



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

Date: October 26, 2004
To: Honorable Sandra Colvin Roy, Chair Transportation & Public Works Committee
Referral to: Honorable Barbara Johnson, Chair Ways & Means/Budget Committee

Subject: **Lake Street Streetscape Petitions (Columbus Avenue S to
12th Avenue S and 12th Avenue S to Cedar Avenue S)**

Recommendation:

1. Accept the Enhanced Level Streetscape Petitions and the proposed assessments against the list of benefited properties for the Chicago/Lake and the Bloomington/Cedar/Lake Streetscape Improvement Projects.
2. Amend the City's 2004-2008 Capital Improvement Program to include the Chicago/Lake and the Bloomington/Cedar/Lake Streetscape Improvement Projects.
3. Direct the City Engineer to proceed with the design and construction of the Chicago/Lake and the Bloomington/Cedar/Lake Enhanced Level Streetscape Projects.
4. Approve the establishment of Special Service Districts for Chicago/Lake and Bloomington/Cedar/Lake and direct appropriate City Officials to begin the development of the enabling ordinances.
5. Passage of a resolution amending the 2004 Capital Appropriations Resolution (Resolution No. 2003R-612) increasing the appropriation to the Public Works Capital Paving Construction Fund (4100-937-9372) by \$1,745,545 funded from an increase to revenue source 3910 (4100-937-9372) by said amount.
6. Passage of a resolution amending the 2004 General Appropriations Resolution increasing the appropriation to the Public Works Engineering Services Operating Fund (4100 - 600 - 6025) by \$262,000 funded from the increase to said revenue source Public Works Capital Paving Construction Fund (4100-937-9372) by \$262,000.

Previous Directives:

- September 3, 2004 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.
- August 6, 2004 Council Action – Resolution approving Hennepin County Transportation Department's Layout.
- August 6, 2004 Council Action – Resolution 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: Jack Yuzna, P.E., Engineering Service Division, 673-2415

Approved by:

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

Presenters: Jack Yuzna, P.E., Principal Professional Engineer

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):
- Request provided to the Budget Office when provided to the Committee Coordinator

Background/Supporting Information:

At the August 24, 2004 Transportation and Public Works Committee, your Public Works Department brought forward a petition from property owners abutting Lake Street requesting your consideration for the construction of a base level (or level 1b) streetscape. During the presentation, it was mentioned that property and business owners in the vicinity of Chicago and Bloomington/Cedar Avenues South were interested in pursuing an enhanced level streetscape. The Chicago/Lake and Bloomington/Cedar/Lake business communities have concluded their efforts and are now bringing forward their enhanced level streetscape petitions for your consideration. The business communities wish to build on the improvements of the base level streetscape by providing additional amenities that would reinforce their importance as regional commercial destinations. They understand that the additional enhancements will necessitate the creation of special service district to ensure the streetscapes' maintenance as required by council policy.

The base level (or level 1b) streetscape petition stated that property owners had agreed to additional special assessments in the amount not exceed of one hundred and seventy five dollars per lineal-foot of block face frontage (\$175/lf-bf) for the base level improvements. This would provide a base streetscape of ~\$385 per lineal-foot of frontage as anticipated by the County funding plan. The remaining \$210/lf-bf will be paid for with County and Federal funds.

The Chicago/Lake Business Association's petition wishes to take advantage of the Lake Street streetscape initiative by extending the improvements on to Chicago Avenue South. For Lake Street, their district boundaries would extend from Columbus Avenue South to 12th Avenue South. For Chicago Avenue South, their boundaries would extend from approximately 200 feet south of Lake Street to East 28th Street. The Association recognizes that that County and Federal funding is unavailable for Chicago Avenue South and therefore the streetscape improvements will require that 100% of the cost be borne by the benefiting properties.

John Wolf (a Lake Street business & property owner and member of the Chicago/Lake Business Association) forwarded the department a petition signed by affected property owners of the proposed Chicago/Lake Streetscape District. The petition signatories represent sixty and one-tenth percent (60.1%) of the linear frontage. The petition requested that the total assessment for properties on Lake Street be for an amount not exceed of three hundred and fifty dollars per lineal-foot of block face frontage (\$350/lf-bf) (\$175/lf-bf of base level streetscape and \$175/lf-bf of enhanced streetscape). When the total streetscape special assessment (\$350/lf-bf) is combined with the County and Federal funding (\$210/lf-bf) it results in a not to exceed total enhanced streetscape of \$560/lf-bf. For the properties along Chicago Avenue South, the petition requested that the total assessment for properties, and thus the total enhanced streetscape cost, not exceed \$560/lf-bf. The total block face frontage for the proposed Chicago/Lake Streetscape District is 2,640 lineal-feet. The estimated total streetscape special assessment would be \$1,185,520 (1,242 lf-bf x \$560/lf-bf + 1,400 lf-bf x \$350 lf-bf). On Lake Street, County and Federal funds will provide an additional \$210 lf-bf (\$294,000) for the district streetscape improvements.

