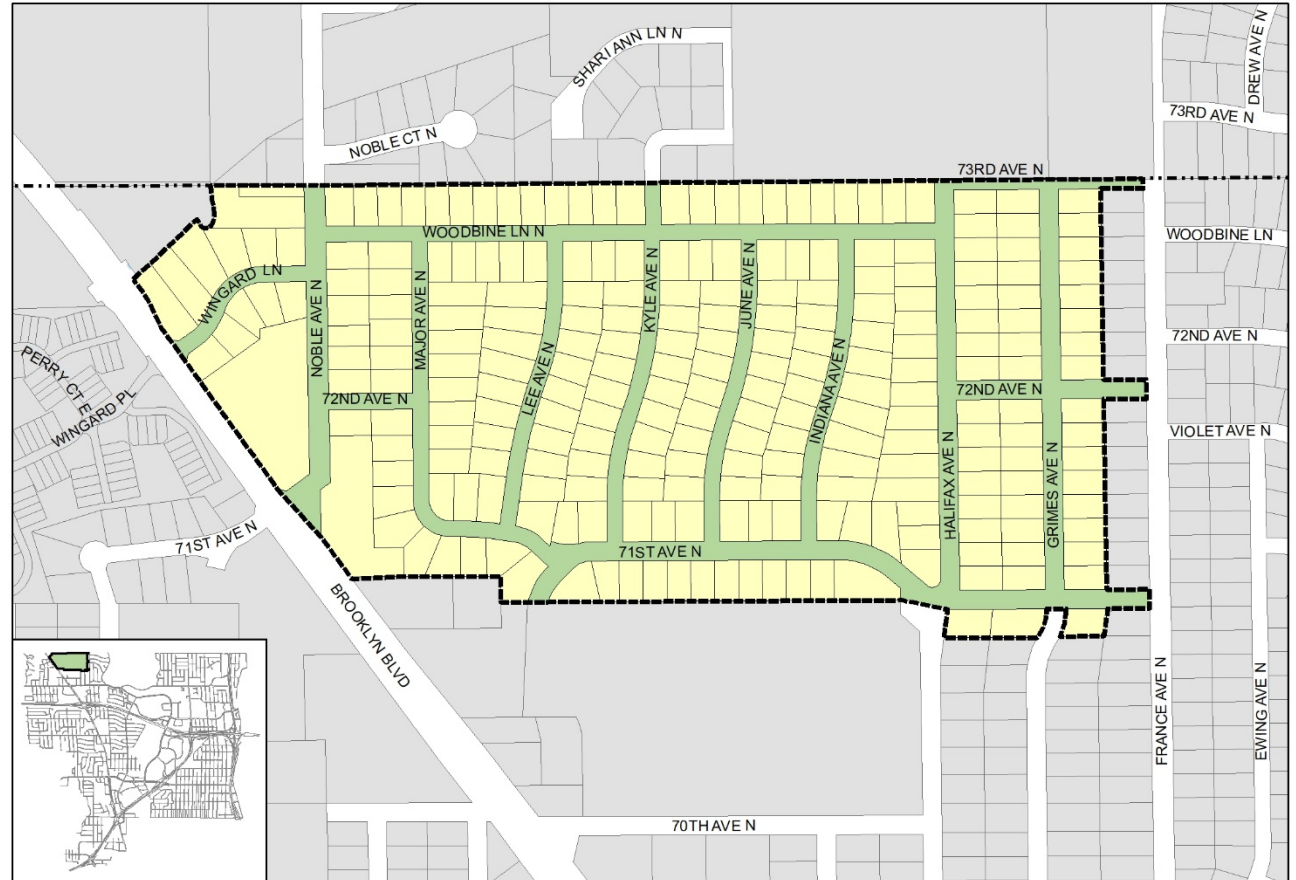


# Woodbine Area Street and Utility Improvements (2022)



Neighborhood Informational Meeting / Open House  
September 16, 2021

# Woodbine Area Street and Utilities Improvements



Project Area  
Woodbine Area Street and Utility 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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## Woodbine Area Reconstruction Project

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The City of Brooklyn Center's Capital Improvement Plan identifies a potential street improvement project in this neighborhood. This project is tentatively scheduled for [2022](#). 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 was in the neighborhood over the summer months collecting data. A neighborhood meeting is scheduled on September 16, [2021](#), to gather additional information and solicit input from neighborhood residents.

### Project Details

- Full depth pavement replacement with partial curb and sidewalk replacement
- Storm sewer repair
- Partial sanitary sewer replacement (lining) and casting replacement
- Water main repairs (Hydrant and Gate valves)

### Contact Information

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

Jay Hill  
Project Manager/Inspector  
(763) 569-3324  
[publicworks@ci.brooklyn-center.mn.us](mailto:publicworks@ci.brooklyn-center.mn.us)

#### PROJECT DOCUMENTS

- [Pre-Construction Survey](#)
- [Informational Meeting Letter](#)

