

Neighborhood Meeting #2

Central Avenues Improvements

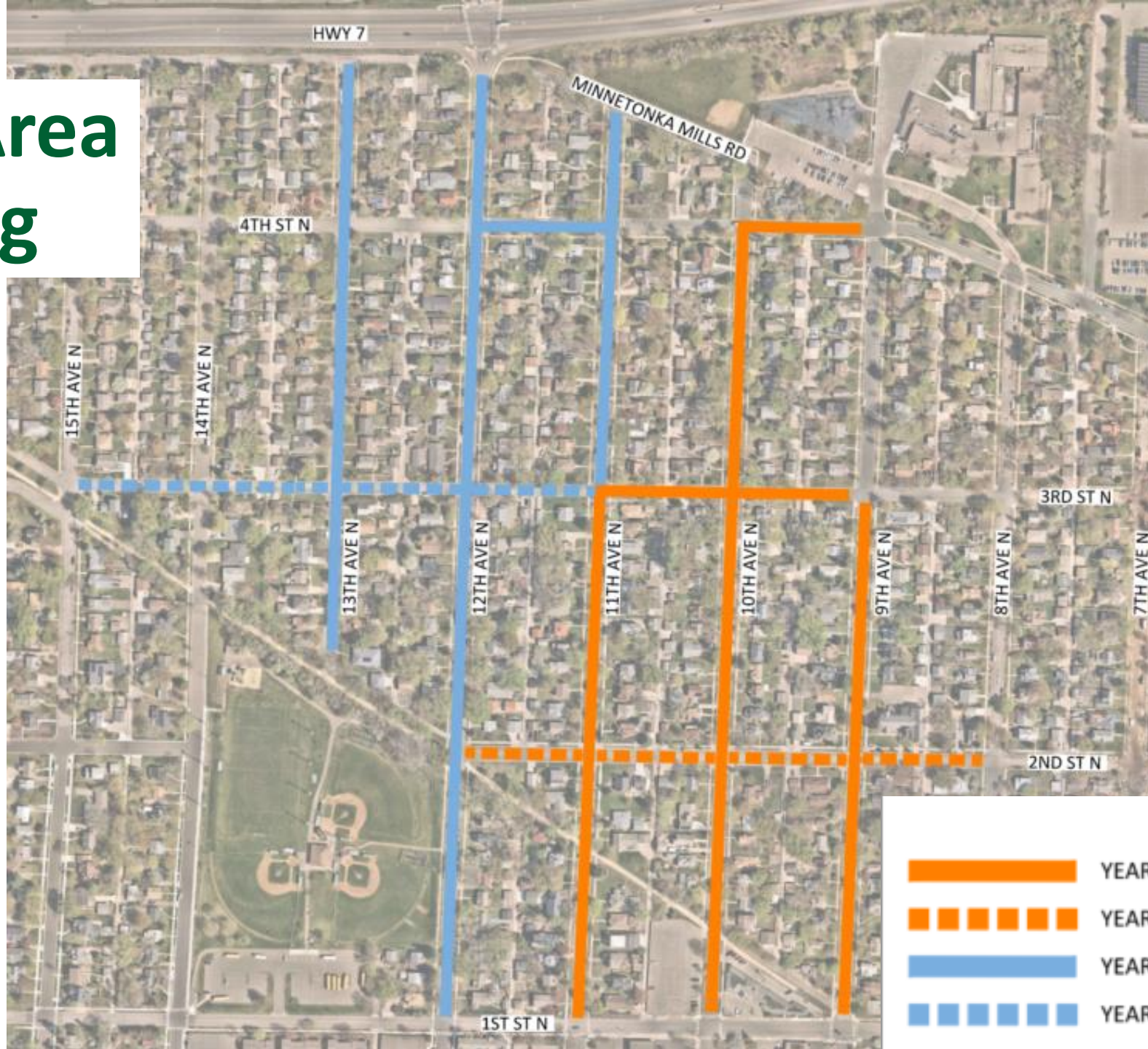
Phase 2



City of Hopkins
November 6, 2024



Project Area & Phasing



LEGEND

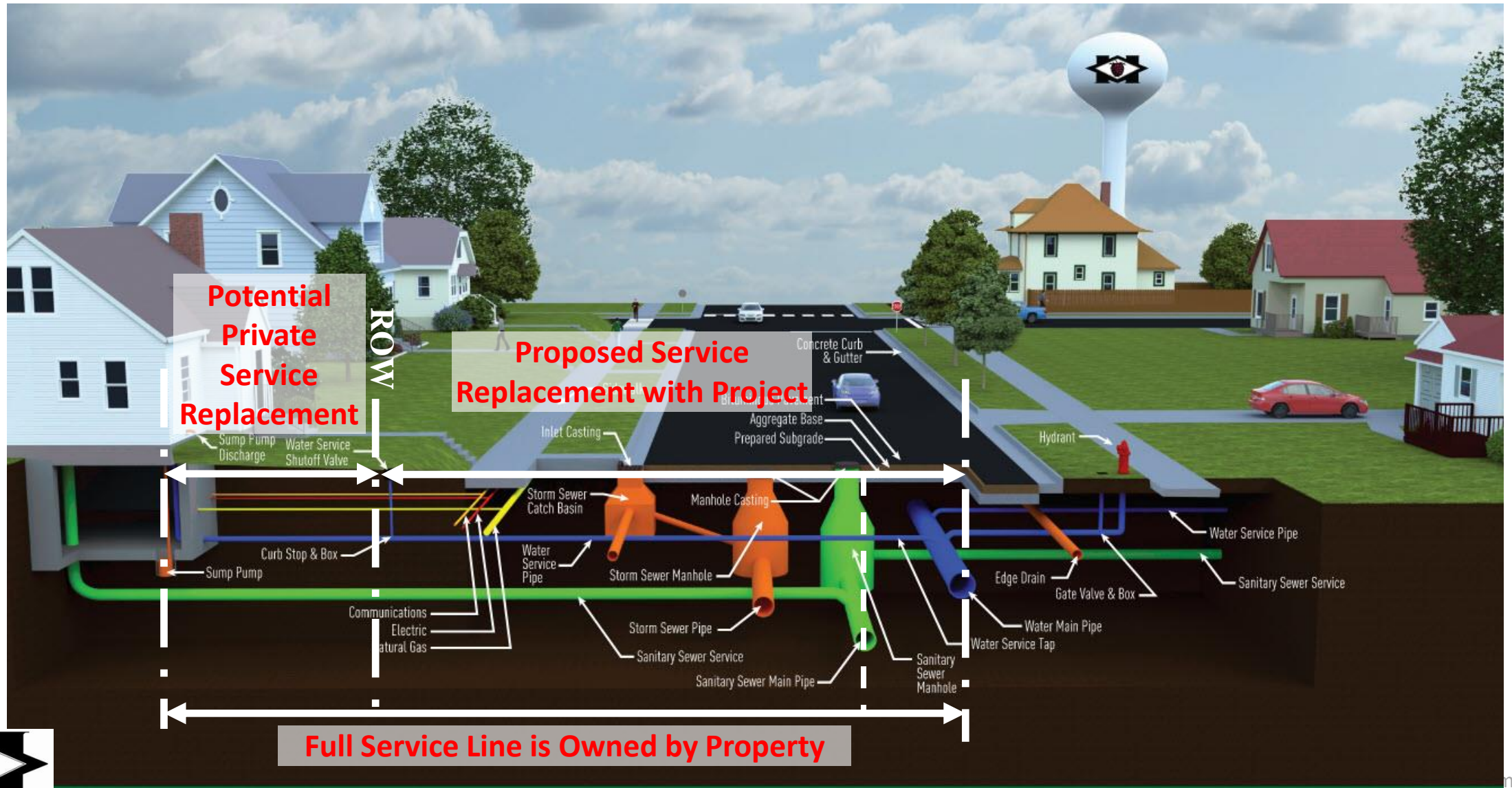
-  YEAR 1 RECONSTRUCTION
-  YEAR 1 STREET RESURFACING
-  YEAR 2 RECONSTRUCTION
-  YEAR 2 STREET RESURFACING



