

BROADWAY AVENUE ROCHESTER

Business/Property Owner Meeting
October 17, 2018



**BOLTON
& MENK**



Project Status/Schedule

- Council approved preliminary layout on June 4, 2018
- Currently in Final Design
- Final Design Schedule
 - 60% Plans-October 2018
 - 90% Plans-January 2019
 - Final Plans & Bidding-March 2019
 - Construction Start-May 2019
 - Two year project – 2019-2020



Project Status/Schedule

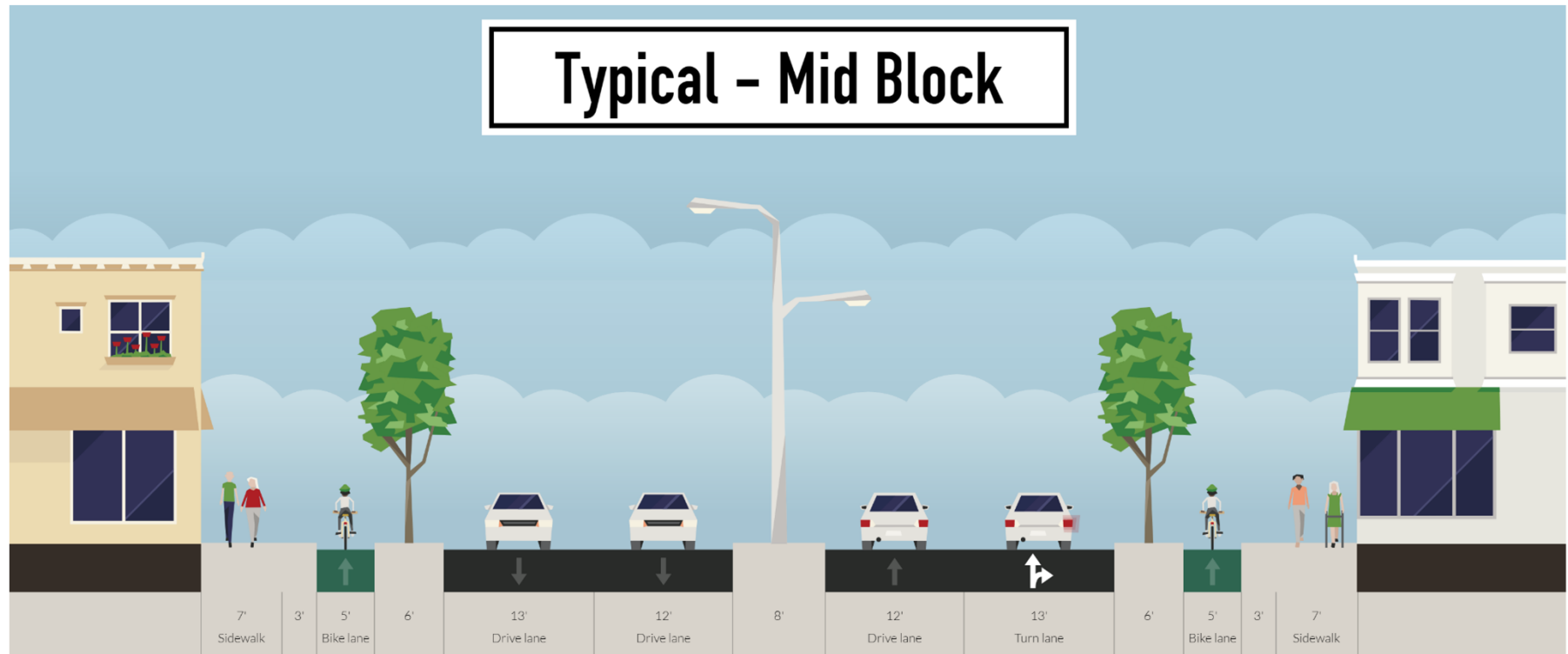
- Public Input – Property Owner Meetings and Open Houses
 - City of Rochester – Dillon Dombrovski
 - Bolton & Menk – Aaron Warford and Brian Malm
- Final Design Details
 - Bolton & Menk – Aaron Warfield and Brian Malm
- Easement Acquisition
 - Henning Professional Services – Sonya Henning and Gregg Larson
 - Bolton & Menk - Surveying
 - Jeff Warfield – Appraisals
 - Kelly Lindstrom - Appraisals
- Questions about anything? Not sure who to contact?
 - Aaron Warford
 - 952-448-8838 x2825
 - aaron.warford@bolton-menk.com
 - Brian Malm
 - 507-381-7511
 - brian.malm@bolton-menk.com





