



Public Works  
Engineering Department

**Feasibility Report**

**Project 13-08**

**Wheeler Street Closure**

Prepared by: Jesse Freihammer  
City Engineer/Asst. Public Works Director  
City of Roseville

I hereby certify that this feasibility report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer under the laws of the State of Minnesota.

A handwritten signature in black ink, appearing to read "Jesse Freihammer".

\_\_\_\_\_, P.E.  
Registration No. 47272

**WHEELER STREET CLOSURE  
FEASIBILITY REPORT  
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September 12, 2016

City Council  
City of Roseville  
2660 Civic Center Drive  
Roseville, MN 55113

RE: PROJECT 13-08, Wheeler Street Closure  
Feasibility Report

Dear Mayor and City Council Members:

At their August 22, 2016 meeting, the City Council adopted Resolution No. 11352 ordering the preparation of a Feasibility Report for the Wheeler Street Closure.

The total estimated project cost is \$23,800 which includes contingencies.

During the process of studying the existing conditions within the project area, two Public Information meetings were held and input was received from area residents and other City department staff. The comments from these meetings are incorporated into the report.

In accordance with the City Council request, the study has been completed. It is my recommendation that the project as proposed in this study is feasible.

If you have questions regarding the findings and recommendations in the report please contact me directly.

Sincerely,

Jesse Freihammer, P. E.  
City Engineer/Asst. Public Works Director  
651-792-7042  
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## INTRODUCTION

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In 2011 the City council approved a temporary closure on Wheeler Street at County Road D until construction of the Presbyterian Homes development was completed. The closure was requested by the residents due to the fact that Wheeler Street was being used as a bypass route to Fairview Ave.

In 2012 the Traffic Management Program was adopted. This program allows the City to better respond to resident and business requests by providing the City with a better understanding of the issues and also offers a consistent application across the entire community. This process includes: Identifying the nature and extent of existing traffic-related problems on a given street or area, selecting and implementing the proper strategy for reducing the identified problem, evaluating the effectiveness of the strategy, accepting the strategy or modifying or reverting to original condition. After a temporary strategy is in place, we then look to gain feedback from the Affected Area about installation of a permanent strategy. These permanent strategies are funded by a combination of city funds and neighborhood assessments as follows: 75% property owners in Benefited Area and 25% City funds.

In September of 2012 a number of neighborhood residents submitted a request to the City to make the Wheeler Street closure permanent. The request included 35 signatures, 33 of which were property owners within the affected neighborhood. These 33 properties make up approximately 78% of the total affected neighborhood area. In 2013 the Traffic Management Program process was done and since then 2 neighborhood meetings were held to share results with the neighborhood and receive input.

Recently, project costs have been revised and a final survey has been sent out to all of the affected property owners. The survey asked if the property owner wanted Wheeler to be closed at County Road D and pay an estimated \$425/Lot. The results of the survey were 38 of the 42 property owners supported permanently closing Wheeler at County Road D. 3 of 42 property owners did not support the closure of Wheeler at County Road D and wanted the road to remain open. One property owner did not respond.

The majority of the road closure costs would be paid for by the Developer of Presbyterian Homes in Arden Hills, who is responsible for the reconstruction of County Road D. City costs related to the road closure would only involve a driveway relocation associated with the closure.

It is expected that if this improvement is approved, the work will start in the fall of 2016, with completion within four weeks. The driveway relocation portion of the project should only take about two weeks. As outlined by state law, projects initiated by council/staff require a 4/5 vote by the City Council for approval.

## **PUBLIC INVOLVEMENT**

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The public involvement process for this proposed project consisted of two neighborhood meetings, one in 2013 and one in 2015. Meeting notices were sent out at least two weeks in advance to all property owners abutting the street to be reconstructed.

