



FEASIBILITY STUDY – S 104

ENGINEERING DEPARTMENT

CITY OF EDINA

SIDEWALK IMPROVEMENTS

NORMANDALE ROAD AND VALLEY VIEW ROAD –

BENTON AVENUE TO CONCORD AVENUE

JULY 6, 2010

LOCATION:

The Normandale Road and Valley View Road Sidewalk Project runs along the east side of the Normandale Road and along the north side of Valley View Road from Benton Avenue south to Concord Avenue (Figure 1).



Project Area
Valley View Road Sidewalk
Improvement No: S104

- Existing Bituminous Sidewalk
- Existing Concrete Sidewalk
- Proposed State-Aid Sidewalk



Engineering Dept
October, 2009

Figure 1. Project Area Map

INITIATION & ISSUES: The City Council directed the Engineering Department to do a feasibility study on the proposed sidewalk along the Normandale Road and Valley View Road. The City's 2008 Comprehensive Plan Update indicates the need for a sidewalk along this section of roadway (Attachment A).

This segment was also identified in the 2004 Municipal State Aid Sidewalk Study, see (Attachment B).

Staff Issues

The following are existing features that were used in determining the feasibility of the project and are addressed in this report:

- Existing fences and walls
- Existing trees and landscaping
- Existing overhead utilities
- Steep grass and paved slopes
- Safety of residents and children
- Location of sidewalk (boulevard vs. back of walk)
- Side of roadway (north vs. south)
- Defined school walking zone

Resident Input

On May 18, 2010 Staff sent a letter to all 32 residents in the corridor inviting them to an informational meeting to discuss the proposed sidewalk. The meeting was held on June 2, 2010 and was attended by 10 residents representing 9 properties. A short presentation (Attachment D) was followed by a question and answer period.

The major issues that were brought up during the informational meeting were why the north side of the road was chosen as the preferred alignment, why the desire for a boulevard style walk and concerns with impacts to landscaping.

There have not been any written comments from residents to date. However, staff has met on site with four residents to explain the approximate location of the walk and hear resident concerns. Summaries of the on-site meetings can be found in Attachment F.

EXISTING CONDITIONS: The road is approximately 34-feet wide and the right-of-way for the majority of the roadway is 70-feet. The existing roadway is a bituminous surface with concrete curb and gutter.

A sidewalk extends along the east side of the Normandale Road from Normandale Elementary School to just south of the existing pedestrian cross walk at Benton Avenue (Photo 1).



Photo 1. Looking North on Normandale Road at Benton Avenue

At this location the sidewalk ends and an undulating grassy boulevard extends south to the sweeping curve at Valley View Road. The boulevard extending to Concord Avenue has sporadic landscaping and overhead utility lines (Photo 2).



Photo 2. Existing Landscaping 4712 Valley View Rd

At Concord Avenue there is a pedestrian activated flashing cross walk to cross Valley View Road (Photo 3). The five foot concrete sidewalk east of Concord Avenue is located directly on the back of the curb on the south side of Valley View up to Wooddale Avenue.



Photo 3. Intersection of Valley View Road and Concord Avenue

The project area borders the walking zone of both Concord and Normandale Elementary School and South View Middle School (Figure 1).

Traffic volumes collected on Normandale Road during May of 2009 shows an average daily traffic of 5,612 vehicles with an 85 percentile speed of 35.9 mph.

The volume on Valley View Road east of Concord Avenue is 6,329 vehicles a day with an 85 percentile speed 34.6 mph. The City advocates separating vehicles and pedestrians when traffic volumes exceed 750 cars per day.

Both sides of Normandale Road and Valley View Road were analyzed to determine the most appropriate and cost effective location to construct a sidewalk.

West Side of Normandale/South Side of Valley View

The west side of Normandale Road has only about 6 feet of right of way between the existing road and the chain-link fence separating Highway 100. As the road turns east and becomes Valley View Road the right of way increases to just over 10 feet. However there are number of large diameter oak and maple trees along with a number of retaining walls located directly in the middle of this boulevard.

East Side of Normandale/North Side of Valley View

The east side of Normandale Road has over sixty foot of right of way of mostly mowed area. As the road turns east and becomes Valley View Road the right of way decreases to about 15 feet. There are three locations with landscaping or trees located within the right of way that would be impacted (4712, 4716 and 4812 Valley View Rd) and one resident with a stone retaining wall. This is also the side of the road where the overhead utility lines are placed. Most of the utility poles are between 3 and 4 feet from the back of the curb.

**PROPOSED
IMPROVEMENTS:**

Sidewalk Style

A 5-foot wide concrete sidewalk was selected as the minimum width needed for plowing by Public Works. A 5-foot grass boulevard will separate the existing curb from the proposed sidewalk (Photo 4). The separation from the vehicle traffic creates a more pedestrian friendly environment and allows the utility poles to remain in place.