BROADWAY AVENUE RECONSTRUCTION

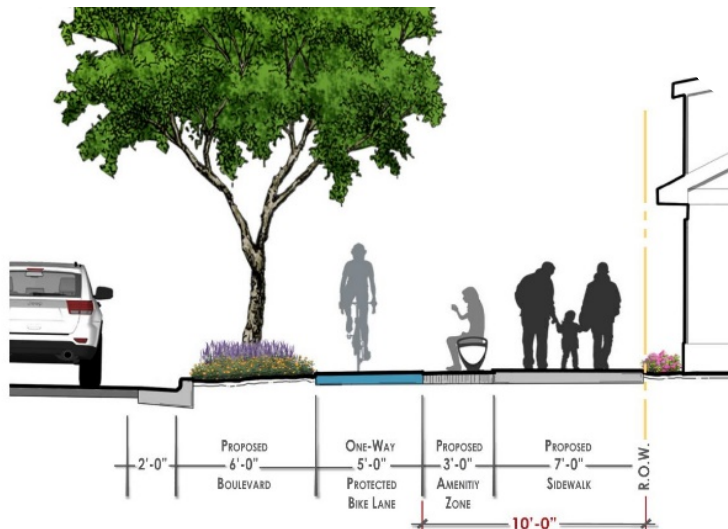
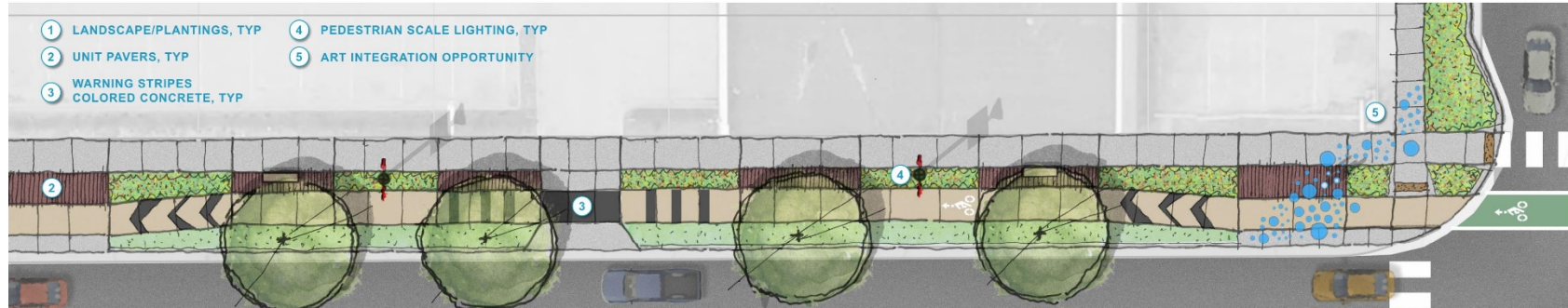
Typical Section



