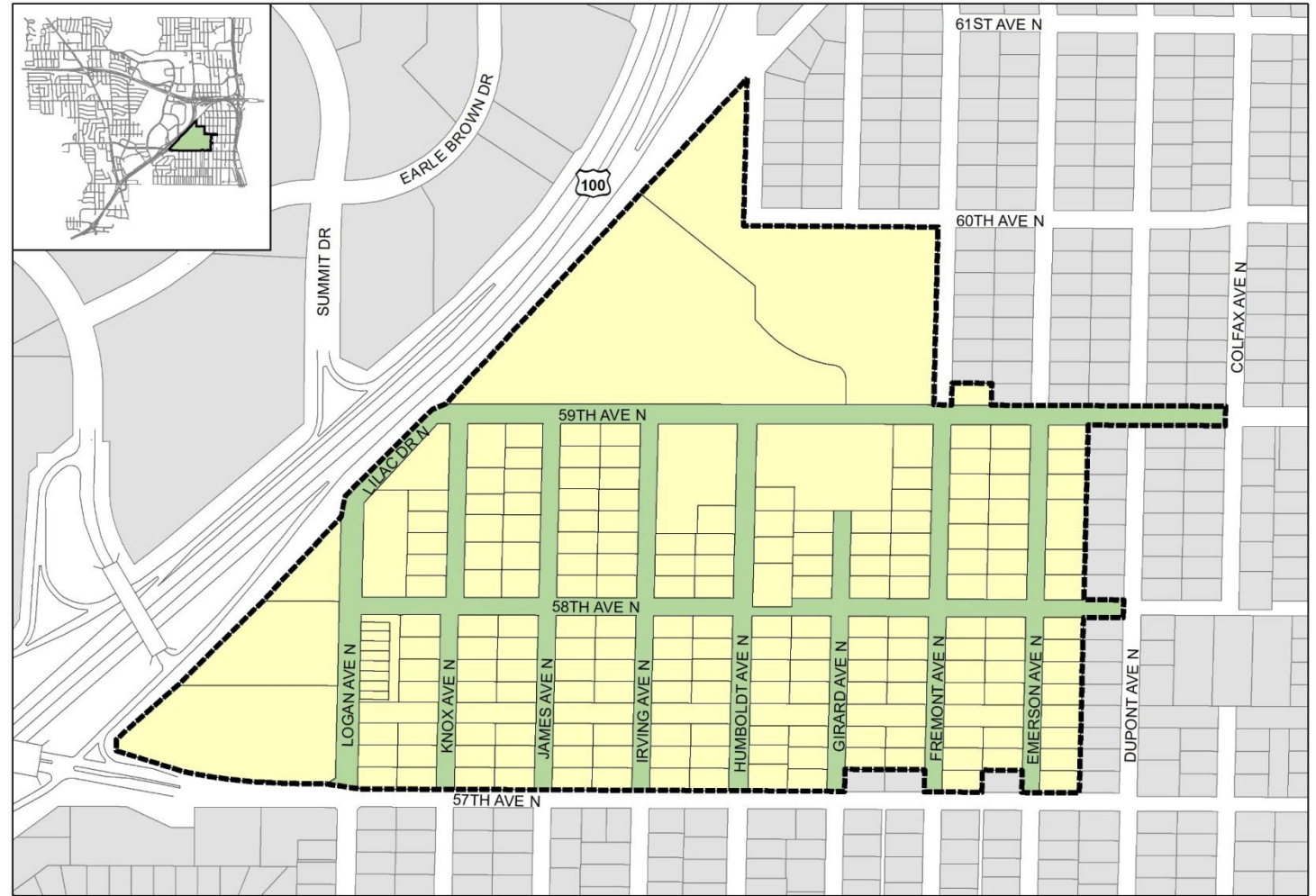


# Grandview South Area Street and Utility Improvements (2021)



Neighborhood Informational Meeting / Open House  
September 10, 2020

# Grandview South Area Street and Utilities Improvements



# Meeting Agenda

- Introductions
- Issues/Concerns
- History of Project
- Project
  - Plans
  - Costs
- Funding/Special Assessments
- Project Schedule
- Where do we go from here?





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## Grandview South Project

- Interstate Area Street/Utility Improvements
- Grandview South Project
- Bellvue and Southeast Area Mill and Overlay
- 51st Avenue/Frontage Road Improvements
- Brooklyn Boulevard Corridor Project - Phase I
- Grandview North Project
- Brooklyn Boulevard Corridor Project - Phase 2
- Evergreen Park Area Reconstruction Project
- Firehouse Park Area Improvements

### **VIRTUAL Informational Meeting** **Thursday, September 10, 2020 at 6:30 pm**

**Please click on the link at the scheduled time:**  
<https://logis.webex.com/logis/j.php?MTID=m494cdf719d6f3cb714461e1f409a159>

The City of Brooklyn Center's Capital Improvement Plan identifies a potential street reconstruction project in this neighborhood. This project is tentatively scheduled for 2021. A feasibility study will be undertaken to evaluate the need for the project and estimated cost of reconstructing the streets and utilities. A survey crew will be scheduled this fall to gather additional information and solicit input from neighborhood residents.