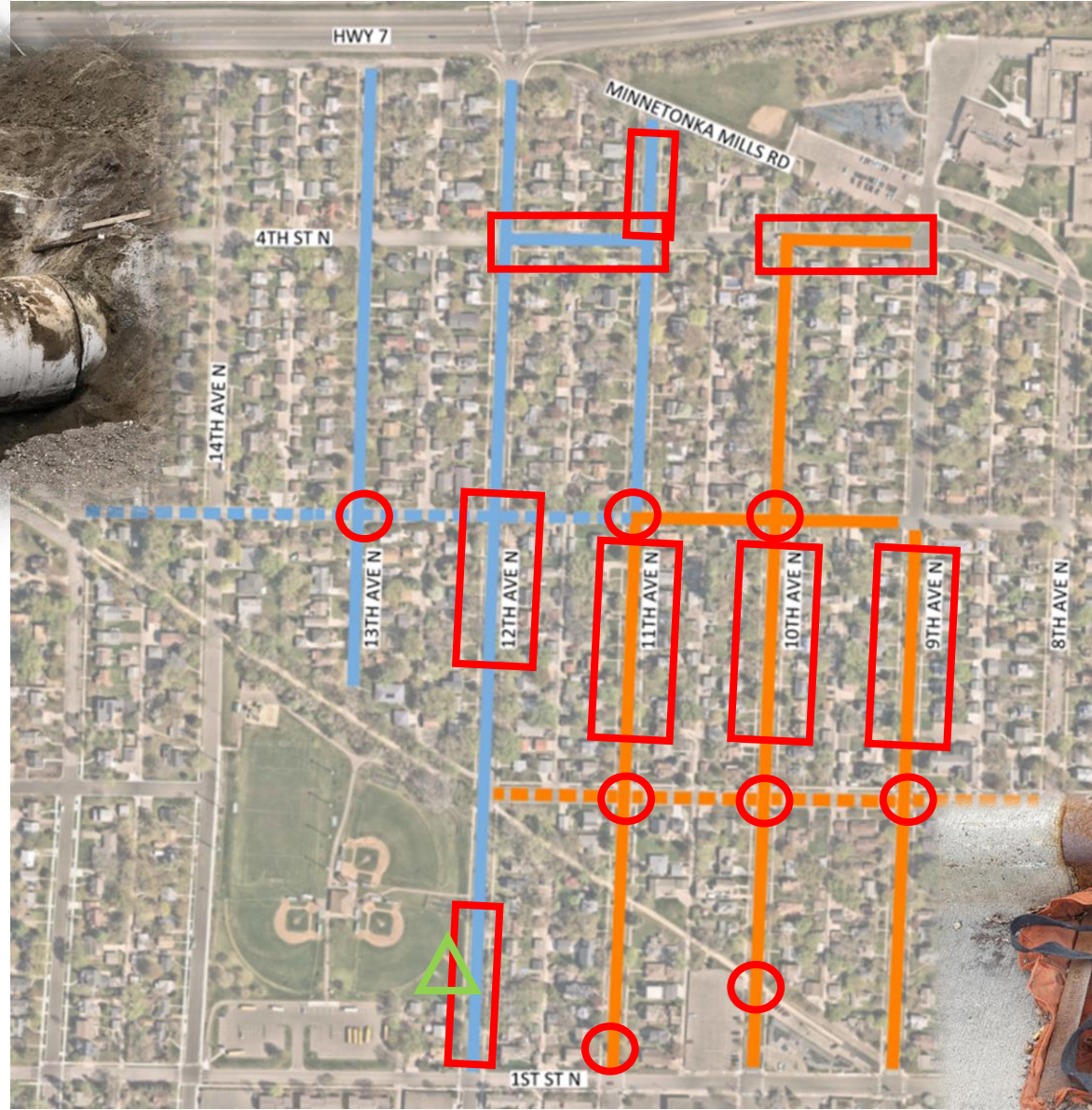
Utility Improvements: Sanitary Sewer & Watermain







