



Market Boulevard Reconstruction Project

City Project 25-02

City Council Meeting

July 22, 2024

Tonight's Actions

Project review

Conduct a Public Hearing

Consider accepting Feasibility Study

Consider Ordering the Project

- *The City Council is not approving the design or layout tonight*
- *The City Council is not approving the Assessment amounts*



Project Need / Strategic Priorities



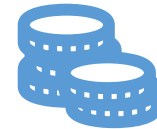
Asset Management

Street Pavement (OCI ~52)
Trail Pavement (OCI ~2)
Original 1972 CIP Watermain



Development/Redevelopment

Civic Campus Project
Hotel/Cinema Project
Laredo Drive Extension
Downtown Design Guidelines



Financial Sustainability

TIF 11 \$\$ Deadline
(~\$2.6M by 2026)

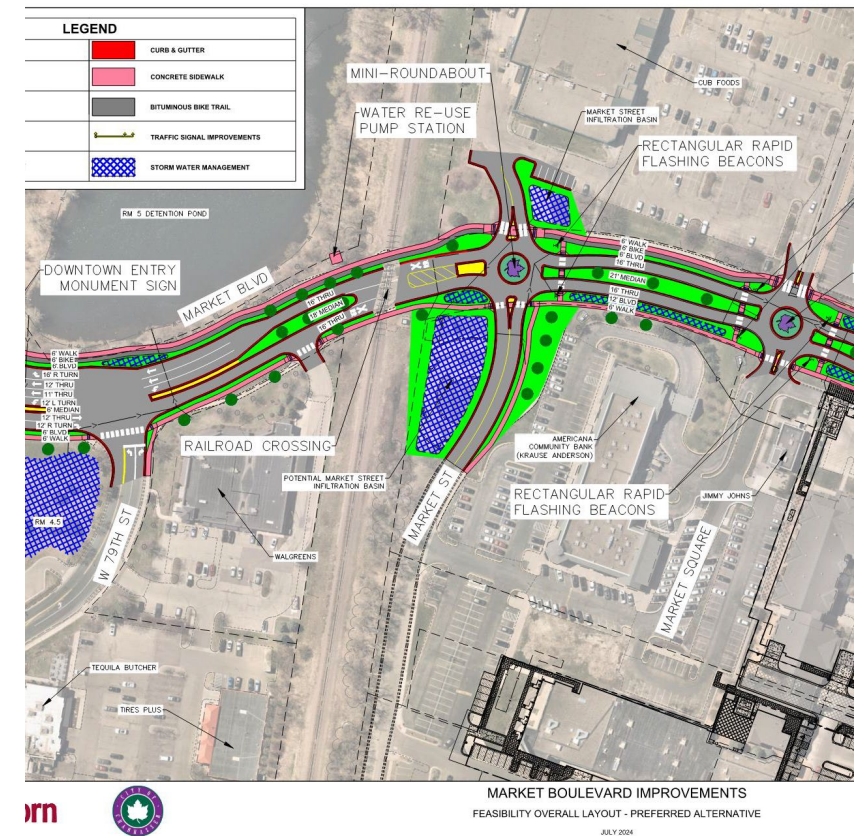






Operational Excellence

Bike/Pedestrian Mobility
Traffic Flow
Safety
Streetscaping

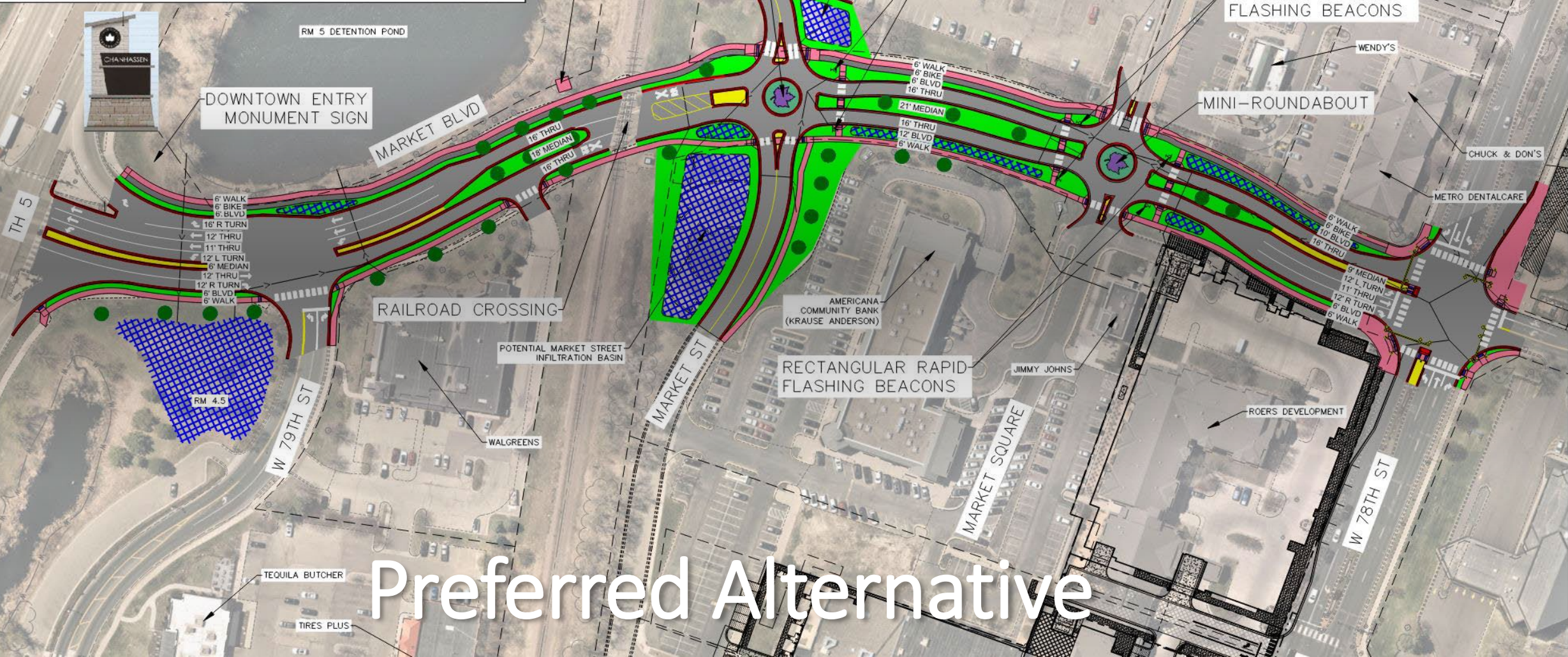
Project Scope

- Reconstruct street, walk, and trail pavements
