

Downtown South Reconstruction **OVERVIEW**



Two key components:

LEAD BY CITY
1

Reconstruction of Colorado Street, Pleasant Street, and Main Avenue
**Anticipated construction in 2022*

LEAD BY DEVELOPER
2

Redevelopment of VFW and installation of new four-story multi-use building
**Anticipated construction in 2021-2022*

Project improvements:

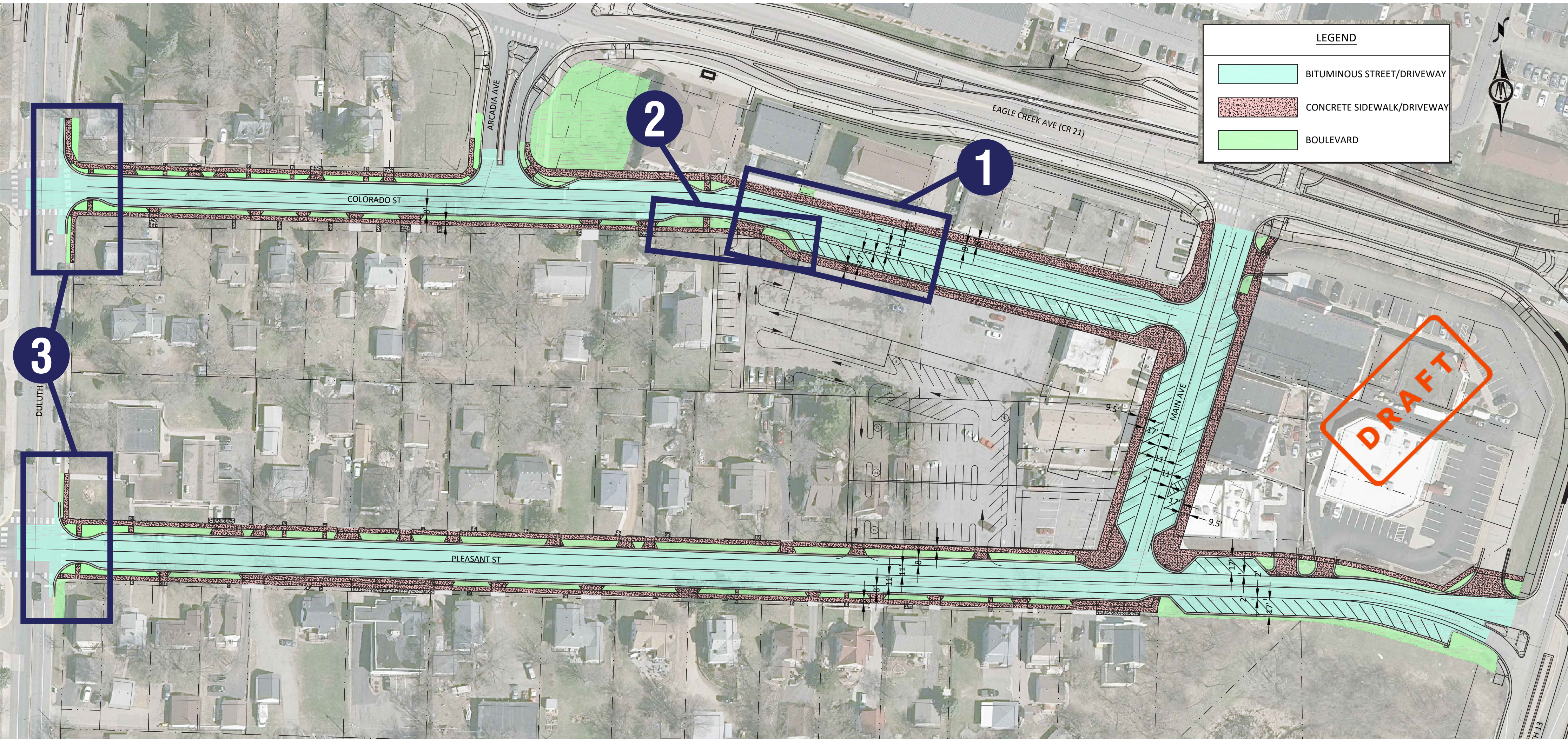
- Replacement of pavement and underground utilities
- Increased public parking
- Enhanced pedestrian facilities
- Improved safety
- Streetscaping features