Service Line Replacement



Drainage Improvements: Storm Sewer



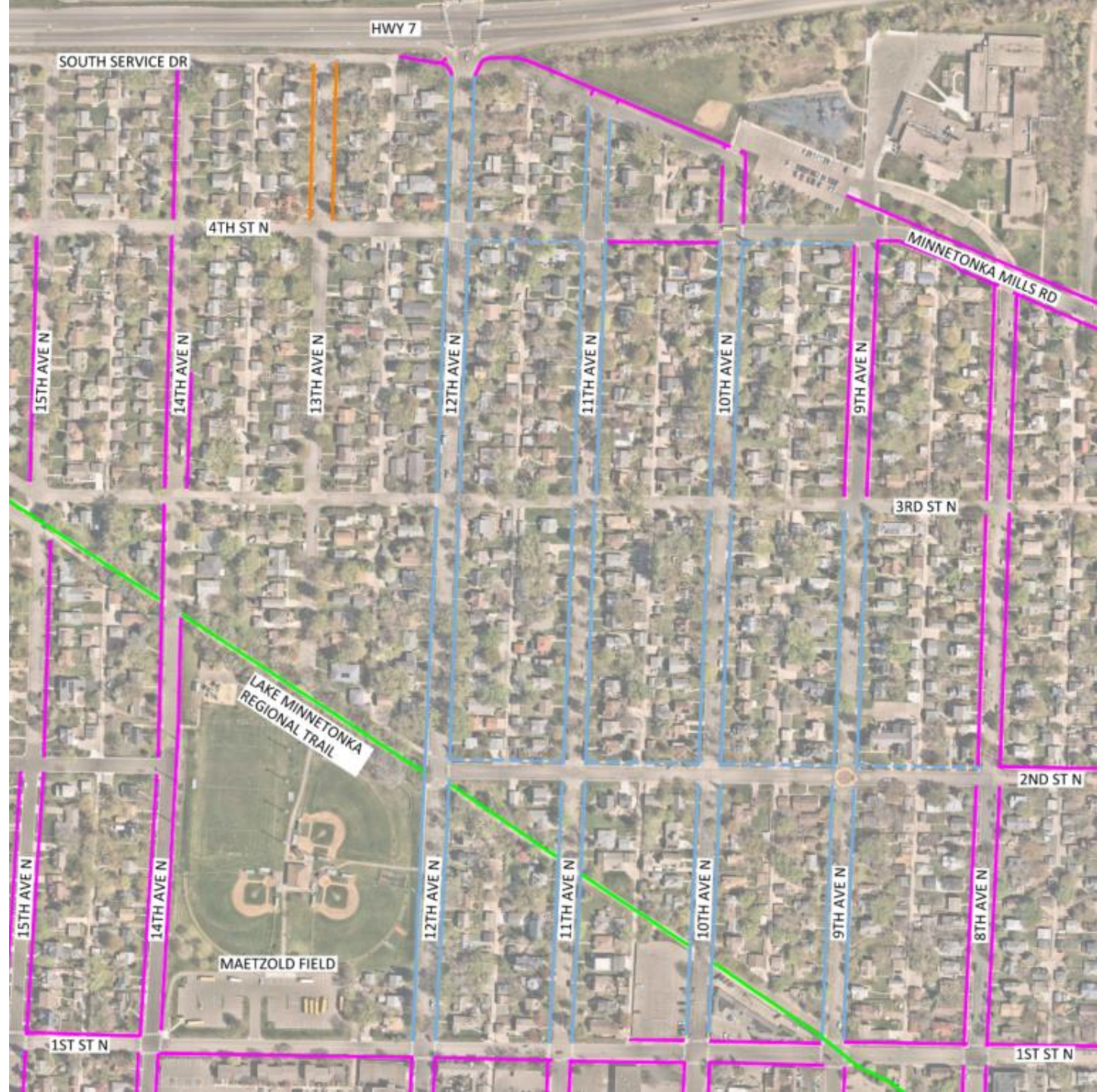
- Legend
-  Project Area
 -  Drainage Issues & Improvements
 - 
 -  Stormwater Management / Treatment



