

Virtual Open House Agenda

- Project Presentation
 - Project Overview
 - Project History
 - Proposed Improvements
 - Stormwater Improvements
 - Utility Improvements
 - Assessments
 - Schedule
- Question and Answer Session (instructions below)
 - **On the Web Version:**
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- Presentation is paused by clicking the video screen
- Presentation will be recorded and posted to project website



Engineering Division Office

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Engineer

Prepared by: Luke Moren, Kimley-Horn and
Associates

2022 PAVEMENT MANAGEMENT PROGRAM

City Project No. 2016-09F

**Carleda Way Area Street Reconstruction and Utility
Improvements**

Open House

February 24, 2021

Project Overview

● STREET SEGMENTS

- Carleda Way
- 64th Court East
- 63rd Court East
 - Conversion to modified cul-de-sac

● SCOPE OF IMPROVEMENTS

- Full Street Reconstruction
- Full Sanitary Sewer, Watermain and Storm Sewer Reconstruction
- Driveway Apron Replacements



Project History

- Initiated in 2015 (project put on hold to further study localized flooding of 64th Court and the Cahill Trunk Storm Sewer system)
- Council ordered a feasibility study (November 2020)
- Carleda Way and 64th Court East constructed in 1956, 63rd Street East constructed in 1971
- Clay sewer and cast-iron watermain installed in 1971
- Sealcoats in 1977 and 1990
- Miscellaneous patching and maintenance



Image – Carleda Way

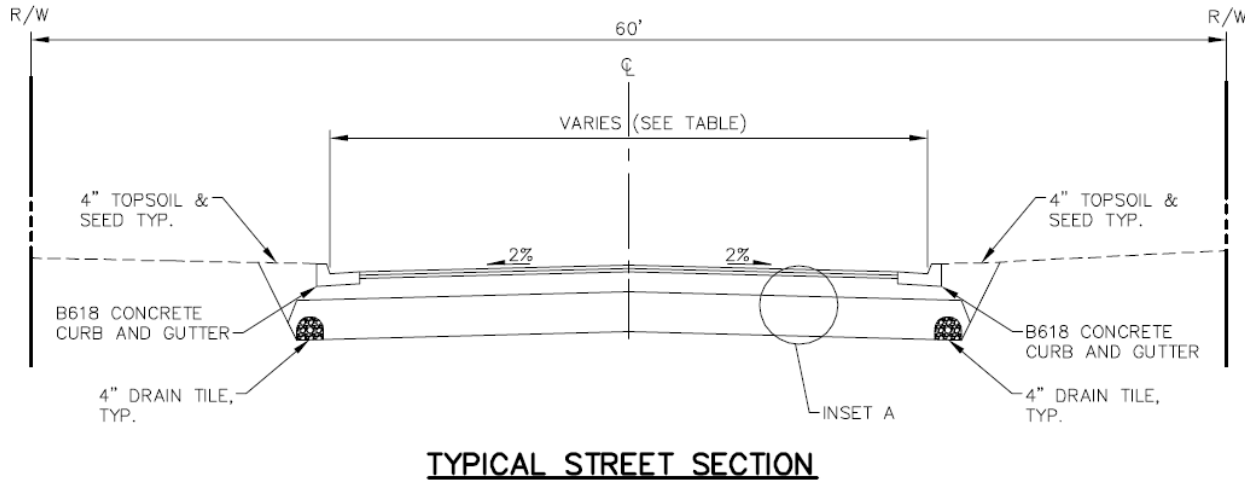
Geotechnical Investigation and Reconstruction Approach

- Geotechnical investigation completed by American Engineering Testing in 2015. Collected soil boring information on Carleda Way, 63rd Court and 64th Court

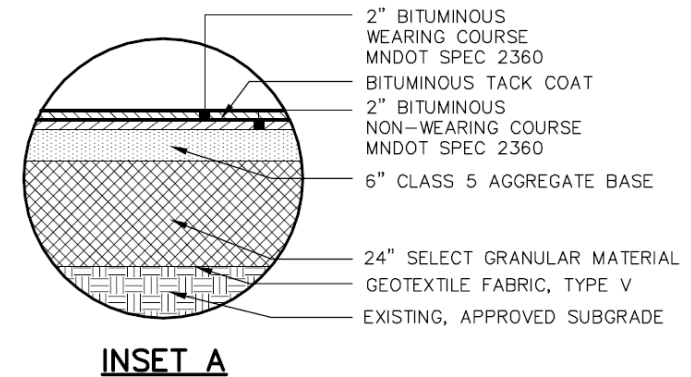
Street Segment	Existing Pavement Depth	Existing Subgrade Soils
Carleda Way	4.5" – 8.5"	Sand with silt, clayey sands, or clay
64 th Court East	5.5" – 6.5"	Clayey sands
63 rd Court East	~3"	Clayey sands

