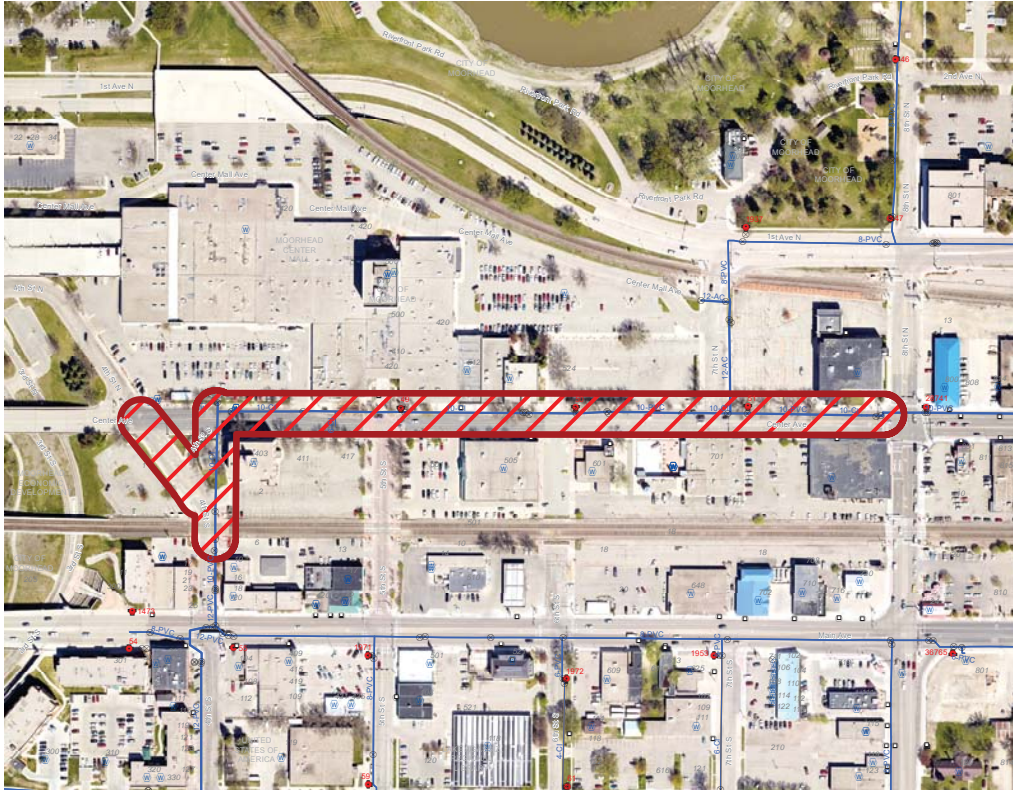


Project Number WT18-01
Center Avenue (4th Street to 8th Street)
4th Street (Main Avenue to Center Avenue)

Moorhead Public Service will be completing a watermain replacement project in this area prior to the City of Moorhead's planned street rehabilitation project.

During the project, MPS' may periodically shut off water to complete specific segments of the project. MPS and the contractor will make every effort to notify affected customers during these times.



- Watermain construction is expected to begin early May, 2019 with completion on or around July 1, 2019

- Funding for the watermain replacement project is included in MPS' standard utility rates, so no special assessments will be levied for this watermain replacement.

- During the project, MPS will provide a temporary water supply. This will be a 2 inch yellow PVC pipe, above ground, that will be placed near the sidewalk and across driveways. MPS will protect the pipe by covering with sand and gravel to assure access to driveways. This is OK to drive across.

- The project will involve replacement of approximately 1,800 lineal feet of cast-iron watermain with new polyvinyl chloride (PVC) watermain.

- Please avoid parking vehicles in the project area during construction and stay clear to assure personal safety.

