direction), parallel parking on the southbound side of 27th Ave South and 45 degree parking on the northbound side of 27th Ave South. The proposed layout will maintain the current roadway width of a 12 foot drive lane and a 10 foot parking lane. (Please see the attached layout) The street reconstruction will be paved with plant mix asphalt with concrete curb and gutter all on a stabilized base and including other street paving related improvements as needed.
- Public Works has worked with affected property owners and businesses at four public project meetings to complete the project layout.

Schedule and Funding

- The construction of this project is scheduled for 2007
- The cost estimate for this project is \$837,630, which is comprised of Minnesota State Aid funds, Net Debt Bonds and Assessment Bonds.

Purpose of this Letter

The purpose of this letter is to obtain Council Approval of the project layout, adopt a resolution to authorize Public Works staff to negotiate with private property owners to acquire easements, if necessary, and to establish the special assessment improvement proceedings for the paving of the streets designated in the above referenced project, 27th Avenue South Reconstruction, Special Improvement of Existing Street No. 6217. The 27th Avenue South reconstruction project is from approximately 20 feet south of East Lake Street through the 31st Street East intersection with Minnehaha Avenue.

As provided in Chapter 10, Section 6 of the City Charter, we have prepared a list of parcels with owner's names, as nearly as can be readily ascertained, which would be benefited by and assessed for the project locations.

The street reconstruction special assessments would be determined by applying the 2007 Uniform Assessment Rates to the land area of benefited parcels located within the street influence zone along the improved streets. The 2007 reconstruction assessment rates are as follows:

\$1.50/sq ft – Other – Non-Residential
 \$0.46/sq ft – Other – Residential

27th Av S Streetscape Project

The proposed streetscape plan includes pedestrian level street lighting, scored sidewalk, trees and tree grates and related items and work.

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 27th Av S Streetscape Project. Also submitted is a cost estimate of \$117,600 for the streetscape project. This proposed streetscape project will take advantage of the design and ambience of the streetscape project already underway on E Lake Street.

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

Street Lighting District Number 1330

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 1330. An assessment is recommended for the portion of the street lighting system maintenance and operation costs that are in excess of the standard costs paid for by the City. The amount to be assessed is approximately \$650 per year, estimated. A final assessment amount will be calculated based on the lighting installation. 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 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 27th Av S Reconstruction and Streetscape 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.

27th Av S (E Lake St to Minnehaha Av) 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. The subject matter of an Ordinance to establish such a district for the area may be introduced at a future City Council meeting. This streetscape area could be maintained through either a special service district or by current maintenance methods since this streetscape is comprised of only scored sidewalk, pedestrian level street lighting and trees.

Attachment 1 – Map

Attachment 2 – Proposed Project Layout

Cc: Council Member Gary Schiff, Ward 9

Jack Qvale, Secretary, Board of Estimate and Taxation

27th Ave S Street Reconstruction and Streetscape Project