Project **SCHEDULE**

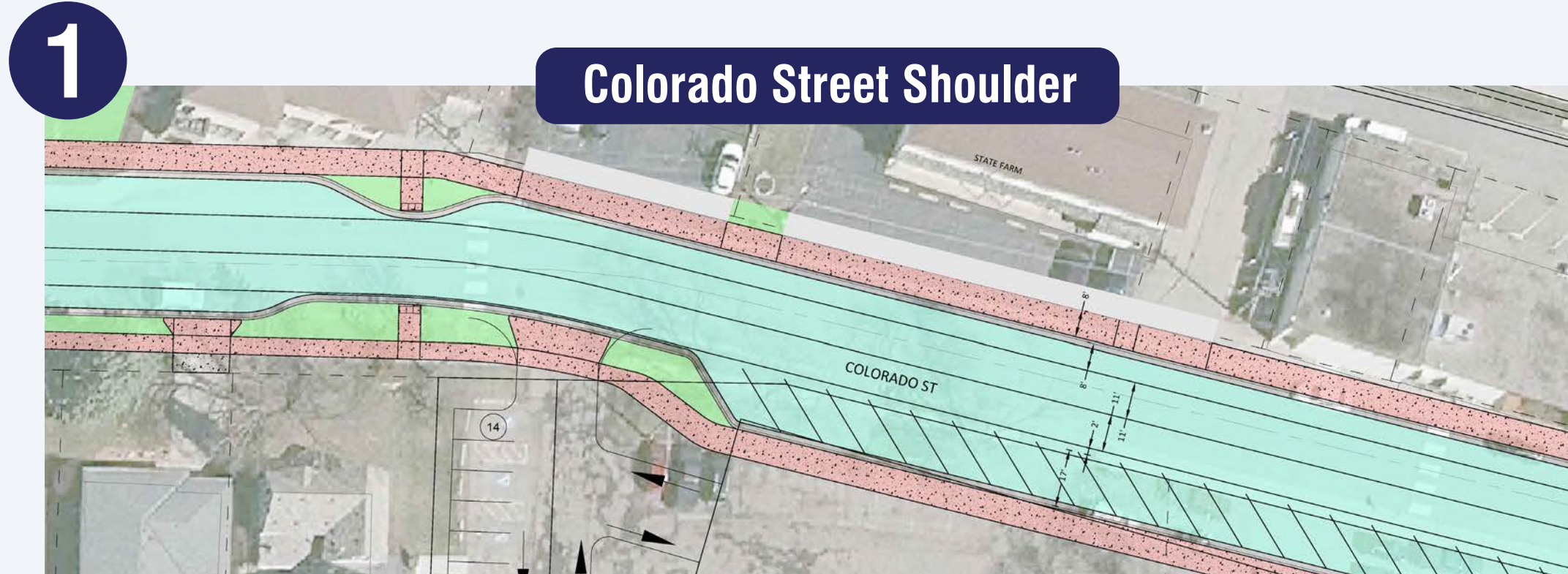
**Please note this is for the city-led street project only and is subject to change*



