



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

**Date:** October 11, 2011

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

**Subject:** **Nicollet Ave (Lake St to 40<sup>th</sup> St) Reconstruction Project No 6713 Reschedule Areaway Abandonment Public Hearing**

**Recommendation:**

Reschedule Nicollet Ave. Areaway Assessment Public Hearing from October 25, 2011 to November 29, 2011

**Previous Directives:**

- September 2, 2011- Nicollet Avenue (Lake St to 40<sup>th</sup> St) Approve Layout, Authorize Public Works to negotiate to acquire easements and additional right of way if needed, and Set a public hearing for areaway abandonment

**Prepared by:** Beverly Warmka, P.E. Transportation Planning and Engineering 673-3762  
Don Elwood, P.E. Transportation Planning & Engineering 673- 3622

**Approved by:**

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

**Presenters:** Don Elwood, P.E. Director, Transportation Planning & Engineering  
Beverly Warmka, P.E., Project Engineer, Transportation Planning & Engineering

**Reviews:**

Permanent Review Committee (PRC):	Approval	<b>NA</b>	Date
Civil Rights Affirmative Action Plan	Approval	<b>NA</b>	Date
Policy Review Group (PRG):	Approval	<b>NA</b>	Date

**Financial Impact**

No financial impact

**Community Impact**

Neighborhood Notification: Steering committee and community meetings

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

Comprehensive Plan: NA

Zoning Code: NA

**Background/Supporting Information**

Nicollet Avenue from Lake Street to 40<sup>th</sup> Street is scheduled to be reconstructed beginning in 2012, with completion in 2013. As part of the roadway reconstruction process, Public Works attempts to locate possible areaways along the corridor. This was initially done via visual inspection along the corridor by Public Works staff.

Public Works also sent a letter to commercial properties adjacent to the corridor in July 2011. The purpose of the letter was to notify the property owners of the coming roadway reconstruction project and to address the subject of areaways. Areaways that are found in conflict of a public good project, or shown to be structurally unsound, will need to be modified or abandoned.

The Public Hearing was originally scheduled for October 25, 2011. Postponing the Public Hearing until November 29, 2011 will allow for additional time to work directly with the property owners who have areaways that are in conflict with the project. Property owners can show that an existing areaway is structurally sound and does not conflict with the roadway project or a schedule and plan to modify or remove an existing areaway.

Prior to holding an Areaway Abandonment Public Hearing, a letter is mailed to property owners along the corridor requesting them to respond with a schedule for dealing with conflicting areaways. In the event that certain property owners fail to comply with this request, a public hearing is held pursuant to the Minneapolis Code of Ordinances. If approved, the City will be allowed abandon and remove the conflicting areaways with its own forces, and thereafter assess all associated costs against the responsible property.

The Nicollet Avenue reconstruction project is estimated to occur in the 2012 and 2013 construction seasons. Public Works anticipates returning to City Council in early 2012 to designate the project, determine the assessments for reconstruction, and to set the assessment public hearing.

Attachments: *Project Location Map*

Cc: Council Member Glidden, Ward 8  
Council Member Tuthill, Ward 10

Project Location Map

