



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

**Date:** March 1, 2011

**To:** Honorable Sandra Colvin Roy, Chair Transportation & Public Works Committee

**Subject:** **Lyndale Avenue S (56<sup>th</sup> Street W to east-bound W Minnehaha Parkway)  
Reconstruction and Street Lighting Project No 6745: Designation, Cost  
Estimate, and Set Public Hearings**

**Recommendation:**

- A. Passage of a Resolution designating the location, streets and improvements proposed to be made in the Lyndale Avenue S Reconstruction Project.
- B. Adoption of a Committee Report receiving the cost estimate of \$3,600,000 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 2011 Uniform Assessment Rates and directing the City Clerk to give notice of a Project Approval and Assessment Public Hearing to be held on April 5, 2011 before the Transportation and Public Works Committee.
- C. Passage of a Resolution designating the location, streets and improvements proposed to be made in the Lyndale Avenue S Street Lighting Project.
- D. Adoption of a Committee Report receiving the cost estimate of \$538,200 for street lighting improvements and the list of benefited properties, directing the City Engineer to prepare a proposed Street Lighting 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 April 5, 2011 before the Transportation and Public Works Committee
- E. Setting a public hearing to be held on April 5, 2011 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

These Resolutions may be authorized for summary publication.

**Previous Directives:**

- September 24, 2010 Council Resolution 2010R-449 approving the layout for Lyndale Ave (County State Aid Highway 22) between 56<sup>th</sup> St W and east-bound Minnehaha Pkwy W.

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Don Elwood, P.E., Director, Transportation Planning & Engineering, 673-3622

**Approved by:**

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

**Presenters:** Jeff Handeland, Project Engineer, Transportation Planning & Engineering

**Reviews**

Permanent Review Committee (PRC)	Approval <input type="checkbox"/>	Not applicable <input checked="" type="checkbox"/>
Civil Rights	Approval <input type="checkbox"/>	Not applicable <input checked="" type="checkbox"/>
Policy review Group (PRG)	Approval <input type="checkbox"/>	Not applicable <input checked="" type="checkbox"/>

**Financial Impact**

Special Assessments to Benefited Properties

**Community Impact**

**Neighborhood Notification:**

**City Goals:** The City's infrastructure will be well-maintained; streets will be destinations.

**Comprehensive Plan:** Consistent

**Zoning Code:** Not Applicable

**Background/Supporting Information:**

General

Since the early 1990's, the City and County have been developing a reconstruction plan for Lyndale Avenue S. Over the years, extensive efforts were made to solicit input from the surrounding neighborhoods. These efforts have culminated in a layout which was approved by City Council on September 24, 2010.

Since layout approval was obtained, Hennepin County has been developing plans for the reconstruction project. The Hennepin County and City of Minneapolis staffs have been actively communicating through detailed design including meetings of the City's Capital Projects Task Force (CPTF) to review the preliminary plan sets.

The City, County and Nicollet-East Harriet Business Association (NEHBA) have also hosted a series of meetings to gather input regarding the level of interest of adjacent property owners to construct the City street lighting system and enhanced streetscape fundable by special assessments. A street lighting petition was available at the December 15, 2010 meeting and was mailed during the last two weeks of December, 2010. The lighting petitions were due to be tallied by February 15, 2011. The public hearing for the associated lighting project is requested to be set for April 5, 2011. Input is still being gathered to determine the level of interest in enhanced streetscape elements. Therefore, a public hearing is yet to be scheduled to consider construction of any enhanced streetscape.

The project is anticipated to be constructed in 2011.

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

## Lyndale Avenue South from W Minnehaha Parkway to 56<sup>th</sup> St W Reconstruction Project

The location of the street reconstruction project is Lyndale Avenue South between 56<sup>th</sup> St W and east-bound W Minnehaha Parkway. Lyndale Av S at this location is County State Aid Route No. 22. The proposed street reconstruction plan includes pavement, curb and gutter, sidewalk, storm drain, signals, signing, striping 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 Lyndale Av S Street Reconstruction Project.

Also submitted is a cost estimate of \$3,600,000 for the Lyndale Av S Street Reconstruction Project. The City's estimated portion of this project is \$780,000, which is comprised of Assessment Bonds and Municipal State Aid funds. The remainder will be funded from Hennepin County funds.