#### Project Details

- Full street reconstruction with concrete curb and gutter
- Storm sewer replacement
- Sanitary sewer replacement
- Partial water main replacement

#### Contact Information

##### Project Management Team

Please contact the project manager/inspector for all of the project coordination issues and information.

- Jay Hill, Principal Engineer - 763-569-3332 or [publicworks@ci.brooklyn-center.mn.us](mailto:publicworks@ci.brooklyn-center.mn.us)



[Click here to enlarge map](#)

#### Project Information

[Informational Meeting Presentation](#)



[Informational Meeting Packet](#)



[Informational Meeting Letter](#)

[Pre-Construction Questionnaire](#)

#### ONLINE Services



e-Subscribe News



Service & Feedback



# Input Opportunities

**Purpose of this meeting is to inform and gather public input from YOU.**

- Tell us/Phone us
- Write/Email us
- 1 on 1 or small group meetings
- Participate at the Public Hearing



# Issues/Concerns We Know About:

- Roadway Issues:
  - The bituminous surface is showing signs of deterioration such as lateral cracking throughout area, potholes and some surface failure in locations
  - Some heaving/settling issues in the curb and gutter, driveway aprons and sidewalk panels.
  - Some utility castings in need of adjustment in the pavement
- Pedestrian Ramps need upgrading
- Irrigation systems adjacent to the curb
- Inconvenience (e.g. access, noise, etc.)



# Issues/Concerns we do NOT know about:

- Please forward comments to us
  - Engineering Division: 763-569-3340
  - [publicworks@ci.brooklyn-center.mn.us](mailto:publicworks@ci.brooklyn-center.mn.us)
- Project Manager: Jay Hill
  - [jhill@ci.brooklyn-center.mn.us](mailto:jhill@ci.brooklyn-center.mn.us)



# Brooklyn Center Development Era



Fremont Avenue and 65<sup>th</sup> Avenue – Brooklyn Center  
Minnesota Historical Society  
Photograph 1956