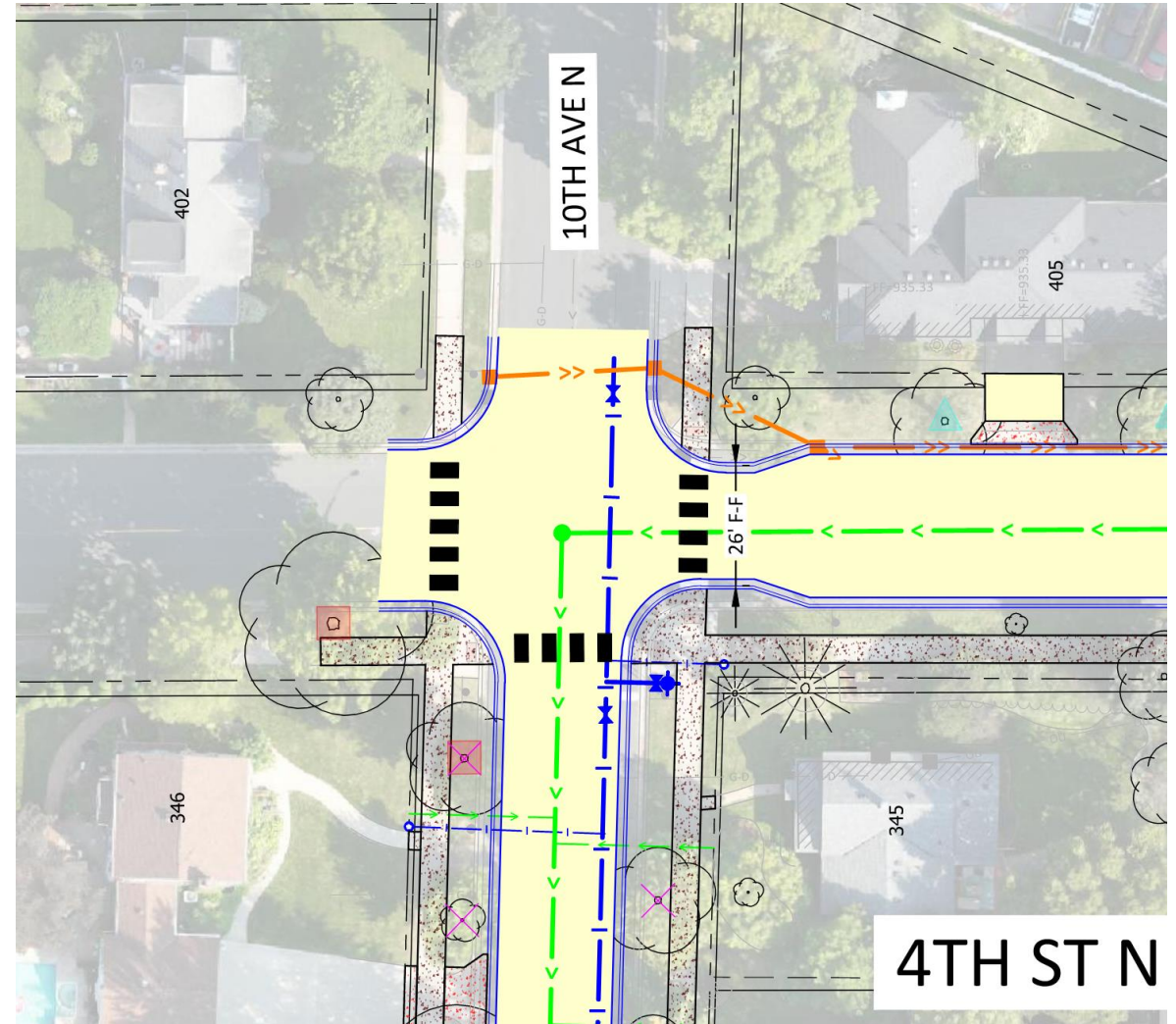
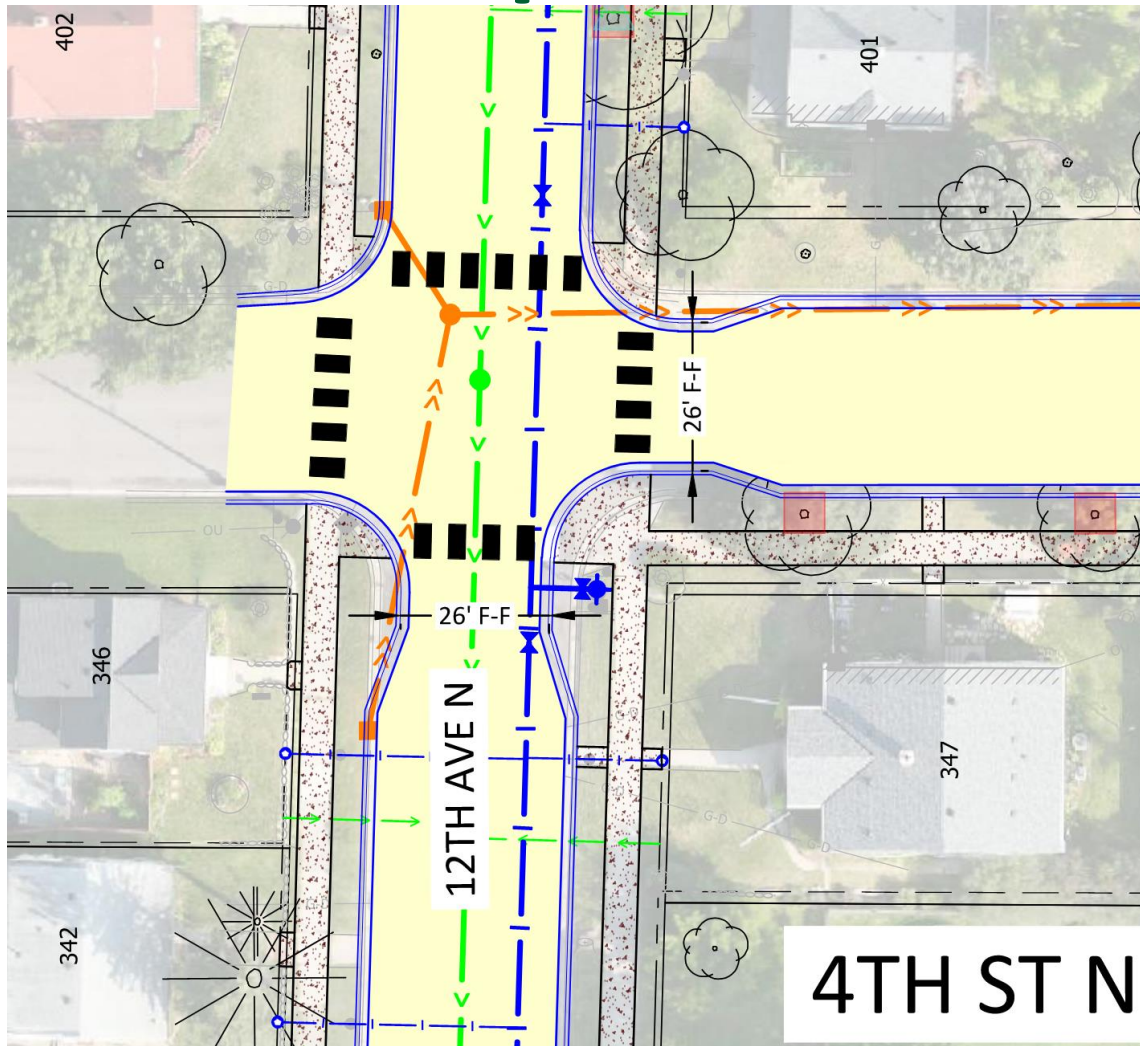
Pedestrian Improvements

LEGEND

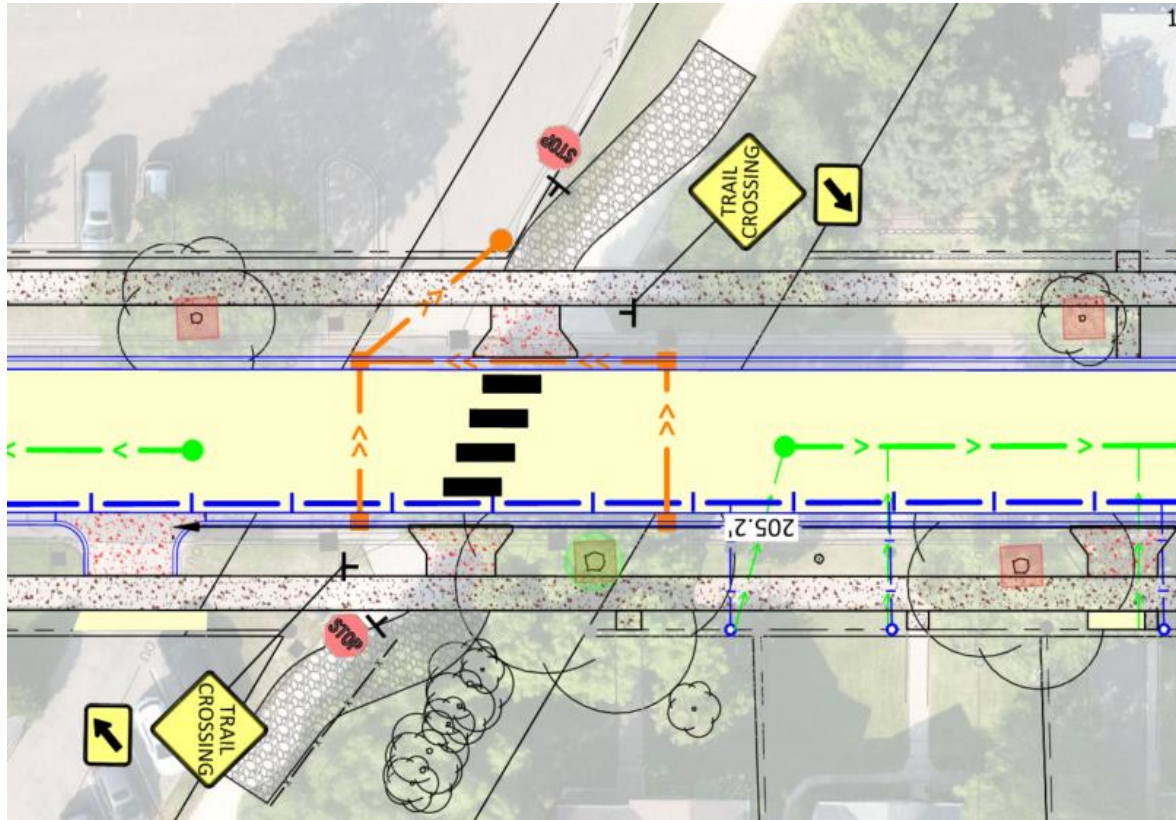
- PROPOSED SIDEWALK REPLACEMENT
- OPTION TO NOT REPLACE SIDEWALK (COST SAVING MEASURE)
- EXISTING SIDEWALK OUTSIDE OF PROJECT AREA
- SPOT SIDEWALK REPAIRS
- LAKE MINNETONKA REGIONAL TRAIL



