

W. Wilson St. & S. Broom St. Assessment District – 2021

Project Engineer: Jim Wolfe

Alder: Verveer

Limits: S. Broom St. to S. Henry St. & John Nolen Dr. to W. Doty St. (see map on reverse)

Utilities

Sanitary Sewer: Replace main and laterals on W. Wilson St. & on S. Broom St. between W. Wilson & W. Doty (existing from 1905-1906); main between John Nolen & W. Wilson was replaced in 1995 and will remain

Water Mains: Replace water main W. Wilson St. & on S. Broom St. between W. Wilson & W. Doty (existing from 1882 & 1915); reconnect services to new mains. Main between John Nolen & Wilson replaced in 1995 (2" copper), but reviewing to possibly replace with projects (only serves a few properties, and space is a challenge)

Storm Sewer: Upsize storm sewer along Wilson & Broom per watershed study recommendations (29"x45" to 43"x68"). Adjust structures and inlets to match new street geometry, including along add-on blocks of Wilson & Bassett.

Street

Existing Wilson: Pavement = 4/10, Curb = 7/10; 3 travel lanes & no bike facilities

Existing Broom: Pavement = 6/10, Curb = 8/10 (upon closer inspection, curb joints are failing); 3-5 lanes & bike lanes

Proposed Wilson St.: Replace pavement, and replace curb & sidewalk as necessary; sidewalk replacement to resolve drainage issues. From Broom to mid-block, reduce to 1 travel lane in both directions; near Hamilton St., widen street to provide 3 lanes (2 inbound). Narrowing of street will provide space for a two-way cycle track on the southerly side of W. Wilson St. (minimum width lanes to preserve tree & terraces space). Add raised bike/ped crossing across south side of Wilson/Hamilton/Henry intersection.

Extend two-cycle track up the 100 block & 400 block (off-street) per the Wilson Corridor Plan. Extend parking protected bike lane on S. Bassett St. (removing a travel lane between W. Main and W. Wilson, but add a parking lane on those blocks). Realign intersection of S. Bassett & Wilson.

Proposed S. Broom St. (John Nolen to Wilson): Replace curb and pavement. Narrow all travel lanes, and remove the existing sidewalk on the easterly side to install a 10 ft. wide shared use path. Narrow & curve path as necessary to save existing maple tree near the W. Wilson intersection. Change existing thru/right lane at Wilson to right-turn only. Maintain existing channelized right turn, but tighten radius as much as possible, and install raised bike/ped crossing.

Proposed S. Broom St. (Wilson to Doty): Replace curb and pavement, and replace sidewalk as necessary. Remove an inbound travel lane and narrow the street to install an off-street, two-way cycle track (at sidewalk level). Preserve existing trees.

Proposed S. Broom St. (Doty to Main): Replace sidewalk as necessary. Remove parking lane, install two-way on street cycle track and floating bus stop – ramp pedestrians to street level to board bus.

Street lights & Traffic Signals

Street lighting: Replace existing street lights within the project limits. Install pedestrian scale lighting (Bassett style, to match other downtown locations). All new street lights will be updated styles with LED fixtures.

Traffic Signals: Replace conduit, bases, poles and signal heads as necessary at the Broom/Wilson & Broom/Doty intersection. Provide new signal for channelized right turn and for southbound John Nolen right turn on to Broom. Signal for right turn on to Wilson will either be flashing yellow or red.

Public Input

Wilson St. corridor study has discussed improvements in this area and project implements the recommendations of the approved corridor study report. A number of public input meetings were held regarding the study, as well a public informational meeting on the reconstruction project. Project geometrics have been approved by T.C., BPW and CC. Discussed at a Bassett Neighborhood Meeting (12/12/22) and additional PIM (1/24/23).

Tree Removals: Forestry has removed a number of trees that were in poor health, but a few removals will be completed with the project; 2 trees on Broom St. side of 351 W. Wilson (for new path), and 1 tree removal at 313 W. Wilson (for new cycle track. Adjustments to lane/path width and layout to save trees at 351 W. Wilson.

Costs:

Total Cost: \$4,485,000

Assessments: \$355,755

City Cost: \$4,129,245

Schedule:

Advertise for bids: 3/23/23

Construction: Start work around 6/5/21; construction to take approximately 4.5 months to complete

Assessment Policy Breakdown Item	Property Owner Share	City Share
Replace 10' of Asphalt Pavement	100%	0%
Remainder of Pavement, extra thickness & gravel base	0%	100%
Bike Facilities & Bus Stops	0%	100%
Replace Driveway Apron & Terrace Walks	50%	50%
Replace Sidewalk	0%	100%
Replace Curb & Gutter	0%	100%
Islands & Raised Crossings	0%	100%
Sanitary Laterals to property line	25%	75%
Sanitary Sewer Main	0%	100%
Storm Sewer Main	0%	100%
Water Main	0%	100%
Street & Ped Scale Lighting	100%	0%
Traffic Signals	0%	100%
Private Storm Sewer Lateral	100%	0%