Aerial 1945



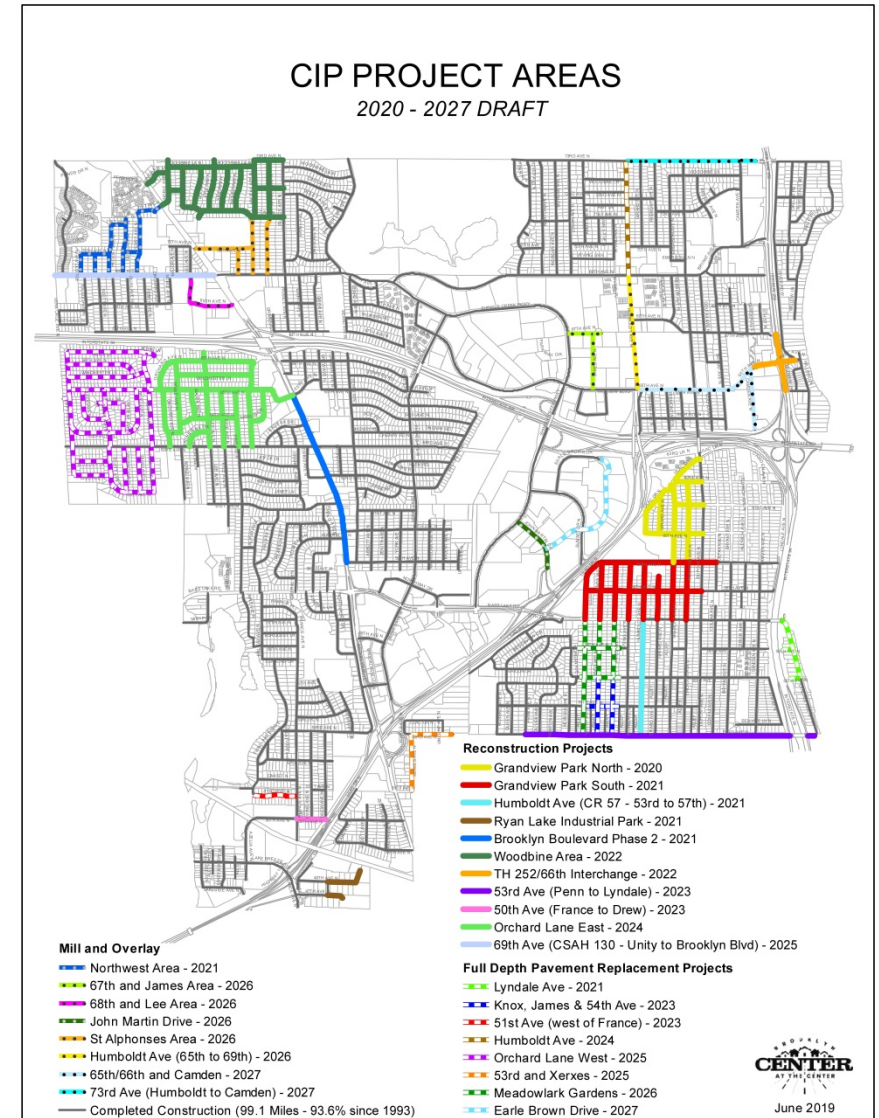
Aerial 1956





# Capital Improvement Program

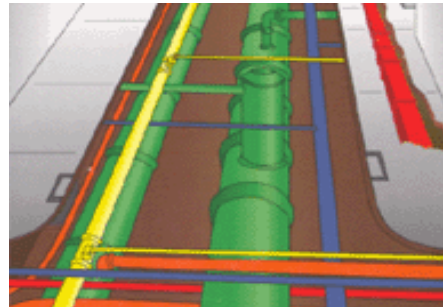
- City Initiated Program in 1993
- Reconstruct Aging Public Streets and Utilities
- 100.9 miles (95.3%) Completed
- 2021 will be the 28th Year
- Projected Completion 2024
- 5.0 Miles Remaining
- Est. Cost 2021-2035 CIP: \$199.7 million



# Municipal Infrastructure

## City Infrastructure

- Street – 105 miles
- Water Main – 117 miles
- Sanitary Sewer – 106 miles
- Storm Sewer – 90 miles
- Sidewalks/Trails – 66 miles



## Other Private Infrastructure

- Natural Gas
- Electric
- Telephone
- Cable TV
- Fiber Optic
- Transmission Lines

# Project Planning

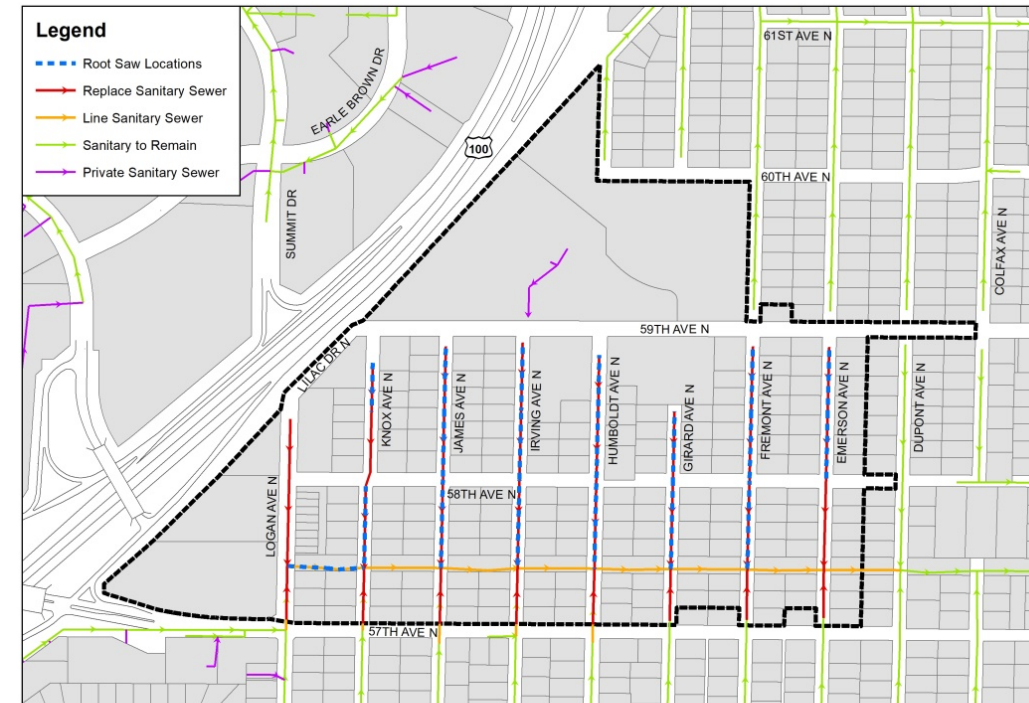
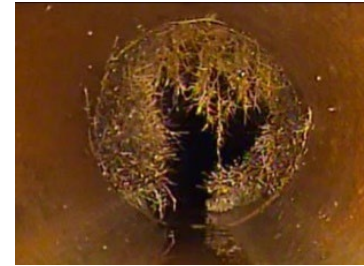
## Project Evaluation

- Sanitary Sewer
  - Root intrusion, inflow and infiltration, sags, broken pipe
- Water Main
  - Corrosion, leaks, frozen water services, water quality, pipe material
- Storm Drainage
  - Local flooding, pavement preservation
- Streets, Sidewalks and Trails
  - Pavement deterioration, curb and gutter condition, sidewalk and trail system gaps
- Street Lights
  - Evaluate condition of lighting system



# Utility Improvements: Sanitary Sewer System

- Collection System Installed between 1959 and 1960
- Mainly 8"-10" VCP, some 12" RCP
- **Root Intrusion-** root sawing required to maintain conveyance capacity (85%)
- Condition Survey / Televising Inspections (**cracked pipe, sags**)
- Proposed Improvements
  - New trunk sewers within streets
  - Line trunk sewers within easement areas
  - Replace service lines up to property line within streets



