



Council Committee Memorandum

TO: Joint Council Committee
THROUGH: Tim Murray, City Administrator
FROM: Mark DuChene, City Engineer
MEETING DATE: June 4, 2019
SUBJECT: Downtown Parking Lot Improvements (former K.C. Hall property)

Background:

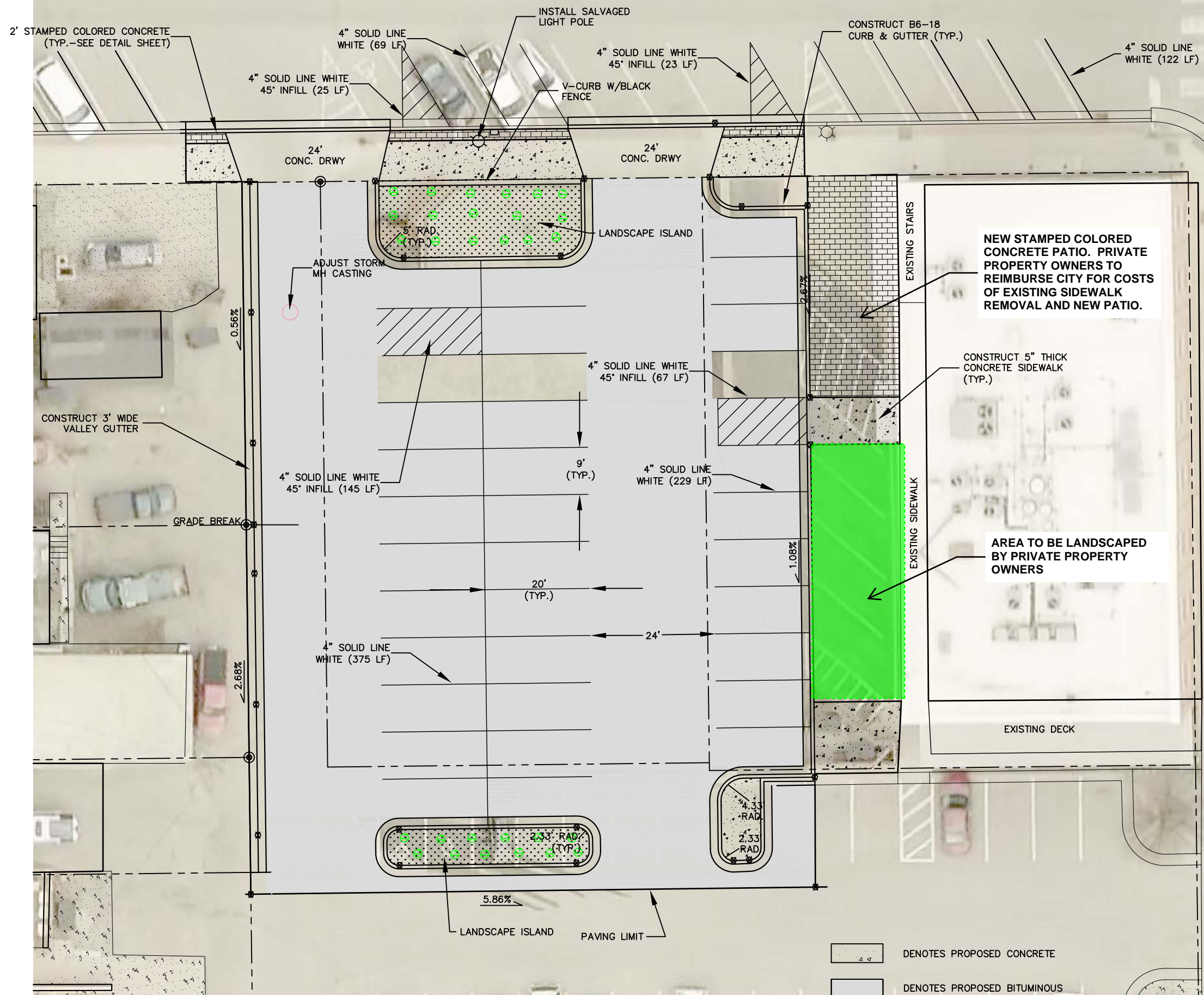
In 2018, the City purchased the former Knights of Columbus Hall building at 17 3rd Street NE and demolished the building in October of 2018 with the intent of constructing a new surface parking lot. City staff are working with the adjacent property owner of 31 3rd St NE (most recently former Alexander's and Pub 31) to reconfigure parking in the area to maximize the amount of spaces available. The adjacent property owner has also asked for some improvements adjacent to the private walk on their property to accommodate an outdoor patio. They have agreed to pay for this extra work.

The attached draft plan shows an increase of 20 parking stalls (37 public and 11 private). Also included in the plan are landscape islands and decorative fencing along the sidewalk on 3rd Street to tie in the downtown streetscape elements.

Staff is looking for feedback on the draft layout and intends to request Council approval at the June 11th City Council meeting to approve plans and specifications and set a bid date of June 25th for this project. The estimated project costs for this portion of work is estimated to be \$125,000 and the City is seeking to use small cities development program (SCDP) funds as part of the approved SCDP spending plan to finance the work.