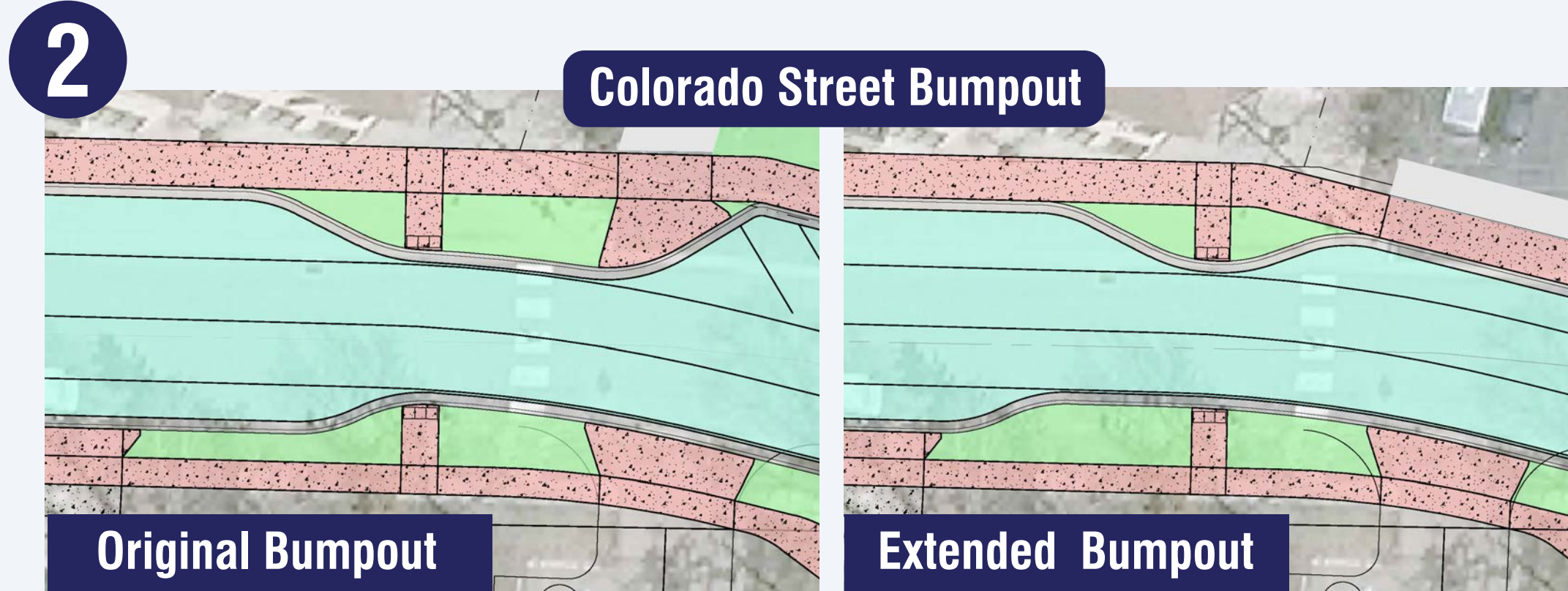
Roadway Design **UPDATES**