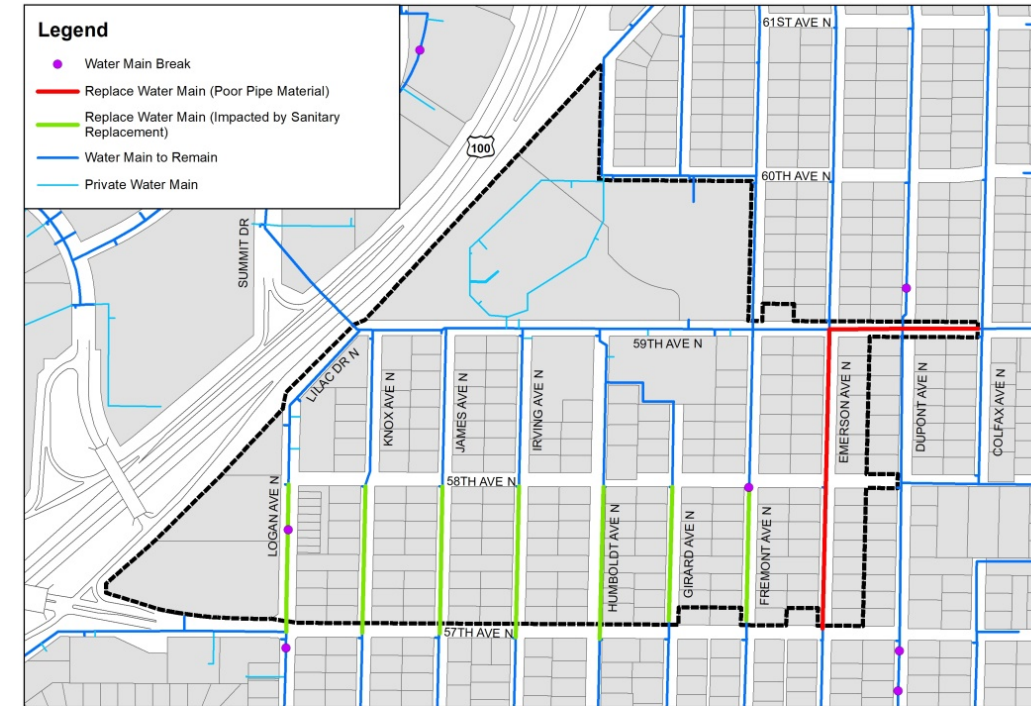
Sanitary Sewer Root Saw Locations  
Grandview South Area Street and Utility Improvements

Figure 6

# Utility Improvements: Water Distribution System



- Distribution System Installed in 1968
  - 6", 8", 10" and 16" CIP
  - 16" and 24" Steel on 59<sup>th</sup> Ave/Emerson Ave
- Cast Iron Pipe with cement liner – in relatively good condition (couple issue areas)
- Issues - Undermining Cast Iron Pipe (during sanitary sewer replacement)
- Proposed Improvements
  - Replace valves and hydrants throughout project area
  - Replacement of Water Main: approx. 40-60% (where adjacent to deep sanitary sewer replacement and steel line on 59<sup>th</sup> Ave/Emerson Ave)
  - Replace service lines up to property line, and new Curb Stops



Water Main Break Locations  
Grandview South Area Street and Utility Improvements

Figure 7



# Utility Improvements: Storm Sewer System

- Existing storm sewer system is developed throughout neighborhood – some standing water on road edges and at intersections
- Expansion of system needed
- Coordination with water and sewer replacement
- Proposed Improvements
  - Remove and Replace Storm Structures and Pipe As Needed
  - Extend new catch basins and storm sewer pipe where feasible
  - Water quality treatment: sump catch basins, rain gardens, other improvements where feasible



