

# 2021 Alley and Central Avenue Reconstruction Project

NEIGHBORHOOD INFORMATIONAL MEETING  
COMMERCIAL ALLEYS AND CENTRAL AVE

OCTOBER 15, 2020 – 5 PM

## Project Personnel

WSB – Osseo City Engineer

- Lee Gustafson, City Engineer
- Emily Brown, Project Manager
- Nick Preisler, Construction Coordinator



# Agenda

- Project Location
- Existing Conditions
- Proposed Improvements
- Preliminary Assessments
- Right-of-Way and Easements
- Next Steps and Schedule
- Questions and Answers



An aerial photograph of a desert road. The road is paved with asphalt and has a prominent orange-painted line running horizontally across the middle. To the left of this line, there are several orange-painted markings that appear to be the letters 'L' and 'H'. The surrounding desert floor is sandy and covered with small, dark rocks. In the top right corner, there is a small white arrow pointing towards the top right. The text 'Project Location' is overlaid in white on the left side of the image.

# Project Location



# Project Location

- The following alleys:
  - Between 4<sup>th</sup> Ave SE and 5<sup>th</sup> Ave SE from 2<sup>nd</sup> St SE to 3<sup>rd</sup> St SE
  - Between 5<sup>th</sup> Ave SE and 6<sup>th</sup> Ave SE from 2<sup>nd</sup> St SE to 3<sup>rd</sup> St SE
  - Between 1<sup>st</sup> Ave NW and Central Ave from 2<sup>nd</sup> St NW to 3<sup>rd</sup> St NW
  - Between 1<sup>st</sup> Ave NW and Central Ave from 3<sup>rd</sup> St NW to 4<sup>th</sup> St NW
  - Between 1<sup>st</sup> Ave NE and Central Ave from 3<sup>rd</sup> St NE to 4<sup>th</sup> St NE
  - Between 4<sup>th</sup> Ave NE and 5<sup>th</sup> Ave NE from 4<sup>th</sup> St NE to 93<sup>rd</sup> Ave N (CR 30)
- Central Avenue from 4<sup>th</sup> St to 5<sup>th</sup> St
- Central Avenue from 6<sup>th</sup> St to 93<sup>rd</sup> Ave N (CR 30)





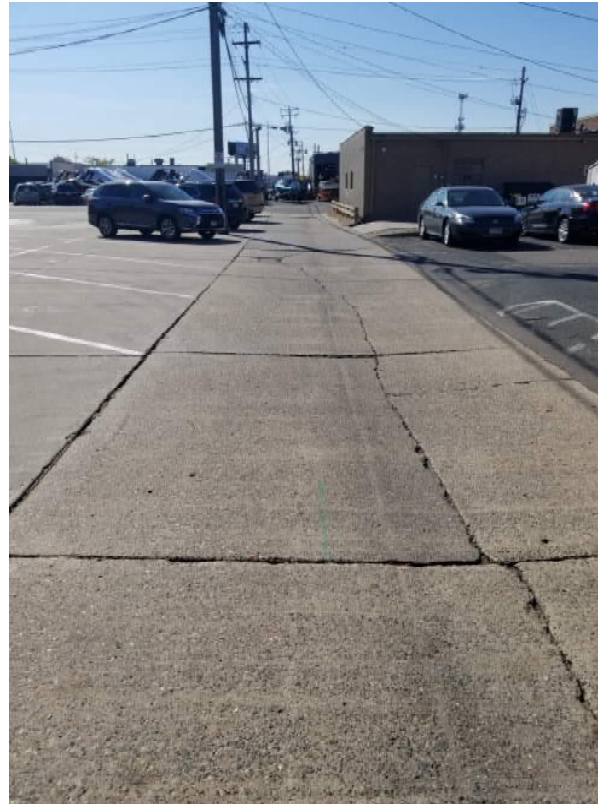
A photograph of a road surface. A horizontal yellow painted line runs across the middle of the frame. Above and below the line is a grey asphalt surface. On the far left, there is a gravel shoulder. The text "Existing Conditions" is overlaid in white on the left side of the image.