#### NEWSLETTERS

#### - ENGINEERING

##### - Construction Projects

Brooklyn Boulevard Corridor Project - Phase 1

Brooklyn Boulevard Corridor Project - Phase 2

Grandview North Area Improvements

Grandview South Area Improvements

Interstate Area Street / Utility Improvements

Lyndale Avenue Pavement Rehabilitation

Northwest Area Mill & Overlay

Ryan Lake Industrial Park Area Improvements

Woodbine Area Reconstruction Project

Capital Improvement Program

##### + Traffic Safety

Permits

2013 Brooklyn Boulevard Corridor Study





# 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

Engineering Division: 763-569-3340 or [publicworks@ci.brooklyn-center.mn.us](mailto:publicworks@ci.brooklyn-center.mn.us)



# 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
- 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

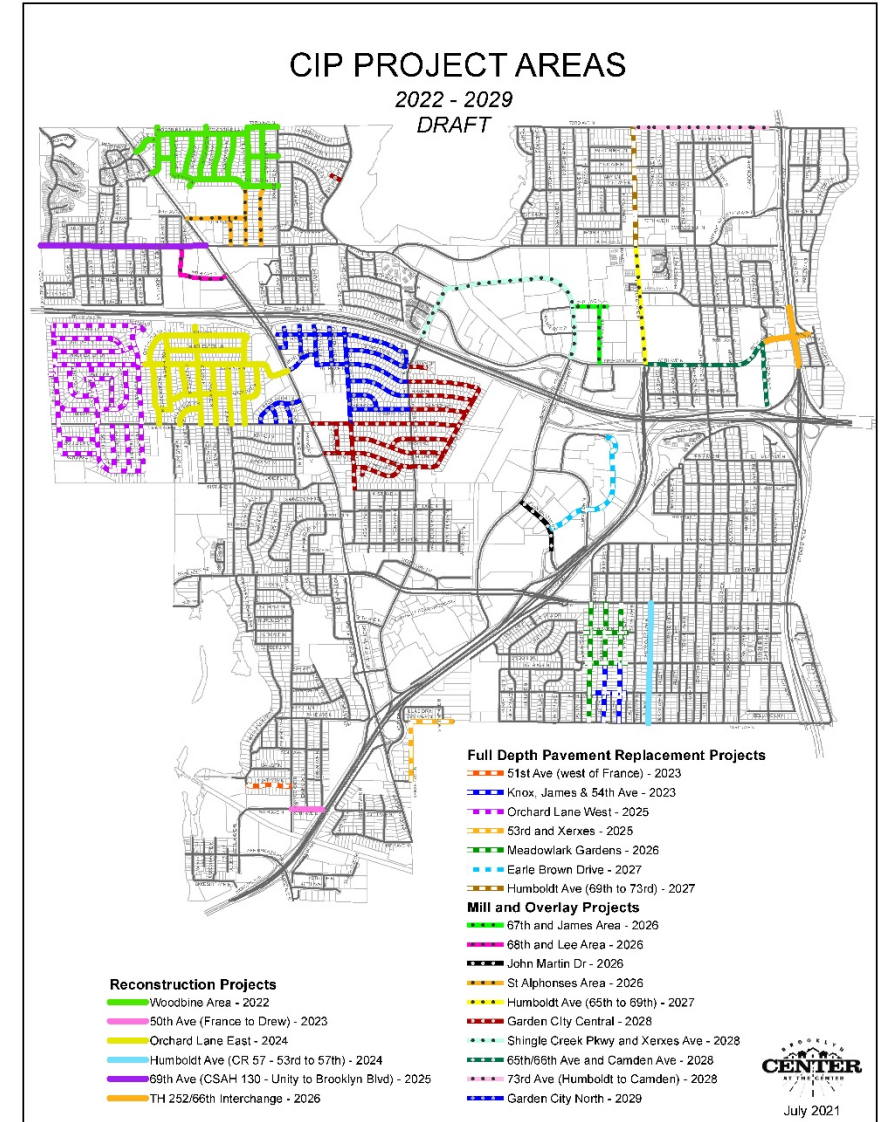


Aerial 1960



# Capital Improvement Program

- City Initiated Program in 1993
- Reconstruct Aging Public Streets and Utilities
- Est. Cost 2022-2036 CIP: \$187.5 million