- West 78th Street Traffic Signal replacement
- Public utility reconstruction/rehabilitation
 - Replace watermain (new TCW crossing)
 - Sanitary sewer structure rehab
 - Storm sewer replacement
- Stormwater Management
 - Downtown Water Reuse
- Downtown Streetscape Elements
- Bike/Ped mobility improvements



LEGEND			
	ROADWAY PAVEMENT		CURB & GUTTER
	GRASS BOULEVARD		CONCRETE SIDEWALK
	CONCRETE MEDIAN		BITUMINOUS BIKE TRAIL
	PROPOSED TREE		TRAFFIC SIGNAL IMPROVEMENTS
	EXISTING RIGHT-OF-WAY		STORM WATER MANAGEMENT

**SPEED
LIMIT
30**



Preferred Alternative

DOWNTOWN ENTRY MONUMENT SIGN

RM 5 DETENTION POND

MINI-ROUNDBABOUT

WATER RE-USE PUMP STATION

MARKET STREET INFILTRATION BASIN

RECTANGULAR RAPID FLASHING BEACONS

RECTANGULAR RAPID FLASHING BEACONS

MINI-ROUNDBABOUT

RAILROAD CROSSING

POTENTIAL MARKET STREET INFILTRATION BASIN

RECTANGULAR RAPID FLASHING BEACONS

ROERS DEVELOPMENT

TEQUILA BUTCHER

TIRES PLUS

WALGREENS

AMERICANA COMMUNITY BANK (KRAUSE ANDERSON)

