

53RD AVENUE TRAIL AND WALK IMPROVEMENTS PROJECT NO. ST2023-21

HEARING ON IMPROVEMENTS

JANUARY 9, 2023



BACKGROUND

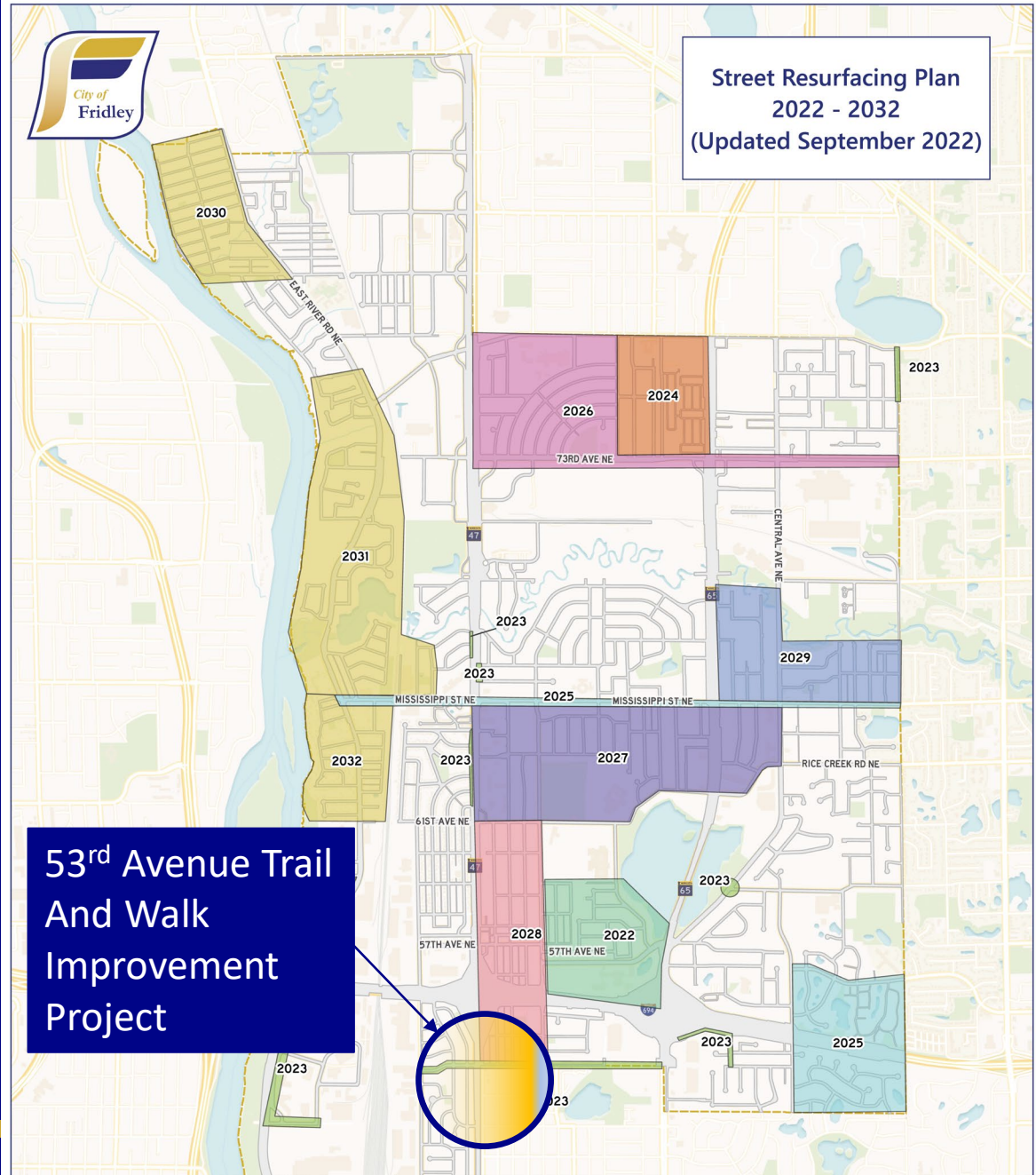
- Each year, the City of Fridley performs major rehabilitation of selected streets in a planned neighborhood according to its pavement management plan.
- The proposed project area includes the neighborhoods of Summit Manor and Oak Hills.
- The City Council authorized initiation of this project July 11, 2022.

