

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

Date: January 27, 2009

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

Subject: Unpaved Residential Alleys

Recommendation:

That the City Council adopt the 2008 report entitled <u>Final Report and</u> Recommendations for Paving of Minneapolis Residential Unpaved Alleys.

Previous Directives:

May 15th, 2007: The Transportation & Public Works Committee directed Public Works to proceed with the preparation of a feasibility report to establish a long term program for permanently paving (new construction) the remaining 81 unpaved alleys.

 April 8th, 2008: The Transportation & Public Works Committee approved the staff direction in the feasibility report, and directed Public Works to proceed with the preparation of a final report to establish a long term program for permanently paving (new construction) the remaining 81 unpaved alleys.

Prepared by: Michael D. Kennedy, P.E., Director, Transportation Maintenance & Repair

Approved by:

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

Presenters: Michael D. Kennedy, P.E., Director, Transportation Maintenance & Repair

Reviews: N/A

Financial Impact (Check those that apply)

No Financial Impact

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

The purpose of this report is to serve as a follow-up and final report to the <u>Feasibility Study for Paving of Minneapolis Residential Unpaved Alleys</u> that was introduced at the April 8, 2008 Committee meeting. This report provides final recommendations regarding alley vacations, presents more rigorous estimates of actual costs, and recommends a long term program. It also provides criteria for determining the suitability for pervious pavements or other stormwater

management strategies. This report is intended to serve as a companion document to the earlier feasibility study in that much of the original background information is not reproduced in the final document.

The total number of unpaved alleys to be addressed has been reduced from 81 to 79 during 2008. One was paved in conjunction with a housing development, and another was found to not be a public alley.

Further field surveys were conducted to more accurately determine the need for vacations, drainage calculations, retaining wall and storm drain costs and refined construction costs. Criteria for determining candidates for stormwater management mitigation were also included.

The funding and assessment rationale remains the same as with the feasibility report. The 2009 estimated cost implications for adoption of the report recommendations are:

- \$1,211,040 for City capital funds for standard alley paving.
- \$90,000 for City capital funds for alley retaining walls
- \$272,000 for Sewer funds for traditional storm drainage.
- Estimates for alternative storm water mitigation strategies (pervious pavements etc.)
 were beyond the scope of this study but typically can be 150% of the cost for a standard alley.

Recommendation:

That the City Council adopt the final report to include:

- Direct staff to pursue alley vacations as reported.
- Adopt the recommended funding strategies and set policy to:
 - Continue the historical practice of assessing 100 percent of the cost of alley construction against the benefiting property owners, but use a uniform alley construction rate, similar to street assessments, with the following exceptions. The City will fund:
 - The difference between actual costs and what is realized by the uniform rate.
 - The costs for any non-assessable properties.
 - Continue the historical practice of assessing 100 percent of the cost of alley retaining wall construction against the benefiting property owners with the exception that assessments will be limited to 25% of what is collected for the alley by the uniform assessment rate; the City will fund all costs more than that amount.
 - Continue the historical practice of funding all drainage costs via the City storm drain fund, to include using sewer funds for any alternative stormwater management mitigation (pervious pavements, etc.)
- Direct staff to develop a 10 year program to be submitted to the CIP process starting in 2014, as well as look for funding and project opportunities that might serve as pilot projects prior to 2014.