

Feasibility Report For Orchard Lane East Improvements

City Improvement Project No. 2024-01

City of Brooklyn Center, Minnesota



Prepared by Alliant Engineering
September 25, 2023



Feasibility Report

for

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I hereby certify that this report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Nick Turner

Nick Turner

54334

Reg. No.

09/15/2023

Date

REVIEWED:

Lydia M. Ener

Lydia Ener, PE

9/18/23

Date

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Feasibility Report

for Orchard Lane East Improvements

City Improvement Project No. 2024-01

I. BACKGROUND

2024 is the City of Brooklyn Center’s 31st year of its long-range infrastructure rehabilitation program. This program has consisted of a systematic rehabilitation and/or replacement of the City’s aging streets, water main, sanitary sewer, storm sewers, sidewalks, and streetlights.

The City’s Capital Improvement Program identifies the Orchard Lane East neighborhood for pavement replacement and utilities improvements. The improvement areas are shown in Figure 1; the improvements are described below in Table 1:

Table 1: Project Limits

Segment	Extent	Improvements
64 th Avenue N	Noble to Major	Reclaim Pavement, Sanitary, Watermain
64 th Avenue N	Major to June	Reclaim Pavement, Watermain
65 th Avenue N	Orchard to Indiana	Reclaim Pavement, ADA, Storm, Watermain
65 th Avenue N	Indiana to Brooklyn	Reclaim Pavement, ADA, Storm, Sanitary, Watermain
Winchester Lane N	Noble to Indiana	Reclaim Pavement, Sanitary, Watermain
66 th Avenue N	Orchard to Indiana	Reclaim Pavement, Watermain
Martin Drive	Indiana to 65 th	Reclaim Pavement, Storm, Watermain
Indiana Avenue N	63 rd to 66 th	Reclaim Pavement, Storm
June Avenue N	63 rd to 65 th	Reclaim Pavement, Sanitary, Watermain
Kyle Avenue N	63 rd to 64 th	Reclaim Pavement, Sanitary, Watermain
Kyle Avenue N	64 th to 65 th	Reclaim Pavement, Sanitary, Watermain
Lee Avenue N	63 rd to Kathrene	Reclaim Pavement, Watermain
Lee Avenue N	Kathrene to I-694	Reclaim Pavement, Sanitary, Watermain
Major Avenue N	64 rd to 65 th	Reclaim Pavement, Sanitary
Kathrene Drive	63 rd to Lee	Reclaim Pavement, Sanitary, Watermain
Noble Avenue N	Eleanor to 66 th	Reclaim Pavement, Sanitary, Watermain
Eleanor Lane	Orchard to Noble	Reclaim Pavement, Sanitary, Watermain
Orchard Avenue N	63 rd to Eleanor	Reclaim Pavement, Sanitary, Watermain
Orchard Avenue N	Eleanor to 65 th	Reclaim Pavement, Sanitary
Orchard Avenue N	65 th to 66 th	Reclaim Pavement, Parking, Storm, Watermain

II. PROJECT AREA

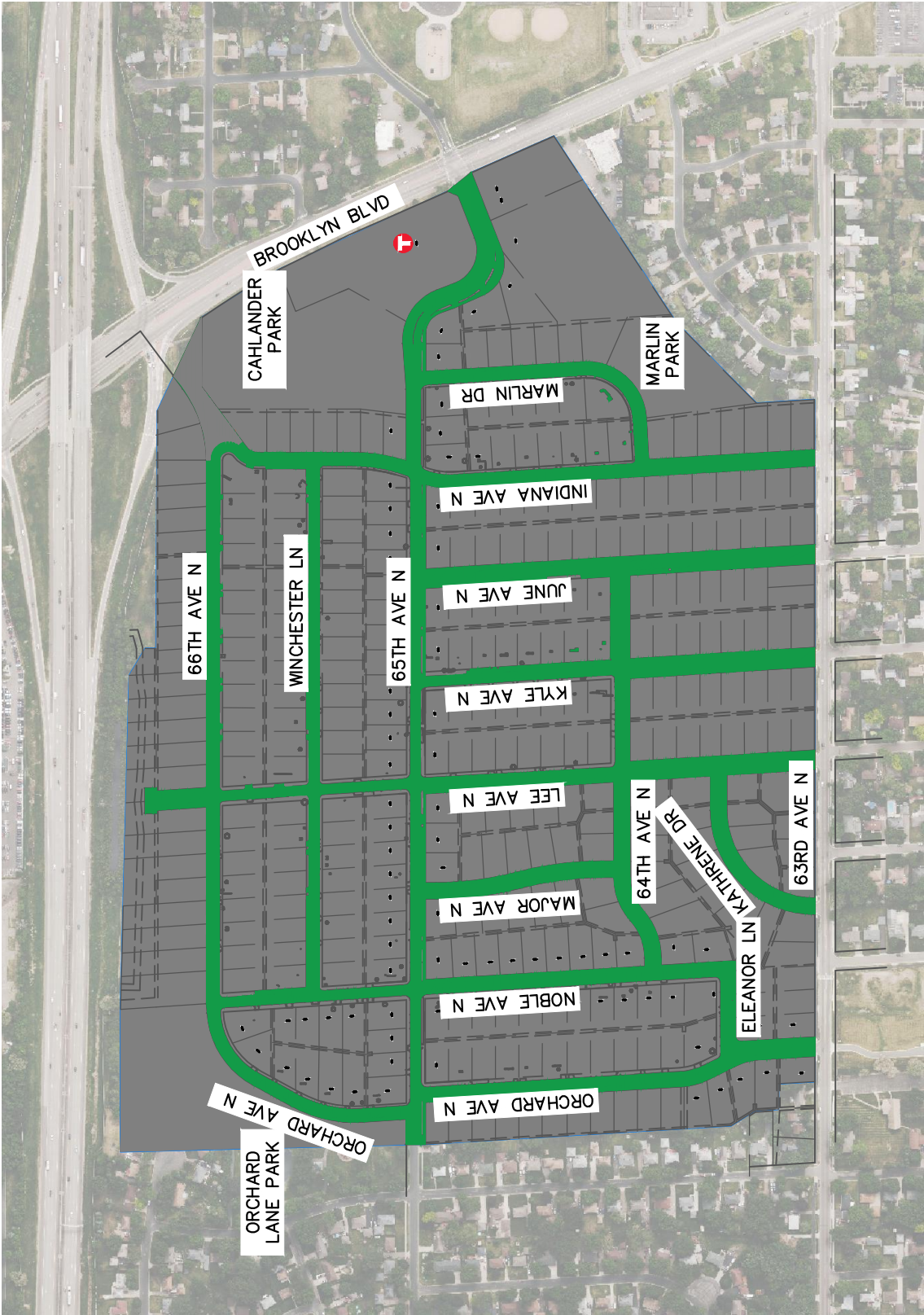
This report was prepared in accordance with the scope of work outlined in the professional services agreement authorized by City Council Resolution No. 2023-65 dated May 22, 2023. A property questionnaire and letter have been distributed as part of the project evaluation process. A public informational meeting with property owners located within the project areas was held on August 3rd. A copy of the questionnaire is provided in Appendix B.

The 2024 project area consists of approximately 21,560 linear feet (4.08 miles) of streets. The project consists of the following type parcels:

Table 2: Parcel Types

Segment	Residential	Commercial/Industrial
64 th Avenue N	9-R1	0
65 th Avenue N	24-R1, 1-R5	1-O2, 1-C1, 1-C1/R5/R4
Winchester Lane N	42-R1	0
66 th Avenue N	47-R1	0
Martin Drive	14-R1	0
Indiana Avenue N	36-R1	0
June Avenue N	31-R1	0
Kyle Avenue N	32-R1	0
Lee Avenue N	26-R1	0
Major Avenue N	14-R1	0
Kathrene Drive	12-R1	0
Noble Avenue N	27-R1	0
Eleanor Lane	3-R1	0
Orchard Avenue N	37-R1	0

Figure 1 – Project Area



III. EXISTING CONDITIONS & PROPOSED IMPROVEMENTS

Based on age, condition, and extensive maintenance needs of the existing roadways and public utilities, the recommended improvements are described below.