# Existing Conditions



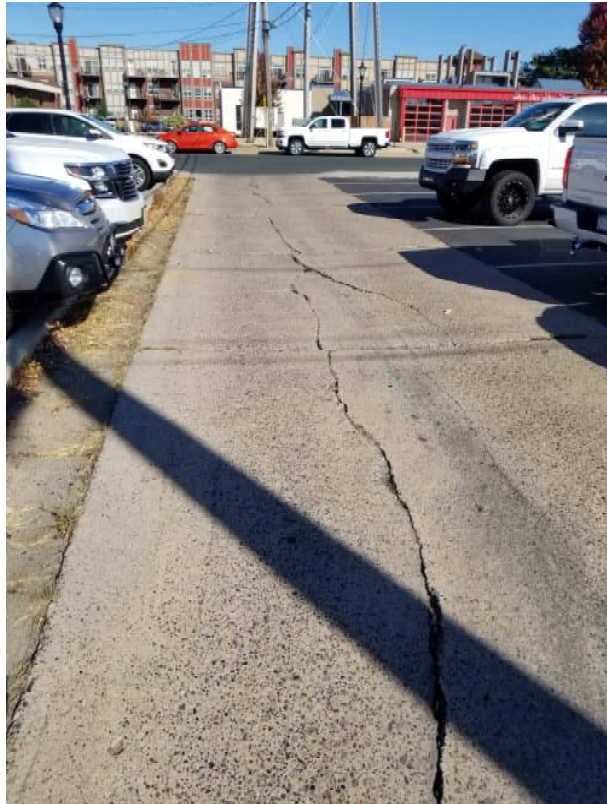
# Existing Conditions

## 2<sup>nd</sup> St NW/3<sup>rd</sup> St NW Alley



# Existing Conditions

## 3<sup>rd</sup> St NW/4<sup>th</sup> St NW Alley





# Existing Conditions

## 3<sup>rd</sup> St NE/4<sup>th</sup> St NE Alley



# Existing Conditions



Central Ave (4<sup>th</sup> St to 5<sup>th</sup> St)



Central Ave (6<sup>th</sup> St to CR 30)





A photograph of a road surface. The road is paved with asphalt and has a bright yellow painted line running horizontally across the middle. The shoulders of the road are covered in light-colored gravel. The text "Proposed Improvements" is overlaid in white on the left side of the road.

# Proposed Improvements





## Proposed Improvements

- Alley Reconstruction
  - Residential alleys - remove and replace bituminous pavement with concrete pavement
  - Commercial alleys west of Central Avenue – remove and replace concrete pavement
  - Commercial alley east of Central Avenue – concrete panel repairs
  - Public utility adjustments as needed
    - Sanitary and storm sewers to be televised
  - Coordinate private utility repairs