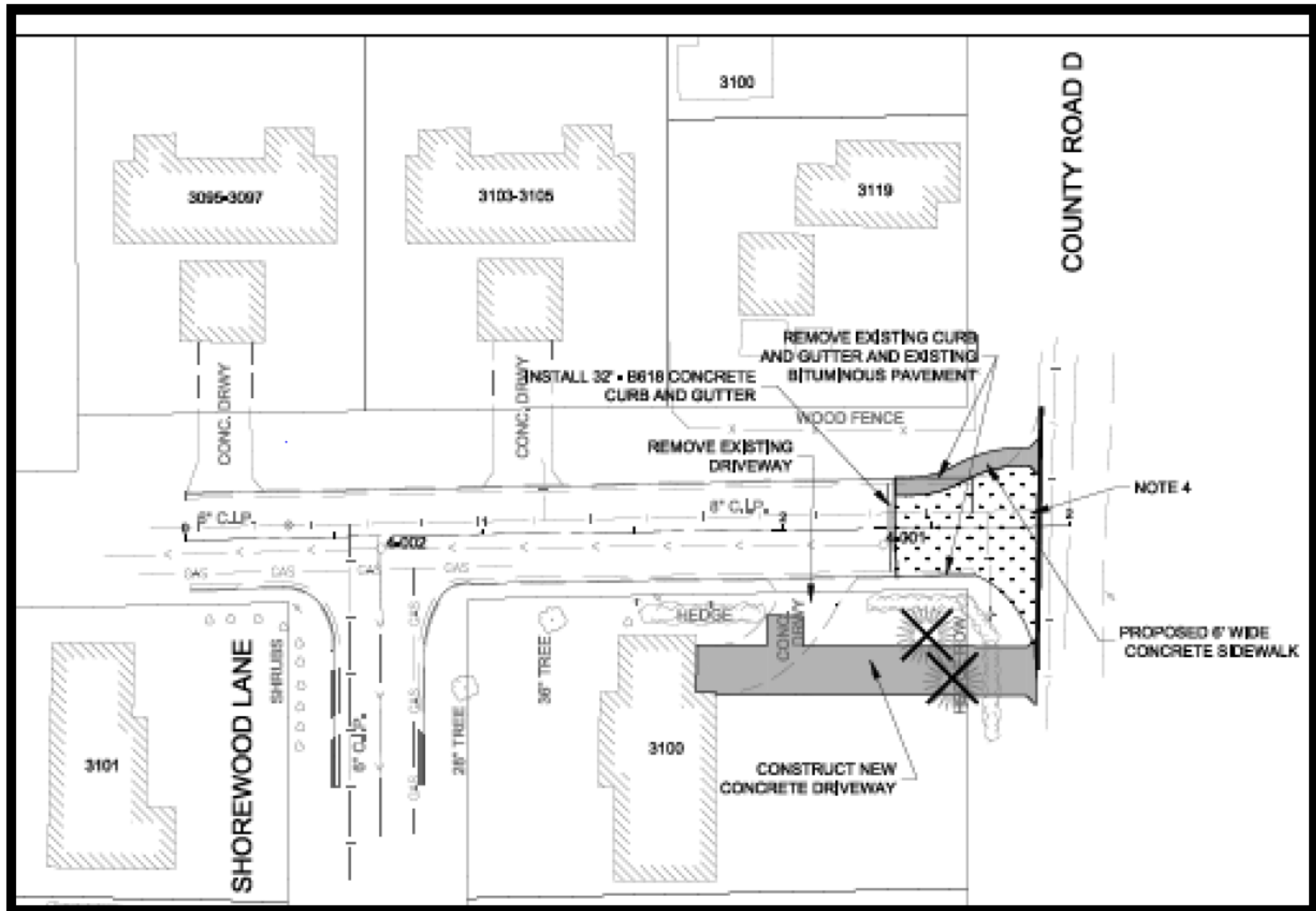
The first meeting was held on March 7, 2013, at Roseville City Hall, where staff presented information regarding the temporary closure and presented options for a full closure. Residents provided input regarding neighborhood concerns along the corridor.

The second meeting was on August 20, 2015, at Roseville City Hall, where staff showed the residents updated information regarding the temporary closure and presented options for a full closure as well as estimates.