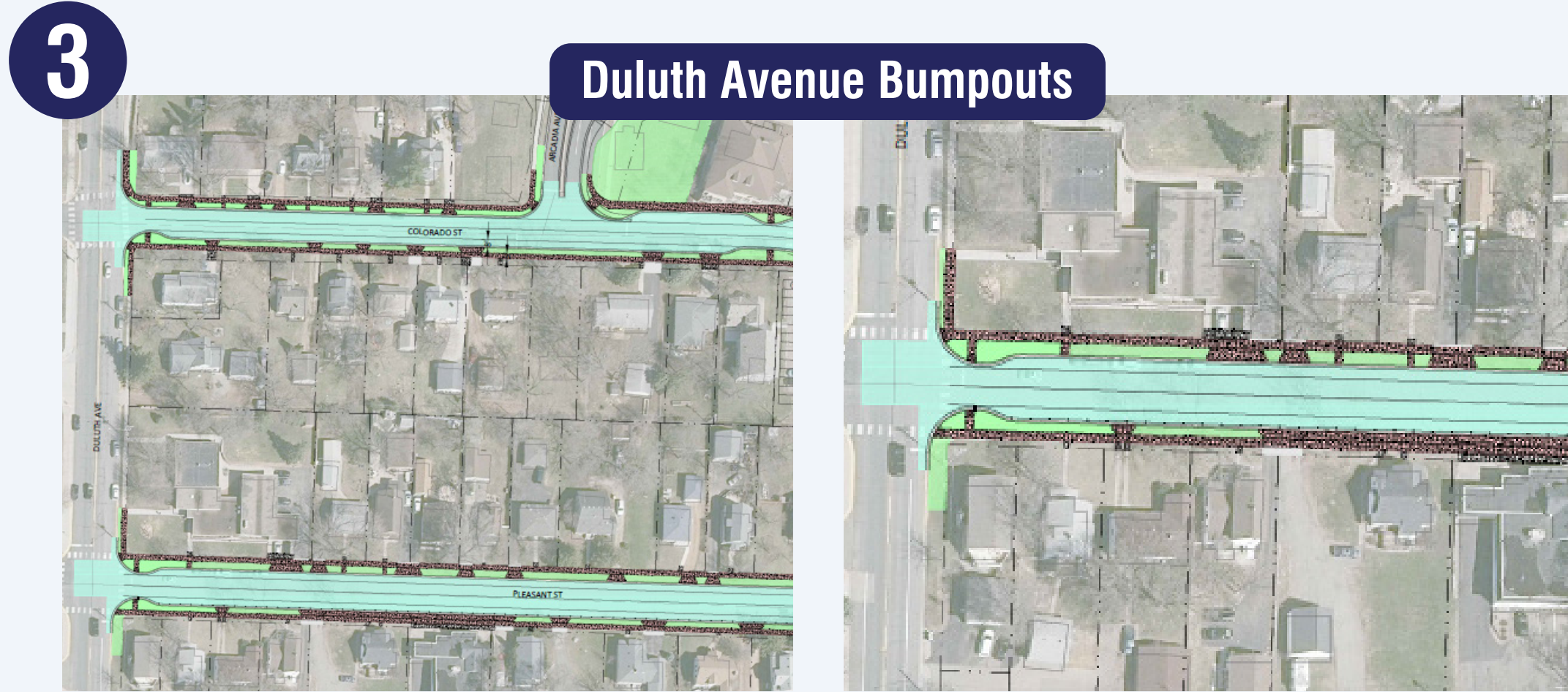
WHAT'S CHANGED?