Curb Bumpouts

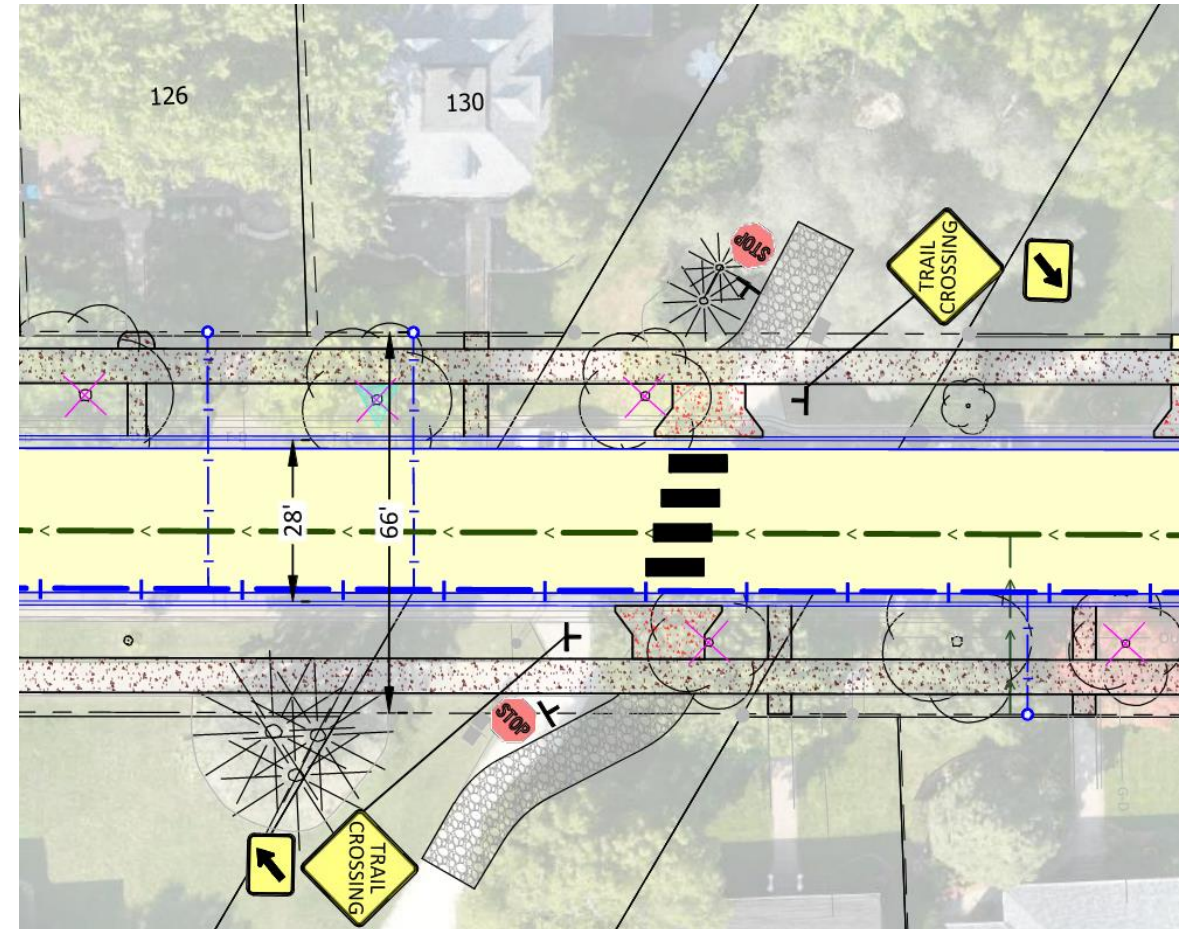


Regional Trail Crossing Improvements

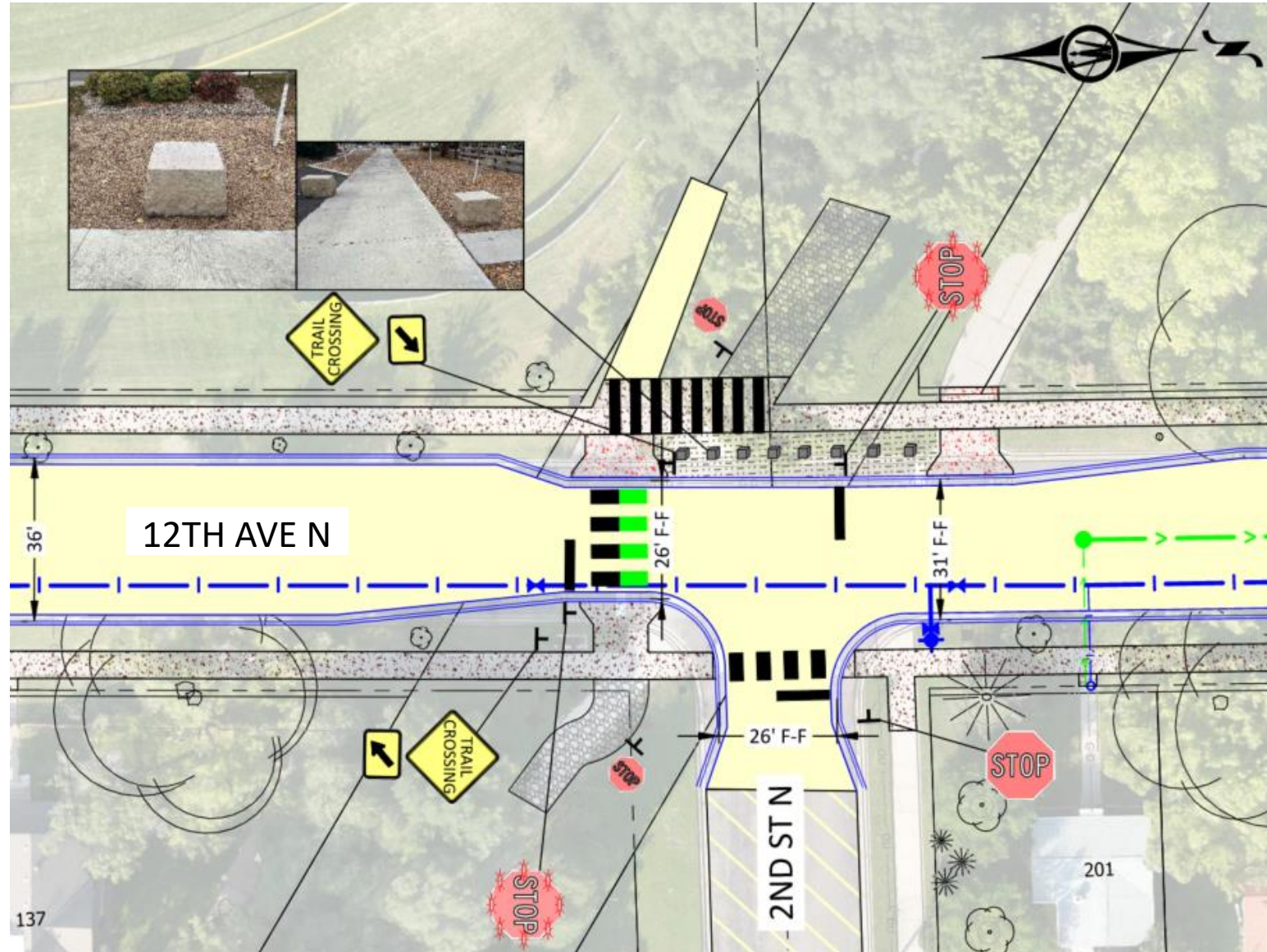


10th Ave N (1st St N to 2nd St N)

11th Ave N (1st St N to 2nd St N)



12th Ave N & 2nd St N Intersection Improvements



Boulevard Trees

Trees may be removed for one of the following reasons:

- Susceptible to disease or invasive species – Ash trees
- Poor condition – Dead, dying, leaning, etc.
- Conflict with utilities (Sewer and Water lines)
- Conflict with road construction or grading

Trees that are removed will be replaced with a new 2-inch diameter tree later that Fall or the following Spring



Source: extension.umn.edu/tree-and-shrub-insects/emerald-ash-borers



Street Improvements



Existing & Proposed Street Widths		
Street Segment	Existing Width	Proposed Width
9 th Ave N, 1 st St N to 3 rd St N	35'	28'
10 th Ave N, 1 st St N to 4 th St N	36'	28'
11 th Ave N, 1 st St N to Mtka Mills Rd	31' - 35'	28'
12 th Ave N, 1 st St N to Hwy 7	36'	36'
13 th Ave N, Trail to S. Service Dr.	36'	28'
3 rd St N, 9 th Ave N to 11 th Ave N	30'	28'
4 th St N, 9 th Ave N to 10 th Ave N	36'	34'
4 th St N, 11 th Ave N to 12 th Ave N	36'	34'
3 rd St N, 11 th Ave N to 15 th Ave N	Reclaim & Resurface	
2 nd St N, 8 th Ave N to 12 th Ave N	Mill & Overlay	



Street Widths

Concerns received on proposed street widths:

- Street parking will be more difficult
- Safety for pedestrians and vehicles
- Two vehicles will not be able to pass at the same time
- Emergency vehicle access
- Roads will be narrowed further in winter months due to snow
- Special events such as parties, light displays, community events
- More concerns for 9th Ave N due to additional parking and school buses
 - Parking counts on 9th Ave N – Avg. of 6 per side per block (approx. 1/3 of available spaces); Most buses use 4th St/Minnetonka Mills Rd

Benefits of wider boulevards and narrowed streets:

- Traffic calming measure to reduce vehicle speeds
- Shorter crossing distances for pedestrians and bicyclists
- Additional snow storage, room for tree growth/protection, and buffer between pedestrians and vehicles
- Less pavement surface and more green space
- Reductions in stormwater runoff, winter salting, and urban heat island
- Less impervious surface required to be treated per MS4 and NMCWD
- Direct project cost savings and future maintenance cost savings



Street Widths Continued

Past reconstruction projects in Hopkins with narrowed street widths:

- 2024 Central Avenues Improvements
 - 7th Ave N narrowed from 36' to 32'; 8th Ave N narrowed from 31' to 28'; 3rd St N narrowed from 30' to 28'
- 2023 Street & Utility Improvements
 - 15th Ave N narrowed from 35' to 32'
- Interlachen Park Street & Utility Improvements (2020-2021)
 - Most north-south blocks reconstructed at 26'
- 2013 Street & Utility Improvements (South Presidents)
 - All streets narrowed from 30' to 28'
- 2009/2010 Street & Utility Improvements (East of 5th Ave/South of Burnes Park)
 - Most streets reconstructed at 28'

Cost savings for this project and across the City:

- **\$300,000** savings with proposed street widths for this project
- **\$500,000** savings from reconstructing streets at narrowed widths over the past 15 years
- **\$400,000** savings from less pavement rehab on narrowed streets over the pavement's service life
 - Additional **\$250,000** savings from future pavement rehab on narrowed streets proposed for this project
 - Reduced costs and quicker routine maintenance by Public Works with less pavement surface

Design for typical usage on residential streets; Avoid overdesign and unnecessary spending