Polyvinyl Chloride Watermain Quick Facts

- PVC has a life expectancy of 100 years
- PVC does not corrode (Internally or externally)
- PVC is compatible with existing pipe inventories

Contact Information

MPS Dispatch (After hours only) - 218.477.8080
Water Division Manager - Kris Knutson - 218.477.8071
Water Field Technician - Seth Martinson - 218.790.1371

CENTER AVENUE TREE INFORMATION



**Northern
Acclaim
Honeylocust**



**Prairie Silk
Honeylocust**



**Skyline
Honeylocust**



**Boulevard
Linden**



**Discovery
Elm**



**Triumph
Elm**

CENTER AVENUE LANDSCAPE IMPROVEMENTS

4TH STREET - 5TH STREET



PLANT SCHEDULE

TREES

CODE	BOTANICAL NAME / COMMON NAME	CONT	QTY
NA	Gleditsia triacanthos 'Harve' / Northern Acclaim Honeylocust	2.5" B&B	8
PS	Gleditsia triacanthos 'Prairie Silk' / Prairie Silk Honeylocust	3" B&B	3
SL	Gleditsia triacanthos 'Skyline' / Skyline Honeylocust	2.5" CAL. B&B	3
TA	Tilia americana 'Boulevard' / Boulevard Linden	2.5" B&B	8
UD	Ulmus davidiana japonica 'Discovery' / Discovery Elm	2.5" B&B	6
TE	Ulmus 'Morton Glossy' / Triumph Elm	2.5" B&B	4

