

# WINOOSKI MAIN STREET REVITALIZATION PROJECT

## COUNCIL UPDATE

March 19, 2018



# AGENDA

- Introduction
- Project Overview and Status
- Cost Estimate
- Schedule
- Funding and Rate Impact Forecast
- Next Steps



## INTRODUCTION

- City infrastructure improvements are necessary and inevitable
- Execute the community's vision
- This is a transformational project developed from past community vision sessions
- This project will never be less expensive (grant, interest rate, material inflation forecasts)
- Next steps do not obligate the City to expend construction funds. It keeps us at the table to evaluate available funding packages.
- The City has invested in the project. \$425k in design costs spent to-date. Costs have been partially offset with grants.

# PROJECT TEAM



## City of Winooski

- Jessie Baker, City Manager
- Jonathan Rauscher, DPW Director
- Ryan Lambert, P.E., DPW Project Manager
- Paul Dreher, Planning and Zoning Manager
- John Choate, DPW Utility Manager



## Chittenden County Regional Planning Commission

- Jason Charest, P.E.
- Eleni Churchill



## VHB

- David Saladino, P.E., AICP
- Evan Detrick, P.E.
- Mike Willard, LEED AP
- Brad Ketterling
- Erica Quallen, E.I.T



## Dufresne Group

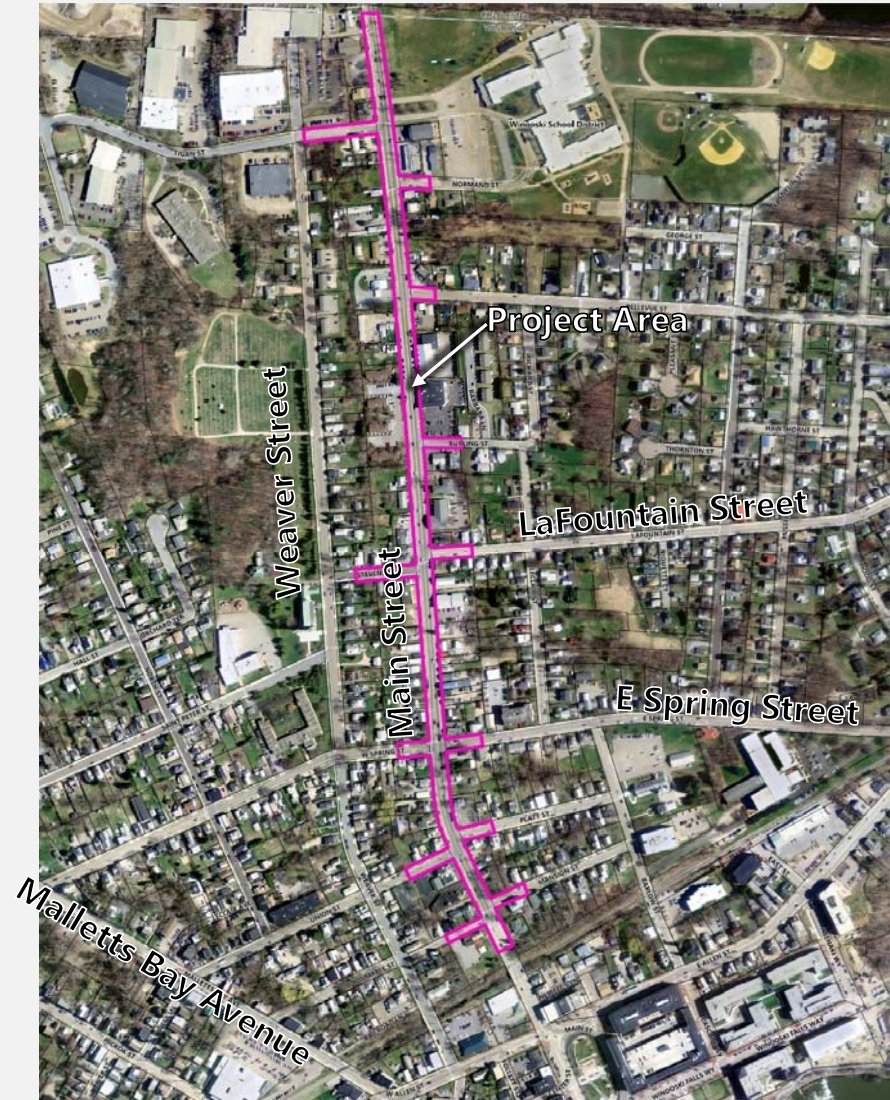
- Naomi Johnson, P.E.





