

To: Mayor and City Council

From: Dean Sayre, P.E.; Public Works, Civil Engineer II

Date: November 25, 2024

Subject: Roosevelt Avenue Pavement Project Concerns

BACKGROUND:

At the meeting on November 12, 2024, City Council directed staff to address a resident's concerns related to the pavement removal and replacement project on Curtiss Avenue, Marston Avenue, and Roosevelt Avenue. **The resident's primary concerns include the narrowing of Roosevelt Avenue, impacts on parking, project delays, and the need for better communication with residents.**

STREET WIDTH REDUCTION:

Roosevelt Avenue, between 13th St and 16th St, was reduced from 31 feet to a 27 feet width which aligns with SUDAS specifications for a residential street. Additionally, a 27-foot-wide roadway with one-side parking meets the 2018 International Fire Code width requirements. The width of nearby streets, including Curtiss Avenue, Marston Avenue, Hardin Avenue, and Roosevelt Avenue (south of 13th Street), are currently the standard 27-foot width. The previous 31-foot width on Roosevelt Avenue was due to its former use as a CyRide bus route, which required additional width. Because CyRide no longer operates on Roosevelt, the added width is unnecessary. For future temporary transit needs, a collector street such as Northwestern Avenue would be used as an alternate route.

Additionally, reconstructing the street from the existing 31-foot width to the standard 27-foot width mitigates environmental and fiscal impacts. The reduced width results in lowering the impervious area and lessening the stormwater runoff.

Constructing a standard 27-foot roadway also lowers the construction costs and reduces the General Obligation Bonds required for financing the project.

PUBLIC OUTREACH AND COMMUNICATION:

Public meeting invitation letters were sent out on October 6, 2023, and an open house meeting for the project was held on October 26, 2023. All Roosevelt Avenue residents from 13th St to 16th St were invited, and four attended. **Although the change in roadway width was illustrated with visual aid displays, the direct intention of reducing the roadway width was not verbally communicated at the meeting which had very little attendance.**

ENHANCED OUTREACH AND COMMUNICATION PROTOCOLS:

Staff is exploring ways to improve communication with residents by enhancing notification methods. Proposed process improvements include using special envelopes for project related mailings, providing more detailed information in invitation letters, and utilizing mobile signage for public meeting notification in project areas. To better inform residents about projects resulting in parking impacts, staff will specifically inform the neighborhoods in advance to clarify anticipated parking changes, and this information will also be included in public meeting invitations. Additionally, staff will be sure to specifically discuss any long-term impact or change that a project will create for a street corridor or neighborhood.

CONSTRUCTION TIMELINE AND CONTRACTOR DELAYS:

Concerns were also expressed with delays caused by contractor availability, leading to construction extending later into the fall. While the estimated completion the project has change from late summer 2024 to late fall of 2024, the duration of driveway access restrictions has remained as originally planned. Although delays were experienced from the original estimated completion, the project is still being completed within the formal completion date in the contract documents.

The underground subcontractor began utility work on June 3, 2024, and completed this phase within 3–4 weeks, only requiring short-term driveway access restrictions. During this phase, it was discovered that several Alliant Energy gas lines were too shallow, necessitating additional work by Alliant to lower them. Once underground work was complete Roosevelt Avenue was reopened until the next project phase.

After the underground utility work was completed, a two-month gap occurred because paving crews were engaged with other City of Ames' projects and Iowa State University's CyTown project. When paving work began, the south portion of Roosevelt was closed on September 17 and reopened on October 19, while the north portion was closed on October 22 and was reopened November 21. The 4 to 5-week duration for pavement removal and replacement is typical of similar projects. Also, warmer-than-usual fall temperatures have permitted construction to extend later into the season.

