

Nicollet Ave Reconstruction

31st Street to 40th Street

Construction Scheduled for 2012 and 2013



City of Minneapolis
Kingfield Neighborhood
Lyndale Neighborhood
Nicollet Lake Business Association
Nicollet East Harriet Business Association

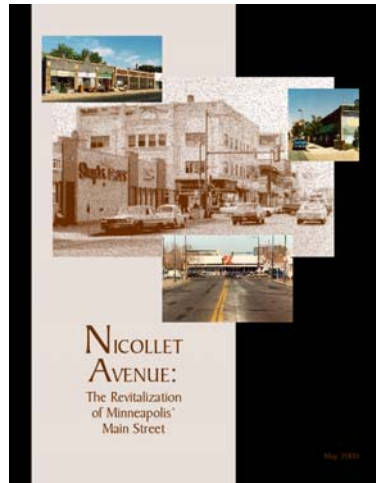
Nicollet Ave (31st to 40th)

- Background
 - PRO (Project Rational and Overview)
 - Describes the existing conditions
 - Pavement Condition
 - Cross-section
 - Intersections/Signals
 - Parking
 - Traffic Volumes
 - Relevant Plans
 - Approach
 - Schedule
 - Funding/Budget

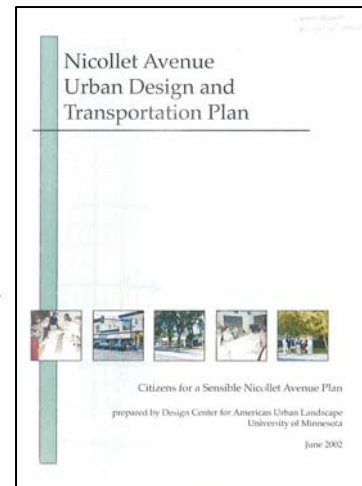
Nicollet Ave (31st to 40th)

- Past Planning

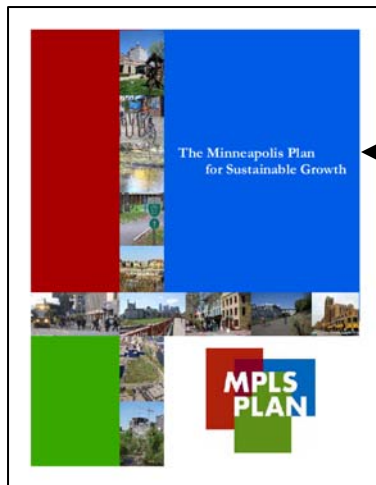
2000



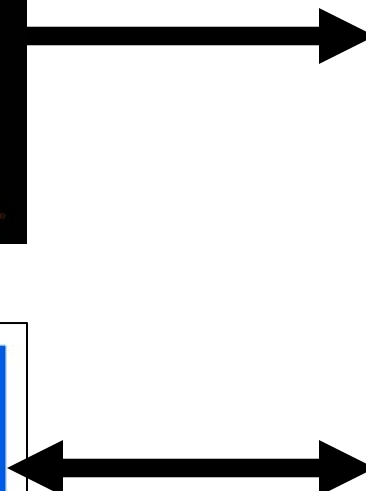
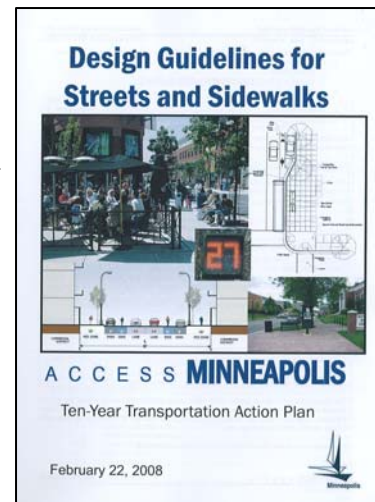
2002



