



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

**Date:** July 12, 2011

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

**Subject:** **Authorization to negotiate and enter into agreements for permanent sidewalk easements, temporary construction easements, and land exchange for the Riverside Ave Reconstruction Project**

### Recommendation:

- a. Authorize appropriate city officers to negotiate and enter into an agreement with Minneapolis Park Board to transfer operation of Svea Triangle Park to the City of Minneapolis, in exchange for granting an **permanent** easement to the Park Board for a portion of City owned land adjacent to Ryan Lake to operate a park.
- b. Authorize appropriate city officers to negotiate and enter into an agreement with Fairview Hospital for a permanent sidewalk easement.
- c. Authorize appropriate city officers to negotiate and enter into an agreement with Augsburg College for a permanent sidewalk easement.
- d. Authorize appropriate city officers to negotiate and enter into an agreement with Fairview Hospital for a temporary construction easement.

### Previous Directives:

- May 27, 2011 Council Resolution 2011R-280 Ordering Riverside Ave Street Lighting Phase 1 Project to proceed and adopting special assessments.
- May 13, 2011 Council Resolution 2011R-238 Ordering Riverside Ave Phase 1 Reconstruction Project to proceed and adopting special assessments.
- May 13, 2011 Council Resolution 2011R-239 requesting Board of Estimate and Taxation to issue and sell City of Minneapolis bonds.
- April 15, 2011 Council Resolution 2011R-181 designating the location and streets to be improved in the Riverside Av Lighting Phase I Project No 6746.
- April 1, 2011 Council Resolution 2011R-142 designating the location and streets to be improved in the Riverside Av Reconstruction Phase I Project No 6746.
- January 14, 2011, Council Resolution 2011R-013 Holding Harmless the State of Minnesota from a variance from the parking lane width requirements
- December 10, 2010, Council action approving the layout for Riverside Ave between Cedar Av and Franklin Av.
- November 5, 2010, Council Resolution 2010R-534 directing the City Engineer to proceed with a variance request from the parking lane width requirements.

**Prepared by:** Christopher Engelmann, Project Engineer 673-3274  
Dennis Morris, Right of Way Specialist, 673-3607

**Approved by:**

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

**Presenters:** Christopher Engelmann, Project Engineer, Department of Public Works, TP&E

### Reviews

Permanent Review Committee (PRC):	Approval	NA	Date
Civil Rights Affirmative Action Plan	Approval	NA	Date
Policy Review Group (PRG):	Approval	NA	Date

### 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 (Explain):
- Request provided to department's Finance Dept. contact when provided to the Committee Coordinator

### Community Impact

Neighborhood Notification: Not Applicable  
City Goals: A SAFE PLACE TO CALL HOME: the city's infrastructure will be well-maintained; people will feel safe in the city.  
Comprehensive Plan: Not Applicable  
Zoning Code: Not Applicable

### Background/Supporting Information

This project will reconstruct Riverside Avenue between Cedar Avenue South and Franklin Avenue East (approximately 1.0 miles in length). Riverside Av is a Municipal State Aid Roadway (MSA 198) and it is in the City's 2011-2012 Capital Improvement Program (CIP). Phase I is composed of the reconstruction of Riverside Ave from Franklin Avenue East to 23<sup>rd</sup> Ave S (south leg). The purpose of the project is to improve the condition of the deteriorating roadway surface and to improve the design of the street and sidewalks to meet the current and future transportation and land use needs.

Riverside Avenue was built in 1957 north of I-94 and in 1966 south of I-94. Both sections were seal-coated in 1991. The Pavement Condition Index for the street is between 47 and 57. This segment of Riverside Av S (Franklin Av to 23<sup>rd</sup> Ave S (south leg) is 0.5 miles long.

The current roadway is approximately 52 feet wide and carries three lanes of traffic and two parking lanes from 23<sup>rd</sup> Av S to 25<sup>th</sup> Av S and two lanes of traffic and two lanes of parking from 25<sup>th</sup> Av S to Franklin Av. The proposed roadway width varies from 44 to 62 feet and has one moving lane in each direction, parking on one side, turn lanes at selected intersections, and bike lanes. Traffic signals will be upgraded at Franklin Av, 9<sup>th</sup> St S, 27<sup>th</sup> Ave S, and 25<sup>th</sup> Av S.

The Riverside Ave Reconstruction Phase I project will consist of asphalt road surface, concrete bike lanes, curb, gutter, traffic signals and signage, storm drains and mains, storm water infiltration technologies, concrete drives, sidewalks, turf establishment and trees.

As part of the reconstruction several areas requiring temporary and permanent easements were identified. All easements are being donated to the City by the parties involved.

## **Construction Easements**

### *Fairview*

Fairview hospital has requested a temporary drive be constructed between former 24<sup>th</sup> Av (currently their primary emergency department entrance for the Fairview Amplatz facility) and Riverside Av during the reconstruction project. The construction easement will cover approximately 14,650 square feet and construct a temporary drive approximately 350 feet long. The key terms of the agreement are:

- Fairview grants the City access to the property until August 30, 2011, to prepare and construct the temporary drive.
- Fairview agrees to maintain, operate, and remove the temporary drive, and restore private property upon removal.
- Fairview indemnifies the City for any claims unless caused by negligence.

## **Permanent Easements**

### *Fairview Permanent Sidewalk Easement*

At 616 24<sup>th</sup> Av S, a sidewalk easement is sought to provide additional space to allow for a dedicated right turn lane from westbound Riverside Ave to northbound 23<sup>rd</sup> Av S. The easement granted by Fairview to the City would provide a permanent sidewalk easement of approximately 3500 square feet. The turn lane is desired for traffic operations to manage the number of employees and clients at the health care complex.

### *Augsburg Permanent Sidewalk Easement*

Augsburg College has an existing sidewalk on their private property extending approximately 230 feet east from 23<sup>rd</sup> Ave S. They have requested their existing sidewalk be used for the public good, to allow for a wider boulevard in the area.

## **Svea Triangle Agreement**

Svea Triangle Park is a Minneapolis Park Board park operated on City of Minneapolis property located at the intersection of 8<sup>th</sup> St S and Riverside Av. To improve traffic/pedestrian operation and safety at the intersection, the realignment of 8<sup>th</sup> St S through the Svea Triangle Park was evaluated and approved as part of the project layout. As part of the removal of the Svea Triangle Park property, an agreement with the Minneapolis Park Board is necessary to enact the change whereby the City would grant an easement(s) to the Park Board to operate a park on a portion of City owned land adjacent to Ryan Lake. The key terms of the agreement are:

- The City will provide a permanent easement of approximately 9,000 square feet on Ryan Lake.
- The City will provide a 5 year temporary easement of approximately 24,000 square feet on Ryan Lake.
- The Minneapolis Park Board will provide a good faith effort to establish a service road on Brownie Lake to a Surface Water and Sewers facility.
- The Minneapolis Park Board will release operational control of Svea Triangle land to the City.

Attachments: Project Map  
Easement locations

Cc: CM Gordon, Ward 2  
CM Barbara Johnson, Council President

Riverside Av Reconstruction Phase 1  
Project Map



 Project  Phase 1