- Recommended full reconstruction to address frost susceptible subgrade soils

Proposed Street Improvements

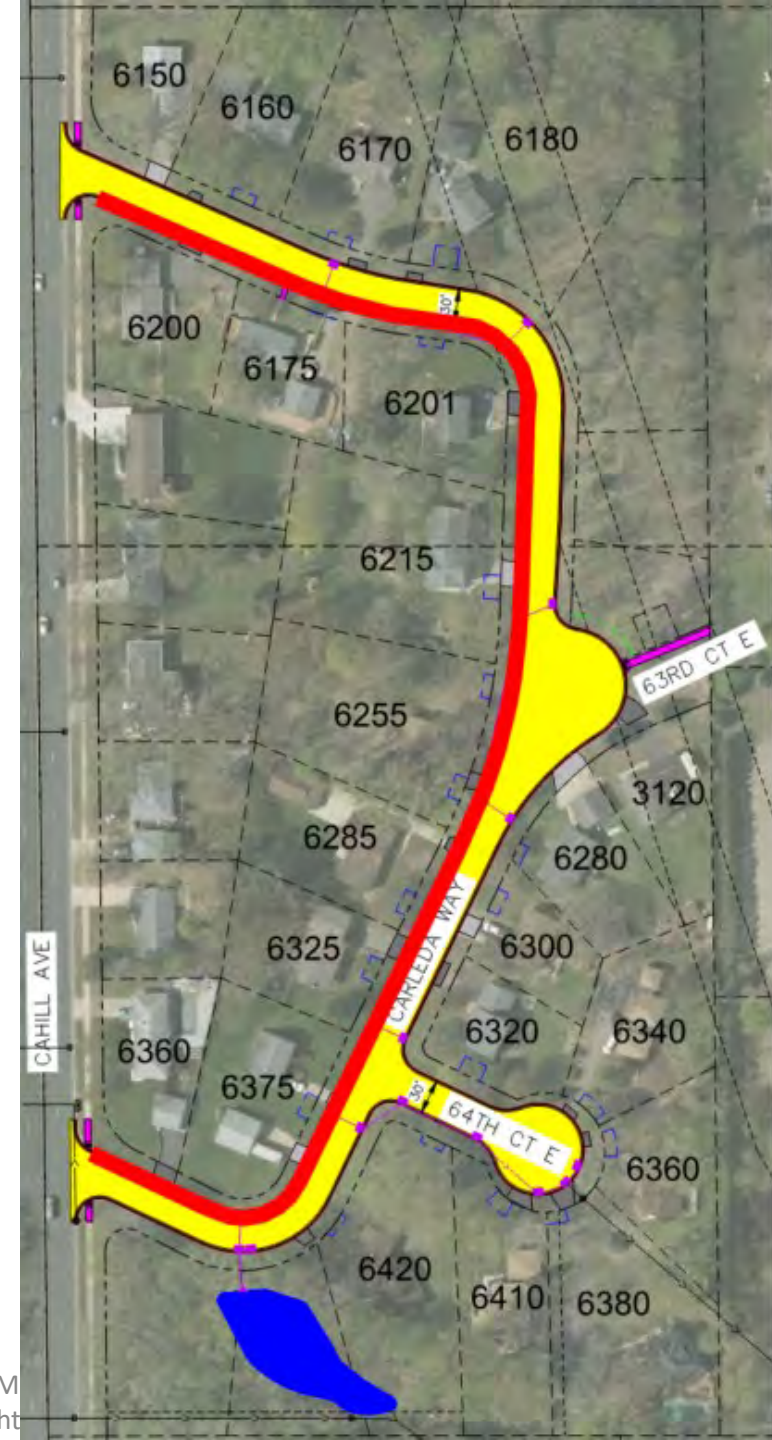


- B-style concrete curb and gutter
- Drain tile and sand subbase
- Front yard restoration with topsoil and seed
- Reconstruction to existing street width
- Driveway apron reconstruction (match existing material and width)
- No existing neighborhood street lighting – local petition required to install lighting



