



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

Date: March 25, 2008

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

Referral: Honorable Paul Ostrow, Chair Ways and Means Committee

Subject: **Chicago Av (25th St E to 26th St E) Reconstruction Project No 6382: Designation, Cost Estimate and Set Public Hearing**

Recommendations:

1a. Passage of a Resolution amending the Capital Budget 2008 Resolution 2007R-645 to include funds for the reconstruction of Chicago Av (25th S to 26th S), utilizing Capital Project number PV 029 in the amount of \$1,452,000. This will be funded by assessments to benefiting property owners in the amount of \$205,000, Net Debt Bonds in the amount of \$102,000, and MSA funds in the amount of \$1,145,000. Request appropriation increase in the amount of \$1,452,000 to Fund/Department 04100-901000 Project PV 029 and revenue sources 365000 (Assessment Bonds) of \$205,000, 384601 (Net Debt Bonds) of \$102,000, and 321514 (MSA) in the amount of \$1,145,000.

1b. Passage of a Resolution accepting the final costs of the 3rd Ave S Sewer Project for a total of \$0.00 and close the project. Capital appropriation 04100-9010000 Project 30508 from resolution 2001R-507 shall be decreased by \$62,000.

1c. Passage of a Resolution accepting the final costs of the 1999 New Traffic Signals – NDB & CSA for a total \$0.00 and close the project. Capital appropriation 04100-9010000 project B1620 from resolution 98R-469 shall be decreased by \$80,000 (\$40,000 each from NDB and CSA)

As a result of the above recommended actions, \$102,000 of bond proceeds become available for reallocation. This entire amount shall be reallocated to Project number PV 029 (Chicago Ave Reconstruction) in 2008 for the reconstruction of Chicago Av (25th S to 26th S).

1d. Passage of a Resolution reallocating Municipal State Aid dollars in the amount of \$1,073,000 from Sewer Project PV007 07300-9010000 and \$72,000 from Paving Project PV007 04100-9010000(SEMI Phase 2) to PV029 (Chicago Ave Reconstruction) in 2008. Decrease appropriation in 04100-9010000 project PV007 by \$72,000 and decrease appropriation in 07300-9010000 project PV007 by \$1,073,000.

2a. Passage of a Resolution designating the location and improvements proposed to be made in the Chicago Av, Project No. 6382 Street Reconstruction project.

2b. Adoption of a Committee Report receiving the cost estimate of \$1,452,000 for the Chicago Av 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 2008 Uniform Assessment Rates and directing the City Clerk to give notice of Project Approval and Assessment Public Hearing to be held on April 22, 2008 before the Transportation and Public Works Committee.

3. Approve the project layout of Chicago Av S from 25th Street to 26th Street.

Previous Directives:

Ways and Means Action taken during the 2008 Capital Budget Mark-up on November 26, 2007: "Public Works is directed to review and report back to the Transportation & Public Works Committee no later than March 25, 2008 on potential modifications of the Chicago Avenue Reconstruction plan to accommodate the Children's Hospital construction plan for the 2500 block including a cost estimate and any necessary reallocations."

Prepared by: Suzette R. Hjermsstad, R.E. Investigator II, 673-2401
Ole Mersinger, P.E., Project Engineer, 673-3537
Don Elwood, P.E., Director, Transportation Planning & Engineering, 673-3622

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

Presenters in Committee: Ole Mersinger, P.E., Project Engineer

Reviews

Permanent Review Committee (PRC):	Approval	N/A	Date
Civil Rights Affirmative Action Plan	Approval	N/A	Date
Policy Review Group (PRG):	Approval	N/A	Date

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: Special Assessments against benefited properties
- Request provided to department's Finance Dept. contact when provided to the Committee Coordinator

Community Impact

Neighborhood Notification: Pre-public hearing meeting to be scheduled

Neighborhood Meetings:

City Goals: Maintain the physical infrastructure to ensure a healthy, vital and safe city

Comprehensive Plan: Not Applicable

Zoning Code: Not Applicable

Background/Supporting Information:

Children's Hospitals and Clinics of Minnesota (Children's Hospital) currently owns and operates a hospital facility on the eastern portion of the 2500 block of Chicago Av S. Children's Hospital is currently preparing to begin an expansion of their facility to the westerly portion of the 2500 block of Chicago Av S. As part of this expansion, certain utilities in the City right-of-way will be upgraded and the street grade of Chicago Av S will be modified to accommodate a new tunnel under Chicago Av S, a new skyway over Chicago Av S, and to accommodate the grade of new drop-off drives on both sides of Chicago Av S.