STREET RESURFACING PLAN



Street Resurfacing Plan
2022 - 2032
(Updated September 2022)

53rd Avenue Trail
And Walk
Improvement
Project



PROJECT ST2023-21

WORK ELEMENTS

- Street Rehabilitation (Reclaim Process / New Asphalt)
- Roadway Geometric Modification (Bumping out Curb)
- Trail Construction
- Sidewalk Construction
- Utility Work
- Restoration



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WHY 53RD AVENUE FOR TRAIL AND SIDEWALK IMPROVEMENTS?

- Current conditions are unsafe for walkers, bikers, and transit users
- 53rd Avenue is an important east-west connections with the Main Street trail, 7th Street trail, and Central Avenue
- High pedestrian demand due to commercial centers and transit stops
- Low utilization of existing parking lanes



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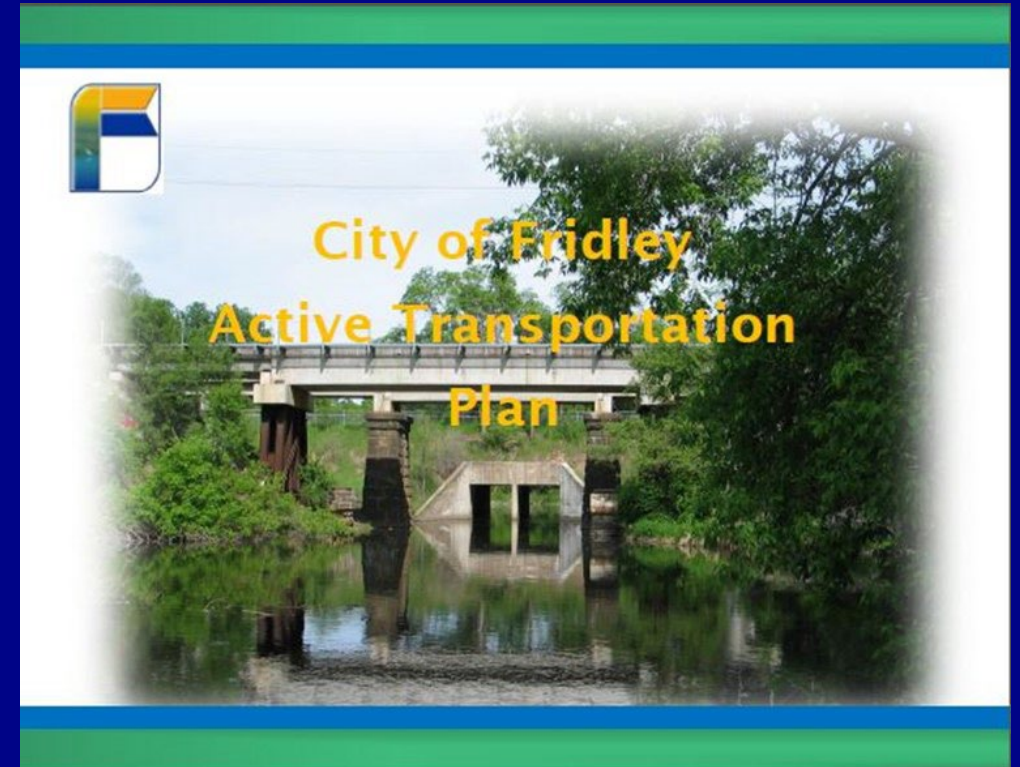
WHY 53RD AVENUE FOR TRAIL AND SIDEWALK IMPROVEMENTS?