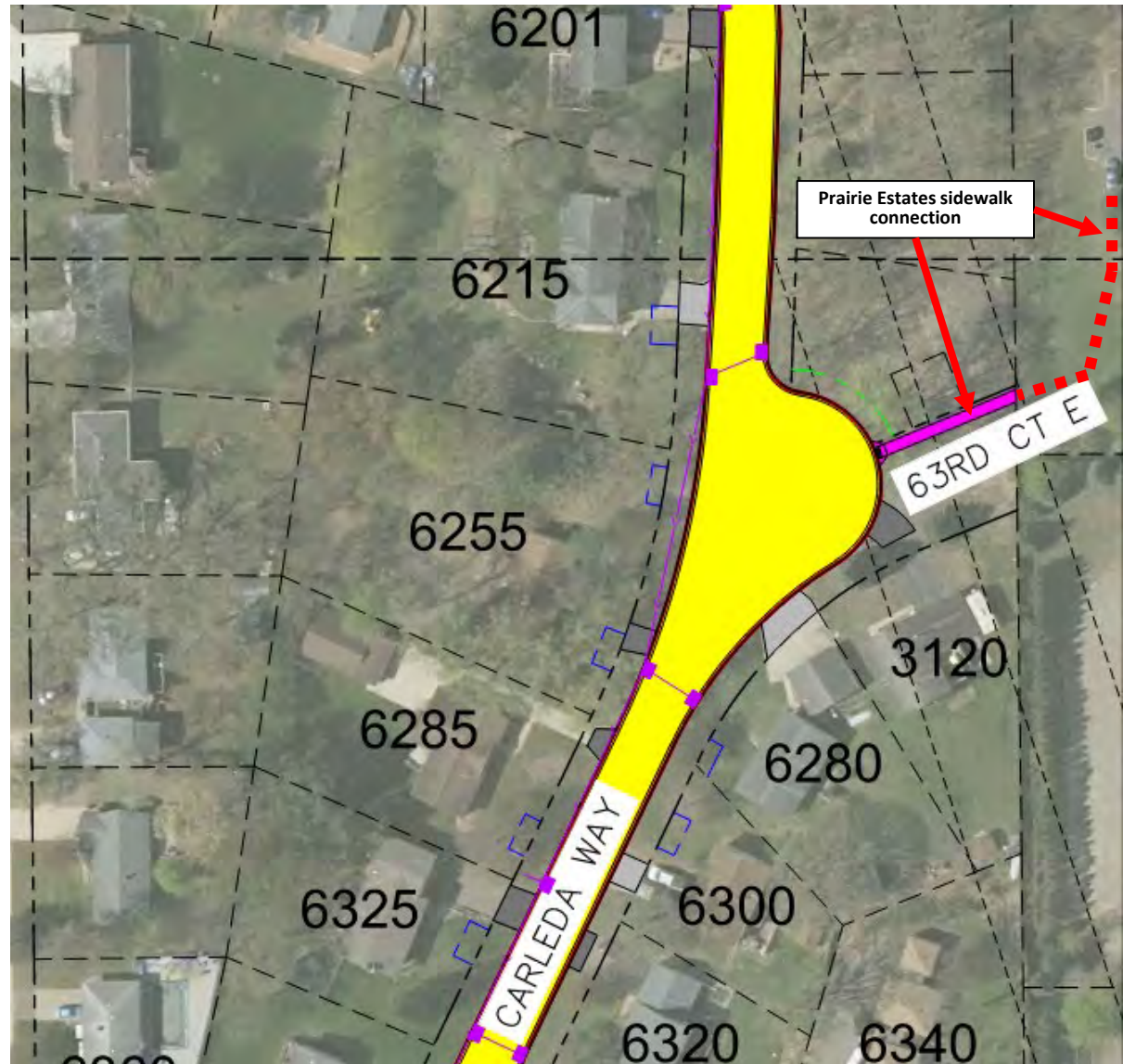
Parking Restrictions

- No parking proposed on one-side of street to provide 20-foot wide emergency vehicle access (shown as solid red line to the right)
- No parking side based on proposed hydrant locations and maximizing available on-street parking