JIMMY JOHNS

W 78TH ST

MARKET SQUARE

CHUCK & DON'S

METRO DENTALCARE

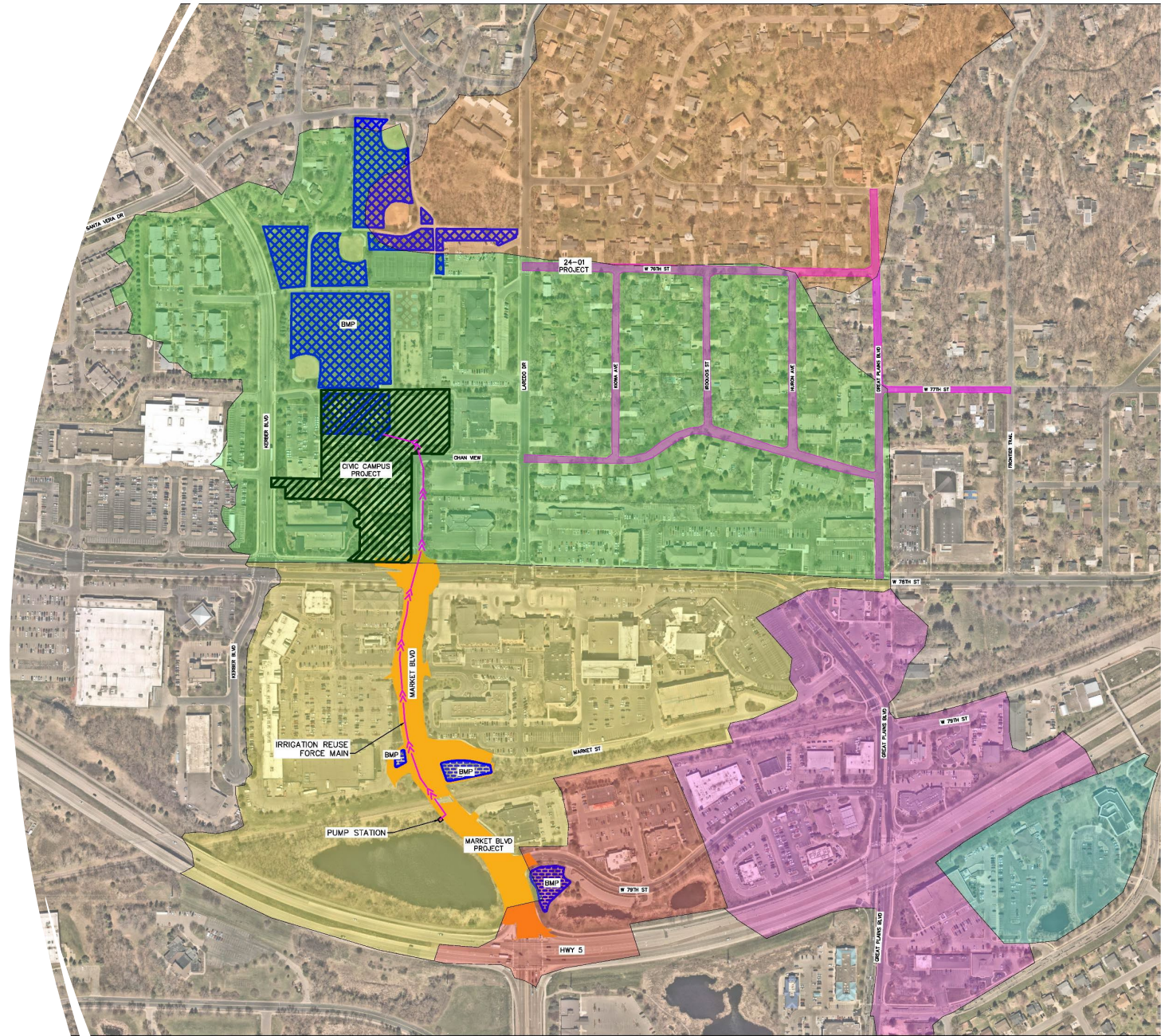
WENDY'S

GREEK FRY CO., NAIL GALLERY, DOG PARK, AND WELLS FARGO

CUB FOODS

Regional Downtown Water Reuse

- Source for Irrigation use
- Supports permitting of multiple City projects
 - 24-01
 - Civic Campus
 - Market Blvd
- MPCA Climate Resiliency Grant
 - \$35M available
 - \$1.1M applied for in April
 - 'Smart' Pond



Stakeholder Coordination

- Twin City's Western Railroad (TCW)
 - Federal Grant for Signal System replacement (no cost to project)
 - Crossing panel replacement (project cost)
- Laredo Drive Extension - Market Street Station
 - Met with property owner 3x thus far
- Stormwater Permitting
 - Met with RPBCWD many times over the last 6 months
 - Applied for MPCA Resiliency Grant
- Civic Campus & Hotel/Cinema projects
 - Approvals and conditions coordinated with project
- ISD 112
 - Approval of water reuse irrigation



Public Engagement Effort



Met with City Council at multiple work sessions concerning the downtown traffic study, alternative travel lane layouts, and connection with Downtown Design Guidelines



Public Open House held on June 20



Assessment notification letters

Public Feedback Summary



Broad support of preferred alternative

Themes we heard include:

Discussion around the various alternates

Schedule & correlation to surrounding projects

Hotel/Cinema project comments

Access to businesses

Traffic impacts (mainly tied to safety of corridor)