- Project is identified as an improvement in the City's Active Transportation Plan and Comprehensive Plan
 - Connect surrounding neighborhood and businesses for pedestrians and bicyclists
 - Connect other bike and walk facilities in the area
- Parks Master Plan feedback – desire for more walking / biking routes

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ACTIVE TRANSPORTATION PLAN

“Our vision is to provide safe transportation opportunities for all citizens of Fridley. We will move toward mobility equity for residents as they travel around the community of Fridley – going to work, to school, to shop or as they use city services and institutions.”

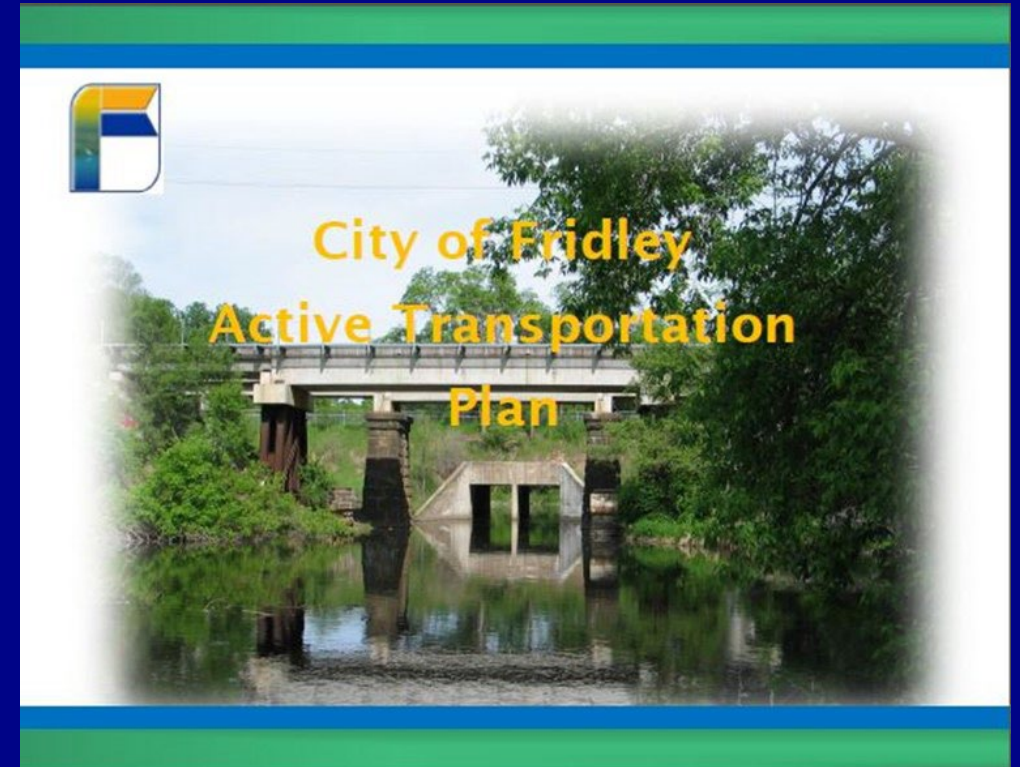


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ACTIVE TRANSPORTATION PLAN

- Prioritizes connections to provide a network in Fridley for pedestrians & cyclists

“Closing the gaps in the existing walk and trail structure is a first priority...”



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NEIGHBORHOOD EVENT – OCTOBER 2019



PROJECT ST2023-21

NEIGHBORHOOD EVENT – OCTOBER 2019

What's Important to You?

Instructions: Let us know what's important to you on 53rd Avenue- place a sticker next to the statements that you agree with. If something isn't listed, please write it in.

- Keep Existing Conditions
- Add Trail/Sidewalk on One Side of the Street
- Add Trails/Sidewalks on Both Sides of the Street
- Add Bike Lanes
- Keep Parking on Both Sides
- Keep Parking on One Side of the Street
- No Parking is Needed
- Separate Walkers/Bikers from Cars
- Separate Walkers and Bikers
- Add Trees
- Keep Trails/Sidewalks in Currently Paved Area
- Put Trails/Sidewalks in the Right-Of-Way Behind the Current Curb
- Other: 7'5" sidewalk
add signs to see walkway

53rd Avenue Pedestrian and Bicycle Improvements Project Event

53rd Ave- Monroe St to Main Street

Which street design do you prefer?