63rd Court East Modifications

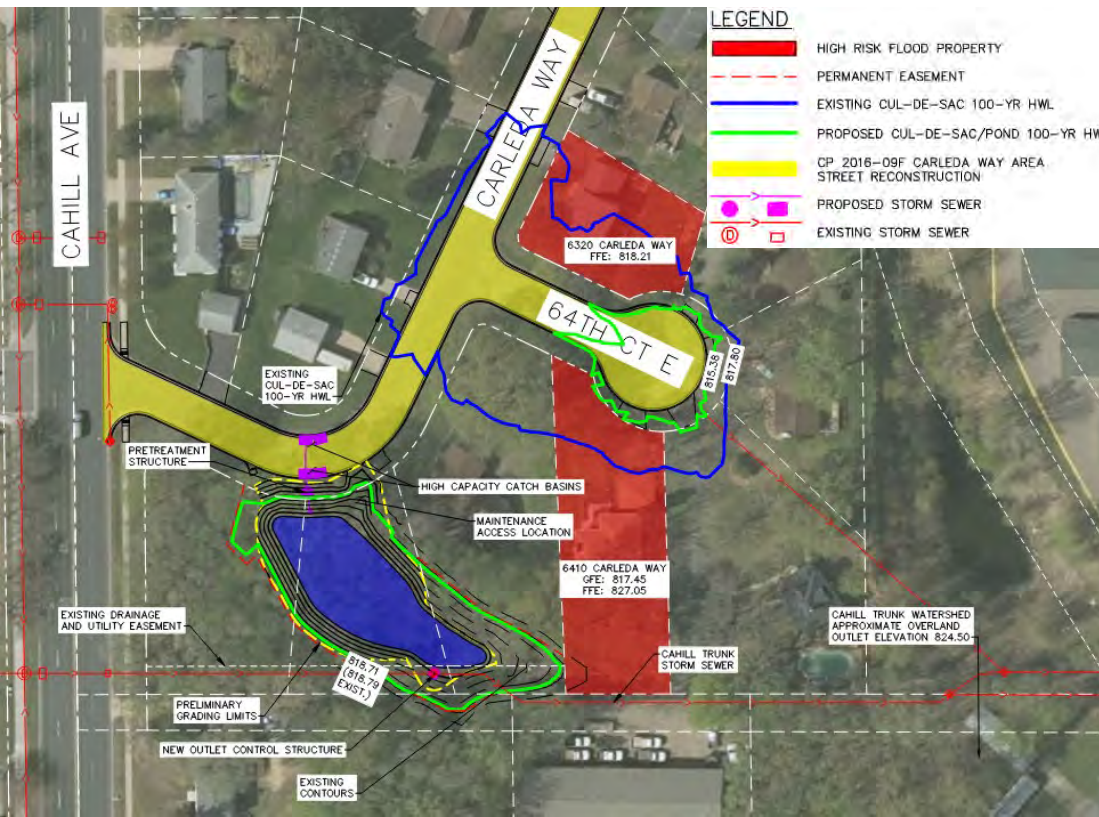
- Existing dead-end street
 - No future plans for extension
- Proposed modified cul-de-sac to reduce maintenance and provide emergency vehicle turnaround
- Proposed sidewalk connection to Prairie Estates housing development



Stormwater Analysis

- Reviewed regional and local stormwater information for the Carleda Way neighborhood area
- Identified two focus areas: (1) 64th Court flooding and (2) Localized backyard drainage issues