Project/Scope

Children's Hospital has submitted their proposed development plans through the City's plan development review process and independently to public works staff for review and comment. Public Works provided Children's Hospital information on proposed modifications for the reconstruction of Chicago Av S from the current operation. This primarily consisted of narrowing the roadway while retaining the current traffic lanes, increasing boulevard green space, accommodating the heavy bus traffic on the corridor, improving signal operation by including turn lanes at certain locations and making certain accommodations for the possible future use of the corridor by streetcars. The attached proposed layout is essentially the same layout that Children's Hospital has used in their development plans to the City and the affected neighborhoods.

The reconstruction of Chicago Av S (8th St – 28th St) is currently in the City's 5 year Capital Improvement Program (CIP) and is proposed to be completed in 2009 and 2010. Children's Hospital and Public Works staff met numerous times in January and February to discuss the construction of Children's Hospital's infrastructure within Chicago Av S and the possibility of the City reconstructing Chicago Av S at the completion of their work. It was determined that reconstruction of the 2500 block of Chicago Av S would be able to occur concurrently with most of the work Children's Hospital has planned. Reconstruction of the 2500 block of Chicago Av S includes the reconstruction of the intersections of 25th St and 26th St and the replacement of the traffic signal at 26th St. The signal at 25th and Chicago is not proposed to be replaced as part of this project, although provisions will be made to allow installation at a later date.

This one block project does not include any streetscape or decorative lighting elements. All trees shown being installed or removed on the proposed layout are based upon Children's Hospital site development plans. If a streetscape or lighting project is developed for the Chicago Av S corridor, the 2500 block will be included at that time in those plans.

The location of the street reconstruction project is Chicago Av from 25th St E to 26th St E. Chicago Av at this location is Minnesota State Aid Route No. 165.

Schedule and Funding

The construction of this project is scheduled for 2008.

The cost estimate for this project is \$1,452,000, of which approximately \$1,145,000 will be reimbursed by Minnesota State Aid funds, and the remaining budget is funded by approximately \$102,000 Net Debt Bonds and approximately \$205,000 Assessment Bonds.

Purpose of this Letter

The purpose of this letter is to reallocate funds for the reconstruction of the 2500 block of Chicago Av S, designate the location, streets and improvements, establish the special assessment improvement proceedings for street reconstruction, approve the proposed layout for the above referenced project, Chicago Av Street Reconstruction, Special Improvement of Existing Street No. 6382.

As provided in Chapter 10, Section 6 of the City Charter, we have prepared a list of parcels with owner's names, as nearly as can be readily ascertained, which would be benefited by and assessed for the project locations.

The street reconstruction special assessments would be determined by applying the 2008 Uniform Assessment Rates to the land area of benefited parcels located within the street influence zone along the improved streets. This one-block project on Chicago Av is comprised of all non-residential parcels. The 2008 Uniform Assessment Rates for reconstruction improvements are as follows:

\$1.67/sq ft – (Other) - Non-Residential
\$0.51/sq ft – (Other) - Residential

Attachment 1 – Proposed Project Layout

Cc: Jack Qvale, Secretary, Board of Estimate and Taxation
CM Gary Schiff – Ward 9
CM Lisa Goodman – Ward 7

T&PW – Your Committee recommends passage and summary publication of the accompanying Resolution and its accompanying Committee Report designating the locations and streets to be improved in the Chicago Av Street Reconstruction Project Special Improvement of Existing Street No. 6382.

Colvin Roy

**CHICAGO AVENUE STREET RECONSTRUCTION PROJECT
SPECIAL IMPROVEMENT OF EXISTING STREET NO 6382**

Designating the improvement of certain existing streets at the locations described hereinafter.

Resolved by the City Council of the City of Minneapolis:

That the following existing streets within the City of Minneapolis are hereby designated to be improved, pursuant to the provisions of Chapter 10, Section 6 of the Minneapolis City Charter, by paving with plant mix asphalt with concrete curb and gutter all on a stabilized base and including other street paving related improvements as needed.

Chicago Av from 25th St E to 26th St E.

T&PW – Your committee, having received a cost estimate of \$1,452,000 for street reconstruction improvements and a list of benefited properties for certain locations in the Chicago Av Street Reconstruction Project, Special Improvement of Existing Street No. 6382, as designated by Resolution 2008R-_____ passed April 4, 2008, now recommends that the City Engineer be directed to prepare a proposed Street Reconstruction Special Improvement Assessment against the list of benefited properties by applying the 2008 Uniform Assessment Rates as per Resolution 2008R-043, passed February 1, 2008.

Your Committee further recommends that the City Clerk be directed to give notice of a public hearing to be held by the Transportation and Public Works Committee on April 22, 2008 in accordance with Chapter 10, Section 6 of the Minneapolis City Charter and Section 24.180 of the Minneapolis Code of Ordinances, to consider approving the reconstruction of the above designated street locations, and to consider the amount proposed to be assessed to each benefited property and the amount to be funded by the City.