GROUND COVERS

CODE	BOTANICAL NAME / COMMON NAME	QTY
	Rock Mulch Type 1	1,505 sf



CENTER AVENUE LANDSCAPE IMPROVEMENTS

6TH STREET - 7TH STREET



CENTER AVENUE LANDSCAPE IMPROVEMENTS

7TH STREET - 8TH STREET



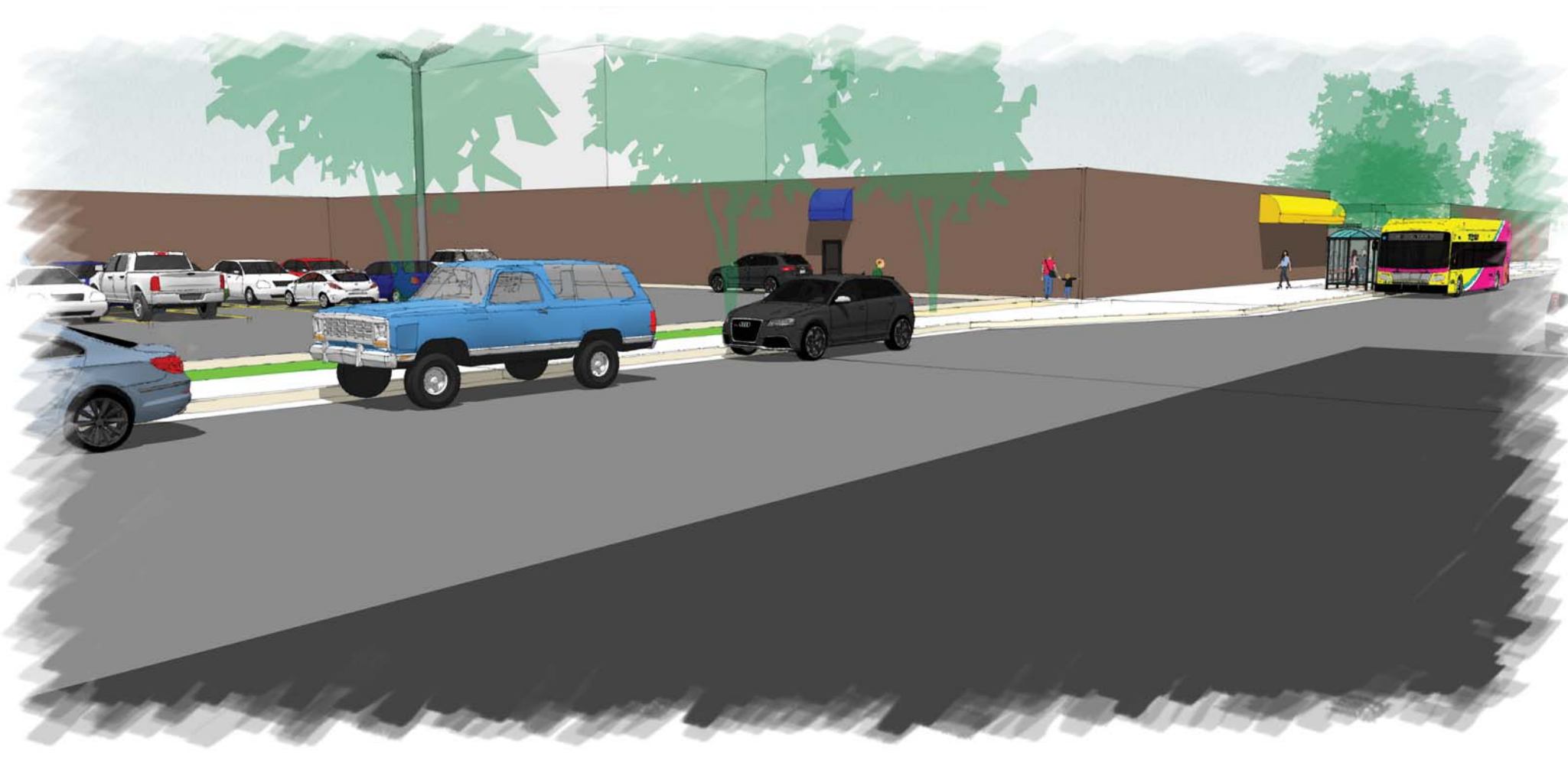
CENTER AVENUE ACCESS CLOSURE MAP



Sample Views of Closed Vehicle Access











Upcoming Plans:
Future Downtown Plan

Existing Plans:
2018 Strategic Plan

Goal: Target public investments and policies that promote private investments to create a vibrant and dense downtown.

2018 Arts and Cultural Framework Plan

PLACEMAKING - Create places people want to gather.

Goal: Use arts and cultural elements to bring soul, life and people to a revitalized downtown core. Create elements that position downtown as a core gathering place.

Objective: Downtown Moorhead will have revitalized urban center, a downtown where people want to gather, known for its beauty and cultural vitality.

2009 Comprehensive Plan Update

Vibrant Downtown

Downtown is a gathering place for the community. Its interesting architecture, inviting landscape, connections to the Red River, mixture of uses and pedestrian experience make it a great place to live, work, shop, dine or just gather. Downtown Moorhead's identity draws people from the community and the region just for the experience or to satisfy a retail, economic, recreational or entertainment needs.

2007 Downtown Framework Plan Update

- | | |
|-----------------------------|------------------------|
| 1. Economic Vitality | 3. Vibrant City Center |
| 2. Balanced Housing Choices | 4. Unique Character |

Focus Areas:
River-Oriented Development—Enhance and connect to Red River's beauty and evoke its rich heritage for recreation and entertainment
Town & Gown Development—Partner with education institutions and scholars
Corridor Development—Promote sense of place as integral part of Downtown experience

Let's Talk DOWNTOWN

Hey, what's going on Downtown?

Construction on Main underway and 500 more housing units in 5 years

The City of Moorhead recently set a goal for downtown housing: 500 new units in the next 5 years. Around the country, interest in urban housing has grown exponentially. The millennial generation, empty nesters, people with vacation homes, and households of all kinds are excited about downtown city living. With housing underway in downtown and near-downtown Moorhead, the momentum has started. Everyone in Moorhead is eagerly watching the construction progress along Main Ave where two multi-story buildings will be open for occupancy later in 2018.

Block E (801 Main Ave)

- Main floor: Usher's Restaurant and additional commercial space
- 2nd Floor: Eventide Corporate Headquarters
- 3rd & 4th Floors: 12 apartments



The building will have a public plaza for all to enjoy—right across from the iconic Moorhead Dairy Queen.

913 Lofts (913 Main Ave)

- 45 rental unit building
- Features balconies and enclosed parking next to Hombacher's



Retail staple Herberger's closes—what's next?

Moorhead was so fortunate to have the Herberger's store as part of the Moorhead Center Mall since 1980 when it was still Eckstein's Department Store. Herberger's bought Eckstein's in 1983 and the Mall expanded its footprint in 1992—building a larger store. The City added the parking ramp at the same time. Locals and those beyond our city borders count Herberger's as their favorite department store, and it's unfortunate that the national chain has gone out of business.

There are many community conversations underway about the future of this space. Future plans for this privately-owned property are not known at this time.