In accordance with the Complete Streets Policy adopted by the City in 2013, all streets and trail projects, including design planning, reconstruction, rehabilitation, maintenance, or operation by the City of Brooklyn Center shall be designed and executed in a responsible, equitable, and financially reasonable way to accommodate and encourage travel by bicyclists, pedestrians, public transportation, emergency, and commercial vehicles in a balanced manner. 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 considered in the design and operation of roads. Accordingly, a worksheet has been completed to assist in the Complete Streets evaluation (see Appendix A, Complete Street Worksheet).

A. Streets, Sidewalks, Trails, & Parks

EXISTING CONDITIONS

- The project area was last reconstructed in 1996; no roads in the project area are designated Municipal State Aid (MSA) routes. Each existing street is a 30 feet wide urban section with concrete curb and gutter, except for 65th Avenue east of Marlin Drive, which is a 40 feet wide urban section with concrete curb and gutter and includes a raised concrete island.
- A 7-stall parking lot has two access points onto Orchard Avenue N. Additionally, there is a parking pull-out bay on Orchard Avenue N at the northern end of Orchard Lane Park
- A concrete sidewalk exists along the entire south side of 65th Avenue North from Perry Avenue N to Brooklyn Boulevard. This sidewalk has been evaluated for ADA compliance issues. A trail exists adjacent to the project area along 63rd Avenue North, but this trail is outside the project area.
- The CIP identified the pavement in this project area as recommended for replacement.
- Soil borings and pavement core measurements were conducted at 33 locations within the project area. These measurements revealed that the existing pavement sections within the project area consists of an average 4.25 inches of bituminous pavement and 6.75 inches thickness of aggregate base over a fine to coarse granular subgrade material. This underlying pavement structure is generally stable for most of the roadway.
- Additionally, limited sections of deteriorated concrete curb and gutter were identified within the project area.

- 3 city park properties are within the project area: Marlin Park, Cahlander Park, and Orchard Lane Park. Trails and playground equipment are in good condition. A basketball court and parking lot at Orchard Lane Park are in poor condition.

PROPOSED IMPROVEMENTS

- Based on the Geotechnical Evaluation Report by Braun Intertec (dated June 1, 2023), the recommended pavement improvement consists of a full depth reclamation of the existing pavement. The existing concrete curb and gutter has not exceeded its life expectancy and can be suitably rehabilitated with spot repairs.
- Approximately 50% of the concrete curb and gutter and concrete driveway aprons are estimated to be replaced due to heaving / settling issues and as warranted or impacted by other construction (e.g public utility repairs).
- Parking for Orchard Lane Park will be reconfigured to a parking lane, similar to the parking lane at the north end of Orchard Avenue N. The total number of parking spaces in this area is not expected to change.
- Mixed-use trails in Orchard Lane Park and Marlin Park are under consideration for rehabilitation depending on final project scope.
- A basketball court in Orchard Lane Park will be replaced with this project.
- Pedestrian ramps along the south side of 65th Avenue N will be upgraded to meet ADA requirements.
- All boulevard and park trees in the project area will be evaluated for species and health. All ash trees, and any diseased trees, will be removed.

B. Storm Sewer

EXISTING CONDITIONS

- The existing storm sewer consists of 12” to 60” pipe with two trunk lines running east on 65th Avenue N. Most of the storm sewer was installed in 1996, with some older storm sewer along 65th Avenue N, along side lot easements and rear lot easements.
- The majority of storm sewer flows to an existing pond at Cahlander Park. The remainder of the storm sewer flows to existing storm sewer infrastructure along 63rd Avenue N. All storm sewer within the project site will ultimately discharge to Shingle Creek.
- All storm sewer in the project area was televised to assess the condition. Most instances of storm sewer damage are on the two trunk lines running on 65th Avenue N. Documented damages include cracks, infiltration, root intrusion, and sediment deposits.

- Sinking storm sewer was also documented in storm sewer near Marlin Park, resulting in Indiana Avenue N not property draining.

PROPOSED IMPROVEMENTS

- Proposed repairs to the storm sewer system will address sections with documented damage.
 - Documented cases of cracks, root intrusion, and infiltration would be repaired with lining or spot repairs. Intrusive roots will be removed.
 - Documented cases of deposits would be cleaned out.
- Storm sewer entering and leaving Marlin Park and at the intersection of Marlin Dr and Indiana Ave N will be replaced and/or rerouted.
- Spread Calculations will be calculated based on 2023 rainfall data to determine if additional storm sewer infrastructure will be needed to prevent roadway flooding.
- Low point locations will be reviewed to ensure a catch basin is located at every point.
- The City has determined that this project does not need any additional permanent storm water treatment BMPs; the existing conditions meet the requirements of the Municipal Stormwater Permit (MS4).

C. Sanitary Sewer

EXISTING CONDITIONS

- Existing sanitary sewer consists of 8” pipe (except for the 12” pipe on 65th Avenue N) of which 50% is Vitrified Clay Pipe or Clay Tile Pipe installed in the late 1950’s, and 50% was replaced with PVC 1996.
- All sanitary sewer in the project area was televised to assess the condition. Issues with cracks, root intrusions, and blockages were identified which impact the efficacy or integrity of the pipe.

PROPOSED IMPROVEMENTS

- Approximately 10% of the sanitary sewer pipe in the project area has been identified as compromised and will be replaced. Sanitary service lines will be replaced where the main is replaced.
- All clay pipe in the project area which is in good condition will be rehabilitated using trenchless construction methods.
- All PCV pipes in the project area which is in good condition do not require any improvement.

D. Water System

EXISTING CONDITIONS

- The existing watermain consists of 6” to 12” cast iron pipe and was installed in the 1950’s and 60’s. Based on current maintenance records, 10 watermain breaks have occurred in the project area since the watermain was installed.
- One 12” watermain was installed on 66th Avenue N in 1973 to connect to another neighborhood with a 12” line to the north and to a 16” line to the east.
- Watermains on 65th Avenue N and Orchard Avenue N between Eleanor Lane and 65th Avenue N were replaced in 1996.
- Two properties in the project area have reported a frozen water service.

PROPOSED IMPROVEMENTS

- Watermain which predates the 1996 improvements will be replaced in the project area. Water services will be replaced wherever the main is replaced.
- All old and abandoned water pipes in the project area will be removed whenever possible.
- All water services with less than 4’ of cover will be insulated to prevent freezing.
- All hydrants and hydrant valves in the project area are to be replaced.
- A new valve will be added on the 16” watermain that connects to the east end of the project area at 66th Avenue N for better isolation. This valve is part of the final design evaluation.
- Watermain lines at 65th Avenue N and Indiana Avenue N will be connected to improve the redundancy and resiliency of the network. This connection is part of the final design evaluation.

E. Street Lights

EXISTING CONDITIONS

- City evaluation of the existing lights found them to be fiber glass street lights with LED fixtures and generally in good condition. 24 street lights exist in the project area.

PROPOSED IMPROVEMENTS

- No street light improvements are anticipated with the project.

IV. RIGHT-OF-WAY AND EASEMENTS

Generally, all public infrastructure owned, managed, maintained, and operated by the City throughout the project areas are located within City easements and/or right-of-way. It is not anticipated that the City will need to obtain any additional easement for any existing or proposed improvements located within the roadways or trail. If necessary, any identified easement needs during final design will be further coordinated with the City Attorney and identified property owners.

V. RESIDENT ENGAGEMENT

A total of nineteen survey responses were received by mail and fifteen online. The majority of responses indicated the properties had not had issues with flooding, sanitary services, or water services. Overall, the resident responses were not in favor of additional sidewalk or street lighting. Miscellaneous comments were received as well regarding private utilities, maintenance issues, and snow plowing.

