



FEASIBILITY STUDY

TODD PARK F NEIGHBORHOOD ROADWAY IMPROVEMENTS

(2014 ST. LOUIS PARK STREETS JOINT PROJECT)

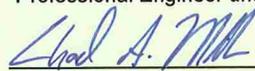
Brook Avenue, Coolidge Avenue and
Mackey Avenue

IMPROVEMENT NO. BA-418

December 3, 2013

ENGINEERING DEPARTMENT
CITY OF EDINA

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



Chad A. Millner, PE
Interim City Engineer

43790

Reg. No.

11/25/13

Date



FEASIBILITY STUDY – BA-418

ENGINEERING DEPARTMENT

CITY OF EDINA

TODD PARK F NEIGHBORHOOD ROADWAY RECONSTRUCTION (2014 ST. LOUIS PARK STREETS JOINT PROJECT) NOVEMBER 25, 2013

SUMMARY:

The City of St. Louis Park (SLP) has scheduled the reconstruction of Mackey, Brook, and Coolidge Avenues within St. Louis Park for 2014. The sections of these streets located within Edina are also in need of reconstruction. SLP is willing to develop a Joint Powers Agreement for the reconstruction project.

The project involves concrete curb and gutter repairs and reconstruction of the streets with bituminous pavement.

The estimated construction cost for Edina portion of the project is \$112,000. Funding for the entire project will be from a combination of special assessment and utility funds. The estimated roadway construction cost is \$99,900 and will be 100 percent funded by special assessments at a rate of \$5,000 per REU. Curb and gutter repairs amount to \$12,100 and will be funded through the storm sewer fund. The remaining utilities are owned by SLP.

The project can be completed during the 2014 construction season. Staff believes the project is necessary, cost effective and feasible to improve the infrastructure as initiated by the vision of Edina’s Vision 20/20 – “Livable Environment” and “A Sound Public Infrastructure”.

LOCATION:

The project includes Mackey Avenue, Brook Avenue, and Coolidge Avenue. The drawing below is a detailed project location map of the Todd Park F Neighborhood Roadway Reconstruction (Figure 1).



Figure 1. Project Area Map

**Feasibility Study
Todd Park F Neighborhood Roadway Reconstruction
November 25, 2013**

INITIATION & ISSUES: The Todd Park F Neighborhood Roadway Reconstruction Project was initiated by the City of St. Louis Park Pavement Rehabilitation Program. SLP contacted Edina to see if there was an interest in collaborating efforts on a pavement rehabilitation project that borders both cities. By doing so, residents of Edina could be part of a larger project and benefit from economy of scale in regards to cost. This project would address updating aging infrastructure issues.

Resident Communication

SLP will be conducting neighborhood informational meetings associated with the project. Residents were sent a letter on July 24, 2013 from Edina discussing the upcoming project. A copy of the letter can be found in Appendix A.

EXISTING CONDITIONS: **Public Utilities**

Sanitary Sewer

Historical records indicate there have been no sewer backups or blockages in the area. The trunk sanitary sewer system will be televised and evaluated for areas that may need repair.

Watermain

The existing watermain system consists of 6-inch cast iron pipe (CIP) owned and operated by the City of St. Louis Park Public Works.

Storm Sewer

The storm sewer system is located within the legal boundary of Minnehaha Creek Watershed. Storm sewer facilities north of the project area are owned and maintained by the City of St. Louis Park Public Works.

Private Utilities

Providers of privately owned gas, electric, communications and cable television utilities are present in the neighborhood. These utilities are either overhead or buried underground both within and outside the street ROW.

Street lighting consists of standard "cobra head" lights mounted on wood poles that are located at the intersections of Mackey, Brook, and Coolidge Avenues and West 44th Street.

Streets

The majority of the roadways in this neighborhood were originally constructed in the early 1960's and rehabilitated by a mill and overlay in 1983. The neighborhood currently has concrete curb and gutter and the roadway widths vary from 29 to 31 feet wide. The pavement condition varies throughout the neighborhood and is in relatively poor condition (Photos 1 & 2).

The pavement throughout these streets appears to be near the end of its useful life while the costs to maintain and repair the roadways are steadily increasing. Overlaying or seal coating the pavement is no longer feasible.