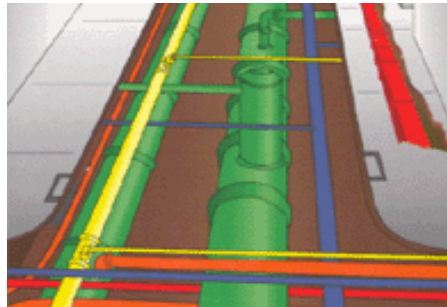




# Municipal Infrastructure

## 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

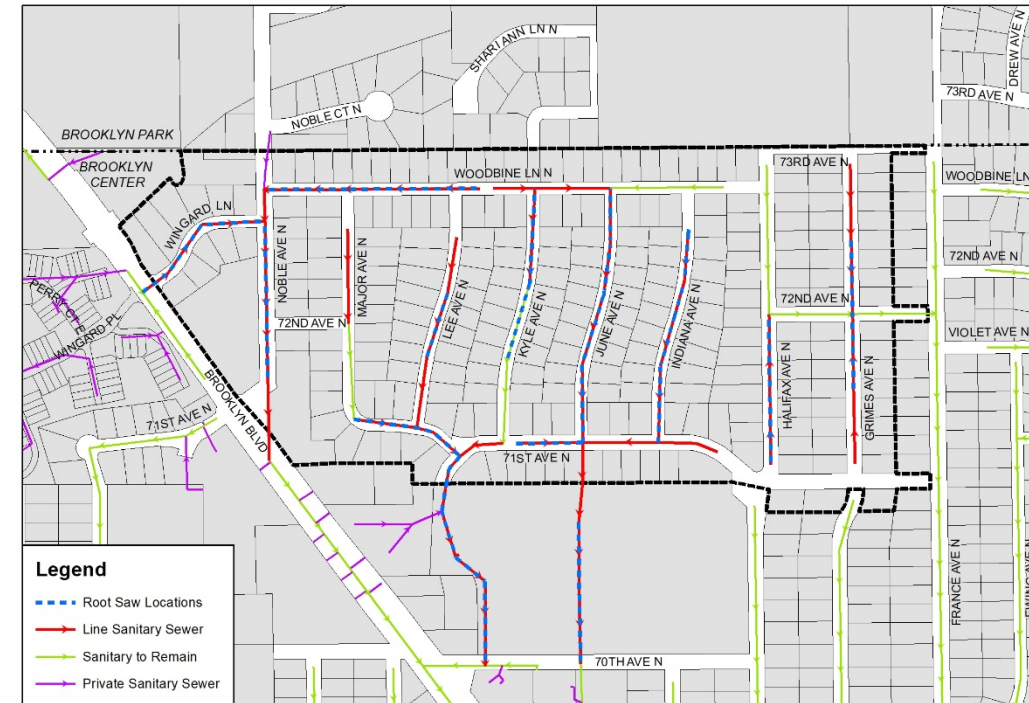
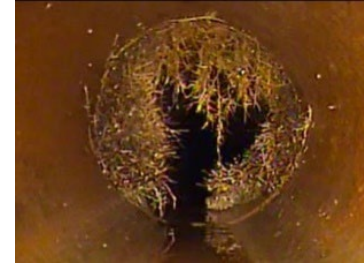
- Sanitary Sewer
  - Root intrusion, inflow and infiltration, sags, broken pipe
- Water Main
  - Corrosion, leaks, frozen water services, water quality, pipe material
- Storm Drainage
  - Local flooding, pavement preservation
- Streets, Sidewalks and Trails
  - Pavement deterioration, curb and gutter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





# Utility Improvements: Sanitary Sewer System

- Original Collection System Installed between 1956 and 1959, Mainly 8" Vitrified Clay Pipe (VCP)
- Approximately 25% replaced with 8" PVC in 1995
- **Root Intrusion-** root sawing required to maintain conveyance capacity (50%)
- Condition Survey / Televising Inspections (**some minor cracked pipe, sags**)
- Proposed Improvements
  - Spot repairs on trunk sanitary sewer mains
  - Line VCP trunk sanitary sewer mains
  - Replace sanitary sewer castings
  - Sanitary sewer services are privately owned by the homeowner and will not be replaced/repared as part of the project



Sanitary Sewer Root Saw Locations  
Woodbine Area Street and Utility Improvements

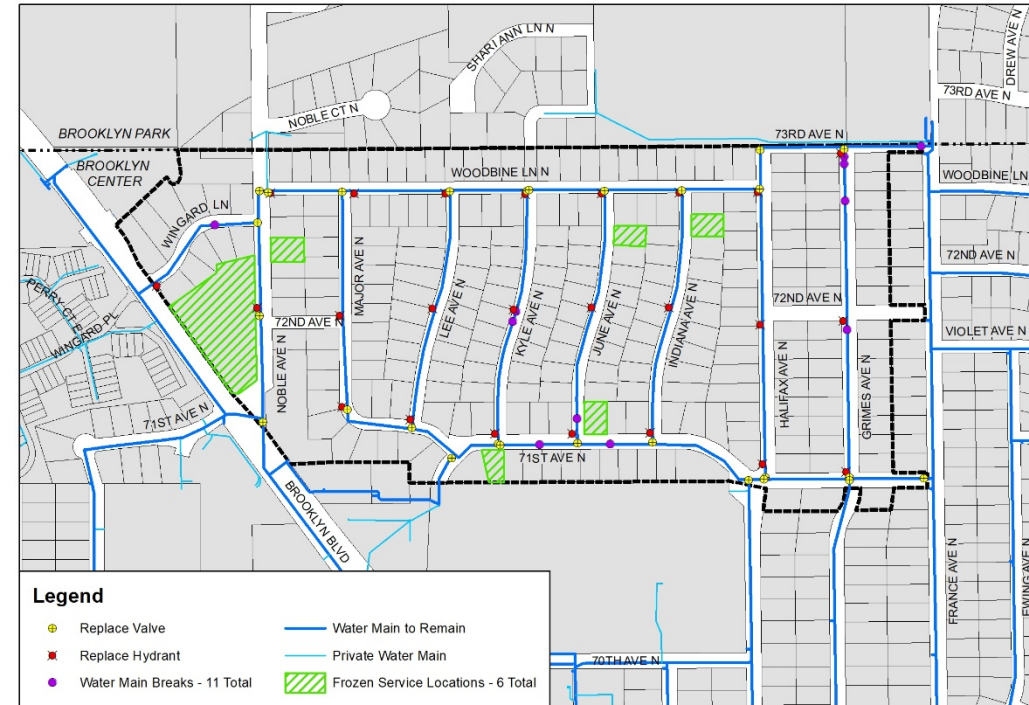
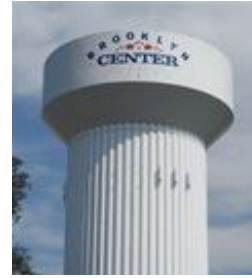