# PROJECT AREA

- Main Street (US 2/7) from NECR railroad bridge to
- Colchester Town Line & Weaver Street
- Class I Town Highway
- Approximately 4,000 feet in length
- 4-Rod (66') right-of-way
- Traffic Volumes of 15,000 vehicles per day
- Two signalized intersections (Spring Street & Tigan Street)
- Mix of residential, retail, commercial, institutional uses



# PROJECT OVERVIEW

## Purpose of the Project

- Enhance **mobility** and improve **safety** and **access** for all modes of transportation,
- Upgrade outdated **stormwater** management and treatment practices, **drinking water** systems, and **sanitary sewer** systems, and
- **Accommodate growth** through improvements to the public utility and transportation networks.

## Need for the Project

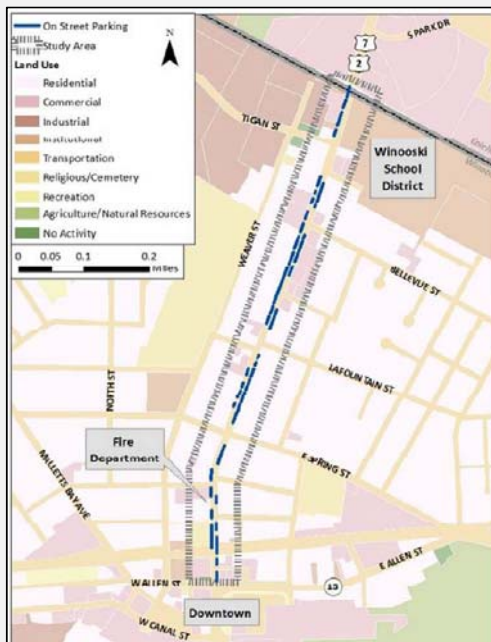
- Antiquated and Unreliable Water Supply and Sewer Systems
- Lack of Stormwater Treatment
- Placemaking aligned with the community's vision for the Main Street gateway corridor
- Deficiencies in Transportation Infrastructure. Need for improved pedestrian and bicycle facilities

## PROJECT STATUS TO-DATE

Initial discussion with Council	October 2017
Approve application for funding	November 2017
Planning Kick-Off Meeting	<i>November 2017</i>
Local Concerns Meeting	<i>December 2017</i>
Preliminary Design	<i>November – February 2018</i>
Presentation of Alternatives	<i>January 2018</i>
Concept Design	<i>February 2018</i>
Prelim. Engineering/Envir. Report	<i>March 2018</i>
DEC & USDA Report Review	Underway

## PREVIOUS STUDIES

- **Winooski Main Street Corridor Plan - 2014**
- **Winooski Gateways Form-Based Code – 2015**
- **Winooski Transportation Master Plan - 2016**