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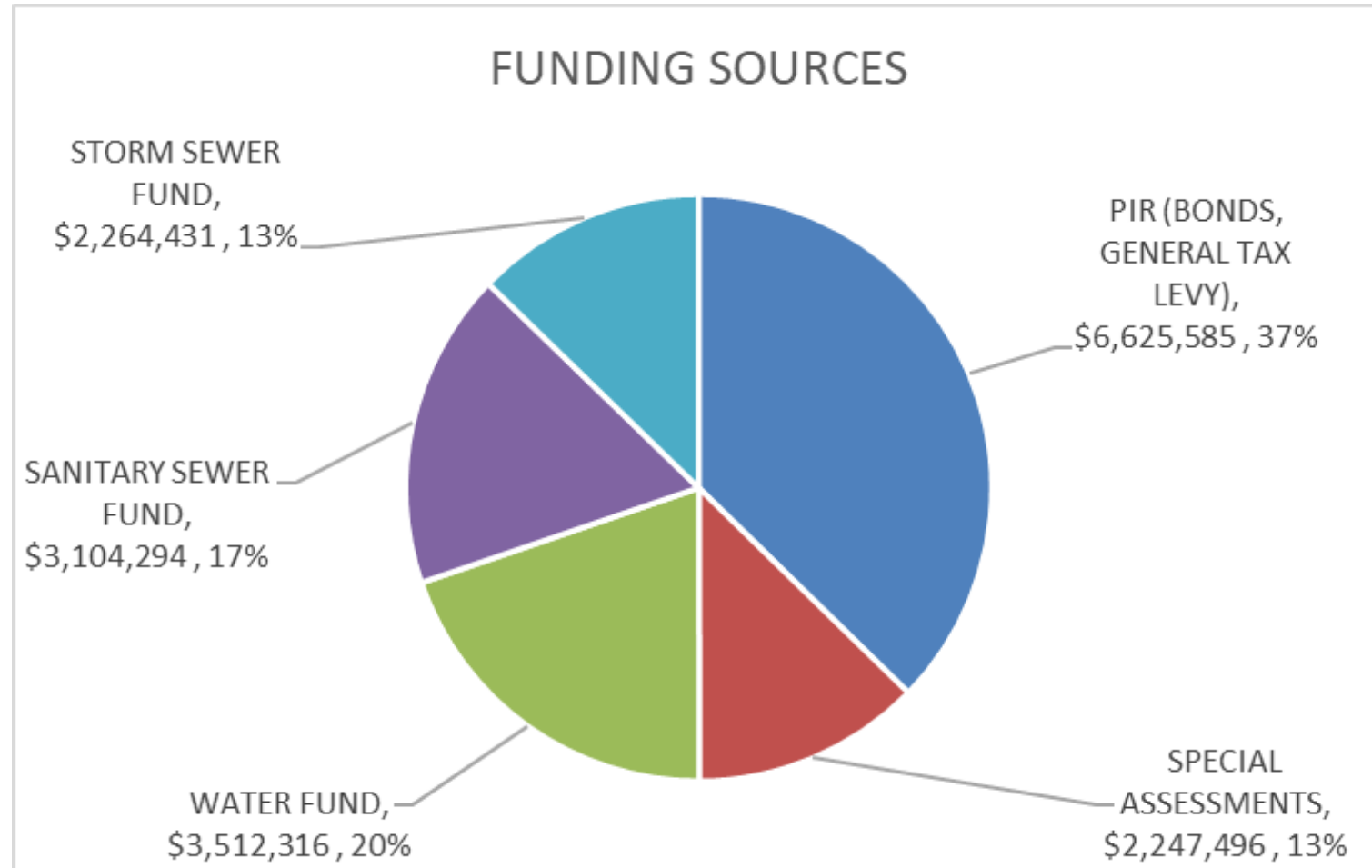
Project Costs

- Cost saving measures included:
 - Narrowed street widths for less pavement to construct, maintain, and treat for stormwater management
 - Mill & Overlay on 2nd St N vs. full recon
 - Reclaim & Resurface on several blocks of 3rd St N vs. full recon
 - Abandon watermain on 3rd St N that is not critical to the system and has no services
 - Trenchless watermain south of TH 7 between 11th Ave N and 13th Ave N
 - Trenchless CIPP lining of sewer mains with no services and over depth sewer to avoid unnecessary and large trench excavations
 - Protecting large trunk storm sewer pipes to remain in place
 - One large two-year project with one construction contract to reduce contingencies and administration costs

Preliminary Estimated Costs of Central Avenues Phase 2 Proposed Improvements	
Proposed Street Improvements	\$5,253,000
Proposed Pedestrian Facility Improvements	\$1,285,000
Proposed Sanitary Sewer Improvements	\$2,288,000
Proposed Watermain Improvements	\$2,588,000
Proposed Storm Sewer Improvements	\$1,669,000
Street & Utility Construction Subtotal	\$13,083,000
Contingencies (15%)	\$1,963,000
Construction Costs with Contingencies	\$15,046,000
Engineering & Administration (18%)	\$2,708,000
Total Estimated Project Costs	\$17,754,000



Project Funding



Special Assessment Policies

- Assessments are proposed for all reconstructed streets (North-South Avenues; 4th St N; 3rd St N from 9th to 11th Ave)
 - No assessments for pavement resurfacing/maintenance work (2nd St N; 3rd St N from 11th to 15th Ave)
- Streets (**Street Assessment**)
 - 70% of the total street improvement cost
 - Varies for each property based on front footage
 - Streets with no adjacent property addresses (3rd St & 4th St) will be distributed one block north and south
 - Residential properties subject to an assessment cap
- Utility Mains – No Assessments
- Water and Sewer Services (**Utility Assessment**)
 - 50% of as-bid, actual service costs for residential; 100% of as-bid, actual service costs for commercial
 - No assessment if full service replaced in the past 10 years
- **Total Assessment = Utility Assessment + Street Assessment**



Special Assessment Caps

- Front Foot Rate Cap (Residential Properties)
 - **\$109.32 / front foot** (2025 cap rate; increases 3% every year)
- Front Footage Cap (Residential Properties)
 - Front footage counted up to **125 feet**
- Caps do not apply to Commercial Properties
 - Benefit Appraisals for these properties – lower amount used (appraisal vs. policy)
- Preliminary Assessment amounts mailed to each property receiving an assessment
 - Assessments range from \$3,598 (50' lot/previous assessment/new sewer) to \$43,047 (commercial property)
 - **Assessment for typical 50' lot on the Avenues = \$8,128.50 (\$5,466 Street; \$1,425 Water; \$1,237.50 Sewer)**
 - 2011 & 2012 Project Assessments considered when calculating Proposed Preliminary Assessments
 - Reduced assessment amounts for 96 properties (280 properties on the preliminary assessment roll)
 - Removed 12 properties from the assessment roll entirely





