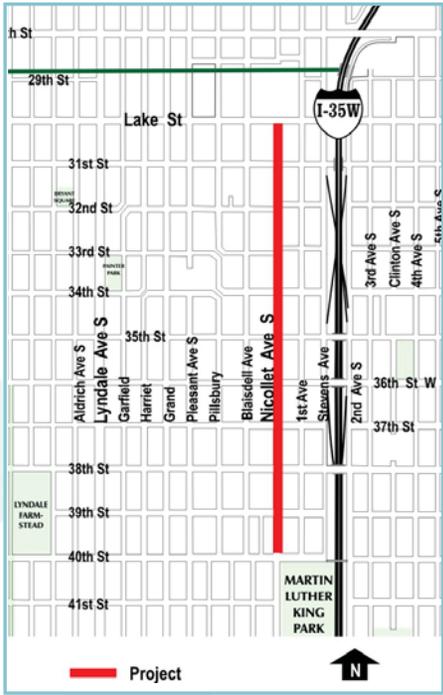


Why is this project being done?

Nicollet Avenue from Lake Street to 40th Street was originally constructed in 1954 and an asphalt overlay was completed in 1977. The existing pavement has served its useful life, is in poor condition, and needs to be reconstructed. In addition to removal and replacement of the pavement, existing curb and gutter, driveways, sidewalks, and storm drain inlets also will be replaced, street lighting is proposed to be installed, and streetscape elements may be incorporated. Utility companies (gas, telephone, electric, and cable TV) also may use this opportunity to upgrade/repair existing services.



How will access be provided to properties during construction?

Construction phasing/staging and access issues will be a critical part of this project. Some of the considerations that impact how the project will be staged include utility work (water main and storm sewer), change in roadway grades, minimizing impacts to property and business owners, and cost. Under all construction staging scenarios local access to businesses and residences will be maintained. Detailed information on proposed construction phasing/staging and local access will be provided at the community meetings on October 12.

Nicollet Avenue Reconstruction Community Meeting



Minneapolis
City of Lakes

Thanks to those of you who attended our community meetings on June 6th and July 12. Our next meeting is scheduled for:

October 12, 2011, 9:30 AM and 5:30 PM – Minneapolis Police Department 5th Precinct, Community Room – 3101 Nicollet Ave.

The same information will be presented at both meetings. The format will be similar to the previous meetings, with a presentation by the project team, followed by time to review project information and ask questions of the project team. The focus of the meetings will be on construction staging, lighting, and landscape elements (e.g., trees, boulevard grass, public art), as well as providing an update on the roadway design.

Nicollet Avenue Reconstruction



Minneapolis
City of Lakes



Kimley-Horn
and Associates, Inc.

What street lighting will be part of the project?

Existing street lighting from 36th Street to 40th Street will be relocated with the roadway construction project, at no cost to the property owners that are still paying assessments on this lighting. Street reconstruction projects in Minneapolis in identified pedestrian corridors, such as Nicollet Avenue, include the installation of new street lighting unless 70 percent of the property owners adjacent to the project area elect to opt-out of the new street lighting. From Lake Street to 36th Street, a “high/low” lighting design is proposed that is similar to the lighting recently installed on Lyndale Avenue. The cost of new street lighting is 100 percent assessed to the adjacent property owners. The City will prepare a petition in the form of a mailing that defines the project’s boundaries, the estimated total cost for the street lighting portion of the project, the street lighting assessment rate, information about the remainder of the process, and a form to complete and return to the City. Petitions will be distributed to property owners along Nicollet Avenue in October, following the community meeting. If 70 percent or more of the property owners return the petition and elect to opt-out, then street lighting would not be installed on the project from Lake Street to 36th Street.

Estimated street lighting assessment rates per square foot of property are approximately \$0.50 to \$1 per square foot. The estimated assessment for a typical residential lot (40 feet x 125 feet = 5,000 square feet) based on these rates would be \$2,500 to \$5,000. Similar to the street assessments, the street lighting assessments can be either paid in full or spread out over 20 years.

What streetscape elements will be part of the project?

There are three options for streetscape on the Nicollet Avenue project:



- Base streetscape includes boulevard grass, trees, tree grates at business nodes and street lighting (subject to petition process). These items are already included in the project costs and a concept layout showing tree species and placement, proposed lighting design, and areas of grass and paved boulevard space has been developed. We are looking for input from property owners at the October community meetings to help refine this design.
- Enhanced streetscape could include features like bike loops, special concrete, and trash receptacles. The additional capital costs for these enhancements would be assessed to the benefiting property owners (for example, in a business node), but no Special Service District is required.
- A Special Service District may include additional amenities like banners, benches, fences, planters, seasonal lighting, snow removal, and watering/mowing. The additional capital costs for these items would be assessed, but also require that a Special Service District be established for on-going maintenance. By state law, only commercial properties are part of and pay the annual costs of Special Service Districts.

Questions?

Project Team Contact: **Jessica Laabs** at Kimley-Horn and Associates, Inc.
jessica.laabs@kimley-horn.com or 651-643-0437

More information on the project can be found here:
www.ci.minneapolis.mn.us/public-works/cip/nicollet31-40

If property or business owners corridor-wide, or at a specific node, wish to explore enhanced streetscape elements or a Special Service District, they should contact project staff or attend one of the community meetings on October 12.



Another exciting enhancement in the corridor will be public art, which is being funded through a grant. Proposals have been received from nine local artists and an artist will be selected in early October. Community input will be vitally important to the development of the public art concepts and designs along the Nicollet Avenue corridor, and that process of working with the selected artist will continue through the fall and early winter of 2011.

What is the project schedule? When will decisions be made?

The Nicollet Avenue layout was approved by City Council on September 2, which establishes the roadway width and curb locations, including on-street parking. The design team is currently working on final design and will be completing the plans in November. During the design process, the project team will be contacting some individual property owners as necessary to discuss details such as construction access, driveway configuration, or construction impacts. Property and business owners also should contact the project team with specific design or construction concerns.

Additional community meetings are planned to be held in November to provide an opportunity to review the final design plans and another meeting will be held in early 2012 to discuss the construction process.

Process Schedule



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Attention: If you have any questions regarding this material please call 311

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