**Feasibility Study
Todd Park F Neighborhood Roadway Reconstruction
November 25, 2013**



Photo 1. Existing Pavement Condition



Photo 2. Existing Pavement Condition

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November 25, 2013**

Sidewalks

Sidewalks exist on both sides of all three streets.

Landscaping

Some properties have vegetation, hardscapes or other landscaped items within the City right-of-way. Many of these landscape items are located directly behind the curb. Some of these landscape items will need to be removed in order to complete the necessary reconstruction work.

**PROPOSED
IMPROVEMENTS:**

The project involves concrete curb and gutter repairs and reconstruction of the streets with bituminous pavement.

Public Utilities

Sanitary Sewer

The trunk sanitary sewer system will be televised and evaluated for areas that may need repair. No major repairs are expected.

Watermain

The existing watermain system consists of 6-inch cast iron pipe (CIP) owned and operated by SLP Public Works. No improvements to the watermain in the area are anticipated by SLP.

Storm Sewer

The storm sewer network located within the Edina city limits was improved in 2011 as part of the West 44th Street Roadway Improvements.

Spot repairs will be made to the concrete curb and gutter that are no longer functioning properly.

Private Utilities

There are no current plans for CenterPoint Energy to make any upgrades on their system on the Edina side.

Streets

The project will reconstruct the streets with a bituminous surface while maintaining the majority of the existing curb and gutter. The existing pavement will be removed and recycled for use in the new roadway.

The proposed improvements will maintain the desired minimum standards of the engineering and public works staff.

Residential Roadway Lighting

No revisions to the current street lighting are recommended.

**Feasibility Study
 Todd Park F Neighborhood Roadway Reconstruction
 November 25, 2013**

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

The right-of-way for Mackey, Brook, and Coolidge Avenues is 45-feet wide. All proposed improvements stay within the right-of-way and no additional easement requirements are anticipated.

PROJECT COSTS:

The total estimated project cost associated with work within Edina is \$112,000 (Table 1). The total cost includes direct costs for engineering, clerical and construction finance costs from the start of the project to the final assessment hearing. Funding for the entire project will be from a combination of special assessments and utility funds. The estimated roadway construction cost is \$99,900 and will be 100 percent funded by special assessments. Any new or replaced concrete curb and gutter is included under the storm sewer fund, not under the roadway special assessment. Concrete curb and gutter repairs amount to \$12,100 and will be funded through the storm sewer utility fund.

Item	Amount	Total Cost
Roadway:		
BA-418	\$99,900	
Roadway Total:		\$99,900
Utilities:		
Storm Sewer	\$12,100	
Utilities Total:		\$12,100
Total Project:		\$112,000

Table 1. Estimated Project Costs

ASSESSMENTS:

The assessments are based on the City's Special assessment policy. The assessments will be levied against the benefiting adjacent properties, see attached preliminary assessment role in Appendix B.

The estimated assessment for this project is \$5,000 per REU. Each property is assessed one REU. Properties that are split between Edina and SLP will be assessed at a percentage of an REU based on the percentage of their property located in Edina. The attached map shows the estimated REU per property.

The methodologies for calculating the REU's for properties other than one REU are as show below. (Figure 2)

Residential Corner Lots:

4393 Mackey Avenue, 4392 Brook Avenue, and 4390 Coolidge Avenue, 0.67 REU = (1 REU) x (2/3 side yard).

Residential Lots falling within 2 City Boundaries

4378 and 4379 Mackey Avenue, 4378 and 4379 Brook Avenue, 4380 and 4378 Coolidge Avenue will be assessed due to what percentage of their lot lies within the City Limits of Edina only.

Residential Corner Lots fully assessed under a recent reconstruction project
 7450 Brook Avenue and 4650 Coolidge Avenue were already assessed the equivalent of 1.0 REU each as part of the West 44th Street project in 2011.

