SUMMARY OF ENGINEERING RECOMMENDATIONS
United Village

Report Prepared – July 1, 2024
Public Hearing – September 18, 2024

PROGRAM

The project seeks to improve the area bounded by Snelling Avenue/MnDOT TH51, University Avenue/CSAH 34, Pascal Avenue and St. Anthony Avenue by redeveloping existing vacant sites. The area is often referred to as the superblock.

Public infrastructure improvements proposed to be made as part the project include constructing new sanitary and storm sewer, constructing new asphalt pavement with concrete curb and gutter, constructing new concrete sidewalk, constructing new street lighting and landscaping.

EXISTING CONDITIONS

The super block is a site that has the home stadium for Minnesota United Football Club located within it and is a site that hosts professional soccer games, college team use and concerts. The site was the former site to the Midway Shopping mall that has since been torn down. Still located on the site is a McDonalds and a small vacant commercial building. The current site has roadways and underground infrastructure in place for supporting the stadium site but there is an incomplete roadway and utility system to support any additional development within the superblock outside the stadium site as identified in the Master Plan. The intent in the 2016 adopted Master Plan is to build the stadium and then phase the remaining portions of the superblock over ten to fifteen years' time. The redevelopment would include mixed-use development such as retail and service commercial, hospitality, residential, office, institutional uses and open space. To support the land uses there would be a need for the supporting roadway and utility infrastructure to be installed.

PROPOSED IMPROVEMENTS

New roadway, sanitary, storm sewer, pedestrian facilities and lighting infrastructure will be added to the superblock. New roadways include Shields Avenue from Simpson Street to Pascal Street, Spruce Tree Drive from Snelling Avenue to Pascal Street, Simpson and Asbury Streets from Shields Avenue to University Avenue. The intent with this phase of the project to install the utilities and roadways except for Shields Avenue and Spruce Tree Drive from Simpson Street to Pascal Street. Shields Avenue and Spruce Tree Drive will be designed now but installed at a future date.

ALTERNATES

Extensive public engagement regarding the proposed improvements was conducted as part of the 2016 Master Planning process. All alternatives were vetted at that time and a recommendation made by the Planning Commission to the City Council. The proposed improvements are consistent with the Master Plan as approved by the City Council in 2016 per RES PH 16-239.

POSITIVE BENEFITS

General improvement of the public right-of-way will enhance and add quality to the neighborhood. The site will be transformed from vacant lots into a system of roadways and utilities that support adjacent private development. The proposal is in keeping with the Master Plan of the superblock, the City's Complete Streets Initiative and the 2040 Comprehensive Plan.

ADVERSE EFFECTS

Normal challenges associated with construction such as noise, dust, reduced access to the neighborhood, and general disruption will be present. Said construction is likely to take place during on-season or other events. Given the location, the scope of the work, and the timing (on-season or during events) it is anticipated that construction activities may be a draw for onlookers and there will need to be extra attention paid to coordination of construction traffic and non-construction traffic. A revised event day management plan has been deemed critical to public safety during construction.

EFFECTS ON TREES

New boulevard trees may be planted as part of this project, noting that the site has few trees and fewer still that aren't volunteer. New trees will be planted where there is sufficient space free of roadway and utility conflicts.

TIME SCHEDULE

The project will begin in the fall of 2024 and will be completed by the fall of 2025.

COST ESTIMATE

Construction	$ 7,719,922
Engineering	$ 883,505
PROJECT TOTAL	**$ 8,603,427**

ESTIMATED FINANCING

Developer Funds	$ 5,303,427
Assessments	$ 3,300,000
PROJECT TOTAL	**$ 8,603,427**

2025 assessments rates yet to be determined.

SOURCE OF ADDITIONAL INFORMATION
For additional information, contact the Department Lead Engineer, David L. Kuebler 651.266.6217.

SUMMARY AND RECOMMENDATION
The City has ranked this a high priority project and this Engineering Recommendation is for advancing the project and financing into the construction phase.

Respectfully submitted,

David L. Kuebler, P.E.
Public Works