Following the second open house, the project team met with business owners along Colorado Street to identify a preferred design option for parking on the north side of the street between Arcadia and Main. Angled parking was removed and a shoulder lane was added after these discussions. This shoulder allows space for the dance studio's drop-off and pick-up traffic without blocking driving lanes. It also maintains the businesses' existing off-street private parking.



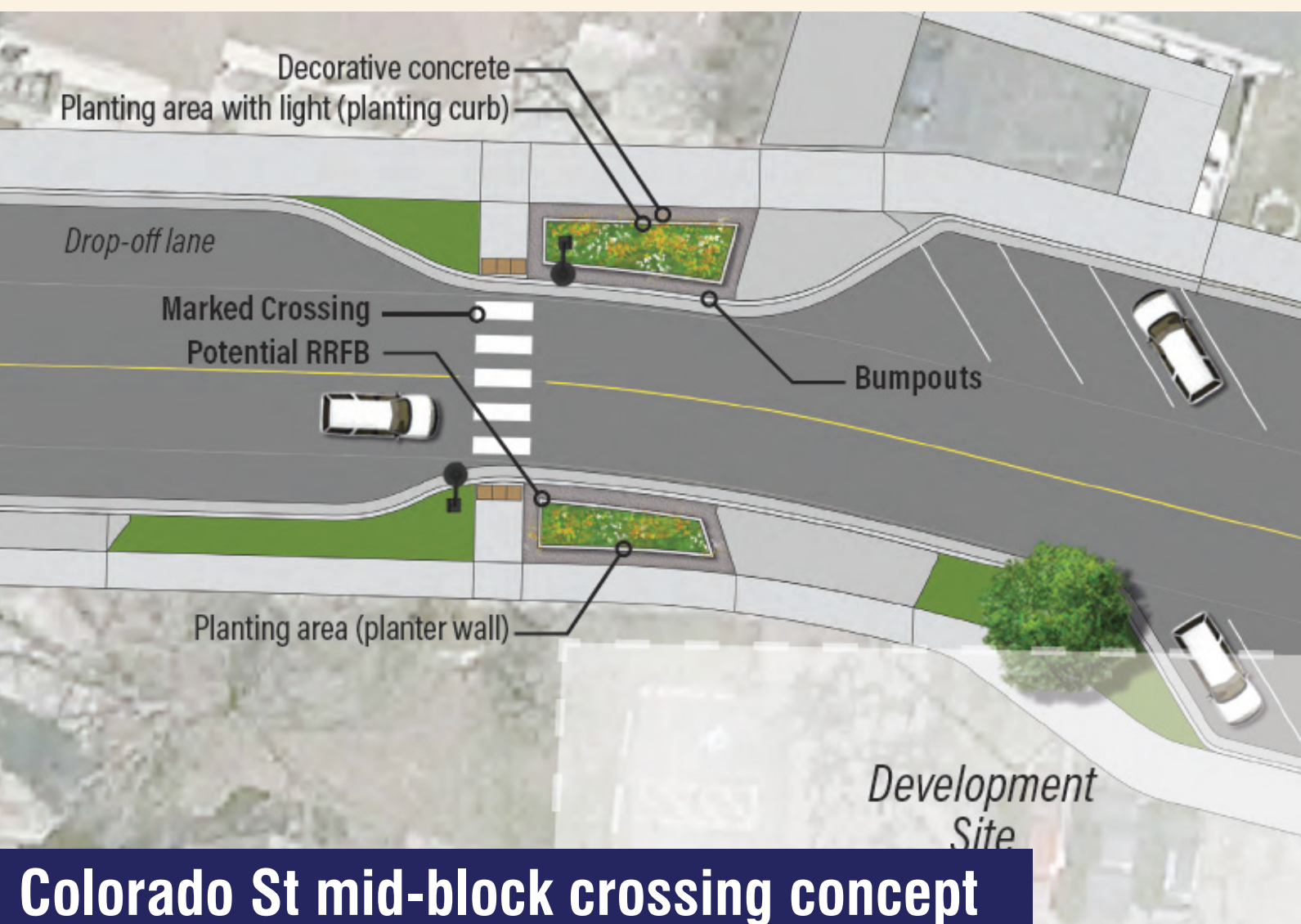
Since the previous open house, the design of the mid-block crossing bumpout across from the Dance Studio has changed slightly. The bumpout on the south side of Colorado will now extend further west to increase sight lines and discourage vehicles queuing on the wrong side of the roadway.