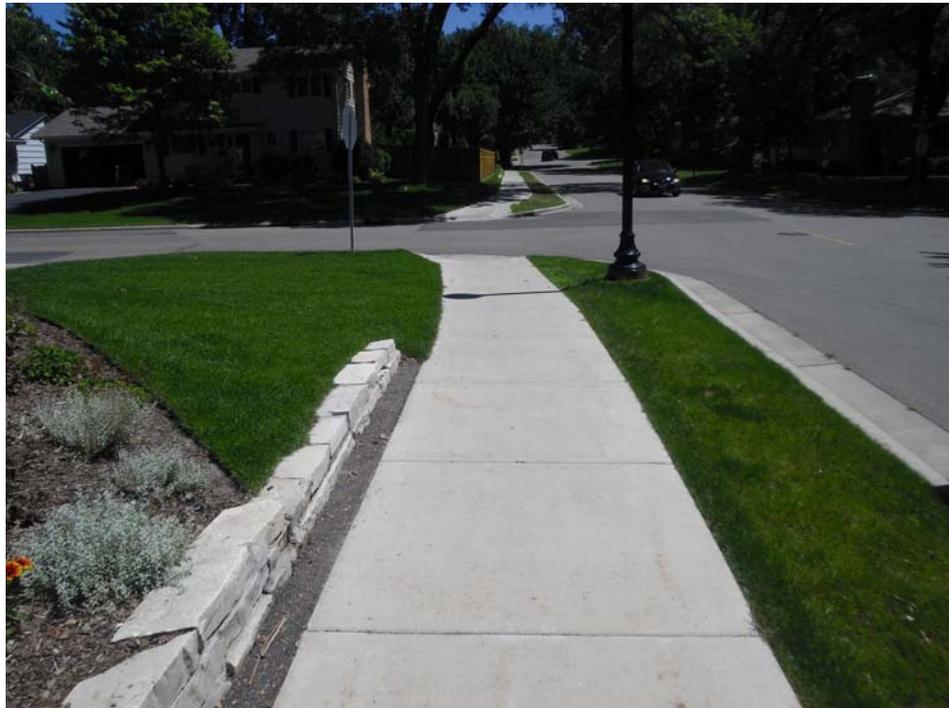


Photo 4. Boulevard Style Sidewalk

Location of Sidewalk

The east side of Normandale/north side of Valley View Road was selected as the preferred alignment based on the available right of way and to minimize the impacts to the large trees. This sidewalk will connect up to the existing walk at Benton Avenue on the north end and utilize the pedestrian flasher crossing at Concord Avenue.

Grade issues will be resolved with lannon stone retaining walls and perennial gardens and fences will be moved out of the right of way. There are a couple of properties with substantial vegetation planted within the right-of-way. These homeowners will be given an opportunity to transplant these areas at their cost.

The location of the new sidewalk will not allow a replanting of these areas; the boulevard is proposed to be planted with a chloride tolerant sod.

**RIGHT-OF-WAY
& EASEMENTS:**

This project utilizes the existing City owned strip of right of way that runs parallel to the Normandale Road and Valley View Road from Benton Avenue to Concord Avenue. All proposed improvements stay within this right-of-way and no additional easement requirements are anticipated.

**MAINTENANCE
OF SIDEWALK:**

Per City Council policy the Edina Public Works Department will maintain a school zone sidewalk, including snow removal.

PROJECT COSTS:

The total estimated project cost is \$200,000. The total cost includes indirect costs of 15% for engineering and clerical costs and 7.5% for first year finance costs. Funding for the project will come from Municipal State Aid funds since the Normandale Road and Valley View Road are both State Aid Roads.

ASSESSMENTS:

This project is funded through the distribution of the state gas tax; therefore there is **NO** special assessment to property owners.

PROJECT SCHEDULE:

The following schedule is feasible from an Engineering standpoint:

Informational Meeting/Open House.....	June 2, 2010
Receive Feasibility Report/Order Public Hearing.....	July 6, 2010
Public Hearing.....	August 2, 2010
Bid Opening	Winter 2010/11
Award Contract	Winter 2010/11
Begin Construction	Spring/Summer 2011
Complete Construction	Spring/Summer 2011

FEASIBILITY:

The City of Edina 2008 Comprehensive Plan Update has laid out a plan for future sidewalks and the proposed sidewalk along Normandale Road and Valley View Road is consistent with that Plan. This project will extend the sidewalk along Valley View Road completing a missing link in the regional network and add to the sidewalk network around the schools and community center.

Staff believes the construction of this project is cost effective and feasible to create a safe pedestrian link along Normandale Road and Valley View Road.

ATTACHMENTS:

- A. Sidewalk Facilities Figure 7.10 - 2008 Comprehensive Plan Update
- B. Municipal State Aid Sidewalk Study (2004)
- C. Resident Letter #1 – Informational Meeting Announcement
- D. Informational Meeting Power Point Presentation
- E. Informational Meeting Attendance List
- F. On-site meeting summaries