Nine residents attended the open house for the project on 8/3/2023. Each attendee was able to discuss how the project would impact their home. Some voiced concerns about driveway access during construction. Miscellaneous questions were asked about private utilities and the assessment process. All attendees seemed satisfied with having their questions answered, and many expressed interest in personal follow-up when construction begins.

VI. ESTIMATED COSTS AND FUNDING CONSIDERATIONS

The total estimated construction cost of the project is \$11,792,000. Table 3 provides a summary of the estimated project costs in greater detail.

Table 3: Opinion of Probable Construction Cost

Table 3. Cost and Funding

Improvement Project No. 2024-01
 Orchard Lane East Improvements
 Feasibility Report, September 15, 2023

	Streets	Storm Drainage	Water Main	Sanitary Sewer	Street Lights	Estimated Total
Estimated Expenditures						
Estimated Construction Cost Street & Utility Contingencies (15%)	\$ 3,800,000	\$ 680,000	\$ 3,060,000	\$ 1,530,000	\$ -	\$ 9,070,000
Administration, Engineering, Legal (1.5%)	\$ 570,000	\$ 102,000	\$ 459,000	\$ 230,000	\$ -	\$ 1,361,000
	\$ 570,000	\$ 102,000	\$ 459,000	\$ 230,000	\$ -	\$ 1,361,000
Total Estimated Project Costs (Feasibility)	\$ 4,940,000	\$ 884,000	\$ 3,978,000	\$ 1,990,000	\$ -	\$ 11,792,000
Estimated Revenue						
Street Special Assessments	\$ 1,496,129.37					\$ 1,496,129
Street Reconstruction Fund	\$ 3,443,870.63					\$ 3,443,871
Storm Drainage Utility Fund		\$ 884,000				\$ 884,000
Water Utility Fund			\$ 3,978,000			\$ 3,978,000
Sanitary Sewer Utility Fund				\$ 1,990,000		\$ 1,990,000
Street Light Utility Fund					\$ -	\$ -
						\$ -
Total Estimated Revenue (Feasibility)	\$ 4,940,000	\$ 884,000	\$ 3,978,000	\$ 1,990,000	\$ -	\$ 11,792,000

This preliminary estimate includes the cost for project administration, legal, engineering, and construction contingency. Special assessments for street improvements are proposed in accordance with the City’s Assessment Policy. Proposed assessments for R1, R5, O2, and C1/R4/R5 zoned parcels contained within the project area, as calculated by City of Brooklyn Center staff, are summarized below in Table 4. The full assessment roll is provided in Appendix C.

Table 4: Proposed Pending Special Assessments

Classification	Assessment (USD)
R1-Single Family Residence (each)	\$4,015.00
R5 Multi-Family Residence (3907 65 th Avenue North)	\$35,177.78
MX-N2 Mixed-Use (6437 65 th Avenue North)	\$12,516.14
MX-N2 Mixed-Use (6503 65 th Avenue North)	\$35,155.45

VII. RECOMMENDED PROJECT SCHEDULE

The expected schedule is summarized in Table 5:

Table 5: Preliminary Project Schedule

Action	Target Date
City Council Receives Feasibility Report, Declares Cost to be Assessed and Calls for Public Hearings	September 25, 2023
City Council Holds Public Hearing, Authorizes the Project and Orders Preparation of Plans and Specifications	October, 2023
City Council Approves Plans and Specifications and Authorizes Advertisement for Bids	Jan/Feb, 2024
City Council Considers Award of Contract	March 11, 2024
Start Project Construction	April, 2024
Construction Substantially Complete (after two construction seasons)	September, 2025

VIII. CONCLUSIONS AND RECOMMENDATIONS

The overall condition of the City’s street and utility infrastructure systems is critical to the operation, safety, welfare, and economic health of the entire community. As a result of the infrastructure needs described and the proposed solution and estimated costs provided in this report, the proposed project is necessary, cost-effective, and feasible.

Appendices

to the

Feasibility Report for Orchard Lane East Improvements City Improvement Project No. 2024-01

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Appendix A

Complete Streets Worksheet

Appendix A

Complete Streets Worksheet

This Complete Streets Worksheet is intended to serve as a guide when reviewing a roadway's ability to accommodate all modes of transportation (pedestrian, bicyclists, transit riders, freight, and automobiles) and people of all abilities in a cost-effective manner, while promoting safe operation for all users. Complete streets address the design of the entire street right-of-way to determine the best allocation of space between the various transportation modes. Complete streets may be achieved through single projects or incrementally through a series of smaller improvements or maintenance activities over time. This worksheet was developed to facilitate implementing the complete streets process and to help sort through potentially conflicting modal priorities. The worksheet is also available in an electronic format that allows responses to be typed directly into the worksheet.

Please reference the following materials when filling out the checklist:

- City and/or County Comprehensive Plans that cover the project area
- Transportation Plans that cover the project area (e.g., City, County, and/or State)
- Bicycle or Pedestrian Master Plans that cover the project area (e.g., City, Park district, County, and/or State)
- City and/or County ADA Transition Plans that cover the project area
- Area specific studies
- A Policy on Geometric Design of Highways and Streets (AASHTO "Green Book")
- AASHTO Guide for the Development of Bicycle Facilities, 4th Edition
- MnDOT Bikeway Facility Design Manual
- Minnesota Manual on Uniform Traffic Control Devices (MMUTCD)
- ADA Accessibility Guidelines (ADAAG)
- Proposed Rights-of-Way Accessibility Guidelines (PROWAG)
- Hennepin County Complete Street Policy
- State of Minnesota Complete Street Policy

Complete Streets Policy Adopted by City Council June 24, 2013

Project Information	
Project Location (municipality):	City of Brooklyn Center
Roadway Jurisdiction:	City of Brooklyn Center
Project/Roadway Name:	Orchard Lane East Improvements
Project Start Point:	(See project area map in Feasibility Report)
Project End Point:	(See project area map in Feasibility Report)
Project Manager	Lydia Ener, City of Brooklyn Center

Define Existing and Future Land Use and Urban Design Context

1. Do any adopted plans call for the development of bicycle, pedestrian, transit or roadway facilities on, crossing, or adjacent to, the proposed project? If yes, list the applicable plan(s).

Guidance: Possible sources of this information include Comprehensive Plans, Transportation Plans, Bicycle or Pedestrian Master Plans or area-specific studies developed by applicable City, County and/or State Agencies.

There is an existing sidewalk on the south side of 65th Avenue N between Brooklyn Boulevard and Perry Avenue N. There is an existing trail on the north side of 63rd Avenue N.

2. Are there any local, county, statewide or federal policies that call for incorporating multimodal facilities?

Guidance: Policies at the state and federal level may impact a project due to funding sources.

None

3. Describe the study area.

Guidance: What are the predominant land uses along the corridor? What is the community character? (e.g., tree-lined streets, historic, new development) Are there any planned redevelopment areas in the project area?

R-1 Single Family Residence, with one (1) R5 Multi-Family Residence, one (1) C-1 Commercial, and one (1) Mixed-Zoning Park & Ride parcel.

4. What trip generators (existing and future) are in the vicinity of the project that might attract walkers, bikers or transit users?

Guidance: For example, large employers, downtown or shopping districts, schools, parks, community centers, medical centers, transit stations, government buildings and senior care facilities.

This area is projected to remain predominantly R-1 Single Family Residence, so no large increases in trip volume are projected.

Define Existing and Future Transportation Context

5. Describe existing and projected modal volumes, if available.

Volumes (as available)	Existing	Projected (Year)
Average Daily Traffic	N/A	N/A
Pedestrian Counts	N/A	N/A
Bicycle Counts	N/A	N/A
Truck Volumes	N/A	N/A
Transit Volumes	N/A	N/A

6. Existing vehicle speed conditions.

a. What is the posted speed limit for the project and associated intersecting streets?

30 mph in project area

b. Provide speed data, if available.

N/A

c. Are excessive speeds an issue in the project area?

No verified speed issues.

7. Describe crash data, if available, and known conflict locations.

Guidance: Crash data will likely not be available for pedestrians and bicycles. Crash trends and known conflict points should include neighborhood input and antidotal data, such as areas of known “near misses”, or areas where seasonal activities cause safety issues, such as sports arenas or fairgrounds.

