



# Holyoke Avenue Improvement Project

Neighborhood Meeting

December 8, 2016



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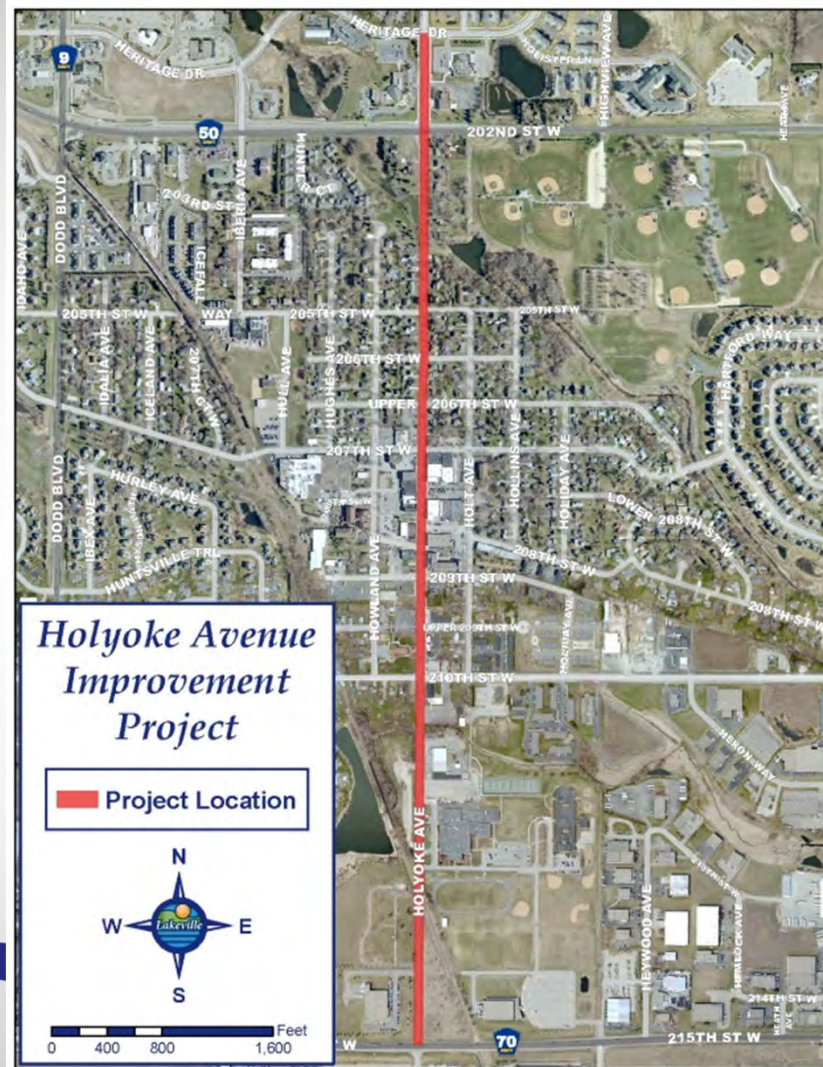


# Holyoke Avenue

- Street Improvements
  - Identified in 2017
  - Mill and Overlay



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# Current CIP Budget

- \$1.39M proposed budget for 2017
- Heritage Drive to CSAH 70/215<sup>th</sup> Street
  - Mill and overlay of the pavement surface
  - Spot curb and gutter replacement
  - Street light replacement with City-standard fixtures (202<sup>nd</sup> – 210<sup>th</sup>)
  - Streetscape improvements within the business district



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# Business District Considerations

- On-going maintenance issues:
  - Sidewalk
  - Trees
  - Tree Grates
- The City engaged the Downtown Lakeville Business Association (DLBA)



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# Business District Streetscape Design

- Obtained a planning grant and developed a concept with landscape architects
  - Input from (DLBA)
- Area between 207<sup>th</sup> Street – 210<sup>th</sup> Street



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# Business District



# Business District

- Complete sidewalk replacement
  - Standard concrete, unique score pattern
- Site Features
  - Benches, bike racks, waste receptacles, brick columns, decorative railings
- Landscaping
  - Trees and planting beds



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# Outside of the Business District

- Heritage Drive – 207<sup>th</sup> Street
  - Urban road section
    - Spot sidewalk replacement
    - Spot curb and gutter replacement
    - Mill and overlay of the roadway surface



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# Outside of the Business District

- 210<sup>th</sup> Street to CSAH 70
  - Rural road section
    - Mill and overlay of the roadway surface
    - Spot sidewalk repair (where sidewalk currently exists)
    - Aggregate shouldering improvements