Please place dots & comments below:

Existing Conditions

Do you like this option best? Place your sticker dot here!

Option 1: Off-Street Trail

Do you like this option best? Place your sticker dot here!

Option 2: On-Street Trail

Do you like this option best? Place your sticker dot here!

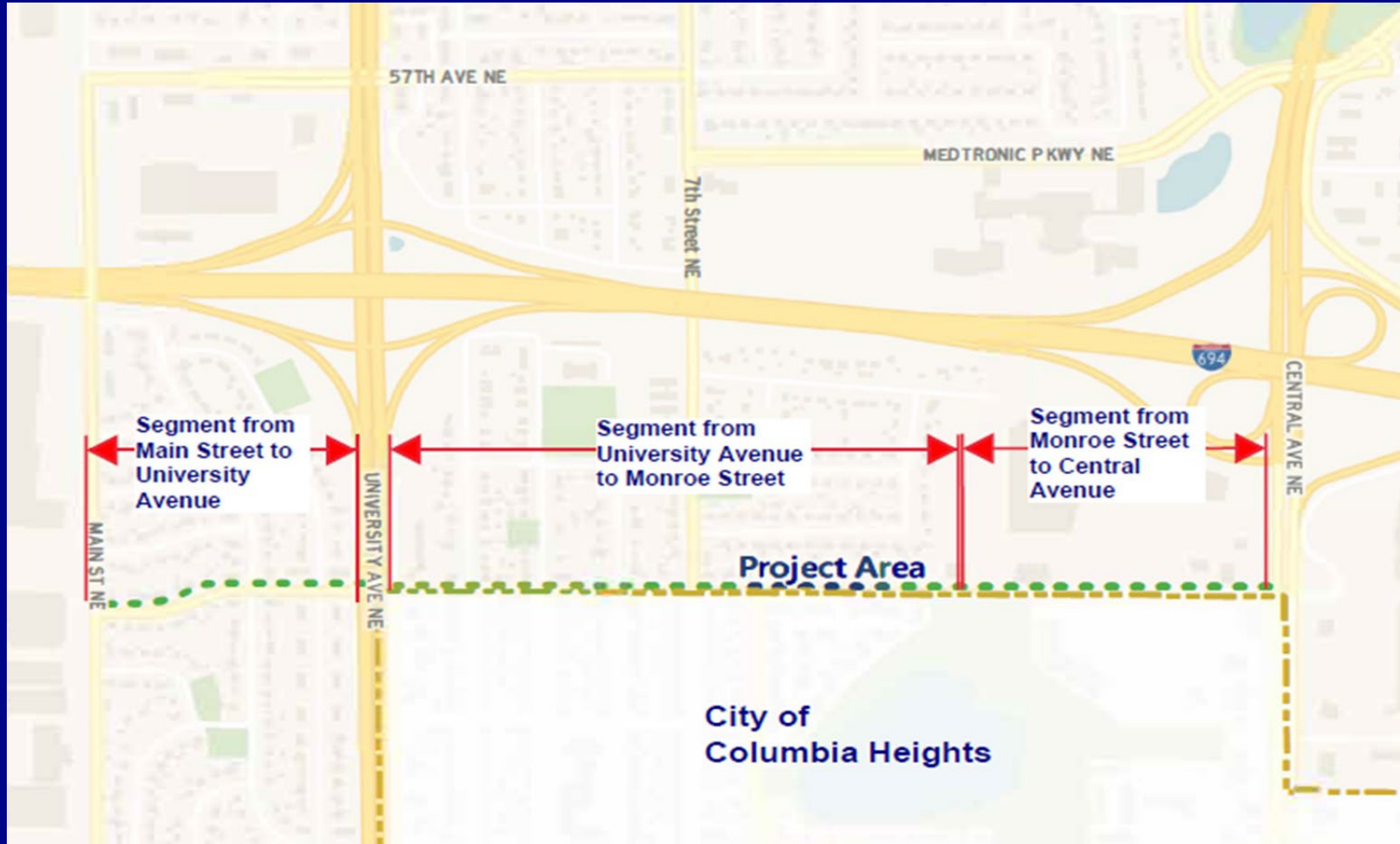
Option 3: Bike Lanes with Sidewalks

Do you like this option best? Place your sticker dot here!