Existing Storm Sewer  
Grandview South Area Street and Utility Improvements



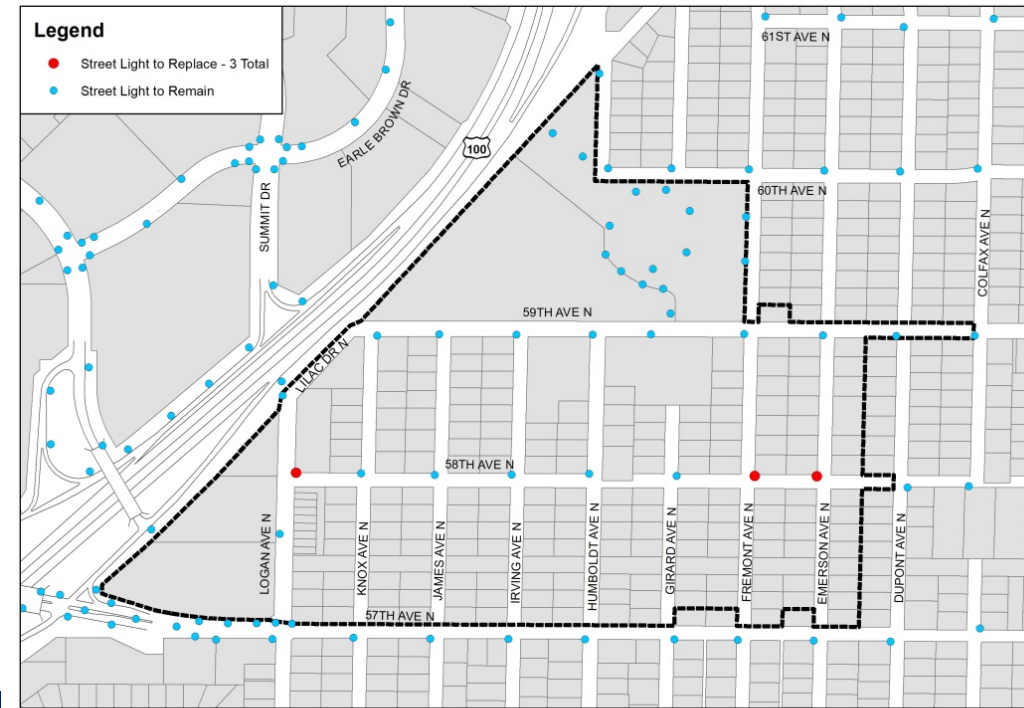
# Rain Garden

- A rain garden is simply a "sunken" flowerbed, designed to retain and infiltrate as much storm water as possible.
- Landscaped with native plants that are tolerant to dry and wet conditions.
- The benefit to the environment is the reduction in the amount of storm water entering our ponds, lakes and streams.



# Utility Improvements: Street Lighting

- 16 street lights on multi-use poles
- 3 street lights on free standing wood poles
  - All street lights have been converted to LED light fixtures
- Proposed Improvements
  - Existing Lights on Multi-Use Poles to Remain
  - Replace 3 Free-Standing Street Lights with Fiberglass Poles and LED light fixtures



Street Lights  
Grandview South Area Street and Utility Improvements



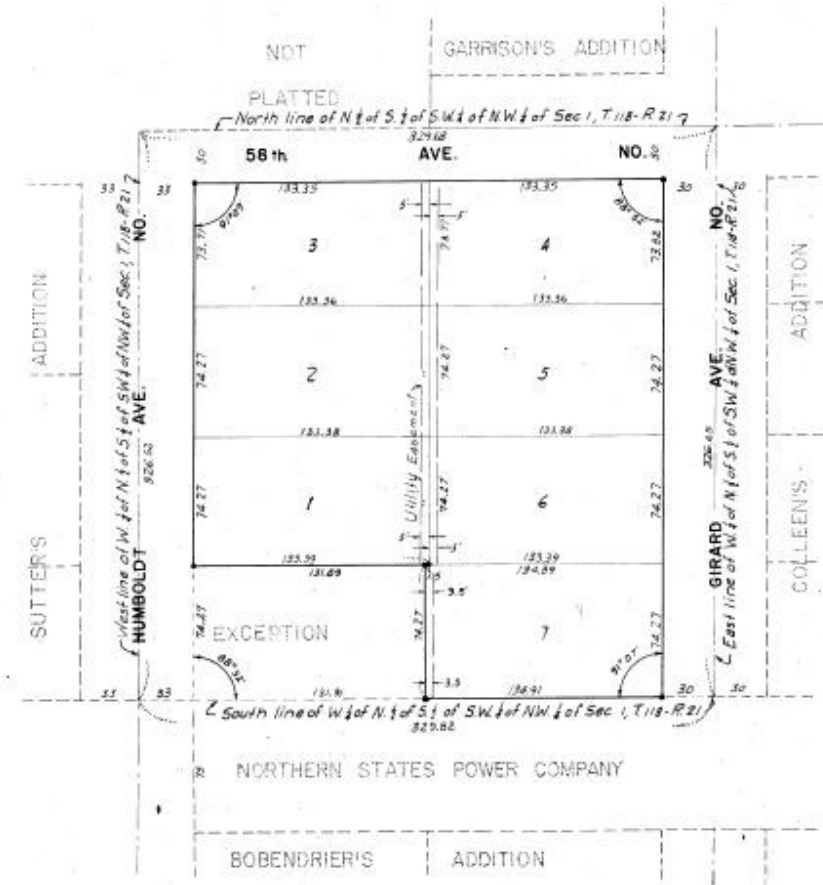
Figure 3





# Public Right-of-Way

- Right-of-way and easements are dedicated to the public for construction and maintenance of streets and utilities
- Delineated on subdivision plats.
- Typical right-of-way width
  - 60' for Grandview South Area
  - Right-of-way edge is approx. 15' beyond the edge of street pavement/ back of curb.