Transportation Mode	Number of Crashes	Period Covered
Vehicles	N/A	N/A
Pedestrians	N/A	N/A
Bicycles	N/A	N/A

a. Are there any crash trends between specific modes?

None.

b. Are there known conflict points between specific modes?

None.

8. Describe Classifications.

a. What is the road functional classification?

Residential

b. Does the street cross any high functional classification roads? (yes/no) If so, please list.

No.

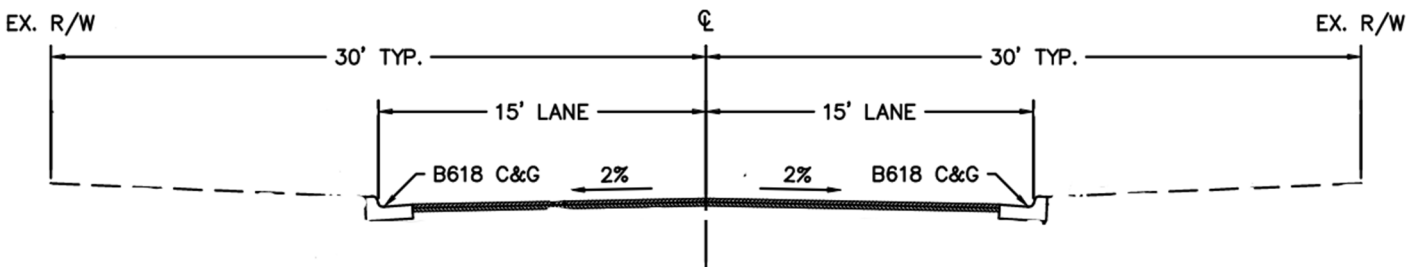
c. Does the roadway have other classifications (e.g., truck route, transit route, bicycle route, emergency vehicle route)? (yes/no) If so, please list.

No.

9. Sketch in or attach the existing cross-section(s).

Guidance: The existing cross-section should include the full right-of-way and be clearly dimensioned. Additional cross-sections are advisable to illustrate specific situations or if corridor segments greatly vary.

STANDARD STREET (TYP)



10. What multimodal accommodations exist in the project and on streets that it intersects?

Guidance: Multimodal accommodations may include transit routes, sidewalks, trails, and designated on-street bicycle facilities, such as bike lanes, sharrows or signed bike routes.

- Sidewalk on south side of 65th Avenue N
- Trail on north side of 63rd Avenue N
- Park trails at Orchard Lane Park, Marlin Park, and Cahlander Park

11. If there are no multimodal accommodations, how far away are the closest parallel facilities?

Guidance: Designated transit routes or bikeways may not exist within the community, and therefore, may not be applicable.

- Trail on north side of 63rd Avenue N
- Park & Ride at 65th Avenue N and Brooklyn Boulevard

12. What multimodal amenities exist in the project?

Guidance: multimodal amenities may include benches, bike racks/lockers, trash receptacles, crosswalks, traffic signals, mature tree canopy, transit stops/shelters, and wayfinding signage.

- Trail on north side of 63rd Avenue N
- Park & Ride at 65th Avenue N and Brooklyn Boulevard
- Mixed-use trail at north end of Orchard Lane Park, Cahlander Park, and Marlin Park

13. Describe any particular user needs/challenges along the project corridor that you have observed or have been informed of.

Guidance: User needs may consist of lack of facilities (worn dirt pathways), traffic congestion, difficulty accessing bus stops or sidewalks due to snow piles at intersections, at-grade crossings of railroads or high volume roadways, and steep terrain.

- No changes are warranted based on user needs.

14. Are the existing facilities ADA and PROWAG compliant?

Guidance: Reference resources include the ADA Accessibility Guidelines (ADAAG), Proposed Rights-of-Way Accessibility Guidelines (PROWAG), and MnDOT Accessibility Design Tools website.

Seventeen (17) ADA Pedestrian ramps have been identified within project limits and are assumed to be non-compliant with at least some applicable standards.

Identify Existing Deficiencies

15. Based on the land use and transportation context analysis, describe existing and anticipated future deficiencies to full multimodal transportation that the project could/should address.

N/A

Describe Future Objectives

16. Develop objectives regarding how multimodal facilities will be integrated into the project and how identified deficiencies will be addressed.

Guidance: The objectives will form the basis for the street design.

No multimodal on low volume residential, the adjacent higher traffic roadways include pedestrian or bicycle facilities as well as bus routes.

Recommend Area Typology/Street Typology and Test Cross-section(s)

17. Complete the following questions if your community has developed Area Typologies and Street Typologies (See page 21, “Roadway Classification versus Settings” for a description of area and street typologies.)

Guidance: If applicable, list document that contains your agency’s Area Typologies and Street Typologies

- a. What is the recommended Area Typology? N/A

- b. What is the recommended Street Typology? N/A

18. Sketch in or attach the initial cross-section(s) that depicts desired street elements.

Guidance: Initial cross-section should be clearly dimensioned and indicate any additional right-of-way required. Additional cross-sections are advisable for specific situations or if corridor segments greatly vary.

N/A – see existing cross section

19. Describe any constraints associated with the initial cross-section.

Guidance: Potential constraints include lack of right-of-way, existing structures, existing mature trees or environmental features, topography or number of driveways.

N/A

20. Sketch in or attach alternative cross-sections.

Guidance: Alternative cross-sections should be modifications of the initial cross-section that respond to identified constraints. All modes should receive equal consideration and accountability in the development of alternatives.

N/A

Describe Tradeoffs and Select Cross-section

21. Describe tradeoffs associated with the alternative cross-sections.

Guidance: Examples of tradeoffs include removal of mature vegetation, narrower travel lanes, removal of on-street parking (one or both sides), right-of-way acquisition costs, and provision of bikeway facility on an adjacent parallel street.

N/A

22. Sketch in or attach the selected cross-section(s).

Guidance: Selected cross-section should be clearly dimensioned and indicate any additional right-of-way required. Additional cross-sections are advisable for specific situations or if corridor segments greatly vary.

N/A

23. If the project does not accommodate all modes, list reasons why facilities for that mode are not provided.

Guidance: For example, the cost of the facility will be disproportionately high in relation to number of projected users; adequate right-of-way does not exist and acquisition of additional right-of-way would create adverse impacts to valued community assets; a bikeway facility is being planned on an adjacent parallel route that can service bicyclists' needs

N/A

Implementation

24. Identify project milestones, roles and responsibilities for project implementation

N/A

25. How will access for all modes be maintained during project construction?

Guidance: Reference resource includes MnDOT Context Sensitive Solutions (CSS) Webinar, Maintaining Pedestrian Access Through Construction & Maintenance Work Zones

N/A

26. Facility Maintenance

- a. What agency will be responsible for on-going maintenance for each mode?

City of Brooklyn Center

- b. What specific seasonal and long-term maintenance is needed for each mode?

Seasonally: snow clearing and sweeping will be needed on streets, sidewalks, and trails.

Long term: crack sealing, sealcoating, patching, minor sidewalk repairs, park improvements.

Appendix B

Resident Questionnaire

Appendix B

Resident Questionnaire

This questionnaire will help the City of Brooklyn Center Engineering staff to better understand the infrastructure needs and issues in your neighborhood. This survey can be returned in person or by mail to: City of Brooklyn Center/Engineering Division, 6301 Shingle Creek Parkway, Brooklyn Center, MN 55430; by email at: publicworks@ci.brooklyn-center.mn.us, or you can take the survey online by going to <https://arcg.is/0LevKy1> or scan the QR code on the back. Please return this survey by **August 1, 2023**. You may also contact us at 763-585-7100 to discuss these issues.

1. Contact Information:

Name:

Address:

Email Address:

Do you want us to email you neighborhood construction project updates? Yes No

Phone Number:

Do you want us to text you neighborhood construction project updates? Yes No

2. Sanitary Sewer: Have you experienced any problems with sanitary sewer service, such as line plugging or having the service cleaned out to the street? If yes, how often?