PROJECT OPEN HOUSE MEETING

- In August 2022, staff hosted an open house introducing the project.
- Presentation included project overview, construction impacts, anticipated schedule and assessment policy information.
- 391 properties were mailed the notice. 13 attendees at the open house.
- Attendees were supportive of the project. Main concerns included truck traffic, crossings of Highway 47 & 65, and construction impacts.

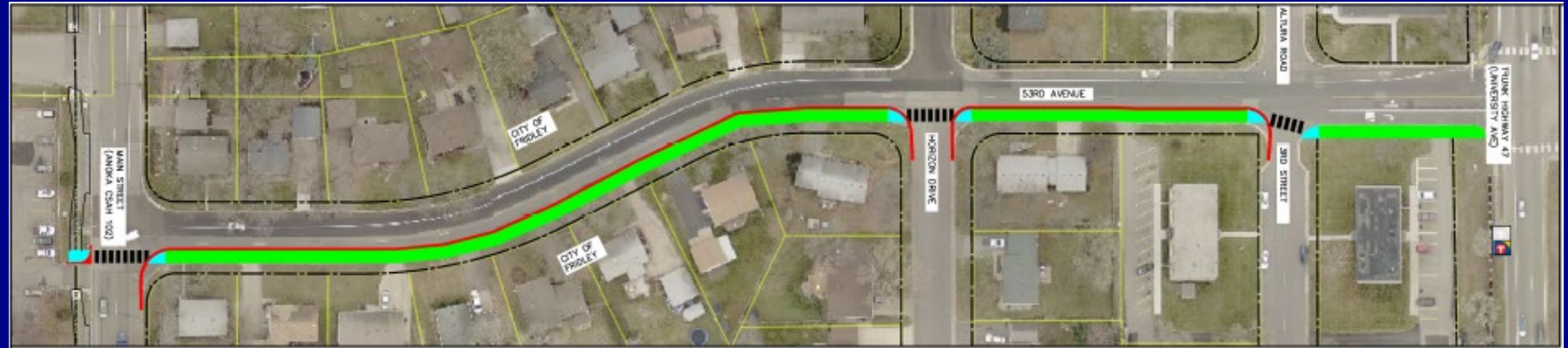
PROJECT ST2023-21



53RD AVENUE: MAIN STREET TO UNIVERSITY AVENUE





LEGEND

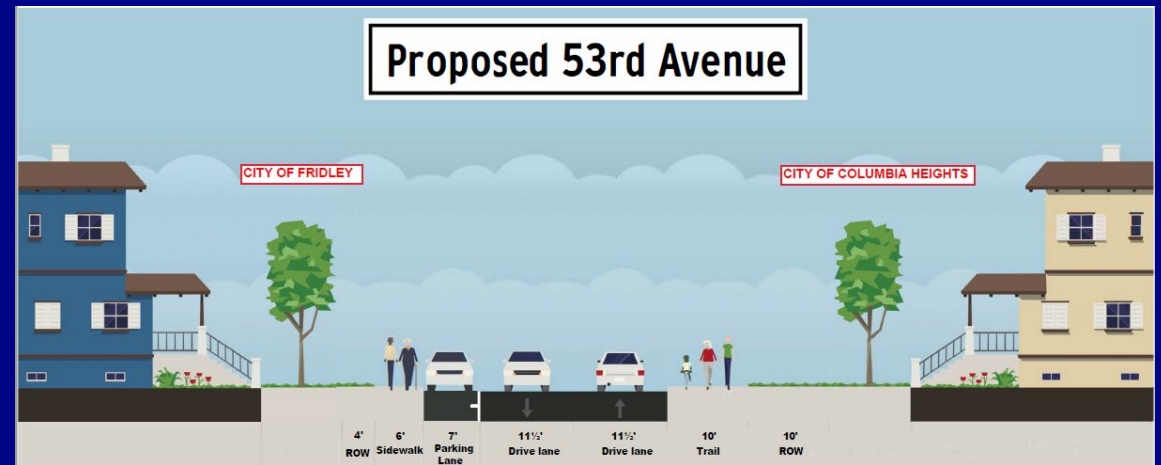
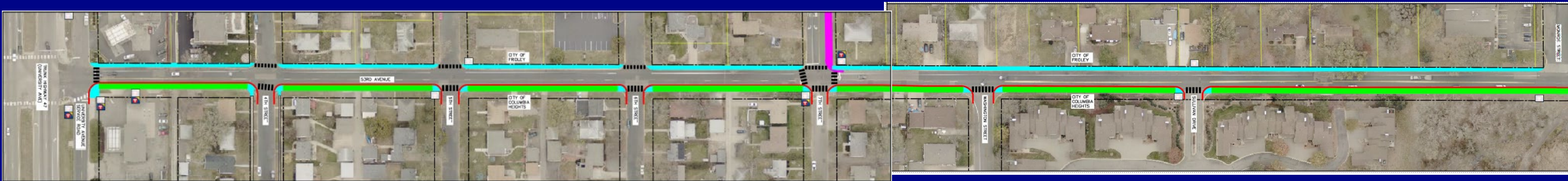
- CURB & GUTTER 
- CONCRETE WALK 
- BITUMINOUS TRAIL 