Figure 6



# Utility Improvements: Water Distribution System

- Distribution System Installed in 1956-1959
  - 6" and 8" Cast Iron Pipe (CIP)
- Cast Iron Pipe in relatively good condition (couple issue areas)
- Proposed Improvements
  - Replace valves and hydrants throughout project area
  - Replace curb stops throughout the project area
  - Insulate services with previous freezing history



Water Main Break Locations  
Woodbine Area Street and Utility Improvements

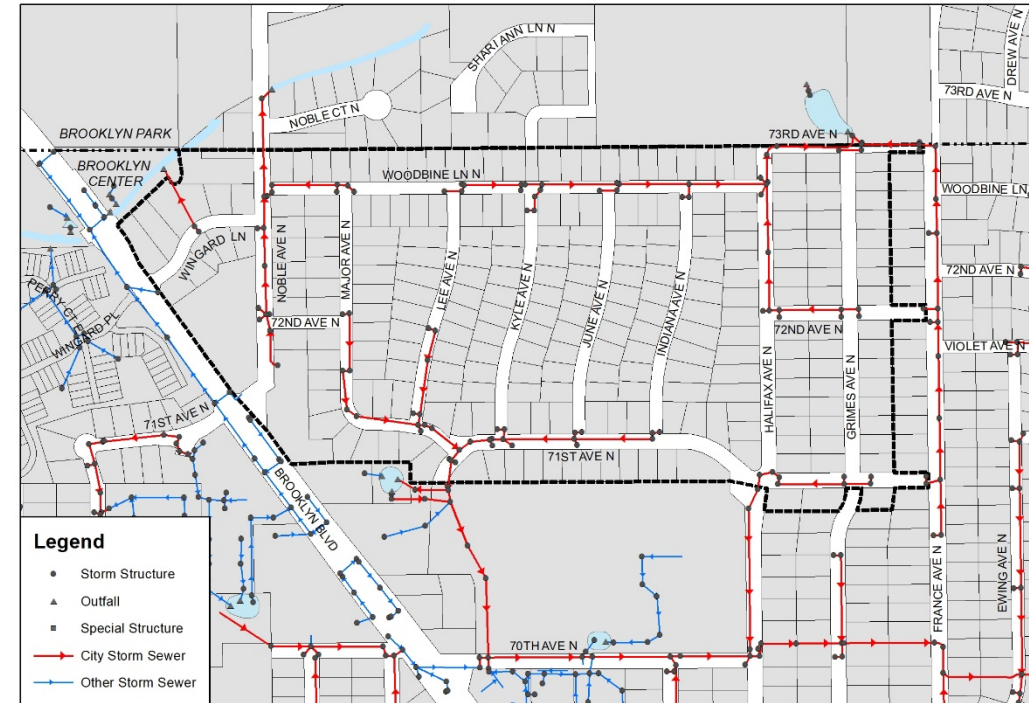


Figure 7



# Utility Improvements: Storm Sewer System

- Existing storm sewer system is developed throughout neighborhood – some standing water in gutters and at intersections
- Proposed Improvements
  - Replace storm castings as needed



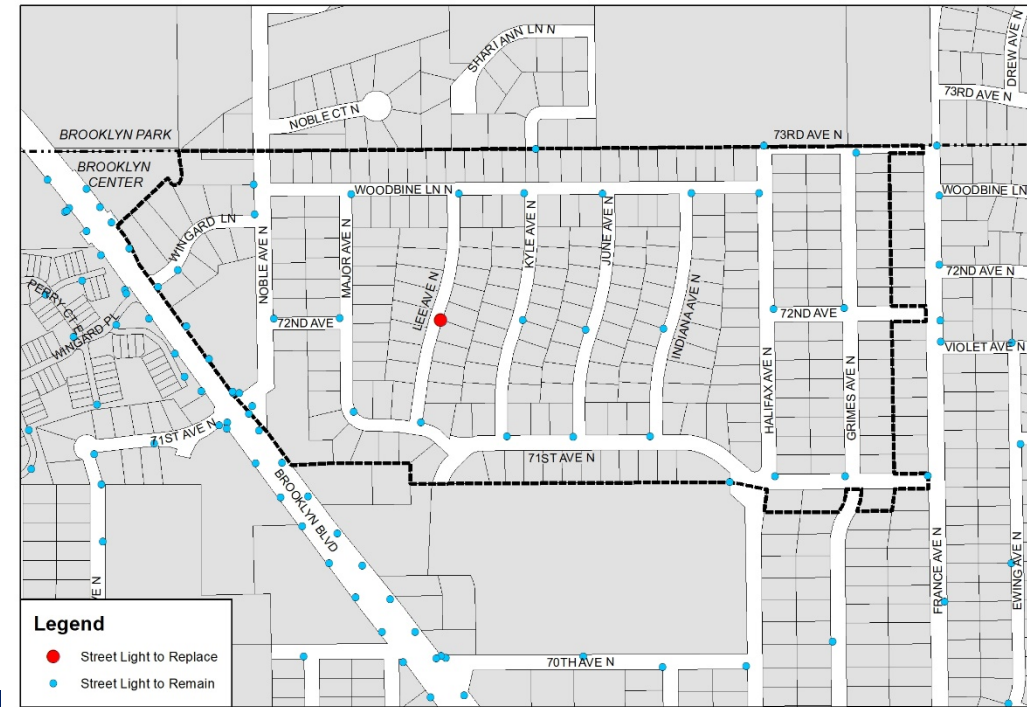
Existing Storm Sewer  
Woodbine Area Street and Utility Improvements