2009

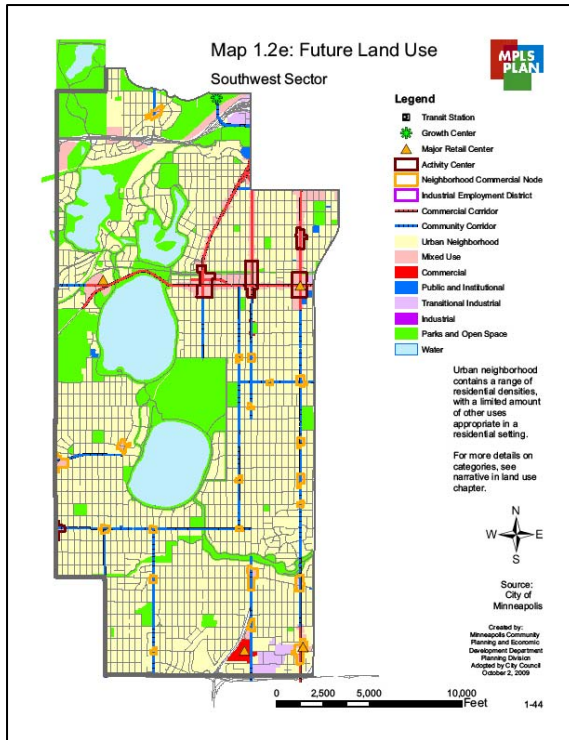


2008

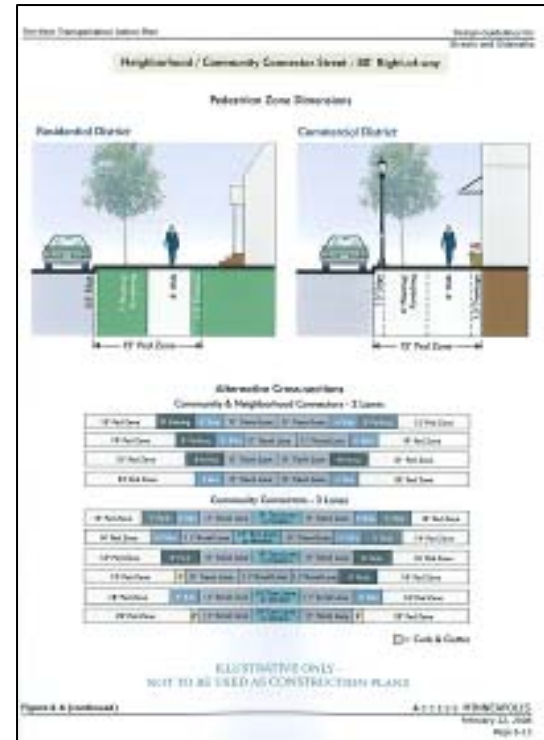


Nicollet Ave (31st to 40th)

- Past Planning



Comprehensive Plan



Access Minneapolis

Documents available at www.ci.minneapolis.mn.us/CPED/comp_plan_2030.asp and www.ci.minneapolis.mn.us/public-works/trans-plan

Nicollet Ave (31st to 40th)

- Scope
 - Remove and Replace pavement, Curb, Gutter, driveways, some sidewalks, and storm drain inlets
 - Install street lighting (31st to 36th St)
 - Utility Companies may use this opportunity to upgrade/repair existing services
 - May include enhanced streetscape elements
 - May increase green-space and reduce the amount of storm water run-off

What's Next

- A steering committee has been formed and will serve as a communication link between the stakeholders and the City of Minneapolis
- Community members will provide input on design on issues such as:
 - Bump-outs
 - Parking
 - Medians
 - Turn lanes
 - Boulevards
 - Streetscape elements
 - Street Lighting
- Some project elements are required such as:
 - Pavement design (thickness)
 - 2-way traffic will continue
 - Bus Route and potential future street car line
 - Designation as a Community Corridor

Nicollet Ave (31st to 40th)