Attachments:

- Draft Parking Lot Layout



2' STAMPED COLORED CONCRETE (TYP.-SEE DETAIL SHEET)

4" SOLID LINE WHITE (69 LF)

INSTALL SALVAGED LIGHT POLE

4" SOLID LINE WHITE 45" INFILL (23 LF)

CONSTRUCT B6-18 CURB & GUTTER (TYP.)

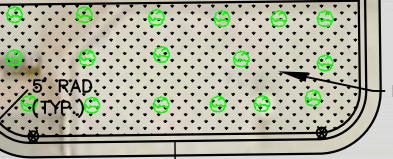
4" SOLID LINE WHITE (122 LF)

4" SOLID LINE WHITE 45" INFILL (25 LF)

V-CURB W/BLACK FENCE

24' CONC. DRWY

24' CONC. DRWY



LANDSCAPE ISLAND

ADJUST STORM MH CASTING

0.56%

CONSTRUCT 3' WIDE VALLEY GUTTER

GRADE BREAK

4" SOLID LINE WHITE 45" INFILL (145 LF)

9' (TYP.)

4" SOLID LINE WHITE 45" INFILL (67 LF)

4" SOLID LINE WHITE (229 LF)

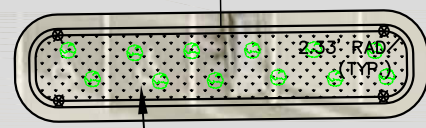
2.67%

20' (TYP.)

4" SOLID LINE WHITE (375 LF)

24'

1.08%



LANDSCAPE ISLAND

5.86%

PAVING LIMIT

EXISTING STAIRS

NEW STAMPED COLORED CONCRETE PATIO. PRIVATE PROPERTY OWNERS TO REIMBURSE CITY FOR COSTS OF EXISTING SIDEWALK REMOVAL AND NEW PATIO.

CONSTRUCT 5" THICK CONCRETE SIDEWALK (TYP.)

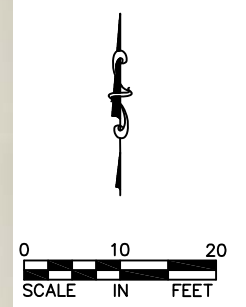
EXISTING SIDEWALK

AREA TO BE LANDSCAPED BY PRIVATE PROPERTY OWNERS

EXISTING DECK

1ST AVE. N.E.

- DENOTES PROPOSED CONCRETE
- DENOTES PROPOSED BITUMINOUS



3RD STREET N.E. PARKING LOT

PROPOSED CONSTRUCTION

City of **Faribault**
ENGINEERING DEPARTMENT

DESIGN BY: MWD DRAWN BY: DJD
 CITY CONTRACT: 2019-13
 DATE: JUNE, 2019

PLAN: D-3005
 SHEET 4 OF 4

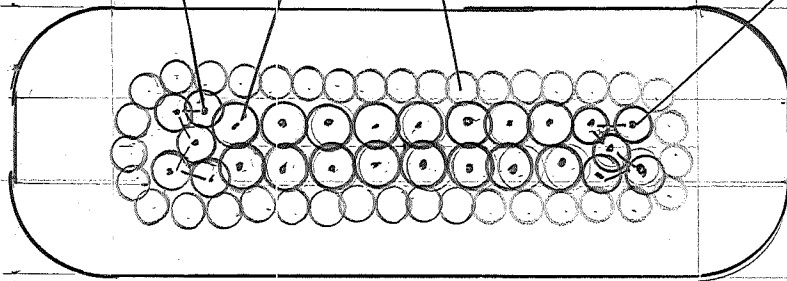
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
 L.I.C. NO. 46894 DATE 9-25-2018
 MARK W. DUCHENE, P.E.

16- KARL FOERSTER
FEATHER REED GRASS

5- AUTUMN JOY
STONECROP

38- STELLA DE ORO
DAYLILY

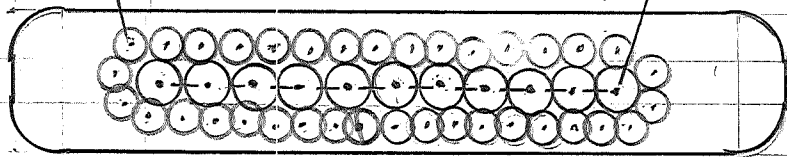
5- AUTUMN JOY
STONECROP



NORTH ISLAND

36- STELLA DE ORO
DAYLILY

11- KARL FOERSTER
FEATHER REED GRASS



SOUTH ISLAND

FORMER KC PARKING LOT

ISLAND PLANTING CONCEPT

- DROUGHT RESISTANT
- SALT TOLERANT
- POLLINATOR

10- AUTUMN JOY STONECROP

27- KARL FOERSTER FEATHER
REED GRASS

74- STELLA DE ORO DAYLILY

10 INCH TOPSOIL - MIX WITH

2 INCH COMPOST MANURE

4 INCH HARDWOOD MULCH

PENDING UTILITY POLES,
COULD PLANT ONE IMPERIAL
BOUST TREE AT NORTH ISLAND

05-31-2019