



FEASIBILITY STUDY – S100

ENGINEERING DEPARTMENT

CITY OF EDINA

SIDEWALK IMPROVEMENTS

WEST SIDE OF HALIFAX AVENUE – 54TH STREET TO 51ST STREET

MAY 20, 2008

LOCATION: The Halifax Sidewalk improvements are proposed on the west side of Halifax Avenue from 54th Street West to the Easterly leg of 51st Street West. In addition, a short section of sidewalk along the south side of 52nd Street West from Halifax Avenue to the intersection of Gorgas Avenue. (See Figure 1)

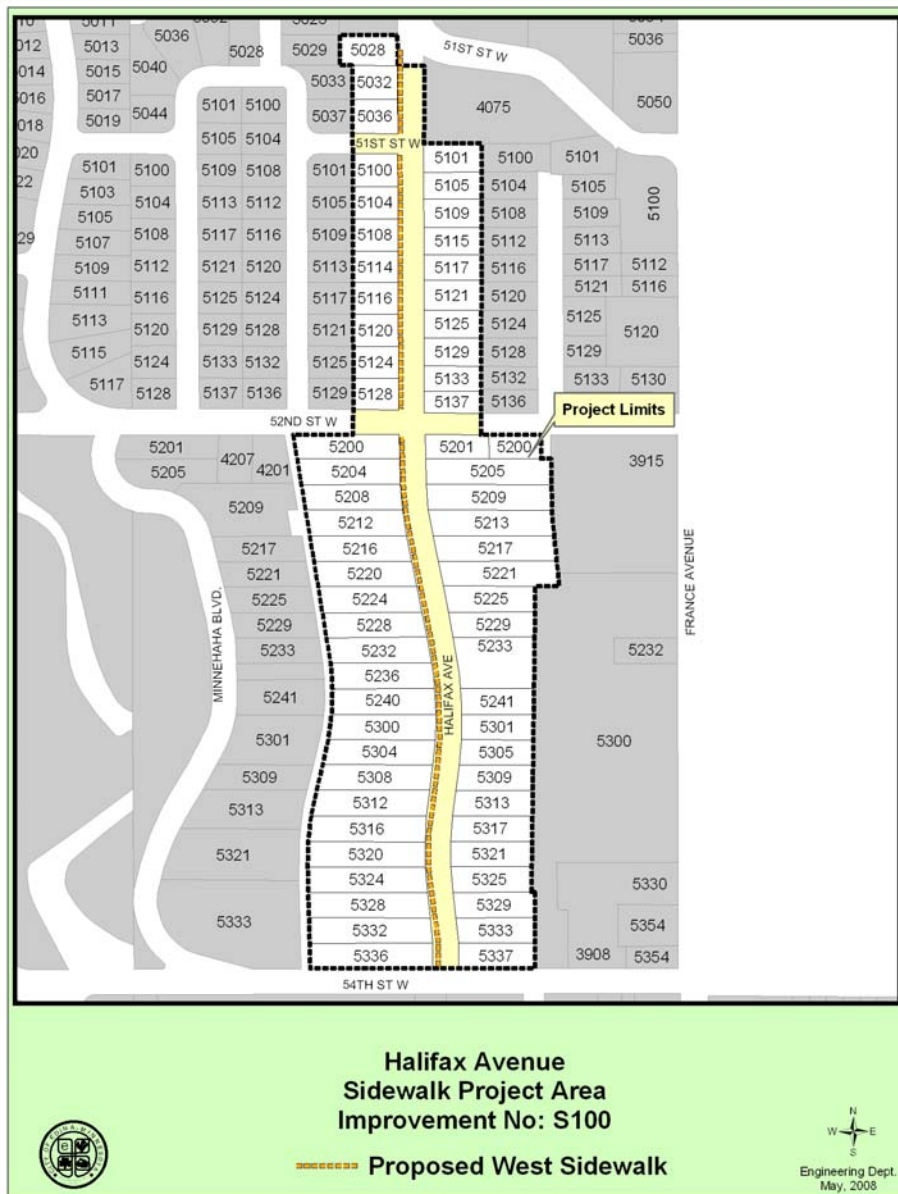


Figure 1. Project Area Map

INITIATION & ISSUES:

The Halifax Sidewalk improvement project was initiated by residents of the neighborhood in a petition dated November 13, 2007. The petition requested installation of sidewalk along the west side of Halifax Avenue from 54th Street West to 51st Street West. The petition was signed by 22 of the 63 properties, which makes up 34% of the properties. Therefore, a 4/5 vote by the Council members is required to approve the project based on state statute 429 process.