3. Storm Drainage System: Do you have a problem with drainage or flooding in the street, your yard or basement?

4. Do you have a lawn irrigation or sprinkler system located within your property?

Please circle one: Yes No

5. Water System: Do you experience problems relating to the water distribution system such as water pressure, taste, odor or color?

6. Do you have a sump pump in your basement?

Please circle one: A. Yes, my sump pump runs frequently (at least once every day)
 B. Yes, my sump pump runs less frequently
 C. No, I do not have a sump pump or do not use my sump pump
 D. Unknown

7. Do you have draitile on your property?

Please circle one: A. Yes, it drains to the yard
 B. Yes, it connects to the storm sewer system
 C. No, I do not have draitile on my property.
 D. Unknown

8. The City’s policy pertaining to sidewalk improvements is that sidewalks are not typically installed on local “residential” streets unless the City Council orders the construction of sidewalks when such construction is warranted. Do you feel your neighborhood needs additional sidewalks?

Please circle one: Yes No

If yes, where?

9. The City’s policy pertaining to spacing of existing street lights is to provide for lighting at intersections and at mid-block locations where spacing exceeds 700-feet. Do you feel your neighborhood needs additional street lighting?

Please circle one: Yes No

If yes, where?

10. What other concerns, comments and/or issues do you have pertaining to the streets, sidewalks, utilities, etc., in your neighborhood?

Should you have questions or need more information, please contact the Engineering Division at 763-569-3340.



Please return by **August 1, 2023** to:
Engineering Division
City of Brooklyn Center
6301 Shingle Creek Parkway
Brooklyn Center, MN 55430
Email: publicworks@ci.brooklyn-center.mn.us

Appendix C

Assessment Roll and Map

CITY OF BROOKLYN CENTER PROPOSED PENDING ASSESSMENT ROLL

September 25, 2023

**2024 ORCHARD LANE EAST IMPROVEMENTS
IMPROVEMENT PROJECT NO. 2024-01**

DRAFT

PROPERTY ID	HOUSE	STREET NAME	LEVY#	STREET	NOTES
3411921320067	4300	63rd Avenue North		\$ 4,015.00	R1
3411921320001	4500	63rd Avenue North		\$ 4,015.00	R1
3411921320056	4518	63rd Avenue North		\$ 4,015.00	R1
3411921320075	4309	64th Avenue North		\$ 4,015.00	R1
3411921320035	4501	64th Avenue North		\$ 4,015.00	R1
3411921320009	4506	64th Avenue North		\$ 4,015.00	R1
3411921320036	4507	64th Avenue North		\$ 4,015.00	R1
3411921320037	4513	64th Avenue North		\$ 4,015.00	R1
3411921320038	4601	64th Avenue North		\$ 4,015.00	R1
3411921320025	4606	64th Avenue North		\$ 4,015.00	R1
3411921320039	4607	64th Avenue North		\$ 4,015.00	R1
3411921320040	4613	64th Avenue North		\$ 4,015.00	R1
3411921320041	4619	64th Avenue North		\$ 4,015.00	R1
3411921310081	3907	65th Avenue North		\$ 35,177.78	R5
3411921310083	4001	65th Avenue North		\$ 4,015.00	R1
3411921310084	4007	65th Avenue North		\$ 4,015.00	R1
3411921310085	4013	65th Avenue North		\$ 4,015.00	R1
3411921310086	4023	65th Avenue North		\$ 4,015.00	R1
3411921310065	4107	65th Avenue North		\$ 4,015.00	R1
3411921240018	4112	65th Avenue North		\$ 4,015.00	R1
3411921240050	4200	65th Avenue North		\$ 4,015.00	R1
3411921310032	4201	65th Avenue North		\$ 4,015.00	R1
3411921240049	4206	65th Avenue North		\$ 4,015.00	R1
3411921240048	4212	65th Avenue North		\$ 4,015.00	R1
3411921240047	4218	65th Avenue North		\$ 4,015.00	R1
3411921230066	4300	65th Avenue North		\$ 4,015.00	R1
3411921230065	4306	65th Avenue North		\$ 4,015.00	R1
3411921230064	4312	65th Avenue North		\$ 4,015.00	R1
3411921230063	4318	65th Avenue North		\$ 4,015.00	R1
3411921230062	4400	65th Avenue North		\$ 4,015.00	R1
3411921320108	4401	65th Avenue North		\$ 4,015.00	R1
3411921230061	4406	65th Avenue North		\$ 4,015.00	R1
3411921230060	4412	65th Avenue North		\$ 4,015.00	R1
3411921230059	4418	65th Avenue North		\$ 4,015.00	R1
3411921230082	4500	65th Avenue North		\$ 4,015.00	R1
3411921230081	4506	65th Avenue North		\$ 4,015.00	R1
3411921320017	4507	65th Avenue North		\$ 4,015.00	R1
3411921230080	4512	65th Avenue North		\$ 4,015.00	R1
3411921230079	4518	65th Avenue North		\$ 4,015.00	R1
3411921230078	4600	65th Avenue North		\$ 4,015.00	R1
3411921230077	4606	65th Avenue North		\$ 4,015.00	R1
3411921230076	4612	65th Avenue North		\$ 4,015.00	R1
3411921230075	4618	65th Avenue North		\$ 4,015.00	R1
3311921140009	4706	65th Avenue North		\$ 4,015.00	R1
3311921140010	4712	65th Avenue North		\$ 4,015.00	R1
3411921240025	4110	66th Avenue North		\$ 4,015.00	R1
3411921240026	4200	66th Avenue North		\$ 4,015.00	R1
3411921240032	4201	66th Avenue North		\$ 4,015.00	R1

CITY OF BROOKLYN CENTER PROPOSED PENDING ASSESSMENT ROLL

September 25, 2023

**2024 ORCHARD LANE EAST IMPROVEMENTS
IMPROVEMENT PROJECT NO. 2024-01**

DRAFT

PROPERTY ID	HOUSE	STREET NAME	LEVY#	STREET	NOTES
3411921240027	4206	66th Avenue North		\$ 4,015.00	R1
3411921240033	4207	66th Avenue North		\$ 4,015.00	R1
3411921240028	4212	66th Avenue North		\$ 4,015.00	R1
3411921240034	4213	66th Avenue North		\$ 4,015.00	R1
3411921240029	4218	66th Avenue North		\$ 4,015.00	R1
3411921240035	4219	66th Avenue North		\$ 4,015.00	R1
3411921240030	4224	66th Avenue North		\$ 4,015.00	R1
3411921240036	4225	66th Avenue North		\$ 4,015.00	R1
3411921240031	4230	66th Avenue North		\$ 4,015.00	R1
3411921230003	4300	66th Avenue North		\$ 4,015.00	R1
3411921230035	4301	66th Avenue North		\$ 4,015.00	R1
3411921230004	4306	66th Avenue North		\$ 4,015.00	R1
3411921230036	4307	66th Avenue North		\$ 4,015.00	R1
3411921230005	4312	66th Avenue North		\$ 4,015.00	R1
3411921230037	4313	66th Avenue North		\$ 4,015.00	R1
3411921230006	4318	66th Avenue North		\$ 4,015.00	R1
3411921230038	4319	66th Avenue North		\$ 4,015.00	R1
3411921230007	4400	66th Avenue North		\$ 4,015.00	R1
3411921230039	4401	66th Avenue North		\$ 4,015.00	R1
3411921230108	4406	66th Avenue North		\$ 4,015.00	R1
3411921230040	4407	66th Avenue North		\$ 4,015.00	R1
3411921230009	4412	66th Avenue North		\$ 4,015.00	R1
3411921230041	4413	66th Avenue North		\$ 4,015.00	R1
3411921230103	4418	66th Avenue North		\$ 4,015.00	R1
3411921230042	4419	66th Avenue North		\$ 4,015.00	R1
3411921230100	4500	66th Avenue North		\$ 4,015.00	R1
3411921230019	4501	66th Avenue North		\$ 4,015.00	R1
3411921230102	4506	66th Avenue North		\$ 4,015.00	R1
3411921230020	4507	66th Avenue North		\$ 4,015.00	R1
3411921230110	4512	66th Avenue North		\$ 4,015.00	R1
3411921230021	4513	66th Avenue North		\$ 4,015.00	R1
3411921230014	4518	66th Avenue North		\$ 4,015.00	R1
3411921230022	4519	66th Avenue North		\$ 4,015.00	R1
3411921230105	4600	66th Avenue North		\$ 4,015.00	R1
3411921230023	4601	66th Avenue North		\$ 4,015.00	R1
3411921230109	4606	66th Avenue North		\$ 4,015.00	R1
3411921230024	4607	66th Avenue North		\$ 4,015.00	R1
3411921230104	4612	66th Avenue North		\$ 4,015.00	R1
3411921230025	4613	66th Avenue North		\$ 4,015.00	R1
3411921230101	4618	66th Avenue North		\$ 4,015.00	R1
3411921230026	4619	66th Avenue North		\$ 4,015.00	R1
3411921310111	6437	Brooklyn Boulevard		\$ 12,516.14	MX-N2
3411921240055	6503	Brooklyn Boulevard		\$ 35,155.45	MX-N2
3311921410012	4700	Eleanor Lane		\$ 4,015.00	R1
3311921410025	4701	Eleanor Lane		\$ 4,015.00	R1
3311921410026	4707	Eleanor Lane		\$ 4,015.00	R1
3411921310099	6306	Indiana Avenue North		\$ 4,015.00	R1
3411921310046	6307	Indiana Avenue North		\$ 4,015.00	R1

