

## SUMMARY OF ENGINEERING RECOMMENDATIONS

### **429 and 475 Prior Avenue N. Improvements**

Report Prepared 8-1-2012  
Public Hearing 9-5-2012

#### **PROJECT**

This project is to construct two parking bays and sidewalk along the west side of **Prior Avenue North between Feron and Oakley Avenue.**

The abutting property owner has requested that they be allowed to construct two parking bays within existing public right of way along Prior Avenue. Additionally they intend to construct new sidewalk on land that is being granted to the public via a permanent right of way easement.

#### **EXISTING CONDITIONS**

429 and 475 Prior Ave North is the address for Wirtz Beverage Minnesota. They have approximately 350 employees and 170 off-street parking stalls. Upcoming bicycle facility improvements to Prior Avenue necessitate the removal of approximately 30 on-street parking spaces directly in front of their office and distribution center, as well as a 50' commercial loading zone used for deliveries. The loss of convenient parking is undesirable, and in accordance with our desire to promote local industrial employers, city staff has worked with the owner's agents towards a solution for partially mitigating the loss of parking.

#### **PROPOSED IMPROVEMENTS**

Proposed improvements included removal of approximately 480' of existing curb and gutter, with construction of new curb and gutter and pavement in two separate parking bays. Each parking bay will be 8 feet wide, with lengths of approximately 190' and 290', which will allow for parking of 14 vehicles. One parking bay will also serve to maintain an existing commercial loading zone for deliveries. Additional work includes the construction of approximately 390' of new 5' sidewalk, and reconstruction of approximately 180' of existing sidewalk. Further improvements include tree removal and replacement, and minor landscaping in conjunction with the sidewalk construction.

#### **ALTERNATES**

To do nothing would be inconsistent with the property owners desire to maintain convenient public on-street parking.

**POSITIVE BENEFITS**

General improvement of the public right-of-way will enhance and add quality to the neighborhood. The property owner will appreciate our effort towards maintaining convenient public on-street parking. The new sidewalk helps us work toward improving the walk ability of the area, which takes on increased importance due to the close proximity of the CCLRT.

**ADVERSE EFFECTS**

The primary adverse effect would be the additional maintenance associated with the creation of two large parking bays.

Normal problems associated with construction such as noise, dust, and general disruption will be present.

**PUBLIC INPUT**

The public input has been limited to meetings and correspondence with the owner’s agents.

**TIME SCHEDULE**

The project will be completed in the fall of 2012. Exact timing and schedule of project will be coordinated to minimize disruption to adjacent property owners and the community.

**COST ESTIMATE**

Construction	\$ 106,562.00
City Contribution	\$ -20,000.00
Administrative Costs (8%)	\$ 6,924.96
<b>PROJECT TOTAL</b>	<b>\$ 93,486.96</b>

**ESTIMATED FINANCING**

Assessments	\$ 93,486.96
<b>PROJECT TOTAL</b>	<b>\$ 93,486.96</b>

It is proposed to assess 100% of cost, less a \$20,000 city contribution, to the property owner of 429 and 475 Prior Ave North.

**SOURCE OF ADDITIONAL INFORMATION**

For additional information, contact the Project Engineer, Paul St. Martin, at 266-6118.

**SUMMARY AND RECOMMENDATION**

The Department of Public Works feels that this is a worthwhile project, and the Engineering Recommendation is for approval of the project and financing.

Respectfully submitted,

Paul St. Martin  
Public Works