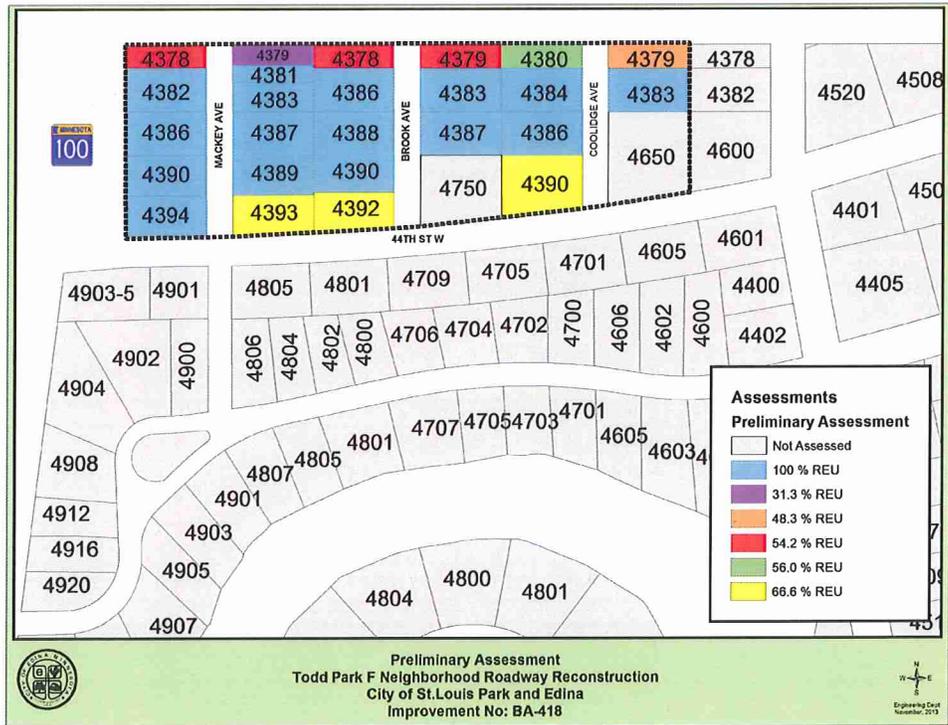


Figure 2. Preliminary Assessment Map

**Feasibility Study
Todd Park F Neighborhood Roadway Reconstruction
November 25, 2013**

PROJECT SCHEDULE: The following schedule is feasible from an Engineering standpoint:

Neighborhood Letter	July 24, 2013
Receive Feasibility Report	December 3, 2013
Public Hearing	December 10, 2013
Bid Opening by St. Louis Park	Spring 2014
Award Contract by St. Louis Park	Spring 2014
Begin Construction	Spring 2014
Complete Construction	Fall 2014
Final Assessment Hearing	Fall 2015

FEASIBILITY: Staff believes the construction of this project is necessary, cost effective and feasible to improve the public infrastructure.

- APPENDIX:**
- A. July 24, 2013 Neighborhood Letter
 - B. Preliminary Assessment Roll
 - C. City Comprehensive Plan Update – Sidewalk and Bicycle Facilities

APPENDIX A

July 24, 2013

Neighborhood Letter

July 24, 2013

RE: 2014 Roadway Reconstruction Project
City of St. Louis Park and Edina

Dear Resident:

The City of St. Louis Park has scheduled the reconstruction of Mackey, Brook, and Coolidge Avenues within St. Louis Park for 2014. The sections of these streets located within Edina are also in need of reconstruction. Therefore, we are recommending that these streets be included with the St. Louis Park project for 2014.

Neighborhood roadway reconstruction projects in Edina are funded by special assessments. The assessment amount is estimated by dividing the street reconstruction costs for the Edina portion of the project by the total number of Residential Equivalent Unit (REU). The estimated assessment for this project is between \$3,500 and \$5,500. Each property is assessed one REU. Properties that are split between Edina and St. Louis Park will be assessed at a percentage of an REU based on the percentage of their property located in Edina. If your home is located adjacent to 44th St W and were special assessed either one or 1/3 REU for that project, you will be assessed either 0 or 2/3 REU. The attached map shows the estimated REU per property.

A public hearing with the Edina City Council will be scheduled for early December for this project.

City of Edina staff will pass on project information as it affects you. If you have web access we encourage you to sign up to receive additional details and ongoing communication during the project via email. To sign up for the email service, go to the City Extra website at <http://cityextra.cityofedina.com>. Enter your name and e-mail address, scroll down the page until you see **"2014 St. Louis Park Streets Project"** and place a check mark in the box next to it. Click the **"update"** button at the bottom right hand corner of the webpage prior to logging out of the site. If you do not have web access please contact Sharon Allison at 952-826-0449 to receive a copy of these emails.