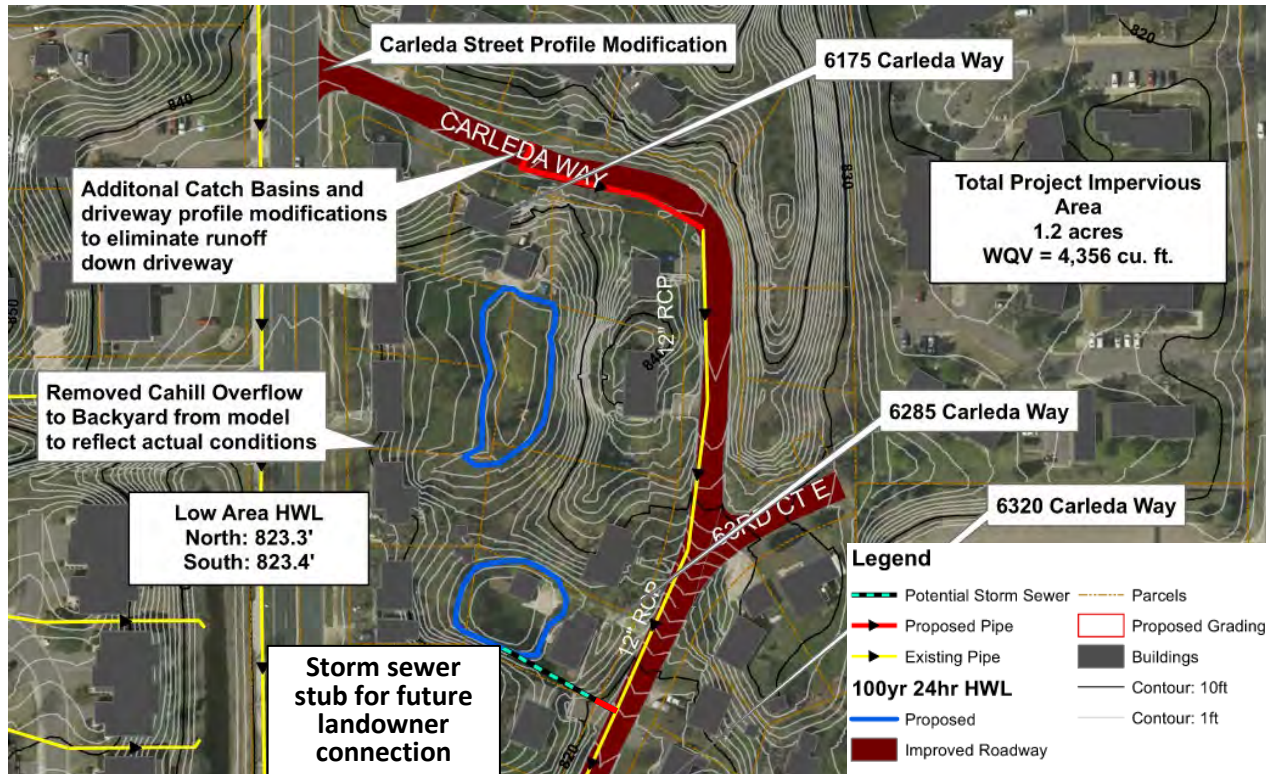
(1) 64th Court flooding (CP 2016-13)



- 64th Court flooding occurs due to capacity of the storm sewer system to Bohrer pond
- Proposed pond construction south of Carleda Way with CP 2016-13 Cahill Trunk Drainage Improvements to relieve 64th Court flooding
- Planned for concurrent construction with Carleda Way in 2022

Stormwater Analysis (continued)