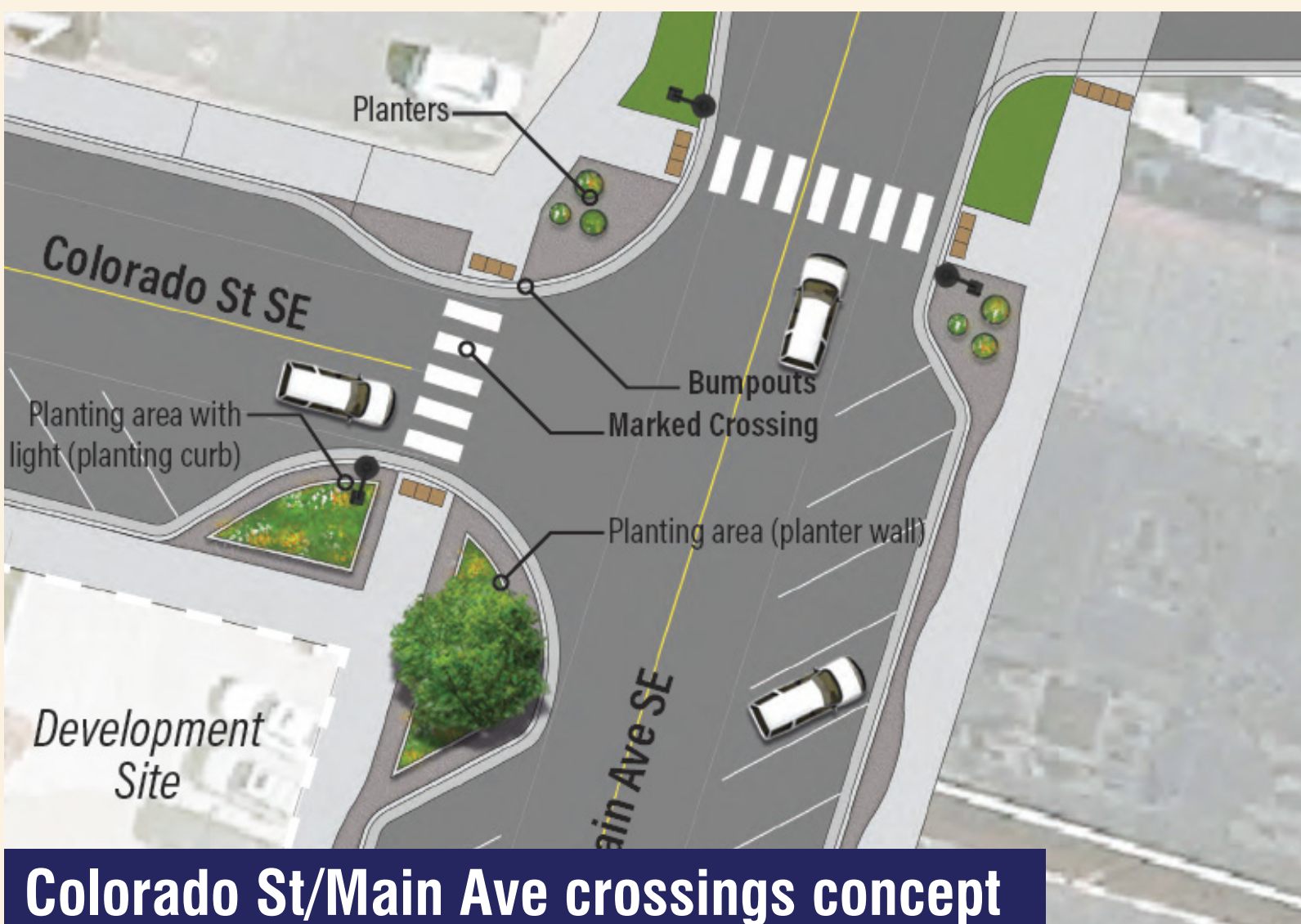
The final change to the roadway design is the addition of bumpouts at the Duluth Ave intersections of Colorado Street and Pleasant Street. These bumpouts were added based on feedback received from property owners about the need for safety improvements at those locations during the business owner meetings and the previous open house.