CITY OF BROOKLYN CENTER PROPOSED PENDING ASSESSMENT ROLL

September 25, 2023

**2024 ORCHARD LANE EAST IMPROVEMENTS
IMPROVEMENT PROJECT NO. 2024-01**

DRAFT

PROPERTY ID	HOUSE	STREET NAME	LEVY#	STREET	NOTES
3411921310098	6312	Indiana Avenue North		\$ 4,015.00	R1
3411921310045	6313	Indiana Avenue North		\$ 4,015.00	R1
3411921310097	6318	Indiana Avenue North		\$ 4,015.00	R1
3411921310044	6319	Indiana Avenue North		\$ 4,015.00	R1
3411921310096	6324	Indiana Avenue North		\$ 4,015.00	R1
3411921310043	6325	Indiana Avenue North		\$ 4,015.00	R1
3411921310095	6330	Indiana Avenue North		\$ 4,015.00	R1
3411921310042	6331	Indiana Avenue North		\$ 4,015.00	R1
3411921310041	6337	Indiana Avenue North		\$ 4,015.00	R1
3411921310040	6343	Indiana Avenue North		\$ 4,015.00	R1
3411921310039	6401	Indiana Avenue North		\$ 4,015.00	R1
3411921310074	6406	Indiana Avenue North		\$ 4,015.00	R1
3411921310038	6407	Indiana Avenue North		\$ 4,015.00	R1
3411921310075	6412	Indiana Avenue North		\$ 4,015.00	R1
3411921310037	6413	Indiana Avenue North		\$ 4,015.00	R1
3411921310076	6418	Indiana Avenue North		\$ 4,015.00	R1
3411921310036	6419	Indiana Avenue North		\$ 4,015.00	R1
3411921310077	6424	Indiana Avenue North		\$ 4,015.00	R1
3411921310035	6425	Indiana Avenue North		\$ 4,015.00	R1
3411921310078	6430	Indiana Avenue North		\$ 4,015.00	R1
3411921310034	6431	Indiana Avenue North		\$ 4,015.00	R1
3411921310079	6436	Indiana Avenue North		\$ 4,015.00	R1
3411921310033	6437	Indiana Avenue North		\$ 4,015.00	R1
3411921310064	6442	Indiana Avenue North		\$ 4,015.00	R1
3411921240019	6506	Indiana Avenue North		\$ 4,015.00	R1
3411921240020	6512	Indiana Avenue North		\$ 4,015.00	R1
3411921240021	6518	Indiana Avenue North		\$ 4,015.00	R1
3411921240022	6524	Indiana Avenue North		\$ 4,015.00	R1
3411921240023	6530	Indiana Avenue North		\$ 4,015.00	R1
3411921240024	6536	Indiana Avenue North		\$ 4,015.00	R1
3411921310048	6300	June Avenue North		\$ 4,015.00	R1
3411921310049	6306	June Avenue North		\$ 4,015.00	R1
3411921310050	6312	June Avenue North		\$ 4,015.00	R1
3411921320065	6313	June Avenue North		\$ 4,015.00	R1
3411921310051	6318	June Avenue North		\$ 4,015.00	R1
3411921320064	6319	June Avenue North		\$ 4,015.00	R1
3411921310052	6324	June Avenue North		\$ 4,015.00	R1
3411921320063	6325	June Avenue North		\$ 4,015.00	R1
3411921310053	6330	June Avenue North		\$ 4,015.00	R1
3411921320062	6331	June Avenue North		\$ 4,015.00	R1
3411921310054	6336	June Avenue North		\$ 4,015.00	R1
3411921320061	6337	June Avenue North		\$ 4,015.00	R1
3411921310055	6342	June Avenue North		\$ 4,015.00	R1
3411921320060	6343	June Avenue North		\$ 4,015.00	R1
3411921310056	6400	June Avenue North		\$ 4,015.00	R1
3411921320099	6401	June Avenue North		\$ 4,015.00	R1
3411921310057	6406	June Avenue North		\$ 4,015.00	R1
3411921320098	6407	June Avenue North		\$ 4,015.00	R1

CITY OF BROOKLYN CENTER PROPOSED PENDING ASSESSMENT ROLL

September 25, 2023

**2024 ORCHARD LANE EAST IMPROVEMENTS
IMPROVEMENT PROJECT NO. 2024-01**

DRAFT

PROPERTY ID	HOUSE	STREET NAME	LEVY#	STREET	NOTES
3411921310058	6412	June Avenue North		\$ 4,015.00	R1
3411921320097	6413	June Avenue North		\$ 4,015.00	R1
3411921310059	6418	June Avenue North		\$ 4,015.00	R1
3411921320096	6419	June Avenue North		\$ 4,015.00	R1
3411921310060	6424	June Avenue North		\$ 4,015.00	R1
3411921320095	6425	June Avenue North		\$ 4,015.00	R1
3411921310061	6430	June Avenue North		\$ 4,015.00	R1
3411921320094	6431	June Avenue North		\$ 4,015.00	R1
3411921310062	6436	June Avenue North		\$ 4,015.00	R1
3411921320093	6437	June Avenue North		\$ 4,015.00	R1
3411921310063	6442	June Avenue North		\$ 4,015.00	R1
3411921320092	6443	June Avenue North		\$ 4,015.00	R1
3411921320051	4500	Kathrene Drive		\$ 4,015.00	R1
3411921320052	4501	Kathrene Drive		\$ 4,015.00	R1
3411921320050	4506	Kathrene Drive		\$ 4,015.00	R1
3411921320053	4507	Kathrene Drive		\$ 4,015.00	R1
3411921320049	4510	Kathrene Drive		\$ 4,015.00	R1
3411921320054	4513	Kathrene Drive		\$ 4,015.00	R1
3411921320048	4514	Kathrene Drive		\$ 4,015.00	R1
3411921320047	4518	Kathrene Drive		\$ 4,015.00	R1
3411921320055	4521	Kathrene Drive		\$ 4,015.00	R1
3411921320046	4522	Kathrene Drive		\$ 4,015.00	R1
3411921320045	4526	Kathrene Drive		\$ 4,015.00	R1
3411921320068	6300	Kyle Avenue North		\$ 4,015.00	R1
3411921320083	6301	Kyle Avenue North		\$ 4,015.00	R1
3411921320069	6306	Kyle Avenue North		\$ 4,015.00	R1
3411921320082	6307	Kyle Avenue North		\$ 4,015.00	R1
3411921320070	6312	Kyle Avenue North		\$ 4,015.00	R1
3411921320081	6313	Kyle Avenue North		\$ 4,015.00	R1
3411921320071	6318	Kyle Avenue North		\$ 4,015.00	R1
3411921320080	6319	Kyle Avenue North		\$ 4,015.00	R1
3411921320072	6324	Kyle Avenue North		\$ 4,015.00	R1
3411921320079	6325	Kyle Avenue North		\$ 4,015.00	R1
3411921320073	6330	Kyle Avenue North		\$ 4,015.00	R1
3411921320078	6331	Kyle Avenue North		\$ 4,015.00	R1
3411921320074	6336	Kyle Avenue North		\$ 4,015.00	R1
3411921320077	6337	Kyle Avenue North		\$ 4,015.00	R1
3411921320076	6343	Kyle Avenue North		\$ 4,015.00	R1
3411921320100	6400	Kyle Avenue North		\$ 4,015.00	R1
3411921320115	6401	Kyle Avenue North		\$ 4,015.00	R1
3411921320101	6406	Kyle Avenue North		\$ 4,015.00	R1
3411921320114	6407	Kyle Avenue North		\$ 4,015.00	R1
3411921320102	6412	Kyle Avenue North		\$ 4,015.00	R1
3411921320113	6413	Kyle Avenue North		\$ 4,015.00	R1
3411921320103	6418	Kyle Avenue North		\$ 4,015.00	R1
3411921320112	6419	Kyle Avenue North		\$ 4,015.00	R1
3411921320104	6424	Kyle Avenue North		\$ 4,015.00	R1
3411921320111	6425	Kyle Avenue North		\$ 4,015.00	R1