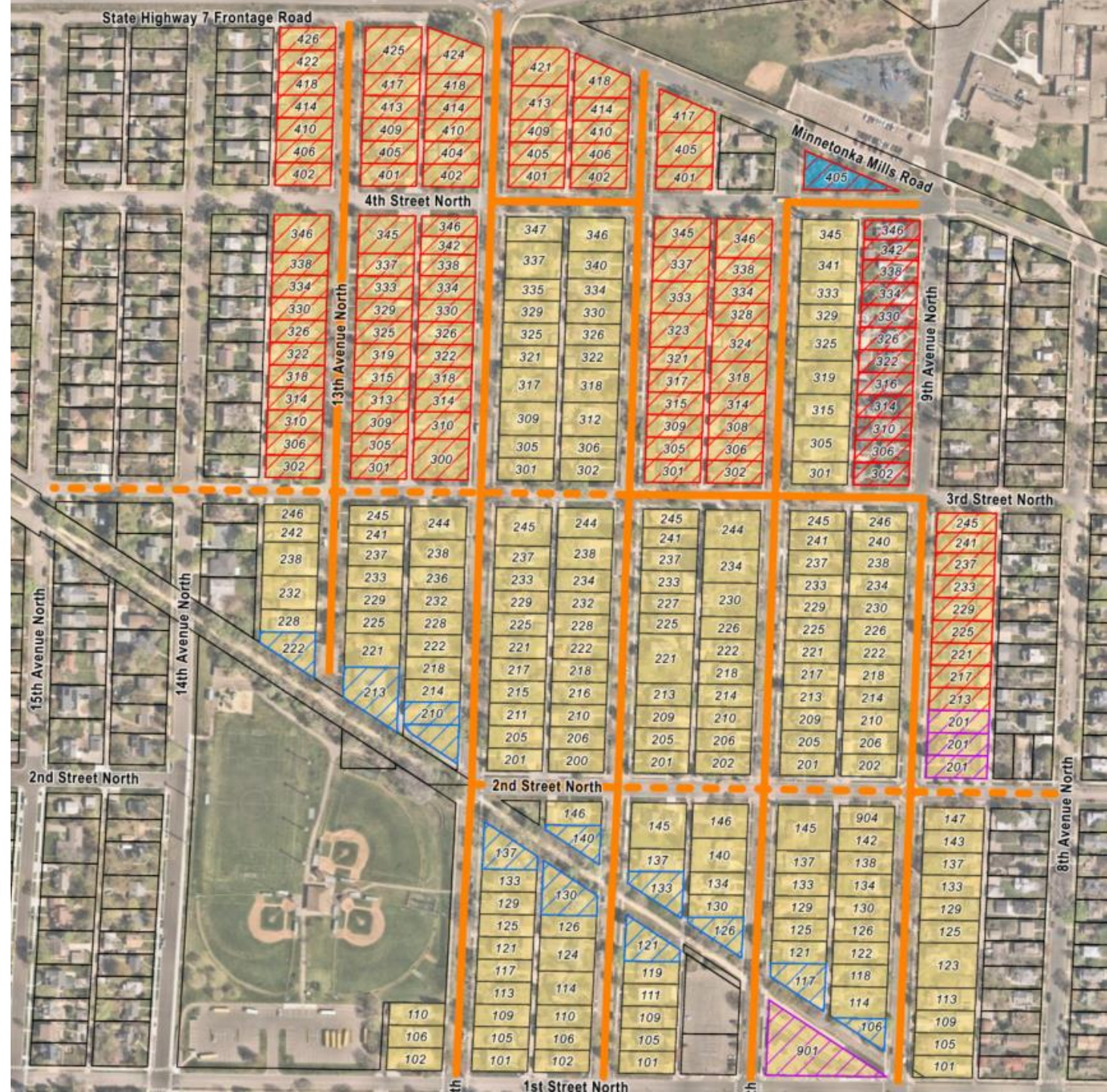
Special Assessment Property Map

Legend

-  Parcels
-  Area Adjustment for Irregular Shaped Parcel
-  Special Benefit Appraisal for Commercial Property
-  Assessed for 2011/2012 Street Improvements
-  Avenues Frontage Assessment
-  Side Street Unit Assessment

Project Locations

-  Reconstruction
-  Street Resurfacing



Assessments: Summary of Payment Options

1. **Prepay in full or part without interest** until July 31* during the 1st year of construction
2. **Prepay in full or part with interest** until November 15* during the 1st year of construction
3. **Do nothing -- Remaining balance put on taxes** after November 15* during the 1st year of construction
 - Paid annually over 15 years, interest rate of about 6%*
4. **Deferred Assessments – Pay at a later date**
 - Homestead property **AND** income limit of approx. \$50,000* **AND** one of the following:
 - Owner 65 years or more **OR** active military **OR** full-time disability

*Dates, interest rate, and income limit are tentative, to be confirmed in the Spring during the 1st year of construction



Project Communication

Bolton & Menk Project Website

www.HopkinsAvenuesProject.com



Sign up for project updates

To sign up for project updates, please enter your contact information below.

Subscription Type

Email Address *

Your contact information is used to deliver requested updates or to access your subscriber preferences.

Subscription Type

Wireless Number *

HOPKINS | MN CENTRAL AVENUES IMPROVEMENTS PROJECT-PHASE 2

PROJECT SUMMARY PROJECT SCHEDULE PROJECT DOCUMENTS CONSTRUCTION UPDATES FAQ

PROJECT SUMMARY

WHAT IS THE SCOPE OF THE PROJECT?

The project involves street lighting, storm sewer, watermain, and sanitary sewer replacement along the following streets:

- 9th Ave N from 1st St N to 3rd St N
- 10th Ave N from 1st St N to 4th St N
- 11th Ave N from 1st St N to Minnetonka Mills Rd
- 12th Ave N from 1st St N to Highway 7
- 13th Ave N from dead end by the Regional Trail to South Service Dr
- 3rd St N from 9th Ave N to 11th Ave N
- 4th St N from 9th Ave N to 10th Ave N and from 11th Ave N to 12th Ave N

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CONTACTS

Bolton & Menk, Inc.
Nick Amatuccio, PE



Project Schedule

November 6, 2024 – Neighborhood Meeting 2

November 12, 2024 – City Council Meeting

- Council conducts public hearing on improvements and considers ordering improvements/final plans

Following dates/action items assume construction will begin in 2025:

Early February 2025 – City Council Meeting

- Approve final plans and authorize bidding

Late February or Early March 2025 – Open Bids

March 2025 – City Council Meeting

- Council orders public hearing on assessments

Late March or Early April 2025 – Neighborhood Meeting 3

April 2025 – City Council Meeting

- Conduct public hearing on assessments and consider adopting assessments; Award contract

May 2025 – Begin Construction

November 2026 – Construction Complete



Thank You!

Any Questions?

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