Center Avenue Retail (814 Center Ave)

- 10,400 square feet new and remodeled commercial/office/retail space
- Four bedroom residential rental unit with rooftop patio



Just the beginning—coming soon on Center Ave

A street construction project is planned on Center Avenue from the Red River to 8 St during the 2019 construction season. While the road width will not be changing, design features will improve safety and traffic flow and encourage more pedestrian traffic.

A bit further to the east, the former Simon Warehouse at Center Ave and 10 St will be converted by Mutchler Bartram Architects (MBA) into 65 rental apartments while maintaining the historical significance of the 1923 brick building. Just to the west of the Simon building is the former Moorhead Armory. MBA intends to transform this building into an event center. Remodeling plans include removal of the metal siding and uncovering the original brick façade.



Center Avenue 2019 Project

Contacts:

- Tom Trowbridge, Assistant City Engineer – 218.299.5395 - engineering@cityofmoorhead.com
- Jon Atkins, Traffic Engineer - 218.299.5388 - engineering@cityofmoorhead.com
- Kris Knutson, Water Division Manager – 218.477.8071 - KKnutson@mpsutility.com

Project Website:

www.ci.moorhead.mn.us/departments/engineering/current-projects/center-ave-project

Project Overview

Center Avenue, from the River to 8th Street/Hwy 75, will be improved with a mill and overlay and streetscape improvements in 2019 and 2020. Moorhead Public Service (MPS) is planning to replace cast iron water mains with PVC pipe and Public Works is planning on replacing most boulevard trees this construction season in connection with the street improvement.

Recognizing the importance of this downtown corridor, the potential for additional redevelopment, and the responsibility of infrastructure improvements meeting the needs of the corridor today and in the future, the City partnered with Stantec to analyze existing and future conditions, garner business, citizen and stakeholder input, and develop alternatives for consideration.

Initial analysis completed for the needs assessment noted:

- poor pavement condition,
- higher than typical crash rates along the corridor,
- relatively high number of access points for this type of roadway with limited left turn lanes,
- lack of designated east-west bicycle facilities,
- sight distance issues for some access points,
- roadway alignment shifts, and
- business concerns over impacts due to construction of both the water main replacement and the street improvement projects.

Street Section Alternative Selected:

Three Lane with On-Street Parking and Removal of Signal at 7th Street

Center Avenue 2019 Project

Project Elements (timelines noted are subject to change):

Center Avenue Bridge joint repairs (City of Moorhead lead agency + City of Fargo)

The bridge plans include the addition of a safety railing along the south side of the bridge (which is required to accommodate the bike lanes), along with the replacement of 10 of the 14 expansion joints (4 were replaced in 2007 and are still in good condition). This work will require full closure of the bridge for approximately 6 to 8 weeks. The work is expected to occur between approximately **May 1 and July 15**. While the bridge is closed, traffic will be directed to use the 1st Avenue North bridge.

Fourth St and Fifth St Railroad Crossing Improvements (BNSF)

BNSF plans to replace both the 4th St and the 5th St railroad crossings. This work is expected to occur in **April or early May**, and will require temporary full closures of the crossings in order to complete the work. The work will take approximately two weeks to complete.

Center Avenue and 4th Street Watermain replacement (Moorhead Public Service)

Work is expected to occur between approximately **May 15 and July 15**. The intent is to complete the work on Center Avenue using single lane closures, keeping Center Avenue open to traffic in both directions, although there may be some short term full road closures near 4 St. There will be a period of time where 4th St will be fully closed. The closure will be coordinated, as possible, with the BNSF railroad work and/or the Center Avenue Bridge work, when traffic would already be closed off or limited.

Center Avenue Roadway improvements (City of Moorhead)

This work consists of a mill & overlay plus streetscaping improvements. The majority of the work will occur after the MPS watermain replacement is complete, so is likely to occur between **July 1 and October 15**. Although boulevard trees will be removed in conjunction with the project (see below), new trees will be planted. Some landscaping work may be completed in 2020.

Main Avenue Roadway improvements (City of Fargo)

Separate from the Center Avenue project, the City of Fargo plans Main Avenue improvements in 2019. They will generally be working from west to east. It is expected that they will close the intersection of 2 St and Main Avenue in August. The City of Moorhead plans to have the Center Avenue bridge work completed by mid-July so it can function as a detour for some of the Main Avenue bridge traffic.