Figure 4



# Utility Improvements: Street Lighting

- 29 street lights within project area (combination of multi-use poles and free standing fiberglass poles)
  - All street lights have been converted to LED light fixtures
- 1 street light on free standing wood pole
- Proposed Improvements
  - Existing Lights on Multi-Use Poles or Free Standing Fiberglass Poles to Remain
  - Replace 1 Free-Standing Street Lights with Fiberglass Poles and LED light fixtures



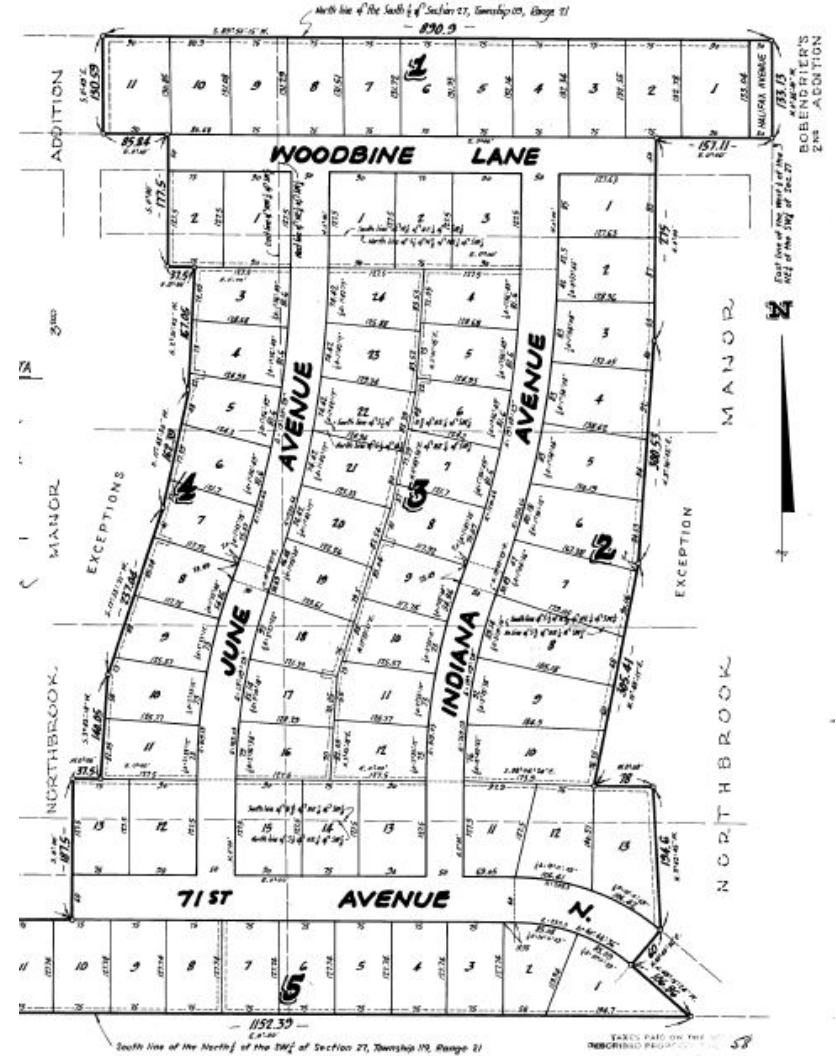
Street Lights  
Woodbine Area Street and Utility Improvements

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
  - 50'/60' for Woodbine Area
  - Right-of-way edge is approx. 10'-15' beyond the edge of street pavement/ back of curb.