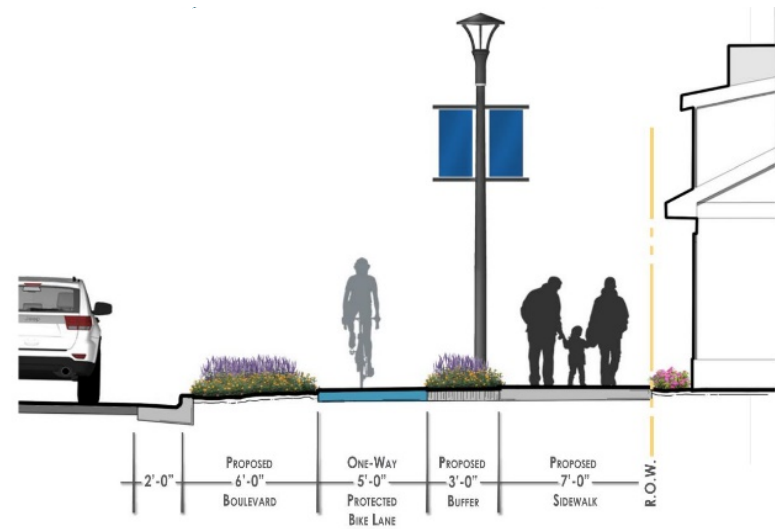
BROADWAY AVENUE RECONSTRUCTION



Bicycle and Pedestrian Design



Example A



Example B

BROADWAY AVENUE RECONSTRUCTION

Conceptual Rendering



PEDESTRIAN – CYCLIST – TRANSIT – AUTOMOBILE

BROADWAY AVENUE RECONSTRUCTION



Conceptual Rendering

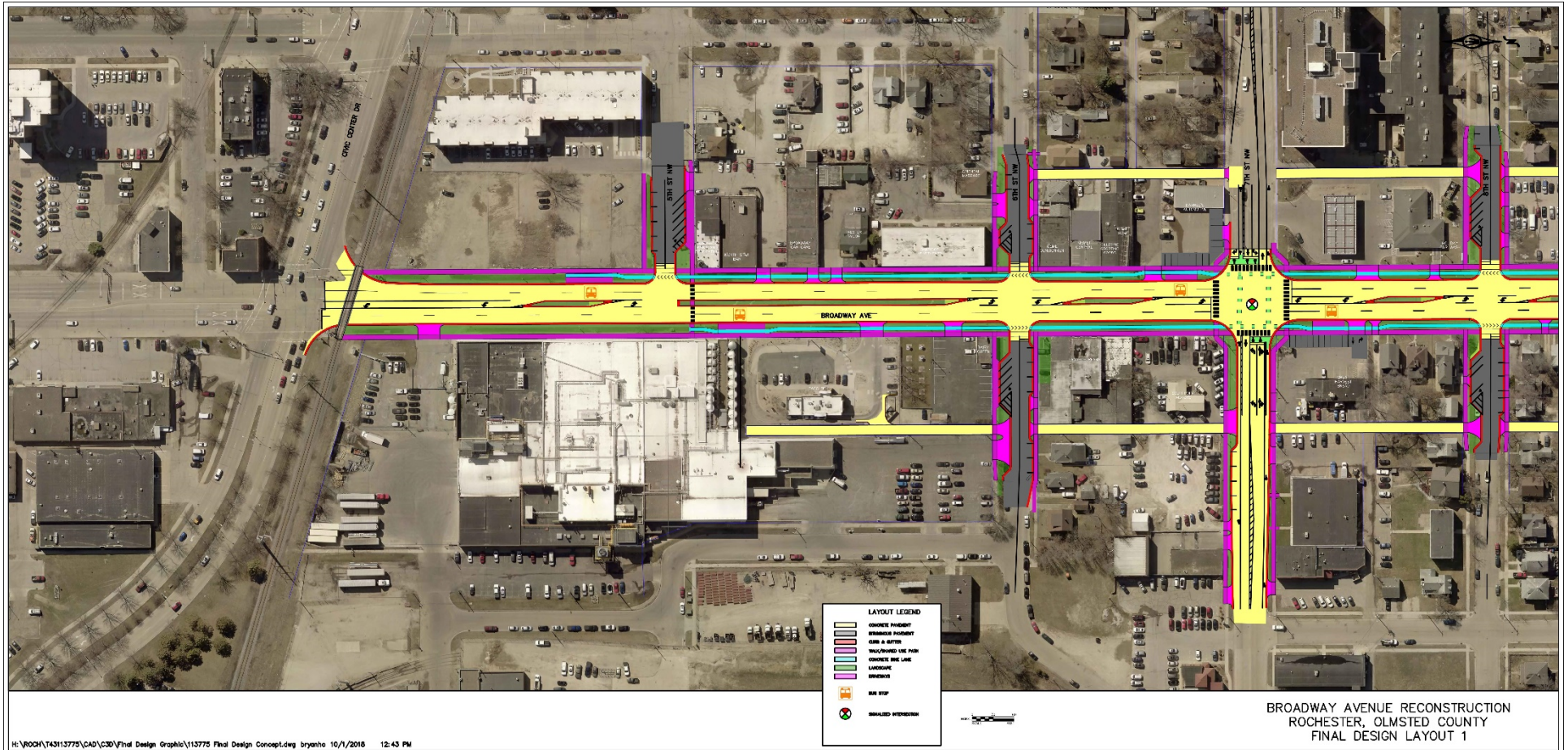


PEDESTRIAN – CYCLIST – AUTOMOBILE

BROADWAY AVENUE RECONSTRUCTION

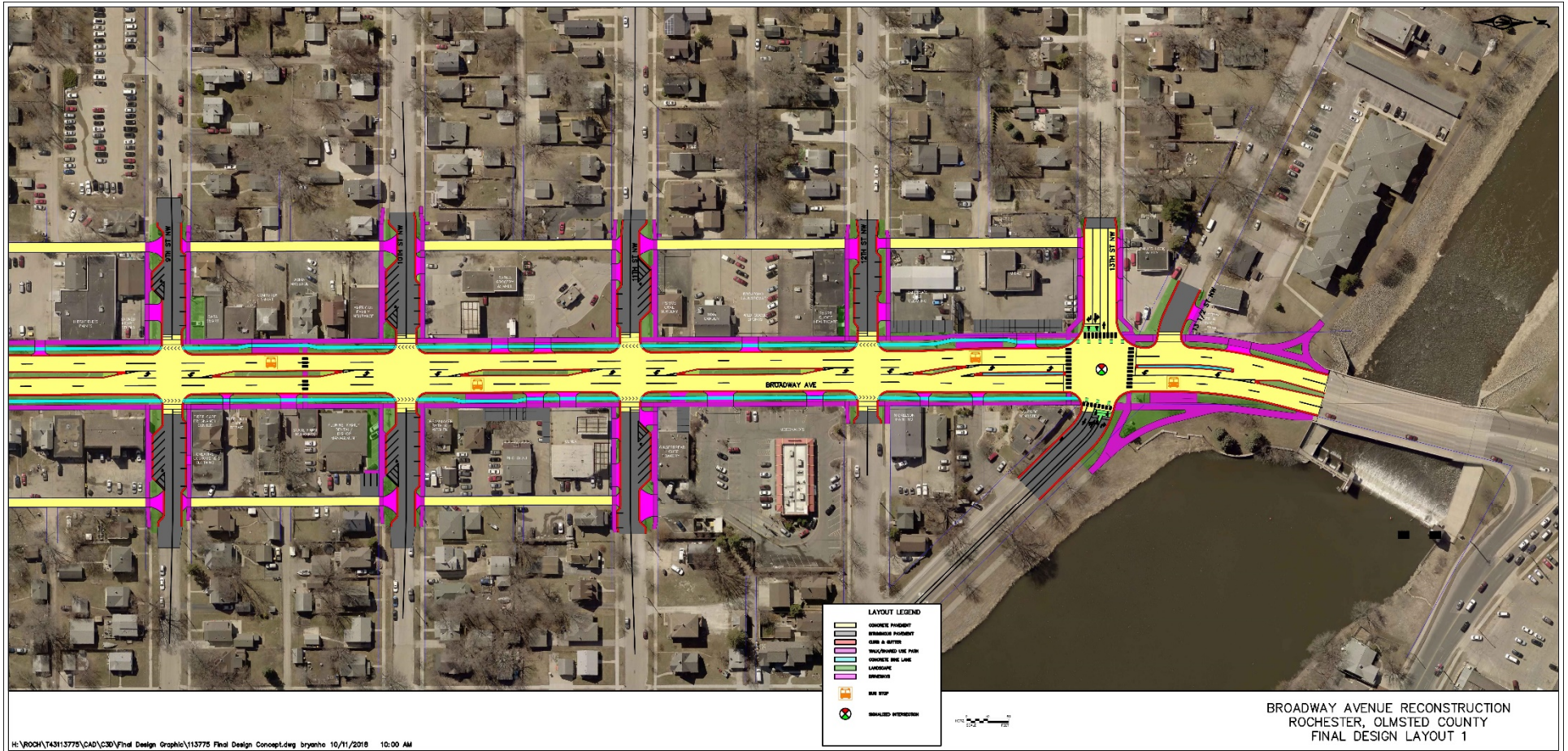


Current Layout- South End



BROADWAY AVENUE RECONSTRUCTION

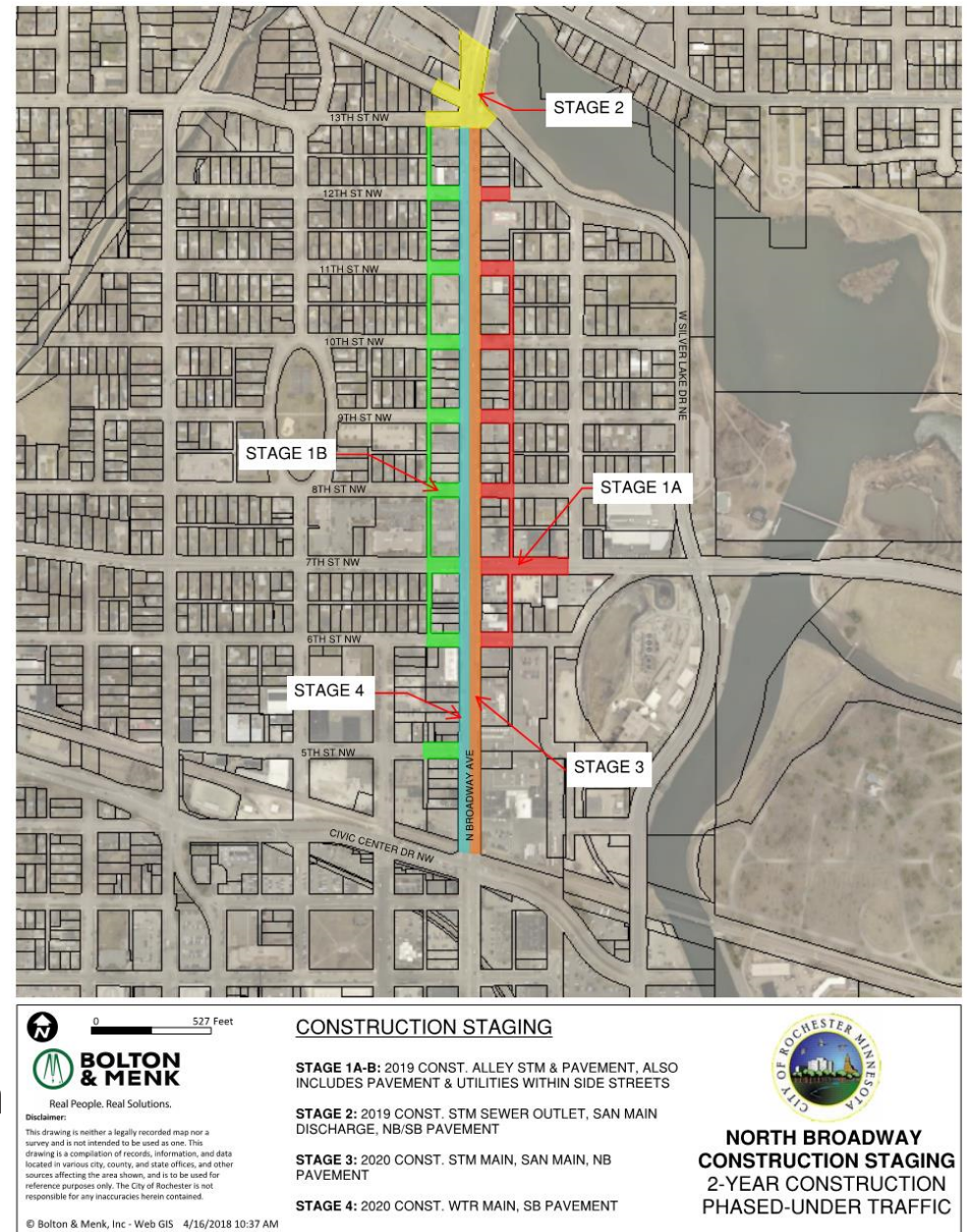
Current Layout-North End



BROADWAY AVENUE RECONSTRUCTION

Construction Staging

- 2019
 - Phase 1A & B-Alleys & Side Streets
 - Phase 2-13th Street Int.
 - 7th Street Bridge Closed in 2019
- 2020
 - Phase 3 – Broadway East Half
 - Phase 4 – Broadway West Half
- Construct Broadway under traffic in halves
- Staging will include business signage