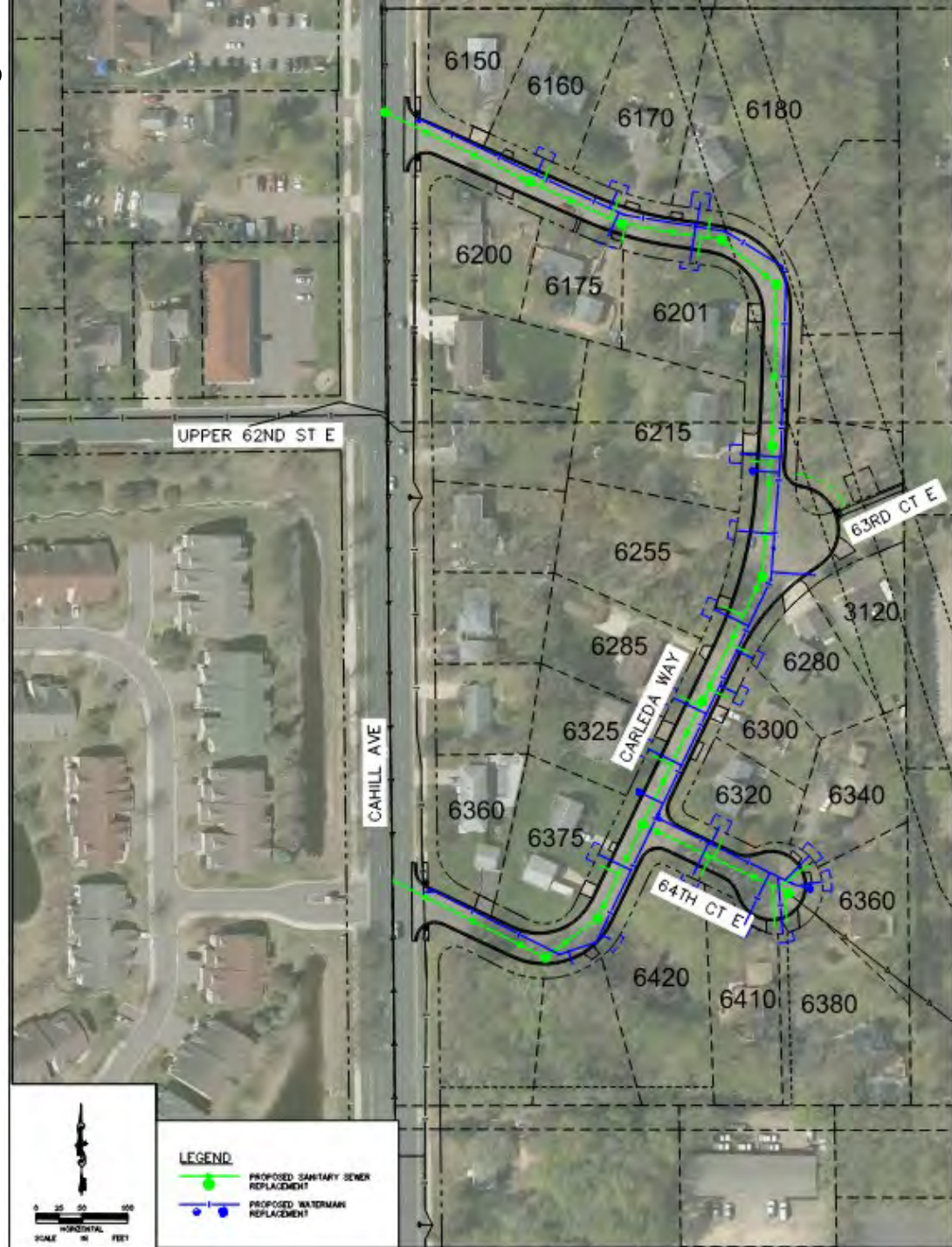
(2) Localized backyard drainage issues



- Localized backyard drainage issues at 6285 Carleda Way and 6215 Carleda Way
- Driveway apron, gutter and storm sewer improvements proposed at 6175 Carleda Way to address back sloped driveway condition
- Proposed storm sewer stub for private drainage pipe connection near 6285 Carleda Way garage