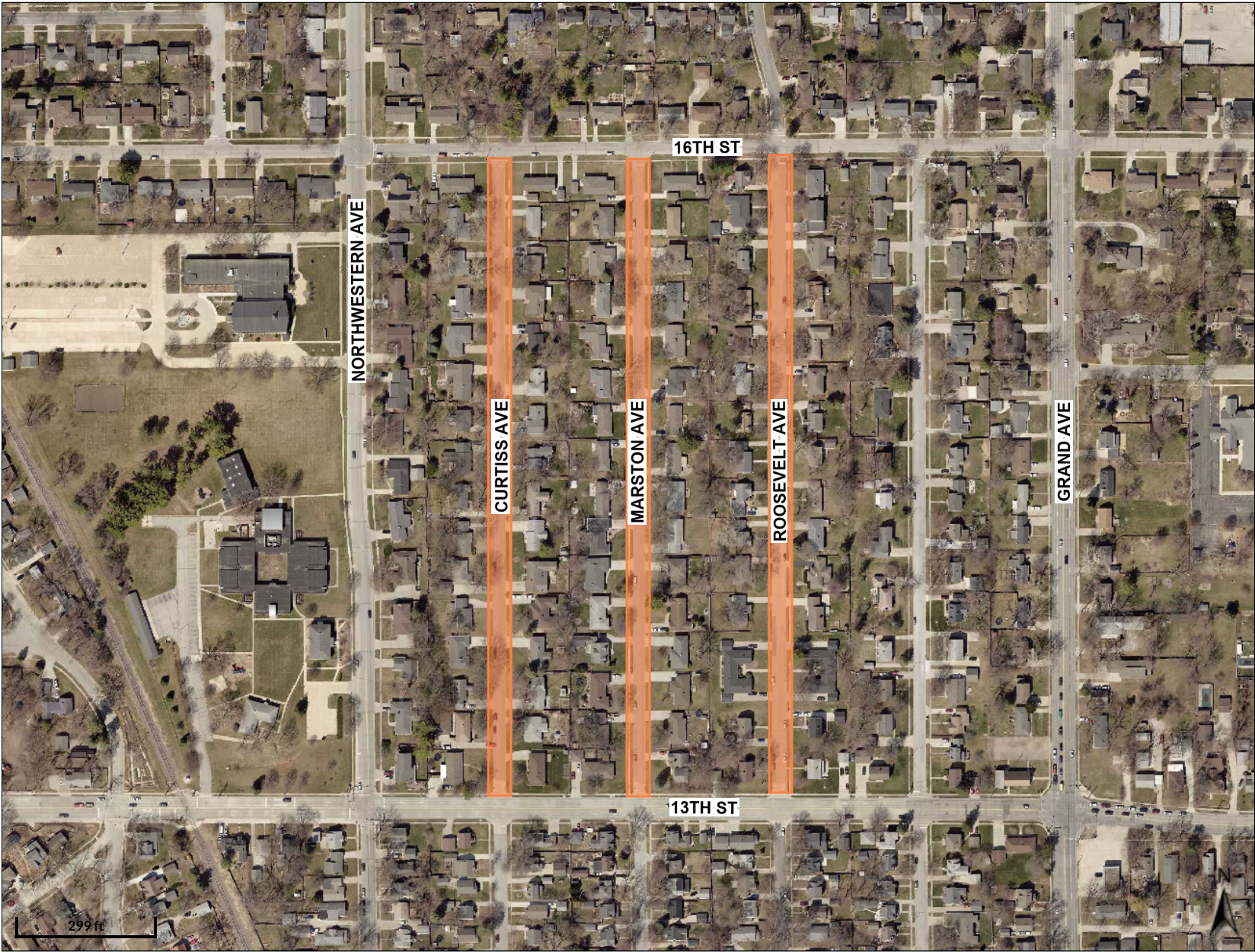
PARKING:

Staff recommends leaving parking as is for the immediate timeframe, with parking still allowed on both sides of the street. Over the next few months, staff will conduct a neighborhood survey to determine if there is resident consensus for keeping two-side parking or taking steps to allow parking on only one side of Roosevelt Avenue. Staff will update City Council in early spring 2025 with the results of the survey and any next steps, if needed. No City Council action is necessary at this time.

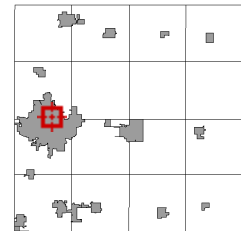
Attachment (1): Location Map

Roosevelt Avenue Pavement Project Concerns

Location Map



Overview



Legend

 Project Area