This petition was received approximately 2 months after City Council approved sidewalk on the east side of Halifax Avenue between 54th West to 51st Street West at the September 4, 2007, Public Hearing.

City staff evaluated the November 13, 2007 petition and deemed it feasible to further investigate and define the scope of a potential project. The following are existing features that were evaluated in determining the feasibility of the project and are addressed in this report:

- Safety of residents and children
- Located within a defined business zone
- Existing landscaping, islands, retaining walls, driveways.
- Located within a defined business zone
- Existing mature trees
- Steep Grades

A counter petition not to construct sidewalk was received by the City on May 13, 2008 from 14 residents of the project area, which makes up 22% of the properties.

EXISTING CONDITIONS:

The existing roadway is a bituminous surface with concrete curb and gutter approximately 31 feet wide. A sidewalk extends along the west side of the road from the existing pedestrian cross walk at 51st Street West and Halifax Avenue a half block to the south to 51st Street West, see photo 1. This sidewalk also connects to sidewalk within the 50th and France area. This connection or crosswalk is signed with a pedestrian activated flasher system. No other sidewalks exist within the neighborhood.

No sidewalk is present in the neighborhood. All pedestrian movements currently occur on the street network.



**Photo 1. Halifax Avenue –
Looking North Toward 51st Street West**



Photo 2. Halifax Avenue Looking South

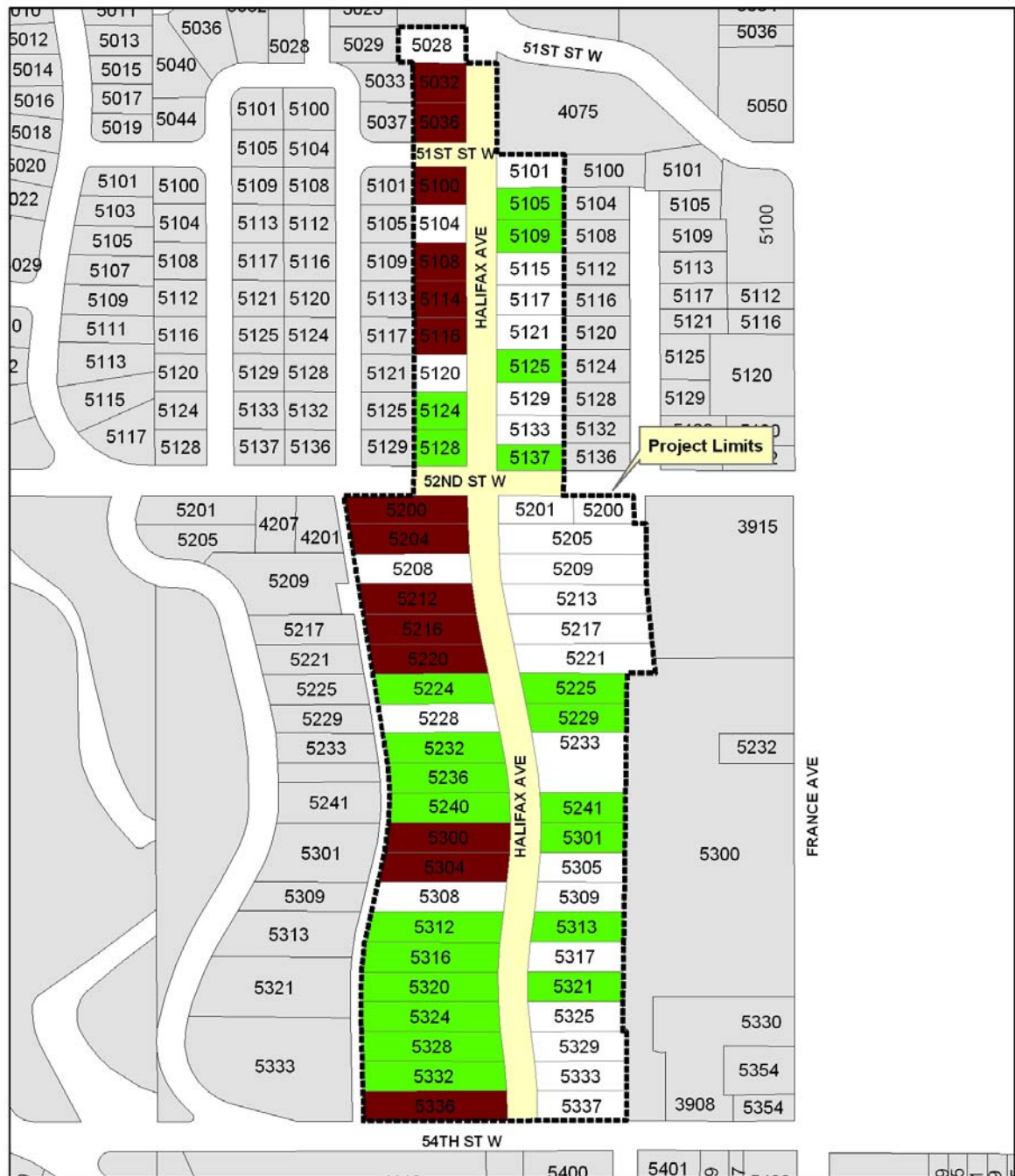
RESIDENT INVOLVEMENT:

City staff kicked off the project by sending out an informational newsletter and questionnaire to the 64 residents of the neighborhood on April 23, 2008 to inform them of the potential project.

A neighborhood informational meeting was held on May 12, 2008 to provide information, gather data and answer questions that homeowners had relating to the project. Fifteen residents attended this meeting, representing approximately 16 households. Input from this meeting and comments received throughout the planning of this project have been included in this report as attachments.

Staff received a counter petition not to construct concrete sidewalk on May 13, 2008 from 14 residents of the project area (see attachment E and figure 2)

**Feasibility Study
Halifax Sidewalk Improvement (West Side of Street) No. S-100
May 20, 2008**



**Halifax Petition
Sidewalk West Side
Improvement No S100**

- Residents who currently live at address that signed petition dated November 13, 2007 requesting sidewalk.
- Residents who currently live at address that signed petition dated May 13, 2008 not wanting sidewalk.



Engineering Dept.
May, 2008

Figure 2. Petition Exhibit

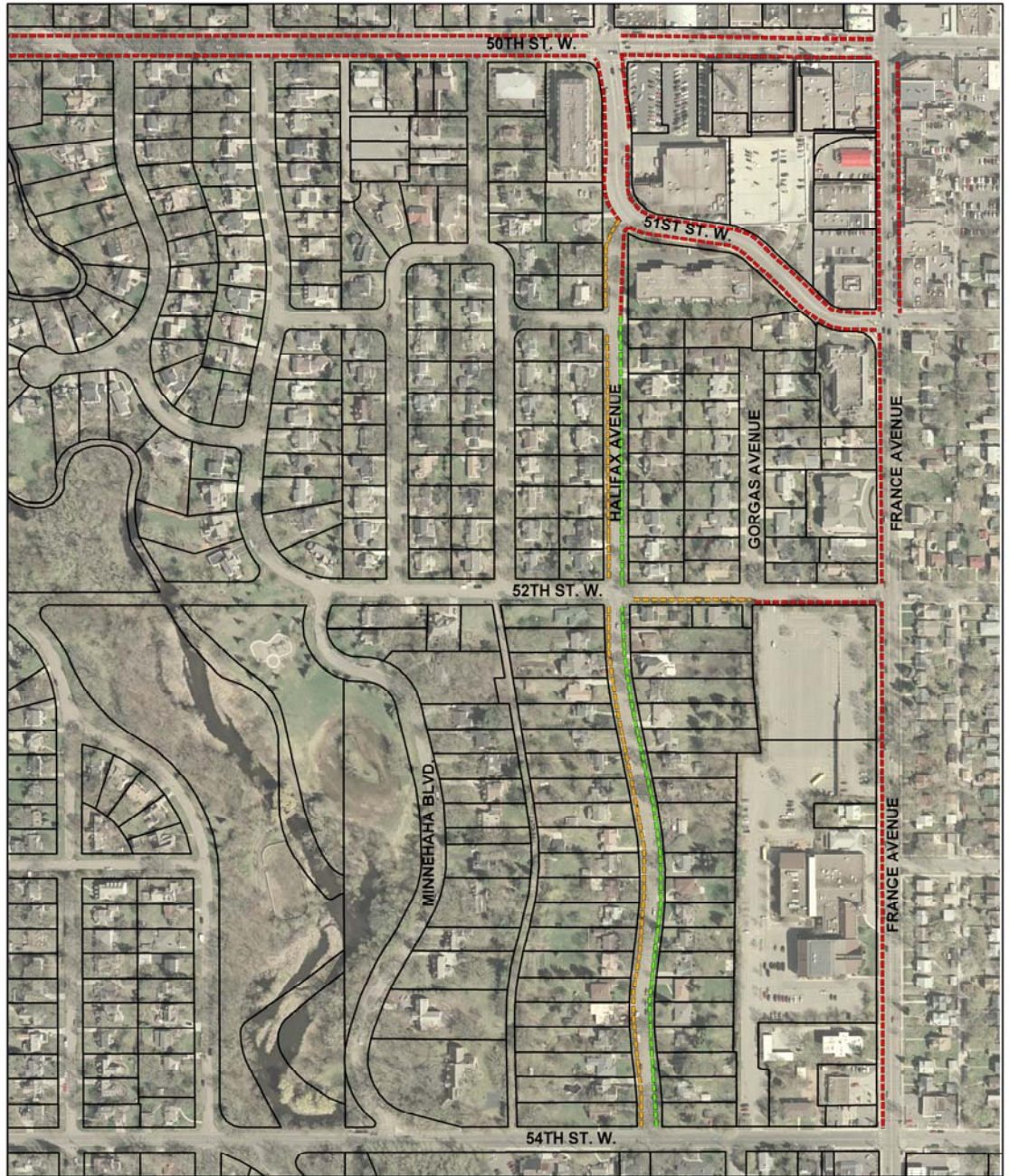


Photo 2. Halifax Avenue Looking South

**PROPOSED
IMPROVEMENTS:**