- EXISTING TRAIL 



53RD AVENUE: UNIVERSITY AVENUE TO MONROE STREET

LEGEND

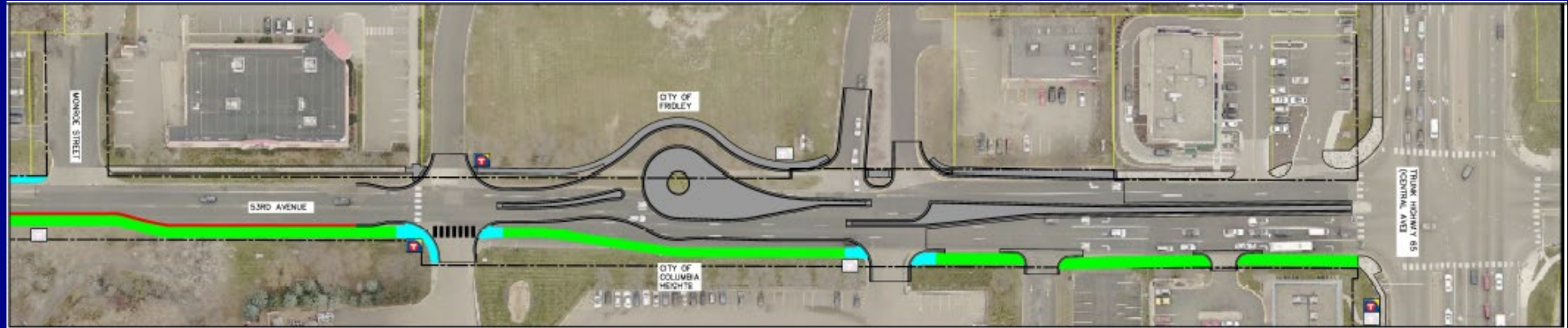
- CURB & GUTTER 
- CONCRETE WALK 
- BITUMINOUS TRAIL 
- EXISTING TRAIL 



53RD AVENUE: MONROE STREET TO CENTRAL AVENUE

LEGEND

- CURB & GUTTER
- CONCRETE WALK
- BITUMINOUS TRAIL
- EXISTING TRAIL



PROJECT ST2023-21

UTILITY IMPROVEMENTS

- **Watermain/hydrant replacement in select segments:**
 - Intersection of 53rd Avenue and 7th Street (Valve Replacement)
 - From Sullivan Drive to Monroe Street (Watermain Replacement)
- **Storm Sewer**
 - Catch basins will be relocated and reconnected to existing storm system with the bumping out of the curb