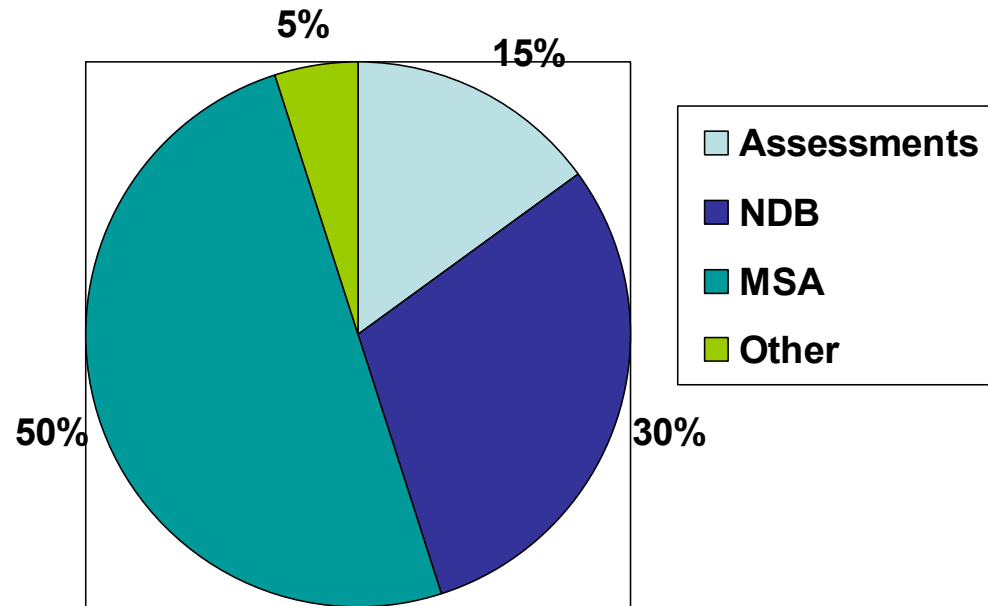
- Timeline
 - Layout completed by December 2010
(curb locations are known)
 - Final design completed by December 2011
(ready for construction)
 - Construction Starts April 2012
 - Construction completes fall 2013
 - (the phasing of the project has not yet been determined)

Nicollet Ave (31st to 40th)

- Estimated Cost

- \$12.4 Million

- Assessments -- \$2 Million (15%)
 - Local (NDB) -- \$4 Million (30%)
 - Municipal State Aide (MSA) -- \$6 Million (50%)
 - Other (Storm water and Water Revenue) -- \$0.6 Million (5%)

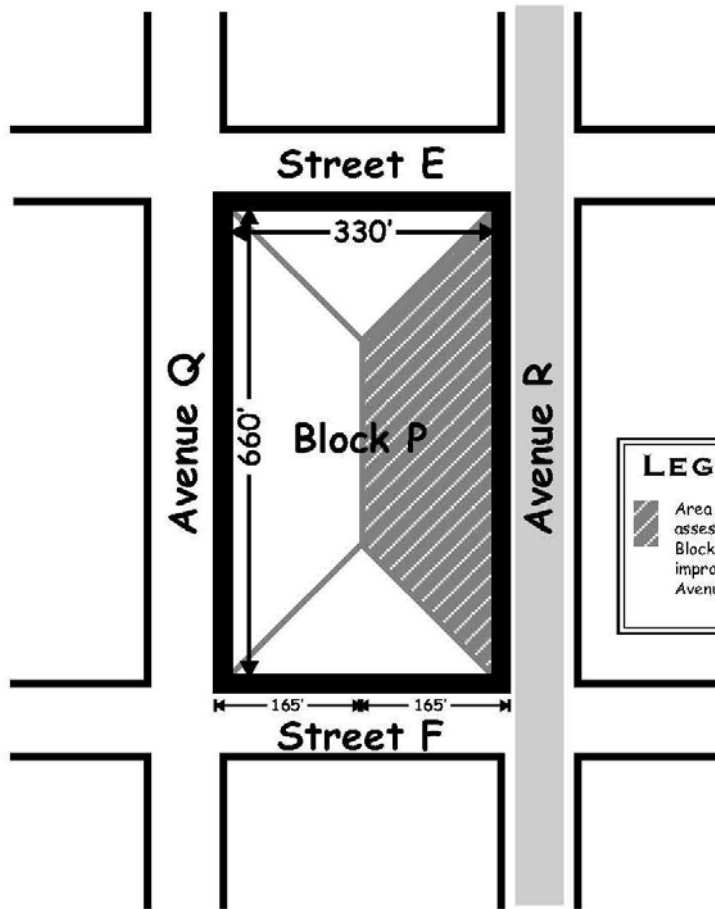


Potential Assessments

- Street Reconstruction Assessments based on property area in the influence zone and can be paid over a period of 20 years
 - » Residential Non-residential
 - 2010 \$0.75 \$1.96
 - 2009 \$0.69 \$1.82
 - 2008 \$0.64 \$1.67
- Street Lighting Assessments based on property area in the influence zone can be paid over a period of 20 years (31st to 36th Street only)
- Streetscape assessments can be paid over a period of 15 years (optional assessment that would be used only if enhanced streetscape elements were used)
- Sidewalks in Residential areas (Only if the existing condition requires them to be condemned. If the project requires them to be relocated or damages them the cost is included in the project.)