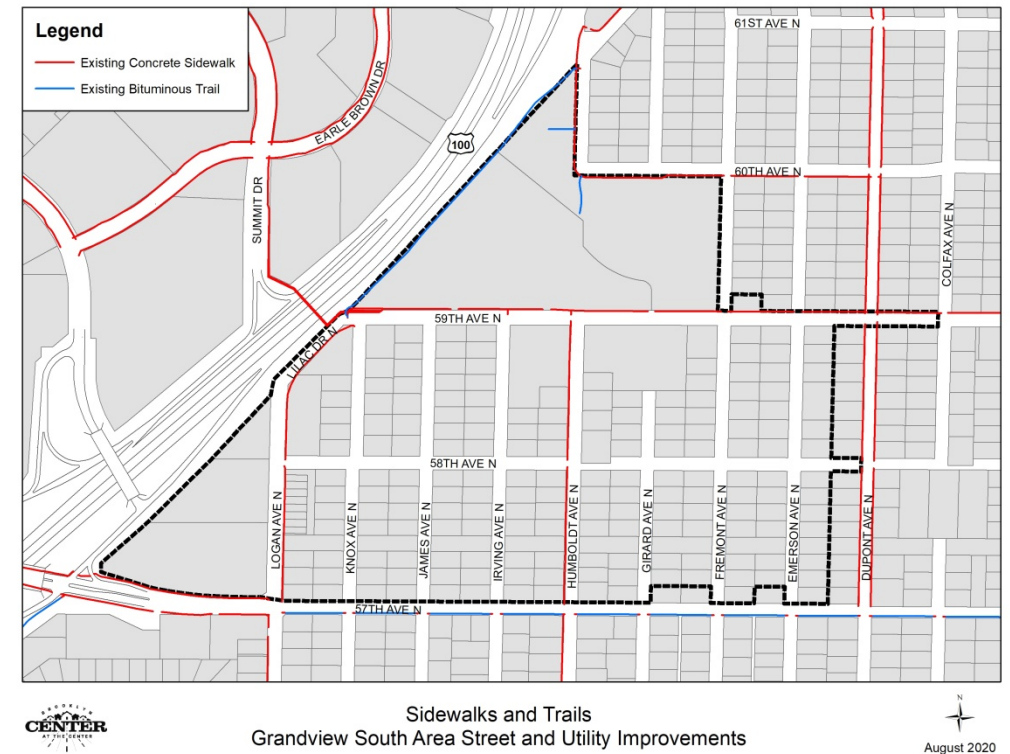
# Street Improvements

- Roadway constructed between 1961 and 1968. Most streets don't have concrete curb and gutter
- Subgrade (Foundation) Condition – good condition
- Some edge drainage issues
- Pavement Material Deterioration
- Proposed Improvements
  - Reconstruction 30 feet wide for all streets except 32 feet wide on Humboldt Ave & 59th Ave/Lilac Dr/Logan Ave
    - Full Depth Pavement and Aggregate Base
    - Full Curb and Gutter Installation



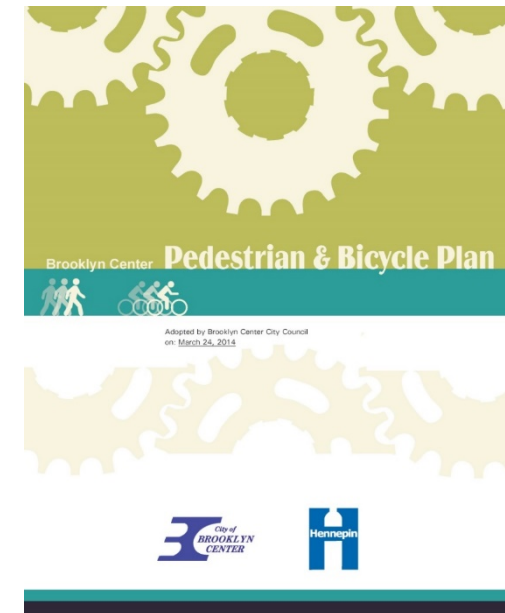
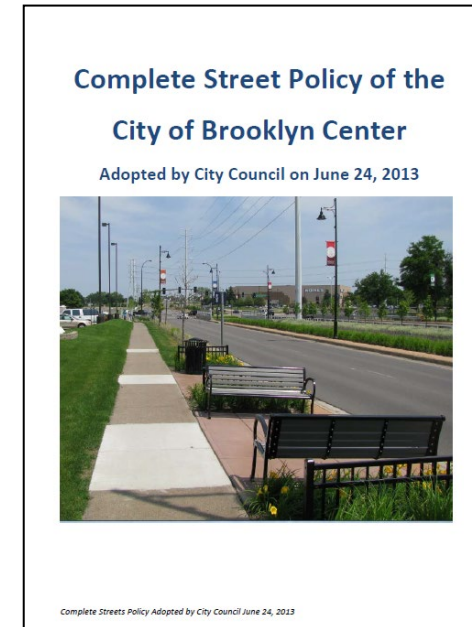
# Existing Sidewalks and Trails

- Sidewalks exist along the north side of 59<sup>th</sup> Ave, the west side of Humboldt Ave, and east side of Logan Ave/Lilac Dr.
- Adjacent sidewalks on both sides of Dupont Ave, bituminous trails on south side of 57<sup>th</sup> Ave and in Grandview park



# BC Pedestrian and Bicycle Planning

- Complete Street Policy
  - Implementation of the City's Complete Street Policy ensures that the needs and safety of pedestrians, bicyclists, motorists, and transit riders of all ages and abilities are taken into account in the design and operation of roads.
- Pedestrian and Bicycle Plan
  - Identified sidewalk gap along south side of 59<sup>th</sup> Ave
- Safe Routes to School
  - Identified the same sidewalk gap along south side of 59<sup>th</sup> Ave
  - Identified a sidewalk gaps the east side of Irving Ave and along the north side of the parking loop in Grandview Park