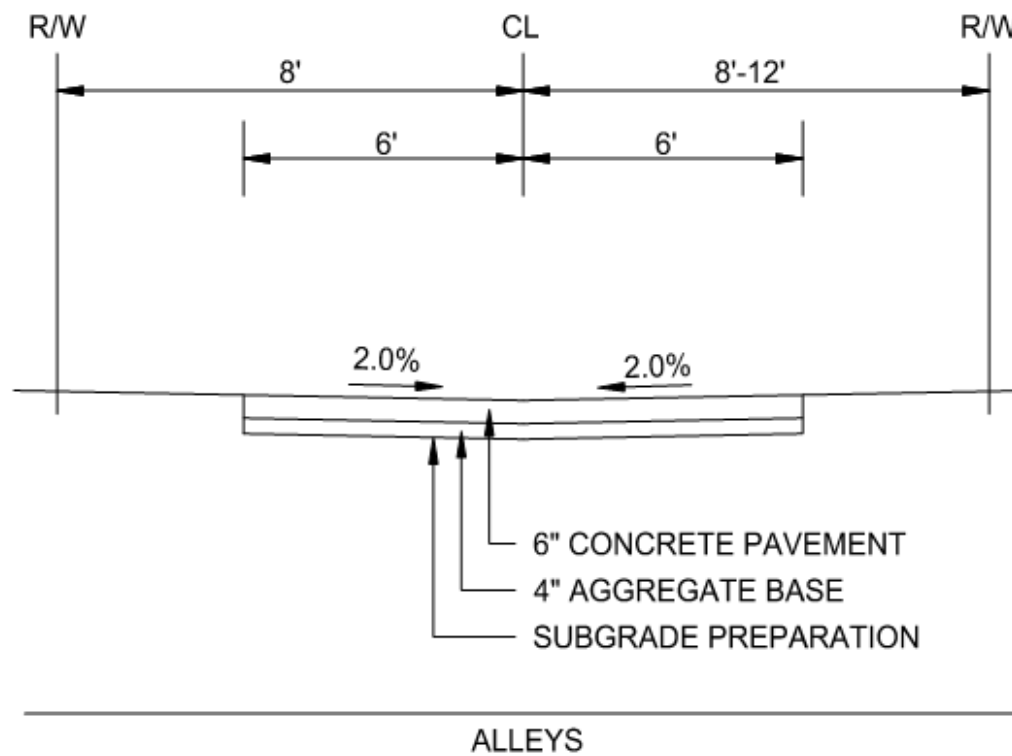




## Proposed Improvements

- Street Reconstruction (Central Ave - 4<sup>th</sup> St to 5<sup>th</sup> St)
  - Remove and replace paver surfaces with concrete pavement
- Sidewalk Reconstruction (Central Ave – 6<sup>th</sup> St to 93<sup>rd</sup> Ave (CR 30))
  - Remove and replace paver surfaces with concrete pavement
- Public utility adjustments as needed
  - Sanitary and storm sewers televised
- Coordinate private utility repairs

## Proposed Alley Section





## Alley Improvements

- Remove existing pavement
- Concrete pavement
- Concrete repairs for 3<sup>rd</sup> St NE/4<sup>th</sup> St NE alley



Example Concrete Alley Pavement

# Street Improvements

- Remove existing pavers and replace with concrete pavement
- Crosswalk improvements
- Landscaping improvements



Approved Preliminary Streetscape Layout



# Utility Improvements

- Structure adjustments
- Culvert replacement





## Miscellaneous Construction Information

- City Website
- Newsletters and contact information
- Driveway access and aprons
  - Driveway patching/connections
- Private improvements
  - Driveway/Parking lot upgrades – after construction
  - Utility improvements – before construction



The background of the slide is a photograph of a road surface. It shows a grey asphalt road with a bright yellow painted line running horizontally across the middle. To the left of the line is a gravel shoulder. The text "Proposed Assessments" is overlaid in white on the left side of the road.

# Proposed Assessments





## Proposed Assessments

- Procedures follow MN Statutes Chapter 429
  - City Council initiates process in this case
  - Preparation of a Feasibility Report
  - Defined process through bid award and assessment hearing
- City Policy
  - Fair and equitable process for financing public improvements





## Proposed Assessments

- Alley Reconstruction assessed at 80% of surface improvement costs
  - City pays other 20% of alley surface improvement costs
  - City pays 100% of public utility improvement costs
- City pays 100% of Central Avenue costs – City Hall Block
- Sidewalk Replacement at Steeple Pointe - TBD



## Proposed Assessments

- Past alley projects assessments
  - Typically \$5,000-\$7,000 for single family homes
  - Typically \$100-\$200/front footage for commercial/industrial properties



A photograph of a road surface. The road is paved with asphalt and has a bright yellow painted line running horizontally across the middle. The shoulders of the road are covered in light-colored gravel. The text "Right-of-Way and Easements" is overlaid in white. In the top right corner, there is a small white icon of a right-angled arrow pointing up and to the right. In the bottom right corner, the number "23" is visible.

# Right-of-Way and Easements





## Right-of-Way and Easements

- Project work anticipated to stay within right-of-way or easement area
- Some right of way acquisition may be needed
- Right of entry from property owners may be needed for the alley improvements to ensure positive drainage and/or driveway matching.
- Right of entry will be discussed with property owners during final design and construction.



The background of the slide is a photograph of a road surface. It shows a transition from a gravel shoulder on the left to an asphalt road. A thick yellow painted line runs horizontally across the middle of the frame. The text 'Next Steps and Schedule' is overlaid in white, centered horizontally and positioned slightly above the yellow line.

# Next Steps and Schedule





## Next Steps and Schedule

- Informational Meeting October 15, 2020
- Feasibility Report Presented to CC October 26, 2020
- Public Hearing November 23, 2020
- Design November 2020 – January 2021
- Assessment Hearing April 2021
- Construction May 2021 – September 2021
- Substantial Completion August 2021
- Final Project Completion September 2021





# Questions and Answers





THANK YOU

