TO: Mayor and City Council

THROUGH: Matt Fulton, City Manager

FROM: Jim Hartshorn, Comm. Dev. Director

DATE: March 14, 2016

SUBJECT: Proposed Access to Livingston Avenue

City of West St. Paul

BACKGROUND INFORMATION:

At a previous OCWS, Council requested staff to look into a temporary access to Livingston Avenue for Applebee's, the 5 – 8 Club and Arby's. The temporary access for Applebee's and the 5 – 8 Club will encompass property that is owned by Lowe's and the Guild – see attachment. Staff presented the attached layout to the managers of Lowe's and the Guild. The manager seems receptive, but did not give a definite approval yet. The Lowe's manager needed approval from corporate leadership. The leaders at the corporate level requested more detailed information, which Ross and Darin are working to attain from TKDA Consulting. Once we have the detailed drawings from the consultants, we will provide them to Lowe's. The cost is estimated to be $30,000. Staff originally requested that Applebee's and the 5 – 8 Club pay for the entire project and the City would pay the cost for the design work, but Applebee's declined that offer. Staff has not heard from the owner of the 5 – 8 Club. Staff recommends countering with the total project cost be paid through a three-way split.

Staff also met with the manager of Arby's to discuss an access way through the City's parking lot to Livingston Avenue. The manager sent the information to the corporate office. A representative from the corporate office mentioned to staff that they will take over the project and work with the owners of 1643 Robert Street (brown office buildings that abut Arby's) to allow for an access into Arby's parking lot – see attachment. The representative from Arby's mentioned that they will draft an easement agreement for the City Attorney's review. They also agreed to cover all costs associated with the project.

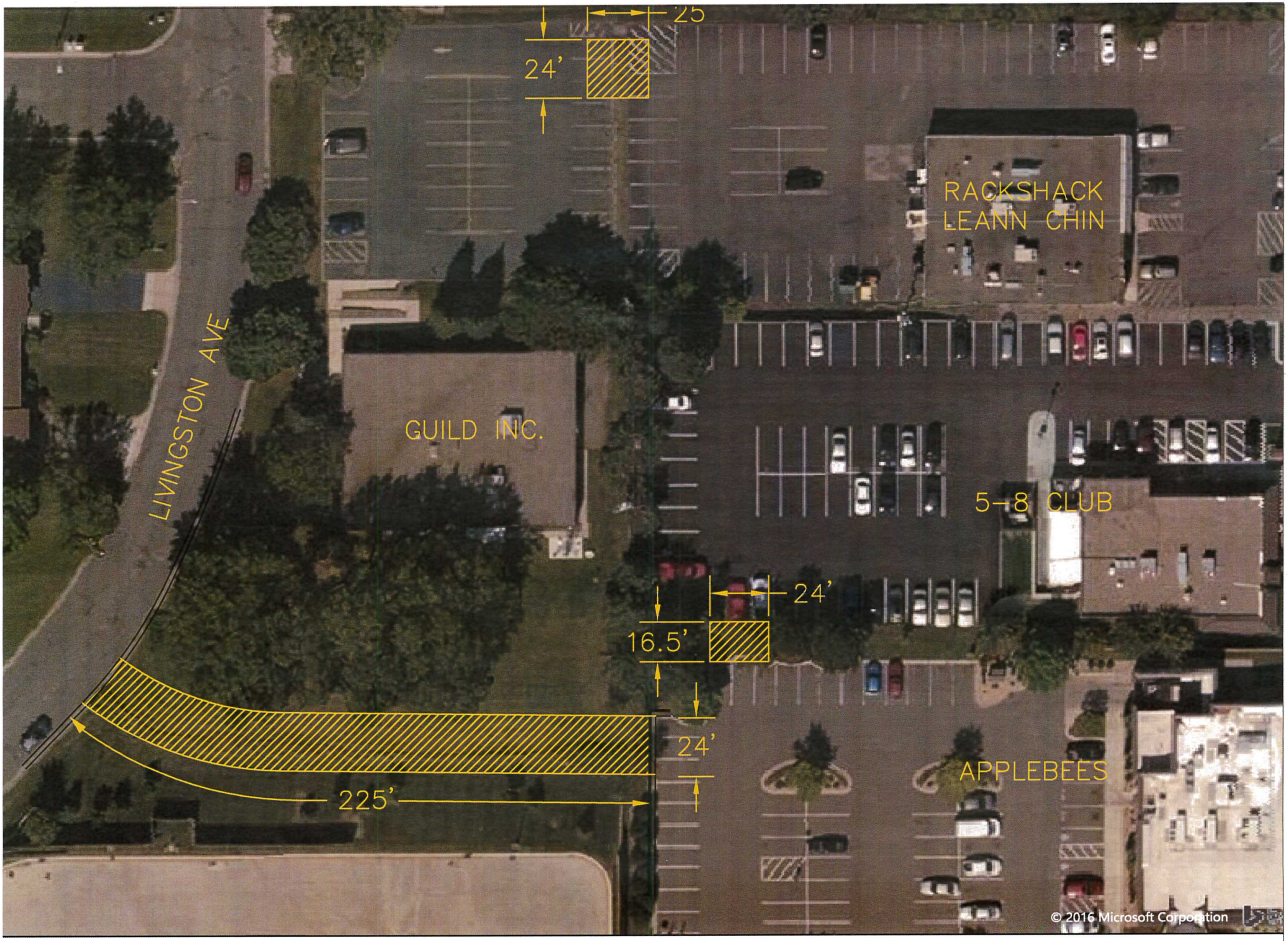
FISCAL IMPACT:

To be determined.

		Amount
Fund:		
Department:		
Account:		

STAFF RECOMMENDATION:

Review and direct staff.


25
24'
RACKSHACK
LEANN CHIN
LIVINGSTON AVE
GUILD INC.
5-8 CLUB
24'
16.5'
24'
APPLEBEES
225'
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APPLEBEES/LIVINGSTON AVE

MNDOT SPEC	DESCRIPTION	NOTES	UNIT	TOTAL QUANTITY	UNIT COST	TOTAL COST
2104.501	REMOVE CURB		LF	48	$ 2.50	$ 120.00
2104.503	REMOVE BITUMINOUS PAVEMENT	(3)	SF	5400	$ 0.70	$ 3,780.00
2105.501	COMMON EXCAVATION		CY	400	$ 15.00	$ 6,000.00
2211.501	AGGREGATE BASE CLASS 5	(2)	TON	190	$ 14.00	$ 2,660.00
2360.501	TYPE SP 12.5 NON WEARING COURSE MIX (3,B)	(1)	TON	100	$ 73.00	$ 7,300.00
2531.501	CONCRETE CURB & GUTTER B612	(4)	LF	48	$ 12.00	$ 576.00
2564.618	SIGN TYPE C	(5)	SF	1	$ 200.00	$ 200.00
2573.502	SILT FENCE, TYPE MACHINE SLICED		LF	225	$ 3.50	$ 787.50
2573.533	STORM DRAIN INLET PROTECTION		EACH	1	$ 350.00	$ 350.00
2585.502	4" SOLID LINE YELLOW - PAINT		LF	225	$ 0.50	$ 112.50
	CONSTRUCTION SUBTOTAL					$ 21,886.00
	20% CONTINGENCY					$ 4,377.20
	TOTAL ESTIMATED CONSTRUCTION COST					$ 26,263.20

NOTES:

(1) 3" DEPTH
(2) 6" DEPTH
(3) REMOVE TEMPORARY BITUMINOUS PAVEMENT
(4) RESTORE C&G TO PREVIOUS CONFIGURATION
(5) INSTALL STOP SIGN AT LIVINGSTON