

City of Minneapolis
Request for Committee Action

To: Transportation & Public Works
Date: 6/7/2016
Referral: N/A
From: Public Works Department
Prepared by: Don Pflaum, Transportation Planner, PW TPP
Presented by: Don Pflaum, Transportation Planner, PW TPP
File type: Resolution
Subcategory: Assessment

Subject:

West 29th Street (Bryant Av S to Lyndale Av S) Reconstruction Phase I (Project No 9945)

Description:

1. Passage of Resolution designating the location, streets, and improvements proposed to be made in the West 29th Street (Bryant Av S to Lyndale Av S) Reconstruction Phase I (Project No 9945).
2. Adopting a Committee report receiving the cost estimate of \$944,473 for the street reconstruction project, receiving the list of benefited properties, and directing the City Engineer to prepare a proposed Street Construction Special Improvement Assessment against the list of benefited properties by applying the 2016 Uniform Assessment Rates and setting a public hearing for July 12, 2016, to consider the proposed assessments and the abandonment and removal of areaways in conflict with the project.

Previous Actions:

November 20, 2015 -Approving project layout for the reconstruction of W 29th St and authorizing negotiation and execution of easements with private property owners to secure additional right of way, if necessary.

Ward/Address:

Ward 10
Lowry Hill East / W 29th Street between Bryant Av S and Lyndale Av S

Background/Analysis:

The purpose of this letter is to establish the special assessment improvement proceedings for the street reconstruction. Construction is anticipated to begin in August 2016 and be completed in October 2016.

Scope

The proposed project includes the reconstruction of two blocks of West 29th St from Bryant Ave S to Lyndale Ave S into a Shared Use Street. A Shared Use Street is a street that is shared by motorists, bicyclists, and pedestrians. The existing roadway is in very poor shape. In addition to the functional characteristics of the Shared Use Street, the following design elements are distinguished:

- There is no curb and gutter. Colored concrete with scoring patterns will be used to delineate the shared use roadway space from adjacent sidewalks.
- Driveway style aprons will mark the entrance to the shared use street.

- Public art is also being considered outside of the travelled way but is contingent on funding.

Schedule and Funding

The project cost is estimated at \$944,473. The City's funding breakdown is estimated as follows:

- \$700,000 in net debt bonds;
- \$44,000 in special assessment bonds for street construction;

Public Works will use project close out funding to secure the approximately \$200,000 funding gap.

Street Reconstruction Assessments

As provided in Article IX, Section 9.6(c) of the City Charter, a list of parcels with owner's names, as nearly as can be readily ascertained, which would be benefited by the assessed for the West 29th St Reconstruction Project, is on file with the City Engineer's Special Assessment Office. The street construction special assessments would be determined by applying the 2016 Uniform Assessment Rates to the land area of the benefited parcels located within the street influence area along the improved streets.

Abandonment and Removal of Conflicting Areaways

Section 95.90 of the Minneapolis Code of Ordinances provides a procedure for dealing with areaway encroachments that would interfere with public improvements being made in the public right-of-way such as street construction. Before the City may abandon and remove conflicting areaways (upon the failure of the abutting property owner to resolve or agree to resolve the conflict) and then later assess the costs, a public hearing must be held. It is our recommendation that this areaway public hearing be held in conjunction with the Washington Ave Reconstruction Project Approval and Public Hearing. Prior to the areaway public hearing notices being given, the City Engineer will have provided the initial notice required in Section 95.90 of the Minneapolis Code of Ordinances.

cc: Jack Qvale, Secretary, Board of Estimation and Taxation

Financial Review:

Additional appropriation required.

Project Close out funding - \$200,000

Attachments:

1. Project Map.
2. Resolution.