



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

Date: November 29, 2011

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

Subject: **Nicollet Avenue (Lake Street to 40th Street) Reconstruction and Street Lighting Project No 6713: Designation, Cost Estimate, Set Public Hearing**

Recommendation:

- a. Passage of a Resolution designating the location, streets, and improvements proposed to be made in the Nicollet Avenue Project No 6713 street improvement project.
- b. Adoption of a Committee Report receiving the cost estimate of \$12,460,000 for the street reconstruction 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 2012 Uniform Assessment Rates and directing the City Clerk to give notice of a Project Approval and Assessment Public Hearing to be held on January 17, 2012, before the Transportation and Public Works Committee.
- c. Passage of a Resolution designating the location, streets, and improvements proposed to be made in the Nicollet Ave Street Lighting Project.
- d. Adoption of a Committee Report receiving the cost estimate of \$329,000 for the street lighting project, 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 Assessment Public Hearing to be held on January 17, 2012, before the Transportation and Public Works Committee.

These Resolutions may be authorized for summary publication.

Previous Directives:

- September 2, 2011- Nicollet Avenue (Lake St to 40th St) Approved Layout, Authorized Public Works to negotiate to acquire easements and additional right of way if needed, and Set a public hearing for areaway abandonment

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Approved by:

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

Presenters: Don Elwood, P.E., Director, Transportation Planning and Engineering
Beverly Jo Warmka, P.E., Project Engineer

Reviews Not Applicable

Financial Impact

Special Assessments against benefited properties

Community Impact

Neighborhood Notification: Public hearing notices to be mailed prior to public hearing
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

Project and Scope

Nicollet Avenue is Municipal State Aid route (MSA 430) and is classified as a community corridor in Access Minneapolis. Nicollet Avenue carries two-way traffic and allows for parking on both sides. Approximately 1.25 miles of Nicollet Ave from Lake Street to 40th Street is proposed for reconstruction. The existing roadway was constructed in 1954 with a mill and overlay occurring in 1977. There has also been a continuous maintenance effort needed along the roadway. This project is included in the City's 2012 and 2013 Capital Improvement Program (CIP).

The proposed reconstructed Nicollet Ave will carry 2-way motorized traffic and have parking on both sides. The reconstructed street width is generally 44 feet. The roadway will widen between Lake Street and 31st St as well as around the intersections with 36th St and 38th St to accommodate current or future turn lanes. The reconstruction project includes new asphalt roadway surface, concrete curb and gutter, sidewalks, turf boulevards and trees. The existing street width is generally 50 feet. The reduction in width results in less impervious pavement and allows for wider green space. The boulevards provide space for tree planting, streetscape amenities, light poles, and signs out of the pedestrian sidewalk area.

There have been many meetings over the past two years with the affected stakeholders to discuss the project and gather feedback. Feedback from the stakeholders and balancing the needs from the multiple users of the corridor has led Public Works to the proposed layout as presented.

Schedule and Funding

The project is scheduled for construction to start in 2012 with completion by fall of 2013. The project will be constructed by a city forces with removals to be done by a contractor through a competitive bid process.

A cost estimate for the project is \$12,460,000. The project will be funded by Minnesota State Aid funds, net debt bonds, and assessments.

Street Reconstruction Assessments

As provided in Chapter 10, Section 8 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 Nicollet Avenue Reconstruction Project. The street construction special assessments would be determined by applying the 2012 Uniform Assessment Rates to the land area of benefited parcels located within the street influence zone along the improved streets. The 2012 construction assessment rates are as follows:

\$2.21/sq ft – Non-Residential
\$0.77/sq ft – Residential

Street Lighting

Street Lighting would also be installed from Lake Street to 36th Street with the support of the benefiting properties. The area was petitioned in November 2011 and the percentage of petitions returned not supporting the lighting installation was 18%. Per the City of Minneapolis Street Lighting Policy, Public Works will recommend installing new street lighting unless 70% or more of the affected properties opt-out. The total estimated cost of the street lighting is \$329,000. The final cost would be assessed to the benefiting properties and payable over 20 years. (Street lighting for the segment of Nicollet between 36th St and 40th St was recently installed and those property owners are currently paying assessments.)

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 Nicollet Avenue 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.

Attachments: *Project Map*

Cc: Council Member Elizabeth Glidden, Ward 8
Council Member Meg Tuthill, Ward 10
Jack Qvale, Secretary, Board of Estimation and Taxation
Craig Troutman, Finance

Nicollet Ave Reconstruction Project Map