The Bloomington/Cedar/Lake Business Association's has defined the proposed district boundaries as 12th Avenue South to Cedar Avenue South. Julie Ingebretsen (a Lake Street business & property owner and member of the Bloomington/Cedar/Lake Business Association) forwarded the department a petition signed by affected property owners of the proposed Bloomington/Cedar/Lake Streetscape District. The petition signatories represent sixty-six and four-tenth percent (66.4%) of the linear frontage. It should be noted the association has achieved this petition signatory percentage rate with 400+/lf-bf of properties for sale and 600+/lf-bf of non-profit properties. This is noteworthy since owners who are actively marketing their properties felt that signing the petition may be adversely construed by potential buyers. It is my understanding that the non-profit properties, while appreciating the value of the streetscape improvements to the proposed district, were also not interested in signing as they felt their funding limitations required them to invest in the community in other ways.

The Bloomington/Cedar/Lake petition requested that the total assessment for properties on Lake Street be for an amount not exceed of two hundred and eighty-five dollars per lineal-foot of block face frontage (\$285/lf-bf) (\$175/lf-bf of base level streetscape and \$110/lf-bf of enhanced streetscape). When the total streetscape special assessment (\$285/lf-bf) is combined with the County and Federal funding (\$210/lf-bf) it results in a not to exceed total enhanced streetscape of with the County and Federal funding (\$210/lf-bf) it results in a not to exceed total enhanced streetscape of \$495/lf-bf. The total block face frontage for the proposed Bloomington/Cedar/Lake Streetscape District is 1,965 lineal-feet. The estimated total streetscape special assessment would be \$560,025 (1,965 lf-bf x \$285/lf-bf). County and Federal funds will provide an additional \$210 lf-bf (\$412,650) for the district streetscape improvements.

The proposed districts will result in thirteen of the project's twenty-one blocks being constructed with enhanced level streetscaping. This remaining eight blocks (four blocks at the east and west ends) of the project will be constructed with base level streetscape. In conclusion, the department wishes to recognize the leadership, vision, financial commitment and hard work of the Chicago/Lake and Bloomington/Cedar/Lake Business Associations in promoting the continued renaissance of Lake Street.

Attachment 1 - Project Map

Attachment 2 - September 16, 2004 Petition Letter from John Wolf, Chicago/Lake Business Association

Attachment 3 - September 20, 2004 Petition Letter from Julie Ingebretsen, Bloomington/Cedar/Lake Commercial Association

Attachment 4 - September 3, 2004 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.

Attachment 5 - August 6, 2004 Council Action – Resolution approving Hennepin County Transportation Department's Layout

