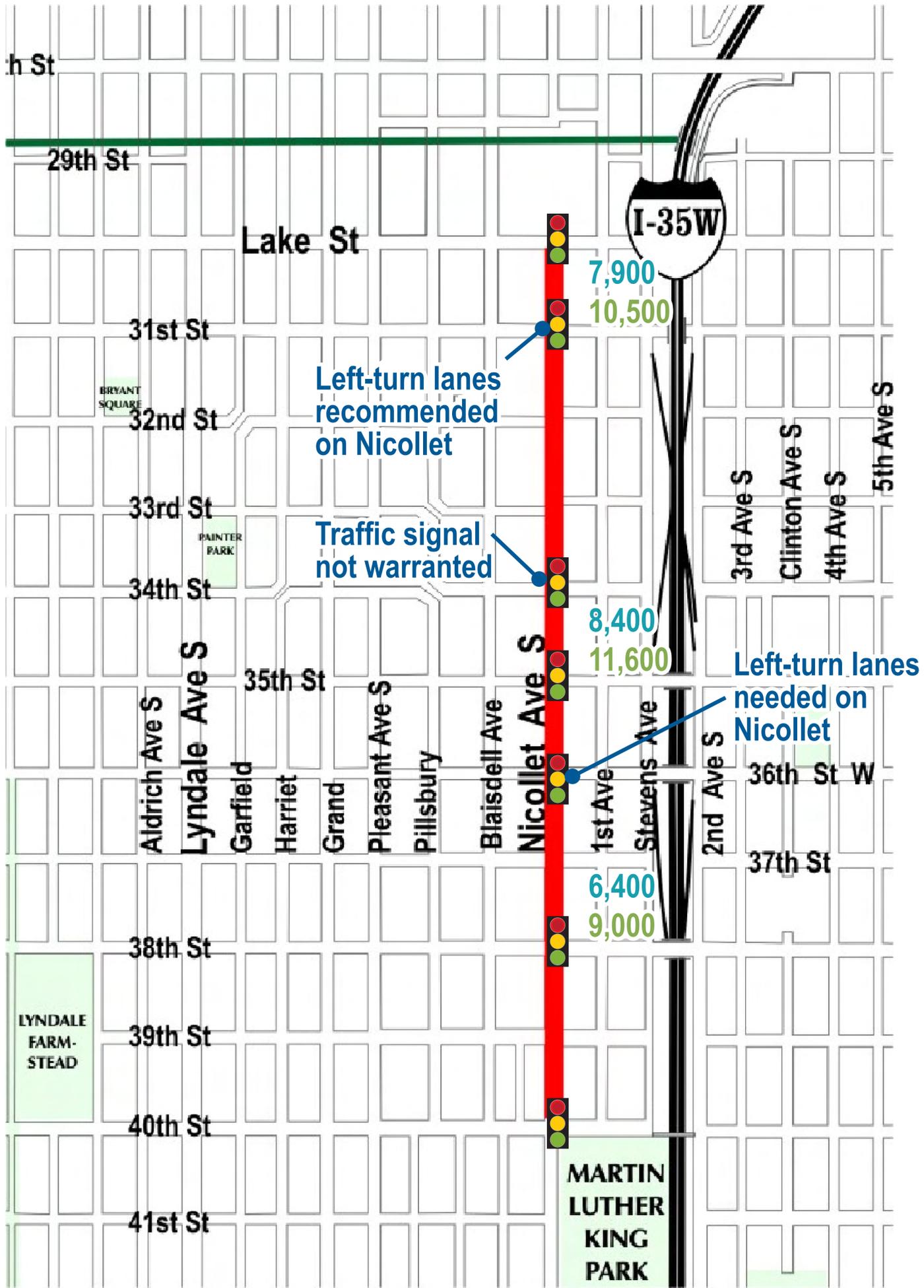


Traffic Analysis



Project



Existing traffic signal

x,xxx

Existing daily traffic volumes

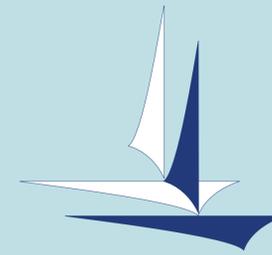
x,xxx

Projected 2033 daily traffic volumes*

*Assumes Nicollet Avenue open at Lake Street



Nicollet Avenue Reconstruction



Minneapolis
City of Lakes

Kimley-Horn
and Associates, Inc.



Assessment Methods

- Assessments are based on the land area within the influence zone along the improved street
- 2012 assessment rates have not been established yet
- 2011 reconstruction assessment rates
 - \$0.77/square foot residential
 - \$2.05/square foot non-residential
- Estimated street lighting assessment rate (pedestrian corridor)
 - \$1.00-\$1.25/square foot
- Assessments can be paid all at once or spread over 20 years