**BROOKLYN CENTER SAFE ROUTES TO SCHOOL PLANNING ASSISTANCE**

**SUMMARY MEMORANDUM**

JUNE 2013

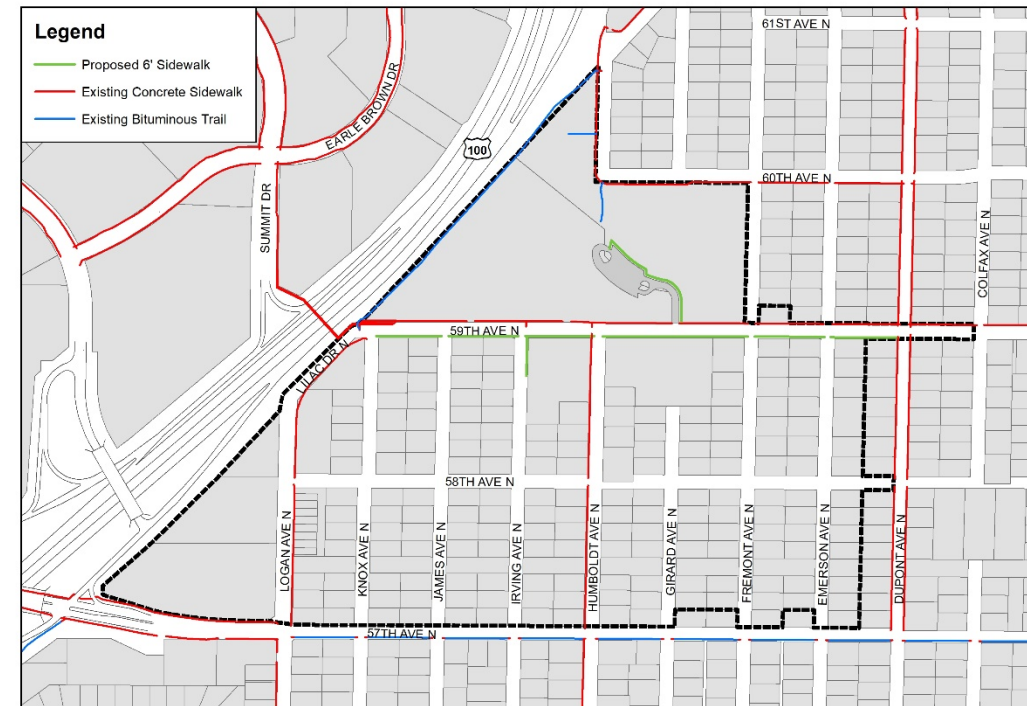


# Sidewalk Improvements



## • Proposed Improvements

- New 6' concrete sidewalk on south side of 59<sup>th</sup> Ave from Dupont Ave to Knox Ave
- New 6' concrete sidewalk on east side of Irving Ave from 59<sup>th</sup> Ave to first driveway 200' south of 59<sup>th</sup> Ave
- New 6' concrete sidewalk along the northern portion of the Grandview Park parking loop
- Sidewalk replacement/repairs as needed/impacted
- Pedestrian Curb Ramps will be reconstructed at all



Sidewalks and Trails  
Grandview South Area Street and Utility Improvements



Figure 2



# Restoration

- Driveways that are disturbed due to the street reconstruction will be replaced.
- Disturbed boulevard areas will be restored with topsoil and sod.
- Tree replacement on 1:1 ratio in fall



# During Construction



# Matching in Driveways - difficult





# During Construction

## How long will the project last?

- Each stage of the project can 3-4 months to complete.
- General Activities
  - Removals (existing pavement and trees, etc.)
  - Utility replacements
  - Installation of curb & gutter
  - Paving the roadway
  - Boulevard and tree restoration

## Will I lose water or sewer service during construction?

- Sanitary sewer service will not be interrupted during construction.
- A Temporary water system will be provided but some short term water disruptions may occur.
  - You will receive advance notices of these occurrences so that you can plan accordingly.



# During Construction

## Will I have access to my driveway?

- For the majority of the construction project you will have access to your driveway.
- However, the main interruption to access of your driveway will be if the concrete curb and gutter is replaced in front of your driveway. For this work, access to your driveway will not be available for approximately 7-10 days while the concrete cures.
- There may be other times when you will not have access to your driveway for limited periods during reconstruction of the existing roadway section but generally driveways will be accessible by the end of the day

## There is standing water in the street. Will this be corrected?

- Standing water in the asphalt will likely be corrected with this project. Minor standing water in the new gutters is to be expected.
- Street grades will be adjusted and storm sewer will be extended to minimize drainage issues.