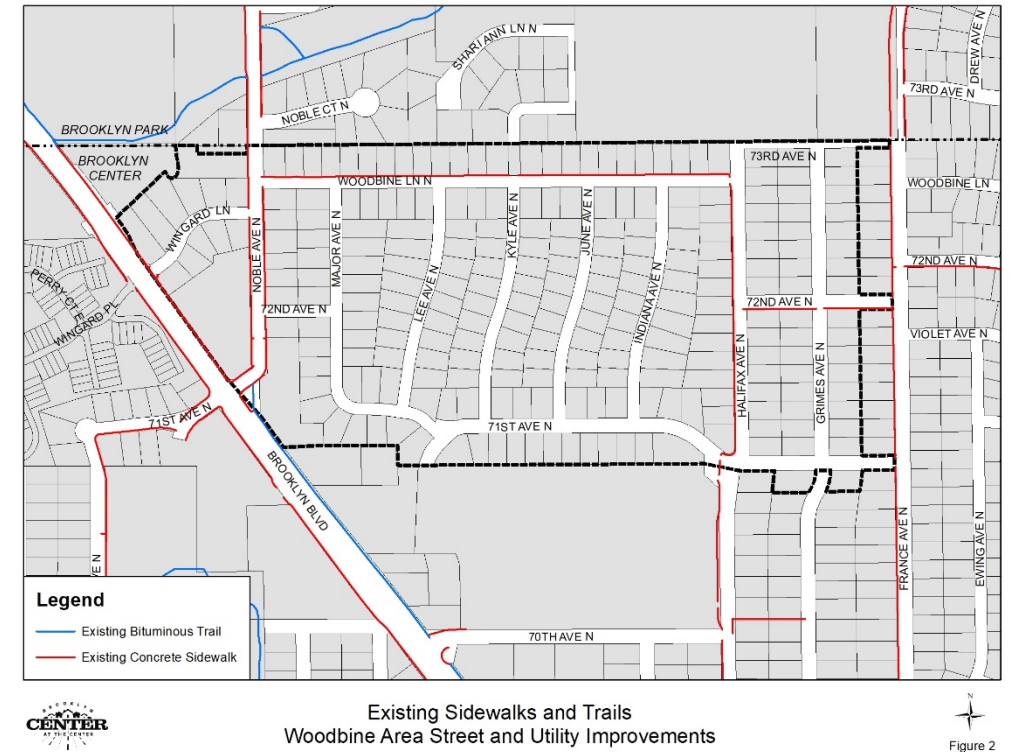
# Street Improvements

- Roadway reconstructed in 1995. Most streets have concrete curb and gutter
- Subgrade (Foundation) Condition – good condition
- Some minor drainage issues
- Pavement Material Deterioration
- Proposed Improvements
  - Full depth pavement replacement
  - Spot repairs for curb & gutters and sidewalks



# Existing Sidewalks and Trails

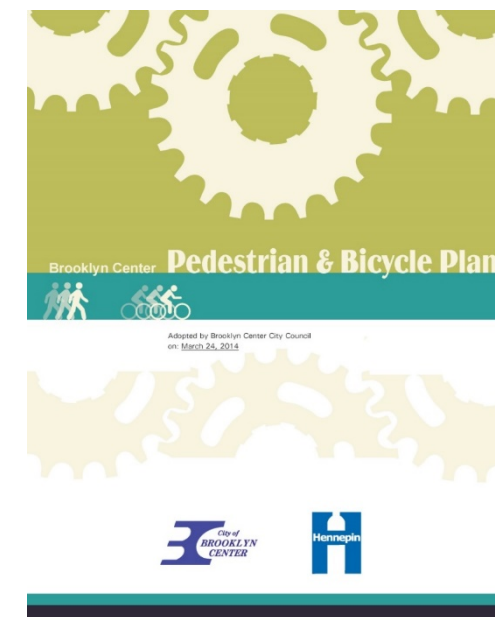
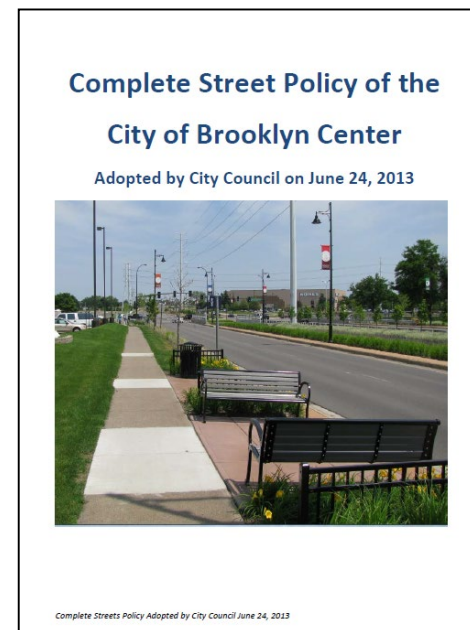
- Sidewalks exist along the south side of 72<sup>nd</sup> Ave, west side of Halifax Ave, both sides of Noble Ave and the north side of Woodbine Ln
- Adjacent sidewalks on both sides of Brooklyn Blvd and the west side of France Ave





# 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 71<sup>st</sup> Ave and 73<sup>rd</sup> Ave.
- Safe Routes to School
  - Identified adding a sidewalk on 71<sup>st</sup>.
  - Consider redesign of roundabout to make more pedestrian friendly.



