



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

Date: May 16, 2006
To: Council Member Sandra Colvin Roy, Chair Transportation & Public Works Committee
Referral: Council Member Lisa Goodman, Chair Community Development Committee
Subject: **Alley Re-alignment and Regional Storm Water Facility, 2412 – 16th Avenue South, Village In Phillips – Phase 2 Project**

Recommendation:

Direct proper City officers to carry out Attachment 1 items for the Village in Phillips – Phase 2 Project

Prepared by: H. R. Bo Spurrier, P.E., Water Resources Engineer, Engineering Services, 673-2455

Approved by:

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

Presenter: H.R. Bo Spurrier, PE, Water Resources Engineer, Engineering Services

Permanent Review Committee (PRC) Approval _____ Not applicable X
Policy review Group (PRG) Approval _____ Not applicable X

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: CPED has notified Midtown Phillips Neighborhood Association, Phillips West Neighborhood Organization, and the East Phillips Improvement Coalition of the proposed land swap on January 26, 2006 and received full support.

City Goals: Maintain the physical infrastructure to ensure a healthy, vital and safe city; Preserve and enhance our environmental, economic and social realms to promote a sustainable Minneapolis.

Comprehensive Plan: Consistent

Zoning Code: Consistent

Background/Supporting Information

The Community Planning and Economic Development Department (CPED) is presenting a recommendation to the May 16, 2006 Community Development Committee to approve a 'land swap' related to the Village In Phillips – Phase 2 Project (letter attached). The property to be acquired by the City is 2412 16th Avenue South.

It is proposed that the alley on the block be re-aligned, using the 2412 16th Avenue South parcel. Additionally, a portion of the parcel will be used for a regional storm water facility that will treat runoff from a number of properties (including the Village in Phillips-Phase 2 Project) and from the right-of-way. The remainder of the 2412 16th Avenue South parcel will be a surplus, landscaped strip south of the alley (see map in attachment).

Attachment 1: Items to be included by proper City officials in carrying out the Village in Phillips – Phase 2 project

Attachment 2: CPED Staff Report to May 16, 2006 Community Development Committee, with attachments

Cc:

CPED: Cynthia Lee, Theresa Cunningham, Rebecca Law

City Attorney: Ruben Acosta

PW Engineering Services: Rhonda Rae, Bob Carlson, Dennis Morris, Paul Chellsen, Howard Verson

PW Field Services: Paul Ogren, Larry Matsumoto, Rich Profaizer

Finance: Pam Fischer, Susan Hartman, Roger Simonson, Abdallah Sanouri, Bill Schroeder, Judith Hupp-Tilseth, Ann Mathews

ATTACHMENT 1

Proper City officers are directed to carry out Attachment 1 items for the Village in Phillips – Phase 2 Project:

- CPED will include in its terms that the developer, at its cost, will design the alley, the storm water management facility and landscaping on 2412 – 16th Avenue South. The alley shall be designed according to Special Provisions for the Construction of Concrete Sidewalks, Curb, Curb and Gutter, Alleys and Drive Approaches, City of Minneapolis Department of Public Works, 2006 Edition. The storm water management facility and landscaping shall be designed in a manner consistent with Minneapolis Code of Ordinances Chapter 54, Storm Water Management Ordinance.
- The Minneapolis Public Works Department will construct the public alley realignment using Fund Agency Org Project 4100 937 9375 PV60R, Reimbursable Paving Projects, and CPED will include in its terms that the developer will reimburse Public Works for the alley work on a time and materials basis, with reimbursement to Fund Agency Org Project 4100 937 9375 PV60R, Reimbursable Paving Projects, Source Code 3455.
- The applicant has applied for a vacation of the portion of the existing alley that will no longer be in use. CPED will process the application.
- CPED will include in its terms that the developer will pay the sum of \$12,000 (\$15,000 per acre) into the City's storm water management Mississippi River Watershed buyout account, Fund Agency Org 7300 932 9322 Source Code 2255, for participation in a regional storm water facility in accordance with Minneapolis Code of Ordinances Chapter 54, Storm Water Management Ordinance, Subd. 54.70(2), Full or partial off-site management (participation in a regional facility).
- CPED will include in its terms that the developer will construct the regional storm water facility on the 2412 – 16th Avenue South parcel, and will construct all other landscaping improvements on the parcel, with reimbursement of up to \$50,000 for design and construction (with proper documentation) from the city's storm water management Mississippi River Watershed buyout account, Fund Agency Org 7300 932 9322. The facility will treat runoff from both public and private property, and will be located on public property.
- CPED will require that the developer establish and prepare the organizing documents for a homeowners' association. CPED with the assistance of Public Works will negotiate a maintenance agreement whereby the future association will provide light maintenance of the 2412 – 16th Avenue South storm water management facility and landscaped areas outside of the alley right of way, such as ongoing mowing, plant care and litter clean-up.
- After the land swap, the newly acquired parcel of land will be primarily proportioned for use as a public alley and a storm water management pond under the operational control of the Public Works Department. Any residue land will remain under the operational control of CPED for utilization in future phases of the development.

**Attachment 1 for May 16, 2006 Transportation & Public Works Committee Letter:
Alley Re-alignment and Regional Storm Water Facility, 2412 – 16th Avenue South,
Village In Phillips – Phase 2 Project**