Excitement



Feedback received since Open House

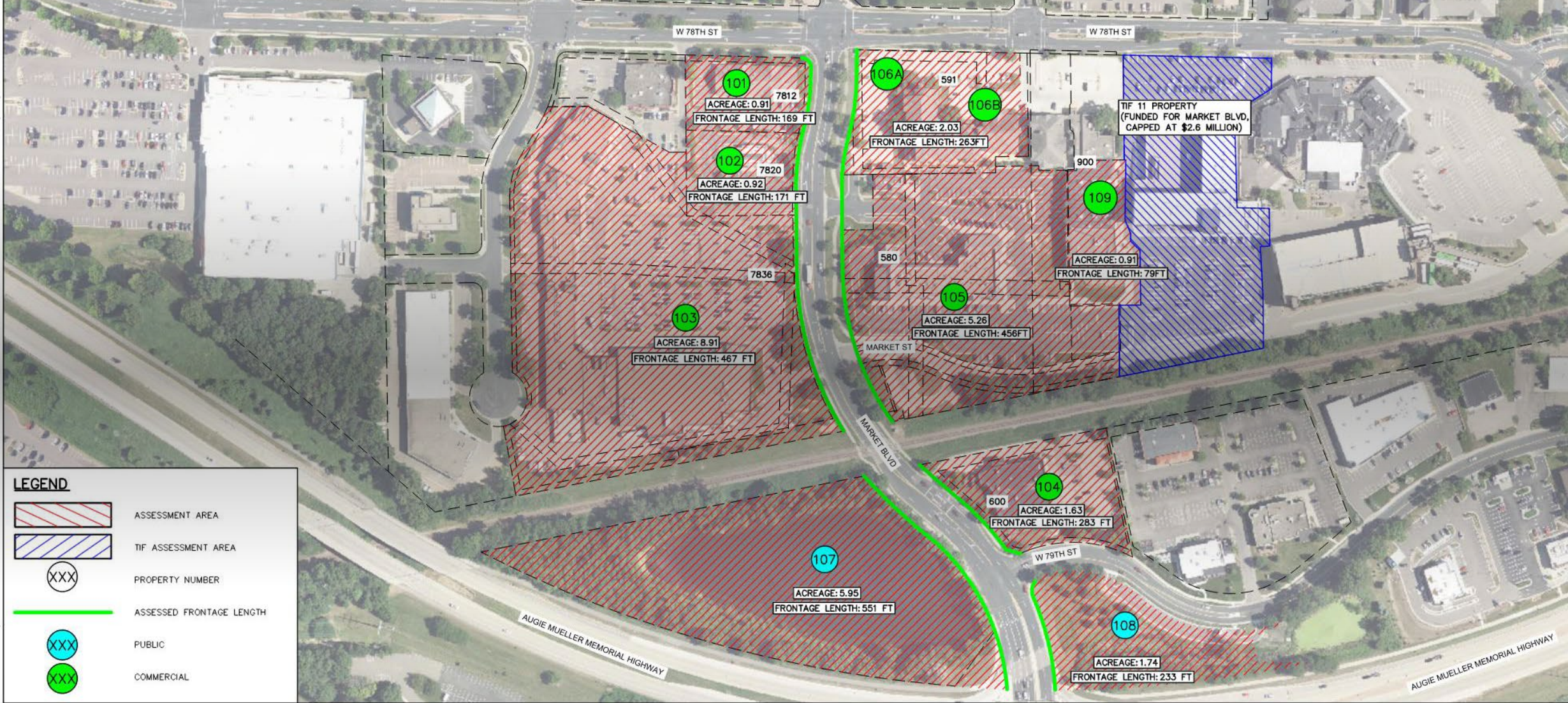
Nothing so far

Project Cost Summary

<u>Funding Source</u>	<u>Amount</u>
Municipal State Aid (MSA)	\$2,506,600
Tax Increment Financing (TIF #11 – The Venue)	\$2,600,000
Sewer Enterprise Fund	\$7,000
Water Enterprise Fund	\$420,000
Surface Water Enterprise Fund	\$2,272,000*
Special Assessments	\$1,114,400
Total	\$8,920,000
<i>* \$1.1M MPCA Grant Potential & budget transfer from 24-01</i>	

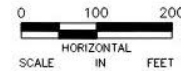
Preliminary Assessment Map

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LEGEND

- ASSESSMENT AREA
- TIF ASSESSMENT AREA
- PROPERTY NUMBER
- ASSESSED FRONTAGE LENGTH
- PUBLIC
- COMMERCIAL



Assessment Summary

The preliminary assessment amounts were determined based on a **Front Footage** methodology

Parcel	Known As	Front Footage	Preliminary Assessment
101	Market Square II (strip site)	169	\$70,484
102	Wendy's	171	\$71,318
103	Market Square (Cub site)	467	\$194,770
104	Walgreens	283	\$118,030
105	Market Street Station (KA)	456	\$190,182
106	Country Inn & Suites (Roers)	263	\$109,688
107	Pond (City)	551	\$229,803
108	Pond (City)	233	\$97,176
109	Cinema (Roers)	79	\$32,948
TOTAL			\$1,114,400

Schedule & Next Steps

- Design Advancement
- Traffic Simulation Video
- Develop Construction Staging
- Coordination with Businesses
- ROW/Easement acquisition

Order Project	July 22, 2024
Design Check-in with City Council	Fall 2024
Approve Plans & Specs, Authorize Bidding	January 2025
Bid Opening	February 2025
Open House	March 2025
Assessment Hearing, Award Construction Contract	April 2025
Begin Construction	May 2025
Complete Construction	November 2025

Staff Recommendation

- The project is feasible and cost effective
- There is a project need
- The project schedule aligns with TIF 11 funding

Therefore, Staff recommends proceeding with ordering the project

1. Questions

2. Conduct Public Hearing

3. Make a motion / Provide direction





Proposed Motion

“The Chanhassen City Council adopts a resolution accepting the feasibility study, ordering the improvements, and authorizing preparation of plans and specifications for the Market Boulevard Reconstruction Project No. 25-02.”