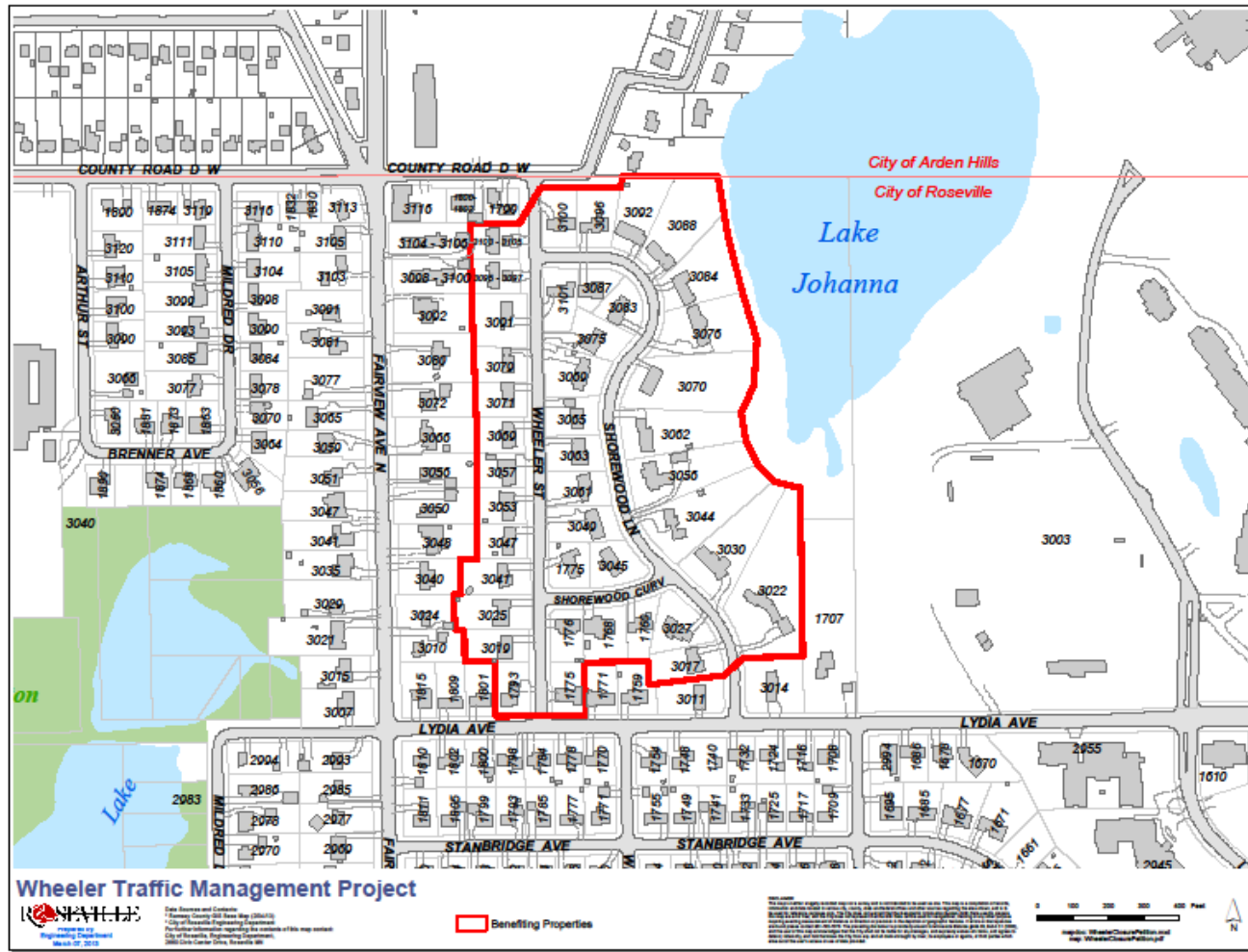
A survey was sent out to residents in August of 2016 and 41/42 responded with input.

This report summarizes the design items that were discussed during the public involvement process.

Project Map



# Property Map







## CONCLUSIONS & RECOMMENDATIONS

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- A. All portions of the project as proposed are feasible.
- B. Estimated project cost:

	Project Cost
Improvements	\$23,800
Total	<b>\$23,800</b>

The following is a summary of the recommendations discussed in this report.

- A. The majority of the costs related to the road closure will be paid by the Developer in Arden Hills who is responsible for reconstructing County Rd D.
- B. Construct the project in 2016.
- C. Construct storm sewer improvements to address water quality, meet watershed requirements, and address drainage concerns along the corridor.
- D. Fund the project with street infrastructure funds and assessments as detailed in this report.
- E. Schedule a public hearing for the Wheeler Street Closure project on October 10, 2016.

## **EXISTING CONDITIONS**

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### **General Comments**

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Wheeler Street is a City street that connects Lydia Ave and County Road D. Due to its proximity to Fairview Ave, it has become shortcut for drivers looking to bypass Fairview Ave during times of high traffic congestion.