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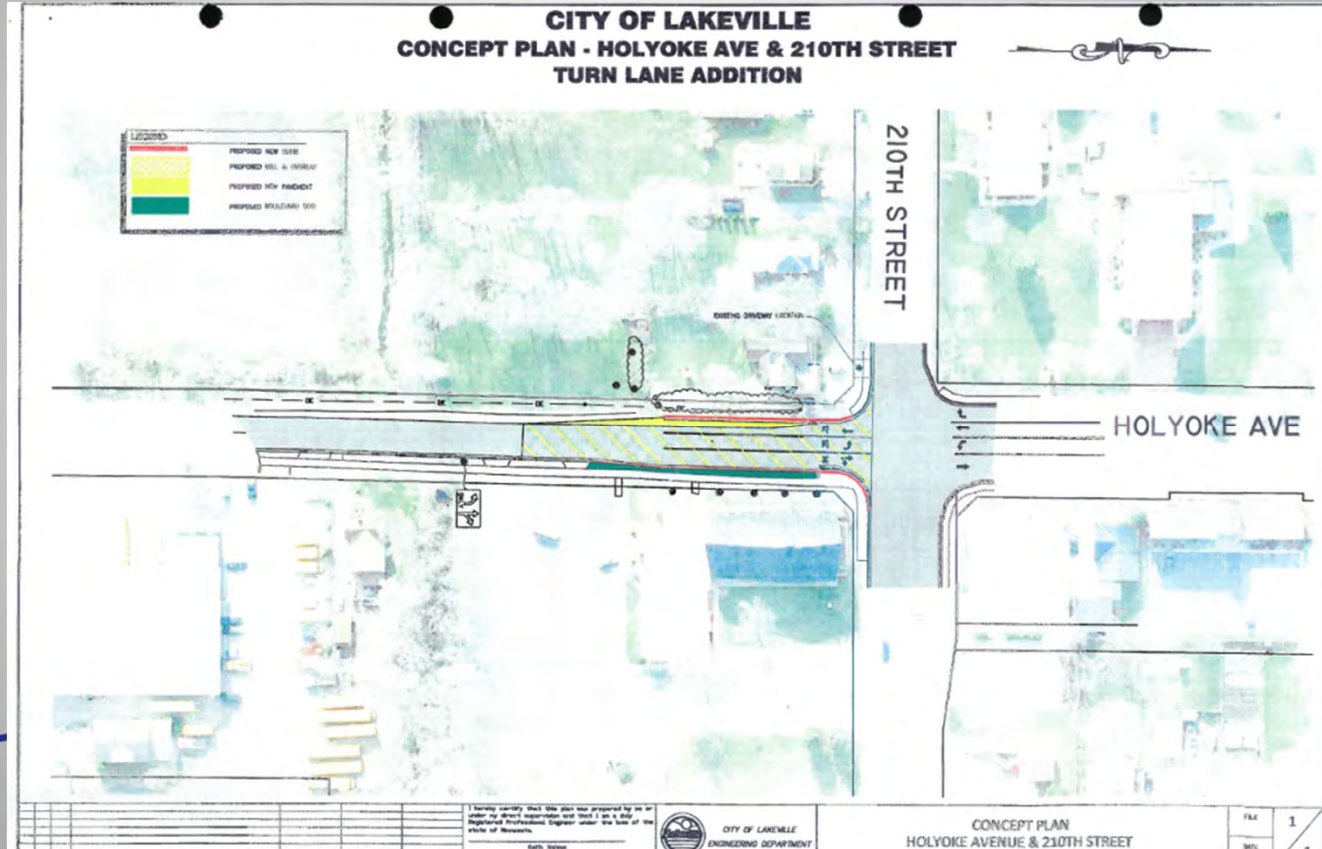
# 210<sup>th</sup> Street Intersection Improvements

- 2010 Traffic Study
  - Northbound traffic backs up to McGuire Middle School during morning drop-off times
  - Exclusive northbound left-turn lane is justified
- Turn lane to be constructed with mill and overlay improvements



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# 210<sup>th</sup> Street Intersection Improvements



# Street Lights

- Standard fixtures
  - 202<sup>nd</sup> Street – 210<sup>th</sup> Street
  - Acorn (pictured) available through Xcel
  - Mast arm
    - Intersections



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# Considerations

- 202<sup>nd</sup> Street to 207<sup>th</sup> Street
  - Mailboxes – Desire to install standard posts and group?
- 202<sup>nd</sup> Street - 205<sup>th</sup> Street
  - East side of the roadway
    - Extend sidewalk?
    - Install mid-block street lights?



# Considerations

- Sidewalk
  - Desire to match what will be installed within the business district?



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# Project Funding

- Special Assessment Policy – 429 Process
  - Surface Improvements
    - 60% City funds
    - 40% special assessments
  - Street Lights
    - Streetlight Operating Funds



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# Special Assessments

- Calculated based on the scope of improvements
- Different rates for:
  - 202<sup>nd</sup> Street – 207<sup>th</sup> Street
  - Business District (207<sup>th</sup> Street – 210<sup>th</sup> Street)
  - 210<sup>th</sup> Street – CSAH 70



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# Special Assessment Policy

- Residentially zoned properties
  - Calculated on a per single family unit basis
  - Assessments prorated to reflect the costs associated with a minor collector roadway



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# Special Assessment Policy

- Properties zoned for commercial or industrial use
  - Calculated on a per front foot basis for frontage along Holyoke Avenue
- All other properties: Assessments calculated using the same methodology as the predominant surrounding land use/zoning



# Special Assessment Policy

- Special Assessment period is 10-years
- Interest rate to be determined at the time of bond sale
- First payment due with taxes payable in 2018
- Deferrals for senior citizens and disabled individuals



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# Next Steps

- Solicit feedback from all property owners
- Finalize feasibility report for the project
  - Cost estimates prepared
- Conduct a Public Hearing for the project in early 2017



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