Improved Crossings

In an effort to improve pedestrian safety and infrastructure, sidewalks will be installed on both sides of the roadway and improved crossings will be added. A mid-block crossing on Colorado Street and two crossings at the intersection of Colorado Street and Main Avenue will include bump-outs, a crosswalk, and crossing beacons. These features will help slow traffic, create a shorter crossing distance, and draw more attention to the pedestrian crossing the roadway.



Colorado St mid-block crossing concept



Colorado St/Main Ave crossings concept

Project Funding & Assessments

Funding and Costs

While costs won't be finalized until March 2022, the adjacent table shows the current estimated costs for the project and how each will be funded. Current sources of funding include the Municipal State Aid (MSA) funding, the city's general tax fund and utility funds, and special assessments to benefitting properties along the improvement areas.

Property Assessments

This map shows what properties in the project area are proposed for assessment. All assessment rates were determined by a general benefit analysis and appraisal, which considers zoning, land use, specific project improvements, and other characteristics when appraising the properties.

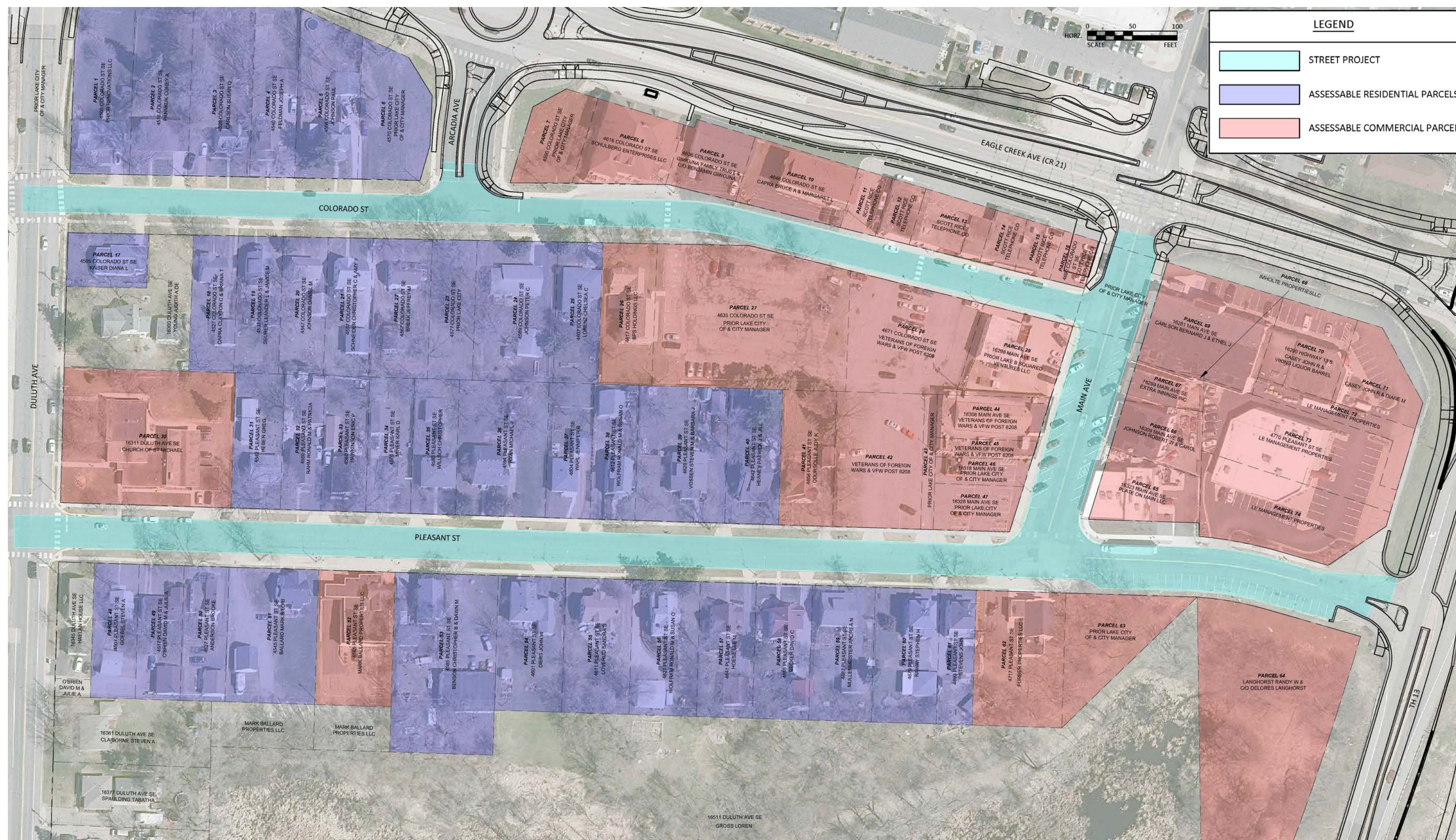
- » **Residential properties** are proposed to be assessed at a rate of \$6,000/parcel, as determined by the benefit appraisal.
- » **Commercial properties** are proposed to be assessed at rate of \$2.00/sq ft, as determined by the benefit appraisal.

The assessments are proposed to be assessed over a 10-year period at a rate equal to 2.0% higher than the latest city bond sale.

Owners of assessed properties will be contacted by the City in **March and April of 2022** to discuss the costs and timeframes of the assessments.

Table 4 – Financing Summary

Proposed Improvements	MSA	City Share	Assessments	Total Project Costs
Streets	\$2,048,640	-	\$823,900	\$2,872,540
Sanitary Sewer	-	\$631,350	-	\$631,350
Watermain	-	\$675,210	-	\$675,210
Storm Sewer	\$616,990	-	-	\$616,990
Lighting	-	\$376,360	-	\$376,360
Landscape Architecture	-	\$299,190	-	\$299,190
Stormwater Quality	-	\$263,080	-	\$263,080
Burial of Overhead Lines	-	\$424,880	-	\$424,880
Total Project Costs	\$2,665,630	\$2,670,070	\$823,900	\$6,159,600



What's Next?

After this open house, the project team will collect your feedback and finalize the project designs.

WE WANT YOUR FEEDBACK!

Submit your feedback via the comment card on the project website, the project email, or the project help line.



Comment Card

PLDowntownSouth.com



Project Email

NicoleSchmidt@bolton-menk.com



Project Help Line

612-357-7270

STAY CONNECTED

Visit the project website to stay up to date on the project and to sign up for email updates!



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Roadway FINAL DESIGN