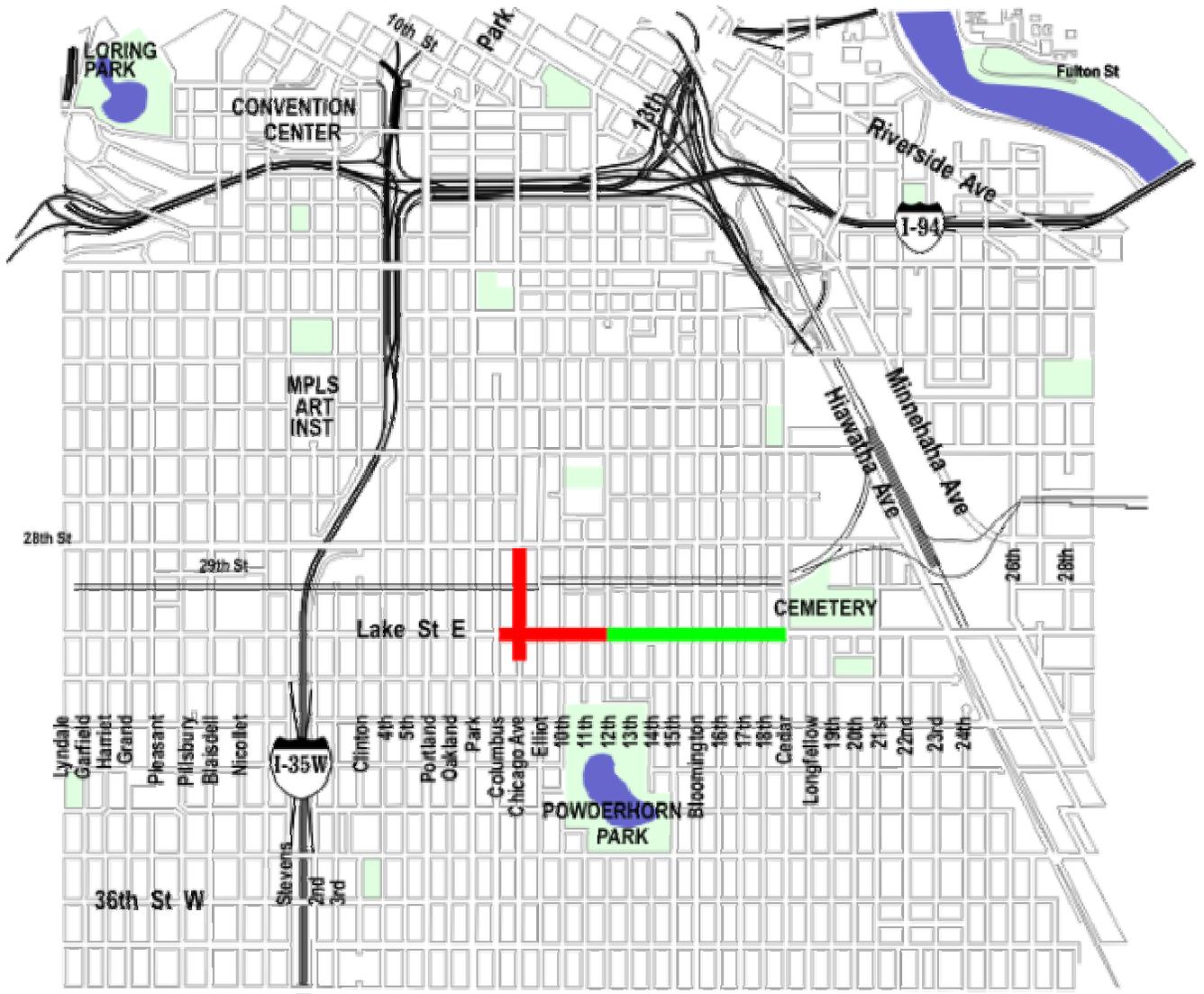
Attachment 6 - August 6, 2004 Council Action – Resolution supporting Hennepin County's variance requests to the Minnesota Department of Transportation

Attachment 7 - June 21, 2002 Council Action, Approving City/County Cooperative Agreement for Professional Services

cc: CM Dean Zimmerman, Ward 6
CM Robert Lilligren, Ward 8
CM Gary Schiff, Ward 9

Attachment 1 Lake Street Enhanced Level Streetscape

Chicago/Lake Bloomington/Cedar/Lake



- Chicago/Lake (Lake Street from Columbus to 12th Ave S and Chicago from 28th St E to ½ block south of Lake St)**
- Bloomington/Cedar/Lake (Lake Street from 12th Ave S to Cedar Ave)**

ATTACHMENT 2

September 16, 2004

Mr. Jack Yuma
Minneapolis Public Works
204 City of Lakes Building
109 2nd Avenue South
Minneapolis, MN 55401-2281

Re: Lake Street Reconstruction and Streetscaping Project

Dear Mr. Yuma,

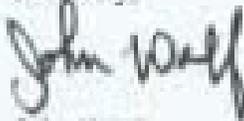
Attached is a petition initiated by the Chicago/Lake business trade requesting the City Council to create a special service district for level 2 (enhanced) streetscaping and maintenance for both sides of Lake Street between Columbus and 12th Avenues and on Chicago Avenue from a point approximately 200 feet south of Lake Street north to the intersection of Chicago and 28th Street.