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PROJECT PARTNERSHIP

- **City of Columbia Heights**
 - South side of 53rd Avenue from University Avenue to Central Avenue
- **Anoka County**
 - Trail Crossing at Main Street
- **MnDOT**
 - Trail Crossing at University Avenue (TH 47) & Central Avenue (TH65)
- **Metro Transit**
 - Coordination for Future F-Line (Bus Rapid Transit)



TENTATIVE SCHEDULE

ITEM	DATE
Open Bids & Award	March 2023
Private Utility Work (Gas Main & Service Replacement)	May 2023
Construction	June - September 2023
Final Hearing	October 2023
Notice of Assessment	October 2023
Assessments Begin (Payment Plan)	January 2024

FEASIBILITY REPORT

- Staff developed a feasibility report that evaluated streets in the area and considered roadway conditions, utility improvements, and provided details on the extent of construction.
- City Council received the report at its December 12, 2022 meeting.
- The feasibility report concluded that the project is cost effective, necessary, and feasible.

PROJECT BUDGET (DRAFT)

ESTIMATED PROJECT COST = \$1,660,190

- \$1,250,000 – Cities of Fridley & Columbia Heights (Local Road Improvement Program)

Additional City of Fridley Costs Funded by:

- \$182,190 – Assessments to Adjacent Properties
- \$150,000 – Water Utility Fund
- \$18,000 – Sanitary Sewer Utility Fund
- \$60,000 – Storm Sewer Utility Fund

SPECIAL ASSESSMENTS

TWO ASSESSABLE PARCEL CATEGORIES

- Low Density Residential (LDR)
- Non-Low Density Residential (NLDR)

LDR PROPERTY ASSESSMENT

CALCULATION STEPS

- Properties are assessed for street rehabilitation only.
- Properties with driveways on the project streets are assessed. Corner lots are assessed on one side only.
- *Assessment is based on the following:*
 - Dividing the proportional street improvement costs for the assessed area by the number of residential properties.
 - The paving cost for the streets less the intersections and other non-assessable properties (e.g. City parks/State Highway).
- *Multiple Unit Residential Properties*
 - Up to four units pay the lower of the NLDR rate, or the residential rate reduced by 50% for each unit over one.

LDR PROPERTY ASSESSMENT

RECENT ASSESSMENT HISTORY

PROJECT	ASSESSMENT (PER UNIT)
2016-01	\$2,126
2017-21	\$2,112
2018-01	\$2,550
2019-01	\$2,675
2020-01	\$2,813
2021-01	\$3,300
2022-01	\$3,400
2023-21	\$3,800*

* Preliminary assessment amount (construction scheduled for 2023)

NOTE: Final assessments are based on actual construction costs and all LDR units receive an equal assessment.

PAYMENT OPTIONS

OPTION 1

- Lump sum payment within 30 days of the Final Assessment Hearing (October/November 2023)

OPTION 2

- Amount assessed to property taxes & paid over 10-year term with an interest rate to be calculated by the Finance Director as 2% over the prime rate (2021-01 constructed in 2021 = 7.5%).

OPTION 3

- Senior citizens, retirees and individuals with a qualifying disability meeting certain criteria may request to have the assessment deferred. Interest accrues until the deferment is terminated.

CITY COUNCIL REQUEST

STAFF REQUESTS THAT THE CITY COUNCIL

1. Continue the preliminary assessment hearing and hear all those who desire to address the Council.
2. If so in order, move to adopt attached Resolution No. 2023-03 in tonight's agenda Ordering Final Plans, Specifications and Calling for Bids for the 53rd Avenue Trail and Walk Improvements Project No. ST2023-21. See pages 120-121 of tonight's agenda.

IF APPROVED

1. Staff will finalize design/plans, coordinate with adjacent government agencies and work to receive approvals from State Aid.
2. Staff will continue to coordinate with private utility companies with schedules.
3. Staff will update the neighborhood via the project page on the City's website → **fridleymn.gov/projects**
4. **Questions? Contact the Engineering Division at (763) 572-3554**

THANK YOU!