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

**SUMMARY MEMORANDUM**

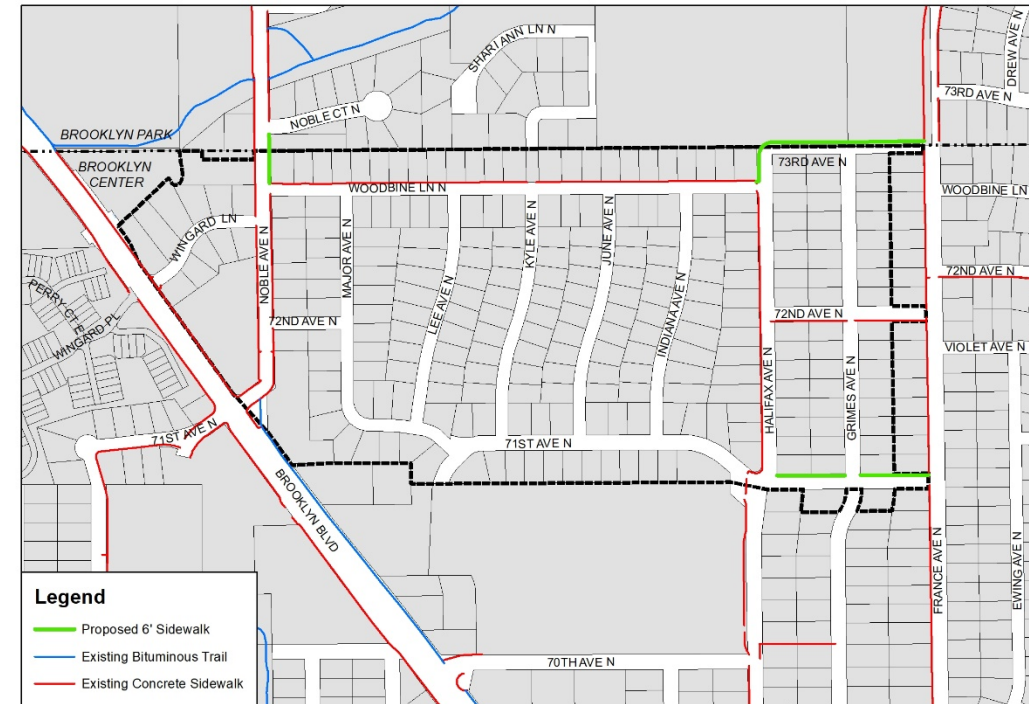
JUNE 2013



# Sidewalk Improvements

- Proposed Improvements

- Spot repairs on existing sidewalks
- Pedestrian Curb Ramps will be reconstructed at all cross streets with the Project
- New 6' concrete sidewalk on north side of 71<sup>st</sup> Ave from Halifax Ave to France Ave
- Sidewalks which may be considered and coordinated with Brooklyn Park
  - Evaluate New 6' concrete sidewalk along the north side of 73<sup>rd</sup> Ave from Halifax Ave/Woodbine Ln to France Ave.
  - Evaluate New 6' concrete sidewalk along the east side of Noble Ave from Woodbine Ln to Noble Ct



Sidewalks and Trails  
Woodbine Area Street and Utility Improvements



Figure 2





# Restoration

- Driveways that are disturbed due to the street and utility repairs will be replaced.
- Disturbed boulevard areas will be restored with topsoil and sod.





# During Construction





# During Construction

## How long will the project last?

- Each stage of the project can 2-3 months to complete.
- General Activities
  - Removals (existing pavement and misc. items)
  - Utility repairs
  - Repair of curb & gutter and sidewalks
  - Paving the roadway
  - Boulevard 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 gutters is to be expected.
- Street grades and the storm sewer system will remain the same as they are now.



# During Construction

## How will the Boulevard be repaired?

- Boulevards are disturbed due to street and utility repairs. 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.