Specifically, those who signed the petition are familiar with the streetscape level 1b (base) components and have elected to pay additional assessments, not to exceed \$350.00 per linear foot on Lake Street and not more than \$560.00 per linear foot on Chicago Avenue, for components that cannot be provided within the 1b (base) level cost estimate. In addition, we understand the need for the creation of a special service district resulting from the installation of the additional components. Chicago Avenue streetscaping will not be partially paid for by federal and County funding, as is the case on Lake Street where \$210 per linear foot is provided by those sources. As a result, Chicago Avenue assessments will reflect the total value of the streetscaping measures.

Of the property within the proposed district, 60.1% of the linear frontage is represented by signatories on this petition.

Should there be questions, please contact Mark Simon, 612-823-7229 or myself at 612-823-4401.

Sincerely,



John Wolf,
Chicago/Lake Business Association

cc: Jim Gruber
Tom Johnson
Mark Simon

ATTACHMENT 3

September 28, 2004

Mr. Jack Yuema
Minneapolis Public Works
204 City of Lakes Building
309 2nd Avenue South
Minneapolis, MN 55401-2281

Re: Lake Street Reconstruction and Streetscaping Project - Additional
Businesses have signed petitions

Dear Mr. Yuema,

Attached is a set of petitions initiated by the Bloomington/Cedar/Lake business mode requesting the City Council to create a special service district for level 2 (enhanced) streetscaping and maintenance for both sides of Lake Street between 17th and Cedar Avenues.

Specifically, those who signed the petition are familiar with the streetscape level 1b (base) components and have elected to pay additional assessments, not to exceed \$285.00 per linear foot, for components that cannot be provided within the 1b (base) level civil estimate. In addition, we understand the need for the creation of a special service district resulting from the installation of level 2 (enhanced) components.

Of the property within the proposed district, 66.4% of the linear footage is represented by signature on this petition. Several properties totaling at least 400 feet frontage are currently for sale within our proposed district, we did not pursue signatures for those properties. In addition, we have greater than 600 feet owned by non-profits. Given these circumstances, we are delighted that we have obtained signatures totaling over 60%.

Should there be questions, please contact Kaitlee Forman, 612-721-2338 or myself at 612-726-0313.

Sincerely,



Julie Ingstrom,
Bloomington/Cedar/Lake Commercial Association

cc: Jim Grube
Tom Johnson

ATTACHMENT 4

SEPTEMBER 3, 2004

T&PW - Your Committee, having under consideration a petition for streetscape improvements for Lake Street from 5th Av S to 21st Av S, now recommends the following:

a) Acceptance of a petition from the abutting property owners for the development of Base Level Streetscape improvements estimated to have a total cost of approximately \$385 per lineal foot of frontage, of which property owners have agreed to streetscape special assessments in an amount not to exceed \$175 per lineal foot of frontage, the remaining \$210 of which will be funded by a combination of the County's Roadside Enhancement Partnership Program, Federal TEA-21 funds, and local assessment (Petn No 269858); and

b) That the Public Works Department be directed to work with Hennepin County in developing bid documents and construction of the Base Level Streetscape improvements.

Adopted 9/3/04.

ATTACHMENT 5

MINNEAPOLIS CITY COUNCIL OFFICIAL PROCEEDINGS

REGULAR MEETING OF AUGUST 6, 2004

(Published August 14, 2004, in *Finance and Commerce*)

RESOLUTION 2004R-339 By Colvin Roy

Approving the Hennepin County Department of Transportation's Layout for County State Aid Highway (CSAH) 3 (Lake Street) from 5th Av S to the 21st Av S.

Whereas the Hennepin County Department of Transportation (County) has proposed the reconstruction of Lake Street from 5th Av S to the 21st Av S in Minneapolis; and

Whereas, the County formed a Project Advisory Committee (PAC) consisting of representatives from the neighborhoods, businesses and elected officials to assist with providing guidance and recommendations for the project; and

Whereas, with the assistance of the PAC, the City and County have held many meetings and Open Houses with the adjacent communities to solicit input for the development of the layout; and

Whereas, the PAC voted to recommend four-lane (two travel lanes in each direction) cross-sections for Lake Street west of Hiawatha Avenue at its March 16, 2004 meeting; and

Whereas, the County has prepared several layouts and layout modifications describing the proposed improvements; and

Whereas, the County has submitted Layout "A", along with a modification to said Layout "A", labeled Layout "D" (both dated, July 12, 2004) to the City of Minneapolis requesting approval, said layouts on file with the City Engineer identified as Layout "A" - Lake Street PRELIMINARY LAYOUT AMENDED HENNEPIN COUNTY PROPOSAL (5th Av S to the 21st Av S) and as Layout "D" - PRELIMINARY LAYOUT MODIFIED SEARS REDEVELOPMENT (Columbus Av S to the 13th Av S); and