DEVELOPMENT OF THE INFLUENCE AREA ASSESSMENT METHOD

MINNEAPOLIS DEPARTMENT OF PUBLIC WORKS

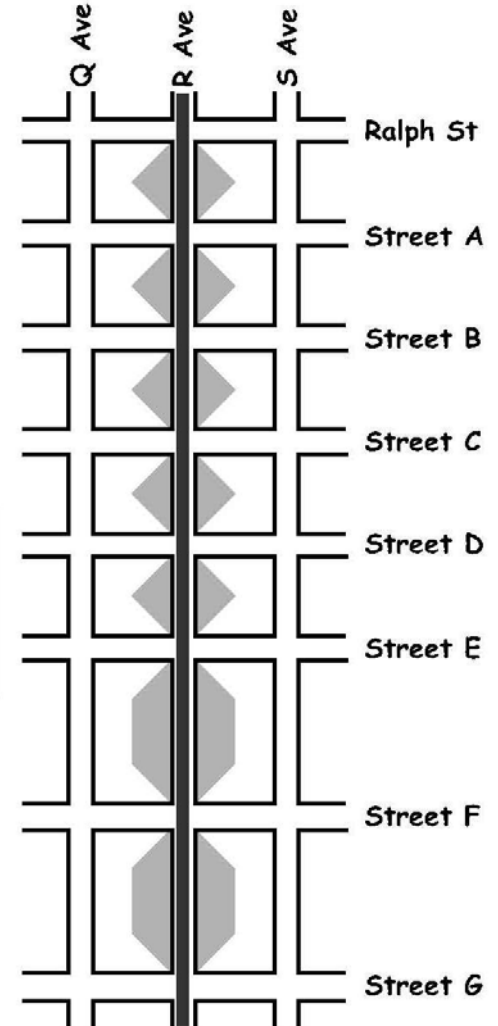


LEGEND

- Area subject to assessments in Block P for improvement to Avenue R

LEGEND

- Area subject to assessments for improvements to Avenue R



Sample Reconstruction Assessments

Est. lot 40 by 125 (5000 ft²)

$$\text{Asmt} = 5000 \text{ ft}^2 \times \$0.75 = \$3750$$

$$\begin{aligned} \text{Annual principle} &= \$3750/20 \\ &= \$187.50 \end{aligned}$$

$$\begin{aligned} \text{1}^{\text{st}} \text{ yr interest} &= \$3750 \times 5\% \text{ int} \\ &= \$187.50 \end{aligned}$$

$$\text{1}^{\text{st}} \text{ yr payment} = \mathbf{\$375}$$

$$\begin{aligned} \text{2}^{\text{nd}} \text{ yr int} &= (\$3750 - \$187.50) \times 5\% \\ &= (\$3562.50) \times 5\% \\ &= \$178.13 \end{aligned}$$

$$\text{2}^{\text{nd}} \text{ yr payment} = \mathbf{\$365.63}$$

$$\begin{aligned} \text{3}^{\text{rd}} \text{ yr int} &= (\$3562.50 - \$187.50) \times 5\% \\ &= (\$3375) \times 5\% \\ &= \$168.75 \end{aligned}$$

$$\text{3}^{\text{rd}} \text{ yr payment} = \mathbf{\$356.25}$$

Continues for up to 20 years until principle is paid in full

Residential Sample

Sample Reconstruction Assessments

Est. lot 50 by 125 (6250 ft²)
Asmt= 6250 ft² X \$1.96= \$12,250
Annual principle= \$12,250/20
= \$612.50

1st yr interest= \$12250 X 5% int
= \$612.50

1st yr payment = \$1225.00

2nd yr int= (\$12250-\$612.50) X 5%
= (\$11637.50) X 5%
= \$581.88

2nd yr payment = \$1194.38

3rd yr int= (\$11637.50-\$612.50) X 5%
= (\$11025) X 5%
= \$551.25

3rd yr payment = \$1163.75

**Continues for up to 20 years until
principle is paid in full**

Non-Residential Sample

Potential Additional Costs

- Some properties may have an area that would need to be abandoned. This cost can be assessed to the affected property owner over a period of years dependant on the cost (maximum 20 years)
- Improvements to private utilities (service lines to properties)

Nicollet Ave (31st to 40th)

Questions?

Additional information can be found at:

<http://www.ci.minneapolis.mn.us/public-works/cip>

or

<http://www.lyndale.org/current-issues/nicollet-avenue-construction>

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