# During Construction

## How will the Boulevard be repaired?

- Boulevards are disturbed due to utility service replacements and the street reconstruction. Boulevards will be restored with new topsoil and sod.
- The contractor is responsible for watering of the new sod for 30 calendar days following installation, after which it is the property owner's responsibility.
- All residents will receive mailings notifying them of the end dates of the contractor's sod maintenance period, as well as tips on how best to care for new sod.

## What should I do if I have an issue or something seems odd?

- Please contact the City engineering staff for assistance or to get your questions answered during construction.



# Preliminary Project Budget

	CIP – Est. <u>Project Amount</u>	Percent <u>Total</u>
Special Assessments	\$ 1,587,528.81	13.4%
Sanitary Sewer Utility	\$ 1,640,000.00	13.9%
Water Utility	\$ 2,090,000.00	17.7%
Storm Drainage Utility	\$ 1,779,647.96	15.1%
Street Reconstruction Fund	\$ 3,132,823.23	26.6%
MSA Fund	\$ 1,510,000.00	12.8%
<u>Street Light Utility</u>	<u>\$ 60,000.00</u>	<u>0.5%</u>
Total	\$11,800,000.00	100%

Note: These are only preliminary estimated amounts – these amounts will change. Costs and funding will be further updated and revised in the final design stage and bidding of the project.



# Preliminary Assessment Area



Assessment Map  
Grandview South Area Street and Utility Improvements



# Special Assessments - Estimated Amounts & Payment Options

The City has an Assessment Policy that outlines how street improvement projects are funded. Each year the City Council establishes assessment rates for residential and commercial zoned properties based on the City's Special Assessment Policy. It is anticipated that the assessment and interest rates will be adopted by the City Council at the November 9, 2020 Council Meeting. The following are estimated 2021 assessment amounts for properties zoned R1.

## Assessment Rate for Street and Utilities Improvement Projects:

- Tentative 2021 Assessment Rates for R1 properties: Street assessment = **\$4,730 Per Property\*** Storm assessment = **\$1,419 Per Property\*** Total assessment = **\$6149 Per Property\***
  - Estimated 1.5% increase from 2020 assessment rates
- 2021 Assessment Rates for R3 properties: based on front foot basis, divided by total number of units
- 2021 Assessment Rates for R4/R5/Commercial properties: based on acreage with a "A" zone rate and a "B" zone rate
- Tentative 2021 Interest Rate: 3.5% (no change from 2020)

\*For properties which may be legally subdivisible into two or more lots, the assessment to be applied shall equal the maximum number of lots allowable times the unit R1 assessment

## Payment Options:

1. Pay in full - No interest between April 15 & Sept. 30, 2021
  2. Pay in full from Oct. 1 to Nov. 21, 2021 with interest from Oct. 1
  3. Pay in installments with property taxes over a 10-year period starting in 2022
- Partial prepayments cannot be accepted
  - If the project is approved an Assessment Reminder Letter will be sent
  - Deferment Questions: Contact Engineering at 763-569-3340



# Estimated Payment Amount

Assessment Amount:	\$6,149.00			
Assessment Interest Rate:	3.50%			
Assessment Term:	10 Years			
Year	Annual Payment	Principle	Interest	Balance
1	\$883.92	\$614.90	\$269.02	\$5,534.10
2	\$808.59	\$614.90	\$193.69	\$4,919.20
3	\$787.07	\$614.90	\$172.17	\$4,304.30
4	\$765.55	\$614.90	\$150.65	\$3,689.40
5	\$744.03	\$614.90	\$129.13	\$3,074.50
6	\$722.51	\$614.90	\$107.61	\$2,459.60
7	\$700.99	\$614.90	\$86.09	\$1,844.70
8	\$679.46	\$614.90	\$64.56	\$1,229.80
9	\$657.94	\$614.90	\$43.04	\$614.90
10	\$636.42	\$614.90	\$21.52	\$0.00
<b>Totals:</b>	<b>\$7,386.48</b>	<b>\$6,149.00</b>	<b>\$1,237.48</b>	

Note: These are only preliminary estimated amounts – these amounts will change dependent on when interest starts accruing. Approximate monthly payment ranges from \$53 - \$74.



# Preliminary Project Schedule

- **Neighborhood Informational Meeting** **September 10, 2020**
- City Council Receives Feasibility Report September 28, 2020
- **Improvement Public Hearing/Order Plans** **October 26, 2020**
- Establish 2021 Assessment Rates November 9, 2020
- **Assessment Public Hearing/Certify Assessment Roll** **December 14, 2020**
- Approve Plans/Advertise for Bids January 2021
- Accept Bids/Award Project February/March 2021
- Begin Construction April 2021
- Tree Replacements Fall 2021
- Substantial Completion October 2021





# Project Information

- Improvement Public Hearing (October 28, 2019)
- Preconstruction Neighborhood Meeting (April 2020)
- Newsletters (monthly during construction)
- Web Site (generally updated every two weeks during construction)
- Attention Flyers/Door Hangers (as needed)
- City Construction Coordinator
- Engineering Division:
  - Phone: 763-569-3340
  - [publicworks@ci.brooklyn-center.mn.us](mailto:publicworks@ci.brooklyn-center.mn.us)



# Conclusion

- Resident Survey Forms
- Questions