Whereas, subsequent to their submittal of Layouts "A" and "D", the County developed and submitted an additional layout modification to said Layout "A" and "D", for Cedar Av S and Lake St, said layout modification on file with the City Engineer identified as Lake St Preliminary Layout Concept A+D - FLAP CEDAR AV INITIAL CONSTRUCTION (dated August 3, 2004) to the City of Minneapolis requesting approval; and

Whereas, the City and County Departments of Public Works concur that the Layout "A" as modified by Layout "D" and the Cedar Av S and Lake St layout modification, complies with the PAC's recommendation while providing for the existing and future transportation needs and for the opportunity of "place making" along the corridor and meets state standards; and

Whereas, staff has made its recommendation to the City Council based on said determination;

Now, Therefore, Be it resolved by The City Council of The City of Minneapolis:

That the City approves the County's Layout "A" (dated July 12, 2004) as amended by Layout "D" (dated July 12, 2004), and as amended between Columbus Avenue and 10th Avenue with the replacement Chicago Area Parking Recovery Plan (flap labeled "Concept A+D Overlay; Parking Bay Between Columbus and 10th," dated August 5, 2005) and as amended between 18th Avenue and 19th Avenue with the replacement Cedar Lake Correction (flap labeled "Concept A+D Overlay; Cedar Avenue," dated August 6, 2004) and the Cedar Av S and Lake St layout modification (dated August 3, 2004) for Lake Street from 5th Av S to 21st Ave S as submitted.

Adopted 8/6/04.

ATTACHMENT 6

MINNEAPOLIS CITY COUNCIL OFFICIAL PROCEEDINGS

REGULAR MEETING OF
AUGUST 6, 2004

RESOLUTION 2004R-340
By Colvin Roy

Encouraging a strong pedestrian realm within the Lake Street Reconstruction Project.

Whereas, Lake Street is a vital asset to the City of Minneapolis as more than a transportation corridor and it is critical that upcoming reconstruction of Lake Street include a healthy pedestrian-friendly element.

Now, Therefore, Be It Resolved by The City Council of The City of Minneapolis:

That the City will actively support Hennepin County variance requests to the Minnesota Department of Transportation for State Aid Standards for parking lane widths, driving lane widths, and reaction zone widths to encourage a strong pedestrian realm within the Lake Street right-of-way.

Adopted 8/6/04.

ATTACHMENT 7

MINNEAPOLIS CITY COUNCIL OFFICIAL PROCEEDINGS

REGULAR MEETING OF JUNE 21, 2002

(Published June 29, 2002, in *Finance and Commerce*)

T&PW & W&M/Budget - Your Committee, having under consideration the Lake St Reconstruction Project between Lyndale Av S. and W River Parkway and plans to include streetscape improvements in the reconstruction project, now recommends:

1. That the proper City officers be authorized to execute a Cost Participation Agreement with Hennepin County for professional engineering, professional management and public affairs services for the Lake St streetscape improvement projects (County Agreement No. PW 51-20-01), pending satisfactory review of the contract by the City Attorney's Office; and
2. That the City's share of costs shall not exceed \$550,000 and shall be paid over two years, with the first payment in the amount of \$300,000 to be made with 2002 budgeted funds (4100-937-9372) and the remaining payment to be considered as part of the 2003 budget (as outlined in Petn No 268008).

Adopted. Yeas, 12; Nays none.

Absent - Johnson Lee.

Passed June 21, 2002.

Approved June 27, 2002. R.T. Rybak, Mayor.

Attest: M. Keefe, City Clerk.

T&PW & W&M/Budget - Your Committee, having under consideration a petition for streetscape improvements for Lake Street between 5th Avenue S to 21st Avenue S recommends the following:

1. Accept a petition from the abutting property owners for the development of Base Level Streetscape improvements. Said improvements are estimated to have a total cost of approximately three hundred eighty five dollars (~\$385) per lineal-foot of frontage of which property owners have agreed to streetscape special assessments in an amount not exceed of one hundred and seventy five dollars (\$175) per lineal-foot of frontage; and
2. Direct the Minneapolis Department of Public Works to work with Hennepin County in developing bid documents and construction of the Base Level Streetscape improvements.