

2021 Alley and Central Avenue Reconstruction Project

NEIGHBORHOOD INFORMATIONAL MEETING
RESIDENTIAL ALLEYS

OCTOBER 15, 2020 – 6 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 surface is composed of light-colored sand and gravel. A prominent horizontal band of bright orange paint runs across the middle of the frame. Above and below this band, the road surface is a mix of grey and light brown tones, possibly indicating different materials or wear. The text "Project Location" is overlaid in white on the left side of the image. In the top right corner, there is a small white arrow pointing towards the top right. In the bottom right corner, there is a small white number "4".

Project Location

Project Location

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



A photograph of a road surface. A horizontal yellow painted line runs across the middle of the frame. The road surface is a light gray, textured material, possibly concrete or asphalt. On either side of the yellow line, there is a shoulder made of brownish gravel and small stones. The text "Existing Conditions" is overlaid in white on the left side of the image. 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, there is a small white number "6".

Existing Conditions

Existing Conditions

4th Ave SE/5th Ave SE Alley



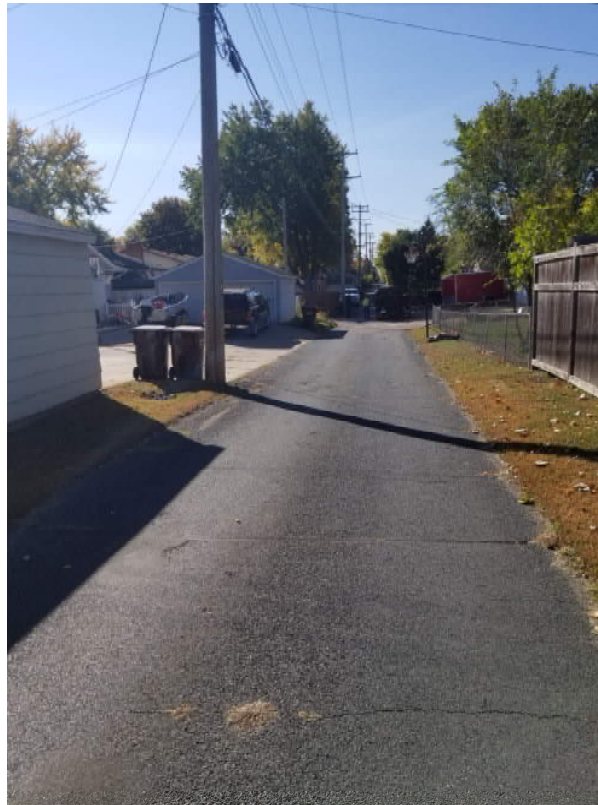
Existing Conditions

5th Ave SE/6th Ave SE Alley



Existing Conditions

4th Ave NE/5th Ave NE Alley



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

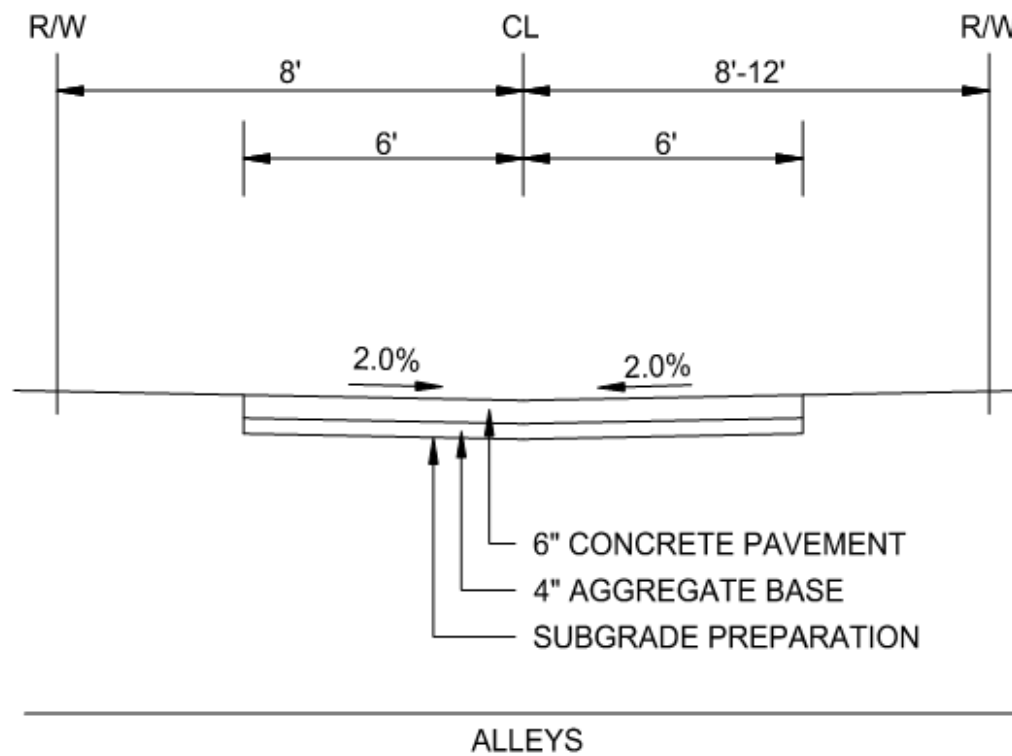
- Alley Reconstruction
 - Residential alleys - remove and replace bituminous pavement with concrete pavement
 - Commercial alleys west of Central Avenue – remove and replace concrete pavement
 - Commercial alley east of Central Avenue – concrete panel repairs
 - Public utility adjustments as needed
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



Proposed Improvements

- Street Reconstruction (Central Ave - 4th St to 5th St)
 - Remove and replace paver surfaces with concrete pavement
- Sidewalk Reconstruction (Central Ave – 6th St to 93rd 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 3rd St NE/4th 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



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 "22" 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.



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

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

Questions and Answers



THANK YOU