- Intersections and driveways will be open with temporary surfacing when possible (i.e., when active construction is not taking place)



BROADWAY AVENUE RECONSTRUCTION

Assessments

- Current Assessment Rates – Adopted in 2017
 - Street Reconstruction (assessed per foot of frontage)
 - Commercial/Industrial Zone - \$175.79/foot
 - Residential Zone - \$109.87/foot
 - Sidewalk (assessed per square foot of walk)
 - 5" Concrete Walk - \$14.50/square foot
 - Alley Reconstruction (assessed per foot of frontage)
 - Concrete - \$98.43/foot
- Rates will change prior to assessments for this project being finalized. 2018 update has not occurred yet.
- Detailed assessment information for each parcel will be available at next Open House – November 15th.



Assessments

The screenshot displays the City of Rochester Minnesota website. At the top, there is a navigation bar with links for City Contacts, Notifications, City Calendar, Employment, and Translate. The main header features the city name and the slogan "First Class City, First Class Service". Below this is a secondary navigation bar with links for Home, About the City, Residents, Business, Departments, Government, and I Want To... The main content area is titled "ASSESSMENT PROCESS" and includes a sidebar with a list of links such as Official Notifications, City Information and Communications, Assessments and Administrative Fines, Assessment Lookup, Special Assessments, Assessing Unpaid City Charges, Special Service District, Assessment Process, Pending Assessments, Appeals, Deferrals, Status Information, FAQ's for Assessments and Admin. Fines, Elections, Licenses and Permits, Parking Violations, and Records. The main text area contains sections for "What are the procedures for approving an assessment?", "Preparing the Proposed Assessment Roll", "Notice of the City Council public hearing on the proposed assessment", "City Council Public Hearing on the proposed assessment", "Appealing the Assessment", "Approval of the Assessment", "Applying for Deferral of the Assessment", and "Certification to Property Taxes". A contact information box is located in the bottom left corner of the main content area.

City of Rochester Minnesota
First Class City, First Class Service

Home About the City Residents Business Departments Government I Want To...

City Clerk
Official Notifications
City Information and Communications
Assessments and Administrative Fines
Assessment Lookup
Special Assessments
Assessing Unpaid City Charges
Special Service District
Assessment Process
Pending Assessments
Appeals
Deferrals
Status Information
FAQ's for Assessments and Admin. Fines
Elections
Licenses and Permits
Parking Violations
Records

Departments » City Clerk » Assessments and Administrative Fines

ASSESSMENT PROCESS

Font Size: [A](#) [A](#) [A](#) [Share & Bookmark](#) [Print](#)

What are the procedures for approving an assessment?