Project Financing

Center Avenue is classified as a minor arterial roadway and is designated as a Municipal State Aid (MSA) Street, therefore the improvements will be financed partially through MSA funds and partially through local funds with a portion of the local funds being assessed to the benefiting properties in accordance with the City's Special Assessment Policy.

Center Avenue 2019 Project

Boulevard Trees

City Forestry conducted a review and assessment of the trees along Center Ave with the goal of retaining as many trees as possible while meeting the goals of the project. Some trees could not be preserved due to the new pavement/sidewalk improvements. A number of the trees are in decline and have been declining for several years. Many of the trees that will be removed are ash varieties susceptible to the Emerald Ash Borer that is making its way to the Fargo-Moorhead area. Another factor in evaluation of the need for tree removal is those that simply don't have enough ground to continue to grow, which has caused accessibility problems for pedestrians and has contributed to further tree decline, putting the trees at risk during storms increasing the possibility of major branch failure on the roadway.

The new tree varieties selected will prosper in a downtown environment, and the planting areas will be large enough provide adequate space to allow healthy tree growth. The City will replace as many trees as possible to enhance downtown...now and into the future.

Corridor Streetscape

The street project plans will include removal of benches and concrete in the mall plaza and installation of new paving area within the plaza, including a stamped concrete band, pavers, and edging. The street project will also remove a non-operational fountain and cabinet in the area south of US Bank and replace it with a natural planting area.

The plans for the streetscape and mall plaza improvements are still under development. Generally, the scope of work for the streetscape and plaza plans is envisioned to include refurbishing metal banner pole arms, metal tree grates, trees/shrubs/river rock at access closure locations, mall plaza electrical and lighting improvements, furniture, plantings and other amenities. Additional input on these plans will be solicited as part of the Downtown Master Plan to be developed in 2019. The streetscape/plaza improvements will be bid in late 2019 or early 2020.



Center Avenue 2019 Project

Public Participation

Multiple methods have been utilized to garner feedback, including:

- Land owner meetings: individual meetings (April, 2017) and group meeting (January 18, 2018)
- Two public input meetings – June 27, 2017 and April 25, 2018
- Establishment of a focus group and steering committee. The City thanks these participants!

Focus Group:

Bob Buth – Bell Bank (Downtown Moorhead Inc.)
Dave Anderson – Sanford Health (Downtown Moorhead Inc.)
Dave Hunstad – Downtown Moorhead Group (Moorhead Business Association)
Tracey Moorhead – Concordia College (Downtown Moorhead Inc.)
Kris Knutson – Moorhead Public Service (Water)
Travis Schmidt – Moorhead Public Service (Electrical)
Michael Burns – Michael Burns Architects
Christine Holland – River Keepers
Bob Zimmerman – Moorhead Engineering
Tom Trowbridge – Moorhead Engineering
Kim Citrowske – Moorhead Planning
Kristie Leshovsky – Moorhead Planning
Randy Farwell – 702 Communication (Moorhead Business Association)
Mike Edenborg – Central Minnesota Credit Union (Moorhead Business Association)
Anne Blackhurst – MSU Moorhead (Downtown Moorhead Inc.)
Bill Craft – Concordia College (Downtown Moorhead Inc.)
Jenni Walthall – MSU Moorhead (Downtown Moorhead Inc.)
Peggy Kennedy – M State (Downtown Moorhead Inc.)
Tim Beaton – FM Area Foundation (Downtown Moorhead Inc.)
Derrick LaPoint – Downtown Moorhead Inc.
Chris Volkers – City Manager
Peggy Harter - Stantec
Angie Bolstad - Stantec

Steering Committee:

Bob Zimmerman – Moorhead Engineering
Tom Trowbridge – Moorhead Engineering
Kim Citrowske – Moorhead Planning
Lori Van Beek – Moorhead Transit
Dan Farnsworth – Fargo-Moorhead Metro COG
Cindy Graffeo – Moorhead Economic Development Authority
Steve Moore – Moorhead Public Works
Jon Atkins – Moorhead Engineering
Kristie Leshovsky – Moorhead Planning
Jeremy Gorden – City of Fargo Engineering
Peggy Harter - Stantec
Angie Bolstad - Stantec