CITY OF BROOKLYN CENTER PROPOSED PENDING ASSESSMENT ROLL

September 25, 2023

**2024 ORCHARD LANE EAST IMPROVEMENTS
IMPROVEMENT PROJECT NO. 2024-01**

DRAFT

PROPERTY ID	HOUSE	STREET NAME	LEVY#	STREET	NOTES
3411921320105	6430	Kyle Avenue North		\$ 4,015.00	R1
3411921320110	6431	Kyle Avenue North		\$ 4,015.00	R1
3411921320106	6436	Kyle Avenue North		\$ 4,015.00	R1
3411921320109	6437	Kyle Avenue North		\$ 4,015.00	R1
3411921320107	6442	Kyle Avenue North		\$ 4,015.00	R1
3411921320084	6300	Lee Avenue North		\$ 4,015.00	R1
3411921320085	6306	Lee Avenue North		\$ 4,015.00	R1
3411921320059	6307	Lee Avenue North		\$ 4,015.00	R1
3411921320086	6312	Lee Avenue North		\$ 4,015.00	R1
3411921320087	6318	Lee Avenue North		\$ 4,015.00	R1
3411921320088	6324	Lee Avenue North		\$ 4,015.00	R1
3411921320089	6330	Lee Avenue North		\$ 4,015.00	R1
3411921320090	6336	Lee Avenue North		\$ 4,015.00	R1
3411921320091	6342	Lee Avenue North		\$ 4,015.00	R1
3411921320116	6400	Lee Avenue North		\$ 4,015.00	R1
3411921320008	6401	Lee Avenue North		\$ 4,015.00	R1
3411921320117	6406	Lee Avenue North		\$ 4,015.00	R1
3411921320007	6407	Lee Avenue North		\$ 4,015.00	R1
3411921320118	6412	Lee Avenue North		\$ 4,015.00	R1
3411921320006	6415	Lee Avenue North		\$ 4,015.00	R1
3411921320119	6418	Lee Avenue North		\$ 4,015.00	R1
3411921320005	6419	Lee Avenue North		\$ 4,015.00	R1
3411921320120	6424	Lee Avenue North		\$ 4,015.00	R1
3411921320004	6425	Lee Avenue North		\$ 4,015.00	R1
3411921320121	6430	Lee Avenue North		\$ 4,015.00	R1
3411921320003	6431	Lee Avenue North		\$ 4,015.00	R1
3411921320122	6436	Lee Avenue North		\$ 4,015.00	R1
3411921320002	6437	Lee Avenue North		\$ 4,015.00	R1
3411921320123	6442	Lee Avenue North		\$ 4,015.00	R1
3411921320010	6400	Major Avenue North		\$ 4,015.00	R1
3411921320024	6401	Major Avenue North		\$ 4,015.00	R1
3411921320011	6406	Major Avenue North		\$ 4,015.00	R1
3411921320023	6407	Major Avenue North		\$ 4,015.00	R1
3411921320012	6412	Major Avenue North		\$ 4,015.00	R1
3411921320022	6413	Major Avenue North		\$ 4,015.00	R1
3411921320013	6418	Major Avenue North		\$ 4,015.00	R1
3411921320021	6419	Major Avenue North		\$ 4,015.00	R1
3411921320014	6424	Major Avenue North		\$ 4,015.00	R1
3411921320020	6425	Major Avenue North		\$ 4,015.00	R1
3411921320015	6430	Major Avenue North		\$ 4,015.00	R1
3411921320019	6431	Major Avenue North		\$ 4,015.00	R1
3411921320016	6436	Major Avenue North		\$ 4,015.00	R1
3411921320018	6437	Major Avenue North		\$ 4,015.00	R1
3411921310094	6400	Marlin Drive		\$ 4,015.00	R1
3411921310073	6401	Marlin Drive		\$ 4,015.00	R1
3411921310072	6407	Marlin Drive		\$ 4,015.00	R1
3411921310092	6412	Marlin Drive		\$ 4,015.00	R1
3411921310091	6418	Marlin Drive		\$ 4,015.00	R1

CITY OF BROOKLYN CENTER PROPOSED PENDING ASSESSMENT ROLL

September 25, 2023

**2024 ORCHARD LANE EAST IMPROVEMENTS
IMPROVEMENT PROJECT NO. 2024-01**

DRAFT

PROPERTY ID	HOUSE	STREET NAME	LEVY#	STREET	NOTES
3411921310071	6419	Marlin Drive		\$ 4,015.00	R1
3411921310090	6424	Marlin Drive		\$ 4,015.00	R1
3411921310070	6425	Marlin Drive		\$ 4,015.00	R1
3411921310089	6430	Marlin Drive		\$ 4,015.00	R1
3411921310069	6431	Marlin Drive		\$ 4,015.00	R1
3411921310088	6436	Marlin Drive		\$ 4,015.00	R1
3411921310068	6437	Marlin Drive		\$ 4,015.00	R1
3411921310087	6442	Marlin Drive		\$ 4,015.00	R1
3411921310067	6443	Marlin Drive		\$ 4,015.00	R1
3411921310066	6449	Marlin Drive		\$ 4,015.00	R1
3411921320042	6324	Noble Avenue North		\$ 4,015.00	R1
3311921410011	6331	Noble Avenue North		\$ 4,015.00	R1
3311921410010	6337	Noble Avenue North		\$ 4,015.00	R1
3311921410009	6343	Noble Avenue North		\$ 4,015.00	R1
3411921320026	6400	Noble Avenue North		\$ 4,015.00	R1
3311921410008	6401	Noble Avenue North		\$ 4,015.00	R1
3411921320027	6406	Noble Avenue North		\$ 4,015.00	R1
3311921410007	6407	Noble Avenue North		\$ 4,015.00	R1
3411921320028	6412	Noble Avenue North		\$ 4,015.00	R1
3311921410006	6413	Noble Avenue North		\$ 4,015.00	R1
3411921320029	6418	Noble Avenue North		\$ 4,015.00	R1
3311921410005	6419	Noble Avenue North		\$ 4,015.00	R1
3411921320030	6424	Noble Avenue North		\$ 4,015.00	R1
3311921410004	6425	Noble Avenue North		\$ 4,015.00	R1
3411921320031	6430	Noble Avenue North		\$ 4,015.00	R1
3311921410003	6431	Noble Avenue North		\$ 4,015.00	R1
3411921320032	6436	Noble Avenue North		\$ 4,015.00	R1
3311921410002	6437	Noble Avenue North		\$ 4,015.00	R1
3411921320033	6442	Noble Avenue North		\$ 4,015.00	R1
3311921410001	6443	Noble Avenue North		\$ 4,015.00	R1
3411921320034	6448	Noble Avenue North		\$ 4,015.00	R1
3311921140008	6501	Noble Avenue North		\$ 4,015.00	R1
3311921140007	6507	Noble Avenue North		\$ 4,015.00	R1
3311921140006	6513	Noble Avenue North		\$ 4,015.00	R1
3311921140005	6519	Noble Avenue North		\$ 4,015.00	R1
3311921140004	6525	Noble Avenue North		\$ 4,015.00	R1
3311921410028	6300	Orchard Avenue North		\$ 4,015.00	R1
3311921410046	6301	Orchard Avenue North		\$ 4,015.00	R1
3311921410045	6307	Orchard Avenue North		\$ 4,015.00	R1
3311921410027	6312	Orchard Avenue North		\$ 4,015.00	R1
3311921410044	6313	Orchard Avenue North		\$ 4,015.00	R1
3311921410043	6319	Orchard Avenue North		\$ 4,015.00	R1
3311921410013	6324	Orchard Avenue North		\$ 4,015.00	R1
3311921410042	6325	Orchard Avenue North		\$ 4,015.00	R1
3311921410014	6330	Orchard Avenue North		\$ 4,015.00	R1
3311921410041	6331	Orchard Avenue North		\$ 4,015.00	R1
3311921410015	6336	Orchard Avenue North		\$ 4,015.00	R1
3311921410040	6337	Orchard Avenue North		\$ 4,015.00	R1