If you have any questions, I can be contacted at 952-826-0318 or cmillner@EdinaMN.gov

Sincerely,



Chad A. Millner, PE
Assistant City Engineer

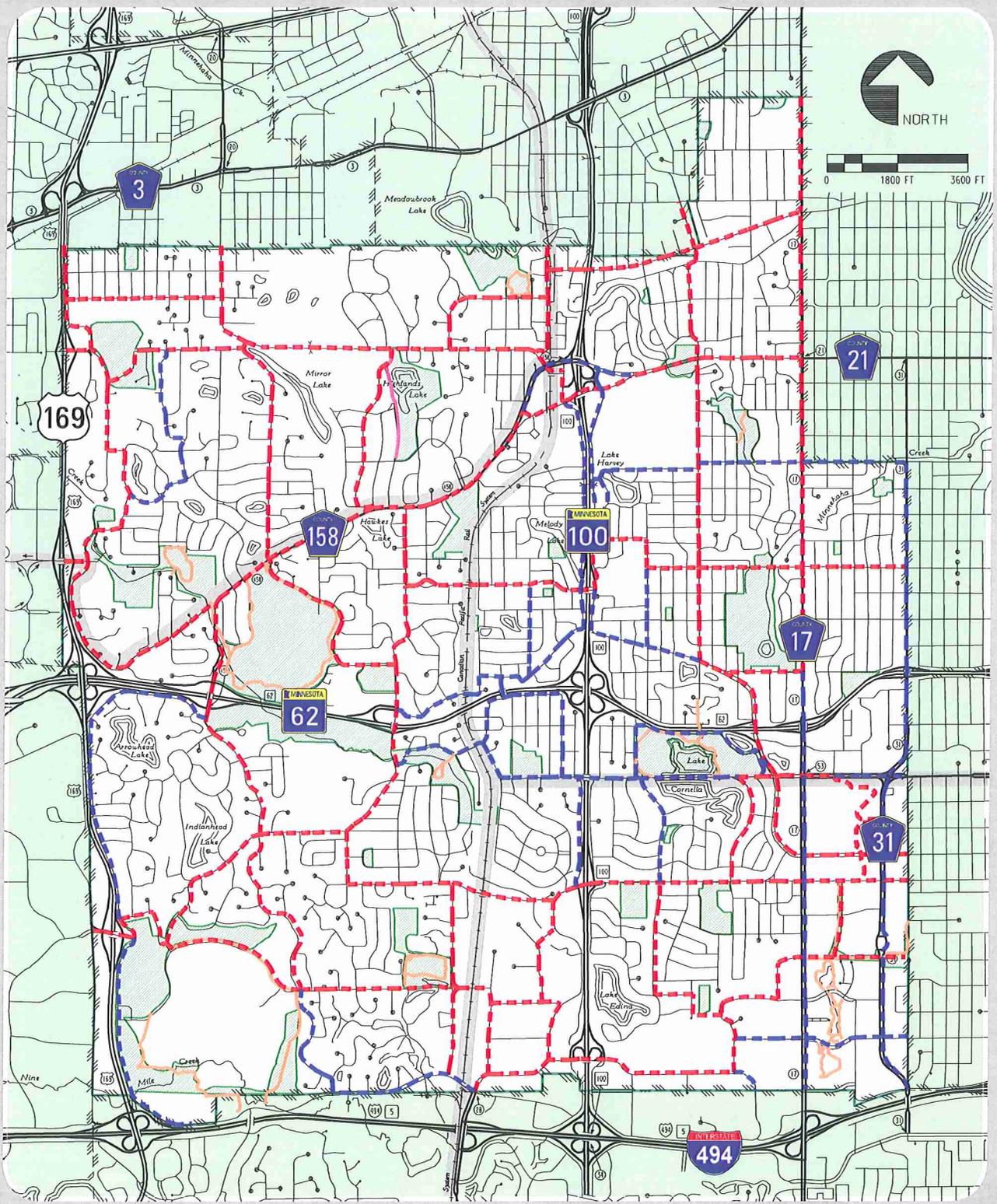
cc: Wayne Houle, City of Edina
Jack Sullivan, City of St. Louis Park

APPENDIX B

Preliminary Assessment Roll

APPENDIX C

City Comprehensive Plan Update – Sidewalk and Bicycle Facilities



LEGEND: Existing Park Pathway Existing Hennepin County Corridors Proposed Park Pathway

From the 2007 Edina Comprehensive Bicycle Transportation Plan
 - - - Primary Route - - - Secondary Route