The street reconstruction special assessments would be determined by applying the 2011 Uniform Assessment Rates to the land area of benefited parcels located within the street influence zone along the improved streets.

## Lyndale Avenue South Street Lighting Project

Per the City of Minneapolis Street Lighting Policy, a City street lighting system will be installed with all street reconstruction projects, unless 70% of the affected properties (in a Pedestrian Priority Corridor) petition out the lighting. Petition forms were mailed to all affected property owners. Signatures representing 66% of the property in the influence zone were returned by the deadline from property owners who were not in support of the project. The proposed street lighting project follows the adopted Minneapolis Street Lighting Policy. Street lights will be installed along Lyndale Avenue South from approximately the north right-of-way line of 56<sup>th</sup> Street W to the south right-of-way line of east-bound W Minnehaha Pkwy. The proposed street lighting project is for a City street lighting system consisting of fifteen-foot-tall lantern-style lights soldiered with twenty-foot-tall modern shoe box-style lights. The total estimated street lighting cost is \$538,200. Hennepin County has been asked to fund an estimated \$224,000 of the street lighting cost. The maximum amount to be assessed will be \$314,200.

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 Lyndale Av S Street Lighting Project.

The proposed assessment method consists of calculation of land area of benefited parcels located within the street influence zone along the improved streets.

The lighting levels for this proposed project are classified as standard. The annual maintenance and operation costs are to be paid by property tax revenue and the city-wide street lighting fee which is assessed to non-property tax paying properties.

## 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 Lyndale

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: Jack Qvale, Secretary, Board of Estimate and Taxation

ATTACHMENT 1

PROJECT MAP



Project



**T&PW** - Your Committee recommends passage of the accompanying resolution designating the location and streets to be improved in the Lyndale Avenue S Street Reconstruction Project, Special Improvement of Existing Street No. 6745.

**By Colvin Roy**

**LYNDALE AVENUE S STREET RECONSTRUCTION PROJECT  
SPECIAL IMPROVEMENT OF EXISTING STREET No 6745**

**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:

Lyndale Avenue S from east-bound W Minnehaha Parkway to 56<sup>th</sup> St W

**T&PW** - Your Committee, having received a cost estimate of \$3,600,000, of which the City's portion is an estimated \$780,000 for street construction improvements and a list of benefited properties for the Lyndale Avenue S (from east-bound W Minnehaha Parkway to 56<sup>th</sup> St W) Reconstruction Project, Special Improvement of Existing Street No. 6745, as designated by Resolution 2011R-\_\_\_\_\_ passed January 28, 2011, now recommends that the City Engineer be directed to prepare proposed assessments against the list of benefited properties.

Your Committee further recommends that the City Clerk be directed to give notice of a public hearing to be held on March 1, 2011, to consider approving the above-designated street reconstruction project and to consider the amount proposed to be assessed to each benefited property and the amount to be funded by the City.

**T&PW** - Your Committee recommends passage of the accompanying resolution designating the location and streets to be improved in the Lyndale Avenue S Street Lighting Project, Special Improvement of Existing Street No. 6745L.

**By Colvin Roy**

**LYNDALE AVENUE S STREET LIGHTING PROJECT  
SPECIAL IMPROVEMENT OF EXISTING STREET NO 6745L**

**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 installing a lighting system consisting of a combination of twenty-foot-tall and fifteen-foot-tall street lights together with all the necessary appurtenances and work related to the above-described improvements:

Lyndale Avenue S from east-bound W Minnehaha Parkway to 56<sup>th</sup> St W

**T&PW** - Your Committee, having received a base cost estimate of \$538,200 for improvements and a list of benefited properties for the Lyndale Avenue S Street Lighting Project, Special Improvement of Existing Street No. 6745L, as designated by Resolution 2011R-\_\_\_\_\_, passed January 28, 2011, now recommends that the City Engineer be directed to prepare proposed assessments against the list of benefited properties.

Your Committee further recommends that the City Clerk be directed to give notice of a public hearing to be held on March 1, 2011, in accordance with Chapter 10, Section 6 of the Minneapolis City Charter and Section 24.180 of the Minneapolis Code of Ordinances, to consider approving the above-designated street lighting project and to consider the amount proposed to be assessed to each benefited property and the amount to be funded by the City.