CITY OF BROOKLYN CENTER PROPOSED PENDING ASSESSMENT ROLL

September 25, 2023

**2024 ORCHARD LANE EAST IMPROVEMENTS
IMPROVEMENT PROJECT NO. 2024-01**

DRAFT

PROPERTY ID	HOUSE	STREET NAME	LEVY#	STREET	NOTES
3311921410016	6342	Orchard Avenue North		\$ 4,015.00	R1
3311921410039	6343	Orchard Avenue North		\$ 4,015.00	R1
3311921410017	6400	Orchard Avenue North		\$ 4,015.00	R1
3311921410038	6401	Orchard Avenue North		\$ 4,015.00	R1
3311921410018	6406	Orchard Avenue North		\$ 4,015.00	R1
3311921410037	6407	Orchard Avenue North		\$ 4,015.00	R1
3311921410019	6412	Orchard Avenue North		\$ 4,015.00	R1
3311921410036	6413	Orchard Avenue North		\$ 4,015.00	R1
3311921410020	6418	Orchard Avenue North		\$ 4,015.00	R1
3311921410035	6419	Orchard Avenue North		\$ 4,015.00	R1
3311921410021	6424	Orchard Avenue North		\$ 4,015.00	R1
3311921410034	6425	Orchard Avenue North		\$ 4,015.00	R1
3311921410022	6430	Orchard Avenue North		\$ 4,015.00	R1
3311921410033	6431	Orchard Avenue North		\$ 4,015.00	R1
3311921410023	6436	Orchard Avenue North		\$ 4,015.00	R1
3311921410032	6437	Orchard Avenue North		\$ 4,015.00	R1
3311921410024	6442	Orchard Avenue North		\$ 4,015.00	R1
3311921410031	6443	Orchard Avenue North		\$ 4,015.00	R1
3311921140011	6500	Orchard Avenue North		\$ 4,015.00	R1
3311921140012	6506	Orchard Avenue North		\$ 4,015.00	R1
3311921140013	6512	Orchard Avenue North		\$ 4,015.00	R1
3311921140014	6518	Orchard Avenue North		\$ 4,015.00	R1
3311921140015	6524	Orchard Avenue North		\$ 4,015.00	R1
3311921140002	6530	Orchard Avenue North		\$ 4,015.00	R1
3311921140003	6536	Orchard Avenue North		\$ 4,015.00	R1
3411921240041	4200	Winchester Lane		\$ 4,015.00	R1
3411921240042	4201	Winchester Lane		\$ 4,015.00	R1
3411921240040	4206	Winchester Lane		\$ 4,015.00	R1
3411921240043	4207	Winchester Lane		\$ 4,015.00	R1
3411921240039	4212	Winchester Lane		\$ 4,015.00	R1
3411921240044	4213	Winchester Lane		\$ 4,015.00	R1
3411921240038	4218	Winchester Lane		\$ 4,015.00	R1
3411921240045	4219	Winchester Lane		\$ 4,015.00	R1
3411921240037	4224	Winchester Lane		\$ 4,015.00	R1
3411921240046	4225	Winchester Lane		\$ 4,015.00	R1
3411921230050	4300	Winchester Lane		\$ 4,015.00	R1
3411921230051	4301	Winchester Lane		\$ 4,015.00	R1
3411921230049	4306	Winchester Lane		\$ 4,015.00	R1
3411921230052	4307	Winchester Lane		\$ 4,015.00	R1
3411921230048	4312	Winchester Lane		\$ 4,015.00	R1
3411921230053	4313	Winchester Lane		\$ 4,015.00	R1
3411921230047	4318	Winchester Lane		\$ 4,015.00	R1
3411921230054	4319	Winchester Lane		\$ 4,015.00	R1
3411921230046	4400	Winchester Lane		\$ 4,015.00	R1
3411921230055	4401	Winchester Lane		\$ 4,015.00	R1
3411921230045	4406	Winchester Lane		\$ 4,015.00	R1
3411921230056	4407	Winchester Lane		\$ 4,015.00	R1
3411921230044	4412	Winchester Lane		\$ 4,015.00	R1

CITY OF BROOKLYN CENTER PROPOSED PENDING ASSESSMENT ROLL

September 25, 2023

**2024 ORCHARD LANE EAST IMPROVEMENTS
IMPROVEMENT PROJECT NO. 2024-01**

DRAFT

PROPERTY ID	HOUSE	STREET NAME	LEVY#	STREET	NOTES
3411921230057	4413	Winchester Lane		\$ 4,015.00	R1
3411921230043	4418	Winchester Lane		\$ 4,015.00	R1
3411921230058	4419	Winchester Lane		\$ 4,015.00	R1
3411921230034	4500	Winchester Lane		\$ 4,015.00	R1
3411921230067	4501	Winchester Lane		\$ 4,015.00	R1
3411921230033	4506	Winchester Lane		\$ 4,015.00	R1
3411921230068	4507	Winchester Lane		\$ 4,015.00	R1
3411921230032	4512	Winchester Lane		\$ 4,015.00	R1
3411921230069	4513	Winchester Lane		\$ 4,015.00	R1
3411921230031	4518	Winchester Lane		\$ 4,015.00	R1
3411921230070	4519	Winchester Lane		\$ 4,015.00	R1
3411921230030	4600	Winchester Lane		\$ 4,015.00	R1
3411921230071	4601	Winchester Lane		\$ 4,015.00	R1
3411921230029	4606	Winchester Lane		\$ 4,015.00	R1
3411921230072	4607	Winchester Lane		\$ 4,015.00	R1
3411921230028	4612	Winchester Lane		\$ 4,015.00	R1
3411921230073	4613	Winchester Lane		\$ 4,015.00	R1
3411921230027	4618	Winchester Lane		\$ 4,015.00	R1
3411921230074	4619	Winchester Lane		\$ 4,015.00	R1
Total Assessments				\$ 1,496,129.37	



Assessment Map Orchard Lane East Improvement Area



Legend

- Proposed R1 Assessment (Unit Amount Basis)
- Proposed R5 Assessment (Acreage Basis)
- Proposed Mixed Use Neighborhood Assessment (Acreage Basis)
- City Owned Property
- Previously Assessed