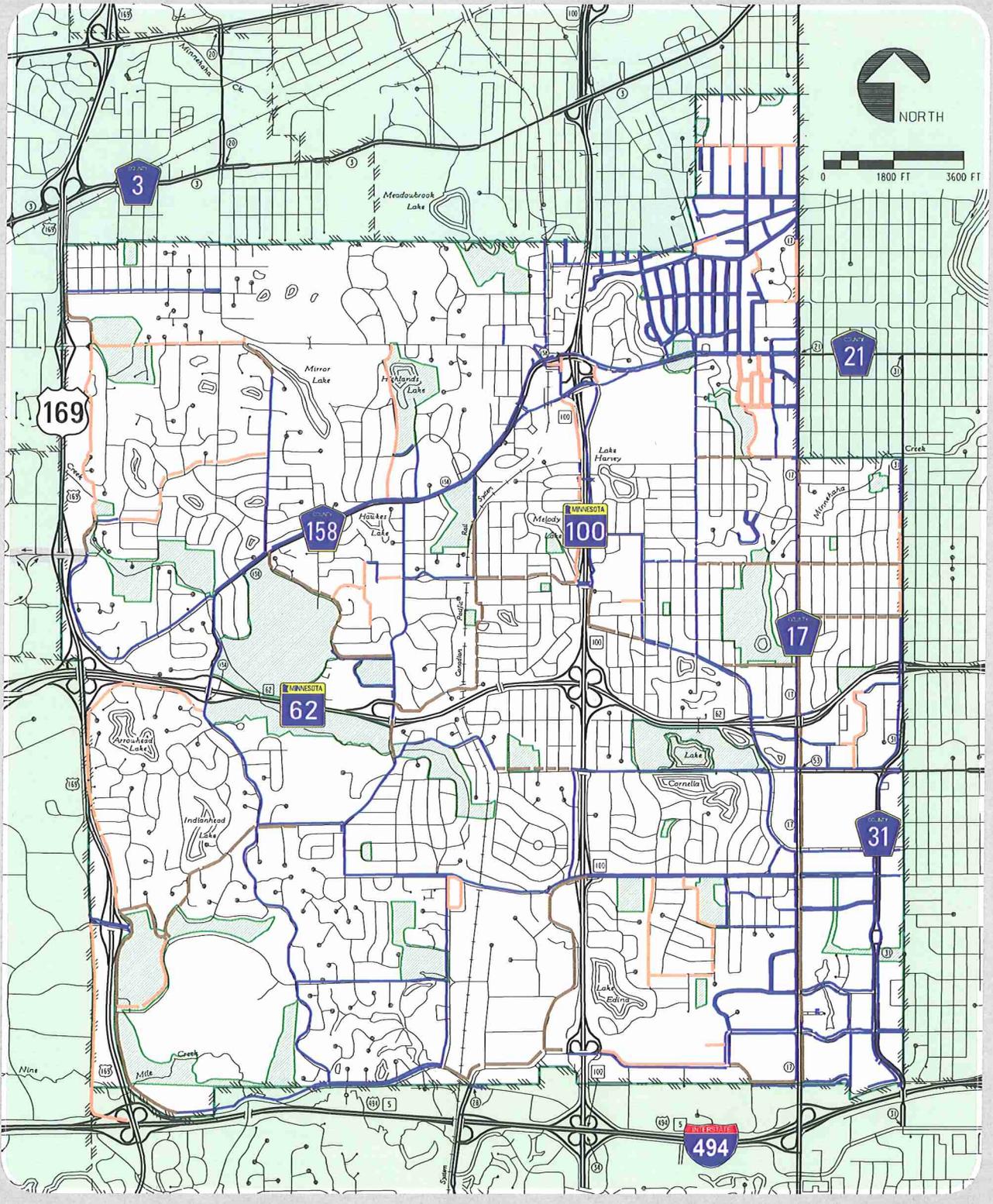


**City of Edina
 2008 Comprehensive Plan Update**

Bicycle Facilities

Figure 7.11

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LEGEND: — Existing Sidewalk — Proposed School / Business Sidewalk — Proposed State-Aid Sidewalk

Note: Park Pathways are included on Figure 7.11



**City of Edina
2008 Comprehensive Plan Update**

Sidewalk Facilities

Figure 7.10

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