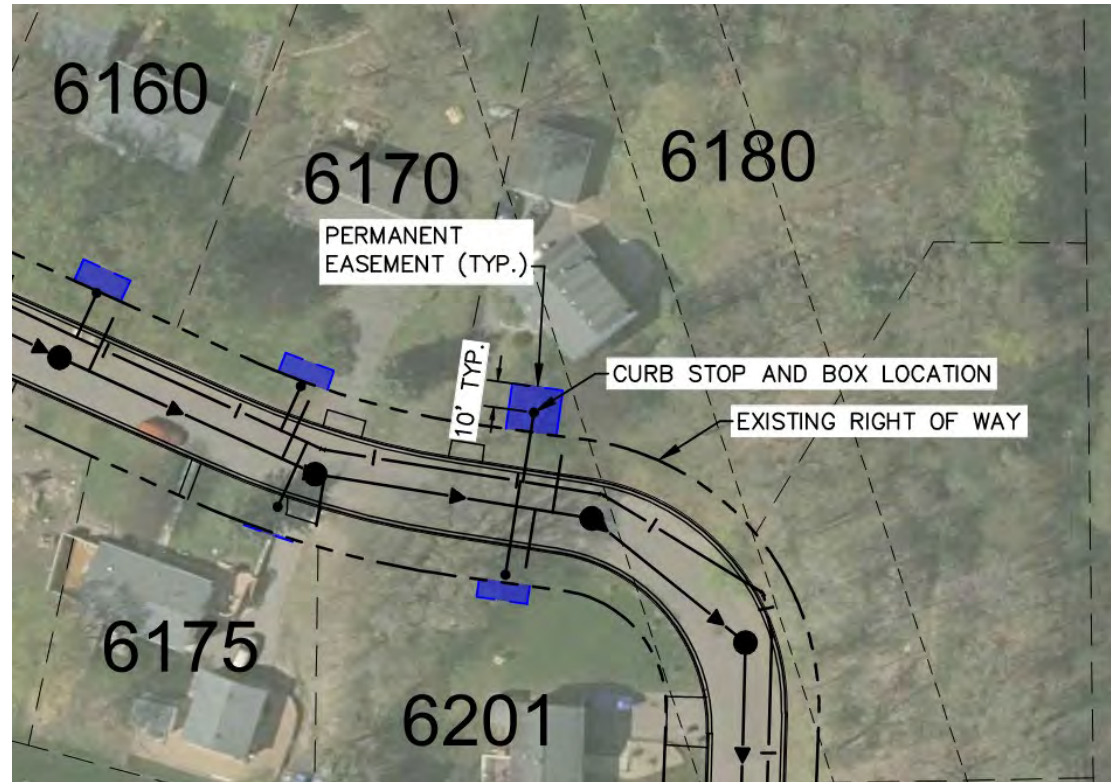
Utility Improvements (Sewer and Water)

- Full reconstruction of sanitary sewer and watermain:
 - Watermain is 6" cast-iron pipe and in need of replacement
 - Sanitary Sewer is 8" clay pipe and will be damaged from watermain and storm sewer improvements
- Includes replacement of existing water and sewer services



Easement Acquisition

- No existing drainage and utility easements along existing right-of-way line through neighborhood
- Permanent easement acquisition necessary to reconstruct water services to existing curb stop and box locations
 - Property owners to be contacted throughout 2021 by City staff to discuss permanent easement needs



Example permanent easement area

Preliminary Project Cost, Funding and Assessment Policy

CP 2016-09F Carleda Way Area Street Reconstruction and Utility Improvements Preliminary Project Cost and Funding Summary

Improvement Type	Cost	Funding Source
Roadway Improvements	\$1,053,000	\$1,000,309 (PMP) \$338,691 (Assessments)
Storm Sewer Improvements	\$286,000	
Watermain Improvements*	\$500,000	\$500,000 (Water Fund)
Sanitary Sewer Improvements	\$381,000	\$381,000 (Sewer Fund)
Total CP 2016-09F Project	\$2,220,000	\$2,220,000

- Project funding through a combination of Pavement Management Program (PMP) Funds, Sewer Funds, Water Funds and Assessments
 - PMP Funding includes Franchise Fee Funds
- City assessment policy based on single family lots assessed per parcel
- City owned parcels and Xcel Energy owned parcel assessed as non-single family
- Full reconstruction projects assessed 35% to benefitting property owners per policy
 - Proposed 25% assessment per assessment cap



*Includes easement acquisition

Assessment Map and Preliminary Assessment Amount



Preliminary City Policy Assessment Amount (single-family lots)

- **\$16,531.64** (Single-Family Lots)

- **\$9851.17 - \$34,705.69** (Non-Single-Family Lots)

Preliminary Special Benefit Assessment Cap Amount

\$9,600 (Single-Family Lots)

- Assessment amount based on lower of cap and policy amount
- Special Benefit Assessments have a recommended 10-year term with interest

Project Schedule

The following schedule is anticipated for the project:

Feasibility Report Virtual Open House.....	February 24, 2021
Receive Feasibility Report, Schedule Improvement Hearing ¹	March 8, 2021
Virtual Information Meeting for Improvement Hearing.....	March 30, 2021
Improvement Hearing, Order Project ²	April 12, 2021
Final Design and Easement Acquisition.....	April 2021 – February 2022
Bid Opening.....	March/April 2022
City Council Receives Bids and Authorizes Construction ¹	April/May 2022
Begin Construction.....	May/June 2022
Schedule and Hold Assessment Hearing ²	Spring or Fall 2022

¹ City Council Consent Agenda

² City Council Public Hearing




Questions?

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