The procedures to approve – or levy – special assessments, nuisance abatements or unpaid city charges include:

Preparing the Proposed Assessment Roll

City staff calculate the proper amount to be assessed against each property and prepare a list (the assessment roll) of all properties to be assessed under the project.

Notice of the City Council public hearing on the proposed assessment

Notice must appear in a newspaper or publication such as the Post Bulletin. The City must also mail notice to each affected property owner at least two weeks prior to the hearing date.

City Council Public Hearing on the proposed assessment

The hearing gives affected property owners an opportunity to voice their opinions about their proposed assessment. After all testimony is received, the City Council usually closes the public hearing and immediately votes on the assessment. Occasionally, the hearing or the assessment vote is laid over to a future meeting. ** See information on <http://www.rochestermn.gov/departments/city-clerk/assessments/payment-options> regarding Adopted Status Assessments.

Appealing the Assessment

See [Appeals](#)

Approval of the Assessment

After the assessment has been levied by the City Council, city staff mail invoices to the affected property owners. Owners have 30 days to pay the assessment without interest, unless an agreement was signed that states otherwise. After 30 days, interest may begin to accrue going back to the date that the assessment was approved by the City Council. If there is an agreement on file regarding assessments no invoice will be sent but is payable and interest will start accruing.

Applying for Deferral of the Assessment

See [Deferral of Special Assessments Due to Age, Disability or Military Service](#)

Certification to Property Taxes

At the end of each calendar year the City is required to "certify" to Olmsted County a calculated amount of principal and interest owed by any property with unpaid city assessments that have been levied by the City Council. This amount is placed on the county property tax statement mailed to each property owner the following spring.

Contact Information

201 4th Street SE
Room 135
Rochester, MN 55904 ([Map](#))

Phone: 507-328-2900
Fax: 507-328-2901
TDD: 507-328-2900

Mon-Fri 8:00 am to 5:00 pm

[Department Contacts](#)

- <https://www.rochestermn.gov/departments/city-clerk/assessments-and-administrative-fines/assessment-process>

BROADWAY AVENUE RECONSTRUCTION

Project Website

- www.reconstructbroadway.com



Broadway Avenue Reconstruction Project

[Project Summary](#) [Project Schedule](#) [Project Contacts](#) [Get Involved](#)



Project Update

On June 4, 2018, the Rochester City Council selected [Option 2C](#) to move into the final design phase. This design includes two lanes in each direction, left-turn lanes, a one-way protected cycle track on each side of Broadway, sidewalks, and in-lane bus stops. An updated layout can be viewed here: [Updated Project Layout 10-11-18](#).

Now that the council has selected this alternative, the project will move into final design, which includes refining the construction plan and schedule for Option 2C. The project team will hold a number of events with the community to gather input over the coming months. **Business & property owner group meetings** will occur in October and an **open house** will occur in November. Be sure to monitor the project website for more specific dates as these events approach.



Sign Up For Emails

Email address:

Project Goals

Address

- Aging pavement
- Safety
- Mobility for all users

Enhance

- Pedestrian and bike facilities
- Visual identity – Gateway to Downtown
- Transit facilities and access

BROADWAY AVENUE RECONSTRUCTION



Open House



October, 2018

Broadway Ave Reconstruction Update

[The next Public Open House Meeting is scheduled!](#)

When: Thursday, November 15 from 5-7 pm

Where: 125 LIVE

For more information visit the project website and check out the Get Involved tab.

[Project Website](#)

BROADWAY AVENUE RECONSTRUCTION



Project Contacts

- Dillon Dombrovski – City of Rochester
 - 507-328-2421
 - ddombrovski@rochestermn.gov
- Aaron Warford – Bolton & Menk
 - 952-448-8838 x2825
 - aaron.warford@bolton-menk.com
- Brian Malm – Bolton & Menk
 - 507-381-7511
 - brian.malm@bolton-menk.com



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