## **PROPOSED CONSTRUCTION**

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### **General Comments**

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The City of Roseville is proposing permanently closing Wheeler Street between Shorewood Lane and County Road D. The closure would consist of removing the existing pavement and curb and gutter in this area. New curb and gutter would be installed on both ends blocking vehicular access. A six foot pathway would be installed in this location for pedestrian and bike access. One driveway in this area would be redirected to County Rd D. The area disturbed would be top soiled and turf established. A rain garden may be installed in this location at a later date. The majority of the road closure costs other than the driveway relocation will be paid by the Developer of Presbyterian Homes in Arden Hills who will be reconstructing County Road D.

### **Special Considerations**

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All items in this section of the report have been presented and discussed with the residents during the public involvement process.

- A. Driveways  
One driveway will be relocated as part of this project.

## **PROPOSED FUNDING**

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- A. Special Assessments  
State Statute 429 has two major points to consider when justifying assessments. First, the assessment has to treat similar properties equally, and second, the amount of the assessment has to be equal to or less than the resulting increase in property value. Assuming this project is completed by fall of 2016, the final assessment amount would be determined following an assessment hearing in the fall of 2017 and a thorough review of the proposed assessments by the Council. The following City of Roseville assessment policies are being followed:

- For Traffic Management Program Projects, all properties will be assessed 75% of the street improvement costs.

<b>Assessment Summary</b>	
Estimated total project cost	\$23,800
Lots Benefitting	42
Cost per Lot	\$566
Assessment Rate	
75% of cost/lot	<b>\$425.00</b>

B. Proposed Funding Summary

	Estimated cost	Assessments	Street Infrastructure Fund
Street Improvements	\$23,800	\$17,850	\$5,950

C. Schedule

If the City Council approves the project for construction the following is the recommended schedule for this project.

City Council Receives Feasibility Report and Orders the Public Improvement Hearing	September 12, 2016
Conduct Public Improvement Hearing	October 10, 2016
Begin Construction	Fall 2016
Complete Construction	Fall 2016
City Council Conducts the Final Assessment Hearing	Fall 2017

## Preliminary Assessment Roll

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<b>Parcel ID</b>	<b>Site Address</b>	<b>Assessment</b>
42923120058	1760 Shorewood Curve	\$425
42923120059	1768 Shorewood Curve	\$425
42923120061	1775 Lydia Ave W	\$425
42923120056	1775 Shorewood Curve	\$425
42923120060	1776 Shorewood Curve	\$425
42923120027	1793 Lydia Ave W	\$425
42923120065	3017 Shorewood Ln	\$425
42923120025	3019 Wheeler St N	\$425
42923120042	3022 Shorewood Ln	\$425
42923120071	3025 Wheeler St N	\$425
42923120057	3027 Shorewood Ln	\$425
42923120041	3030 Shorewood Ln	\$425
42923120070	3041 Wheeler St N	\$425
42923120040	3044 Shorewood Ln	\$425
42923120054	3045 Shorewood Ln	\$425
42923120067	3047 Wheeler St N	\$425
42923120055	3049 Shorewood Ln	\$425
42923120066	3053 Wheeler St N	\$425
42923120039	3056 Shorewood Ln	\$425
42923120015	3057 Wheeler St N	\$425
42923120053	3061 Shorewood Ln	\$425
42923120038	3062 Shorewood Ln	\$425
42923120052	3063 Shorewood Ln	\$425
42923120051	3065 Shorewood Ln	\$425
42923120050	3069 Shorewood Ln	\$425
42923120014	3069 Wheeler St N	\$425
42923120037	3070 Shorewood Ln	\$425
42923120069	3071 Wheeler St N	\$425
42923120049	3075 Shorewood Ln	\$425
42923120036	3076 Shorewood Ln	\$425
42923120072	3079 Wheeler St N	\$425
42923120048	3083 Shorewood Ln	\$425
42923120035	3084 Shorewood Ln	\$425
42923120047	3087 Shorewood Ln	\$425
42923120034	3088 Shorewood Ln	\$425
42923120076	3091 Wheeler St N	\$425
42923120033	3092 Shorewood Ln	\$425

42923120078	3095 Wheeler St N	\$425
42923120032	3096 Shorewood Ln	\$425
42923120031	3100 Shorewood Ln	\$425
42923120046	3101 Shorewood Ln	\$425
42923120074	3103 Wheeler St N	\$425