The Halifax Avenue Sidewalk Improvements consist of constructing a 4 foot wide boulevard style concrete sidewalk from the intersection of 51st Street West and Halifax Avenue, then south to the intersection of 54th Street West and Halifax Avenue. The sidewalk is proposed to be located on the west side of the roadway. The proposed alignment will match into the existing sidewalk on 51st Street West and Halifax Avenue. The boulevard width will vary to avoid trees and help minimize retaining walls due to steep grades in yards. (See Figure 3 and Photo 3)

The proposed design acknowledges and addresses as many comments and concerns by residents of the neighborhood as possible while still maintaining the desired minimum standards of the engineering and public works staff.



Halifax Sidewalk Improvement No. S100
 ■■■ Existing Sidewalk
 ■■■ Sidewalk Approved (September 4, 2007)
 ■■■ Petitioned Sidewalk (November, 2007)



Figure 3. Proposed Project Layout

**RIGHT-OF-WAY
 & EASEMENTS:**

The right-of-way along Halifax Avenue is typically 60 feet wide. The majority of the proposed improvements should stay within this right-of-way. Due to the location of existing mature trees and roadway the city will need to acquire additional right-of-way for the construction of sidewalk.

PROJECT COSTS:

The total estimated project cost is \$148,000.00 (see Table 1). The total cost includes indirect costs of 15% for engineering and clerical costs and 7.5% for first year finance costs. Funding for the entire project will be from special assessment and City of Edina funds, see the attached sidewalk finance policy. The cost participation breakdown is shown in Table 1.