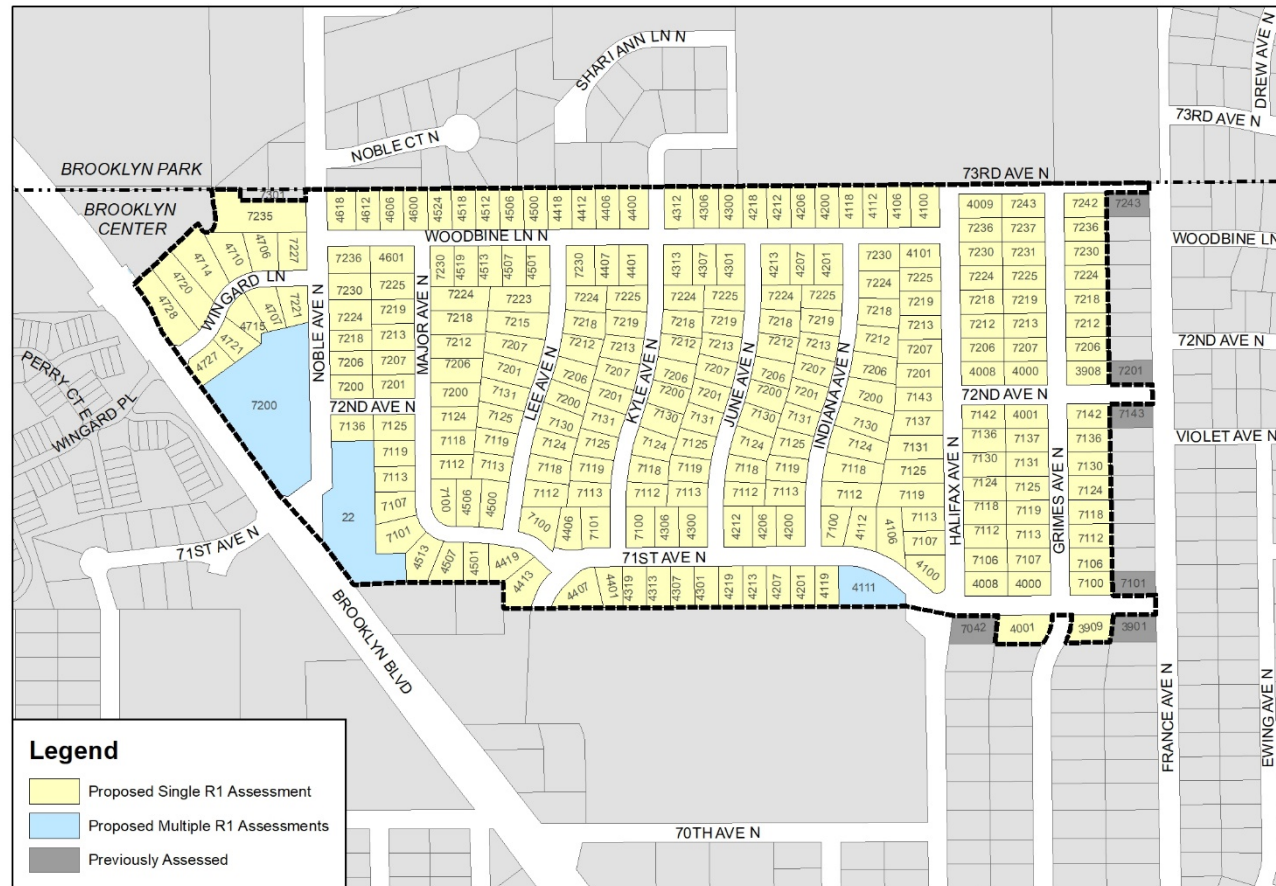
# Preliminary Project Budget

	CIP – Est. <u>Project Amount</u>	Percent <u>Total</u>
Special Assessments	\$ 959,358,00	13.7%
Sanitary Sewer Utility	\$ 990,000,00	14.1%
Water Utility	\$ 1,700,000.00	24.3%
Storm Drainage Utility	\$ 850,000.00	12.1%
Street Reconstruction Fund	\$ 2,280,642.00	32.6%
MSA Fund	\$ 200,000.00	2.9%
<u>Street Light Utility</u>	<u>\$ 20,000.00</u>	<u>0.3%</u>
Total	\$ 7,000,000.00	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  
Woodbine Area Street and Utility Improvements



Figure 8



# 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 8, 2021 Council Meeting. The following are estimated 2022 assessment amounts for properties zoned R1.

## Assessment Rate for Full Depth Pavement Replacement Improvement Projects:

- Tentative 2022 Assessment Rates for R1 properties:  
Street assessment = **\$3,777 Per Property\***
  - Estimated 7% increase from 2021 assessment rates
- Tentative 2022 Interest Rate: 3.5% (Up 0.5% from 2021)

\*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, 2022
2. Pay in full from Oct. 1 to Nov. 18, 2022 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:	\$3,777.00	Partial Street Reconstruction, R1		
Assessment Interest Rate:	3.50%	(Full Depth Pavement Replacement)		
Assessment Term:	10 Years			
Year	Annual Payment	Principle	Interest	Balance
1	\$542.94	\$377.70	\$165.24	\$3,399.30
2	\$496.68	\$377.70	\$118.98	\$3,021.60
3	\$483.46	\$377.70	\$105.76	\$2,643.90
4	\$470.24	\$377.70	\$92.54	\$2,266.20
5	\$457.02	\$377.70	\$79.32	\$1,888.50
6	\$443.80	\$377.70	\$66.10	\$1,510.80
7	\$430.58	\$377.70	\$52.88	\$1,133.10
8	\$417.36	\$377.70	\$39.66	\$755.40
9	\$404.14	\$377.70	\$26.44	\$377.70
10	\$390.92	\$377.70	\$13.22	\$0.00
<b>Totals:</b>	<b>\$4,537.14</b>	<b>\$3,777.00</b>	<b>\$760.14</b>	

Note: These are only preliminary estimated amounts – these amounts will change dependent on when interest starts accruing. Approximate monthly payment ranges from \$33 - \$45.



# Preliminary Project Schedule

- **Neighborhood Informational Meeting** **September 16, 2021**
- City Council Receives Feasibility Report September 27, 2021
- **Improvement Public Hearing/Order Plans** **October 25, 2021**
- Establish 2021 Assessment Rates November 8, 2021
- **Assessment Public Hearing/Certify Assessment Roll** **December 13, 2021**
- Approve Plans/Advertise for Bids January 2022
- Accept Bids/Award Project February/March 2022
- Begin Construction Spring/Summer 2022
- Tree Replacements Fall 2022
- Substantial Completion October 2022



# Project Information

- Improvement Public Hearing (October 25, 2021)
- Preconstruction Neighborhood Meeting (April 2022)
- Newsletters (monthly 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