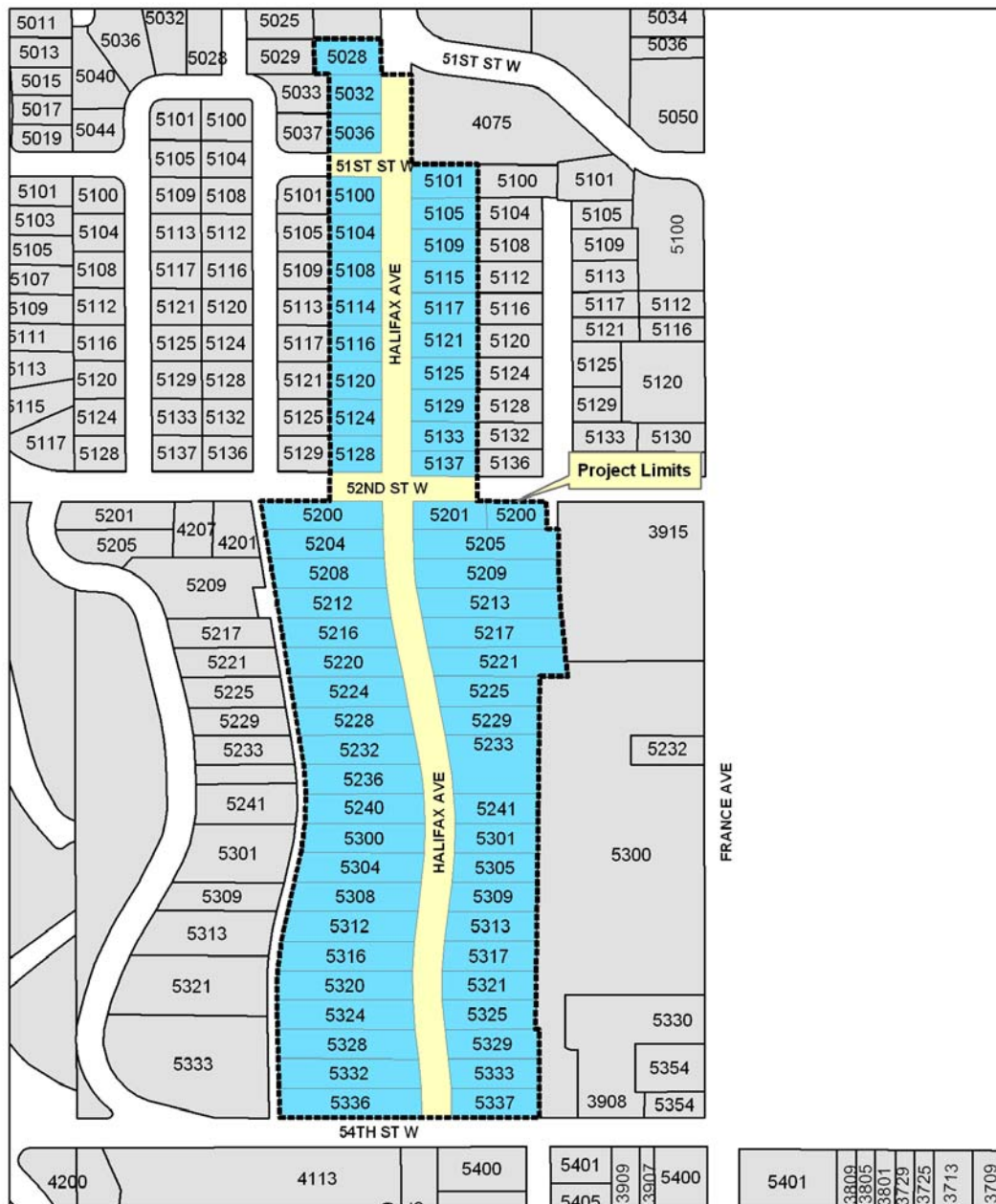
	Percentage	\$ Amount
Sidewalk Cost Participation:		
City of Edina	25%	\$37,000
Assessed to 64 Residents	75%	\$111,000
Total Project:		\$148,000

Table 1. Estimated Project Costs

ASSESSMENTS:

A special assessment for constructing sidewalk only the west side of Halifax Avenue and a portion of W. 52nd Street is approximately \$1,700 per residential equivalent unit will be levied against residents adjacent to the neighborhood's roadways. **This assessment would be in addition to the \$1,600/REU pending assessment for sidewalk along the east side of Halifax Avenue approved by Council on September 4, 2007.** The justification for assessments is attributed to properties receiving benefit of the new sidewalk and is established in accordance with the City's Special Assessment Policy dated August 16, 2005. The assessable lot is based on a detached single family home (see Figure 4).

**Feasibility Study
Halifax Sidewalk Improvement (West Side of Street) No. S-100
May 20, 2008**



**Halifax Ave
Sidewalk on West Side
Improvement No S100**

 **\$1,700 Preliminary Assessment Role**



Engineering Dept.
May, 2008

Figure 4. Preliminary Assessment Map

PROJECT SCHEDULE: The following schedule is feasible from an Engineering standpoint:

Council Orders Public Hearing.....	May 6, 2008
Informational Meeting/Open House.....	May 12, 2008
Receive Feasibility Report.....	May 20, 2008
Public Hearing	May 20, 2008
Bid Opening	June 2008
Award Contract	July 2008
Begin Construction	July 2008
Complete Construction	Fall 2008
Final Assessment Hearing.....	Fall 2009

FEASIBILITY: Staff believes the issues and concerns raised by the residents provide us with insufficient support from the residents to proceed with the sidewalk project on the west side. With the approval from City Council to construct concrete sidewalk on the east side staff feels constructing concrete sidewalk on the west side would only increase the special assessment and that was a concern for a lot of residents.

ATTACHMENTS:

- A. Informational Newsletter
- B. Informational Meeting Attendance List and Comments
- C. Information Meeting PowerPoint Presentation
- D. Petition Requesting Sidewalk
- E. Petition Against Sidewalk Project
- F. Petition Graphic
- G. Project comments and Letters Received
- H. Recommendation to Set Public Hearing/Resolution
- I. Public Hearing Notices, Certificate of Mailing and List of Labels
- J. Preliminary Assessment Roll/Graphic
- K. Traffic Counts from 2007