## Winooski Main Street Corridor Plan

## Final Corridor Study

June 2014



**CHITTENDEN COUNTY RPC**  
Communities Planning Together

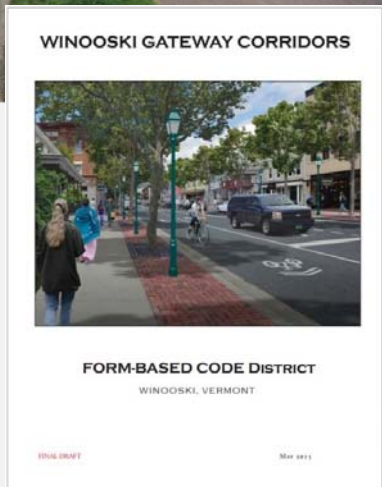
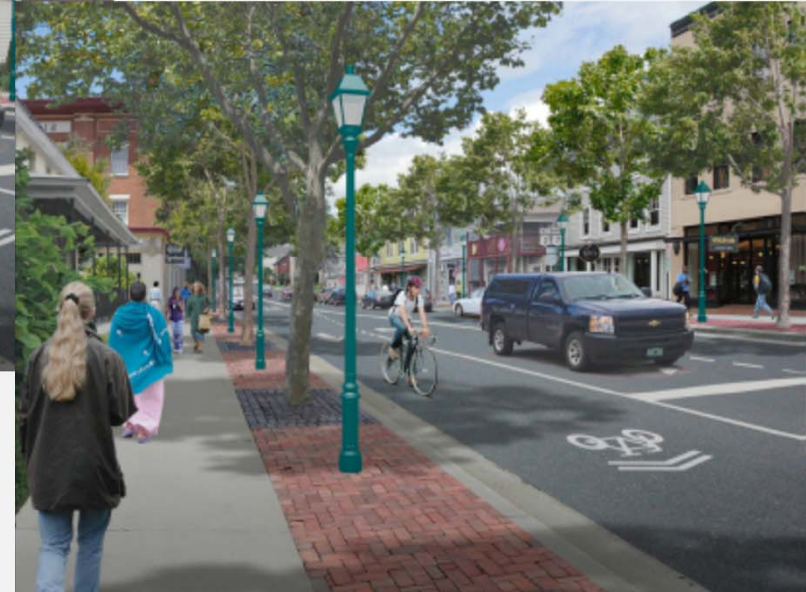
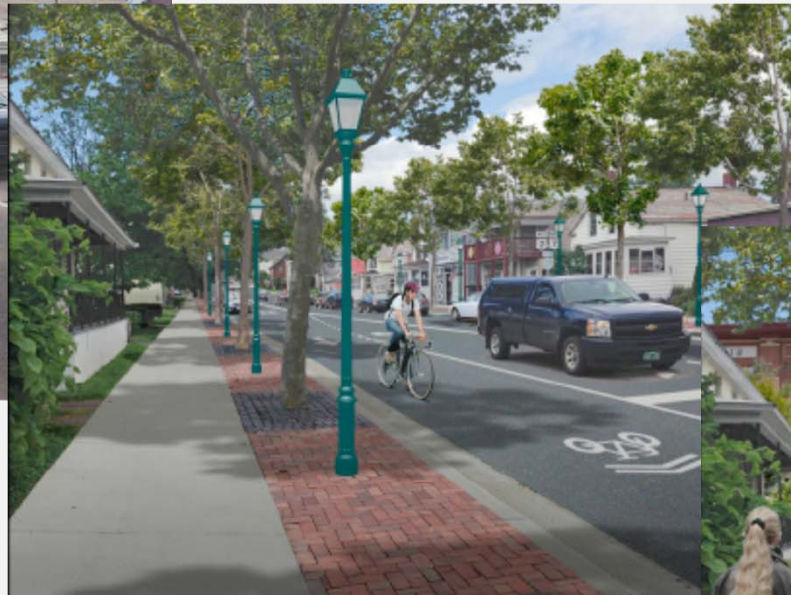


**RSG**  
the science of insight

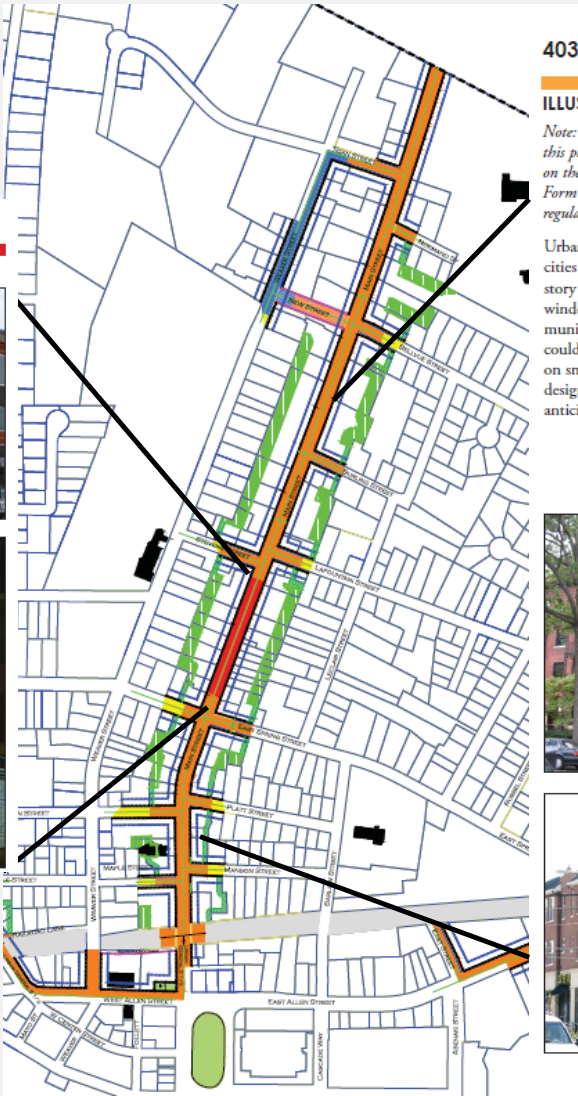
180 Battery Street, Suite 350 • Burlington, VT 05401  
TEL 802.383.0118 • FAX 802.295.1006 • [www.rsginc.com](http://www.rsginc.com)



# WINOOSKI GATEWAY CORRIDORS FORM-BASED CODE DISTRICT



404. Urban Storefront Frontage

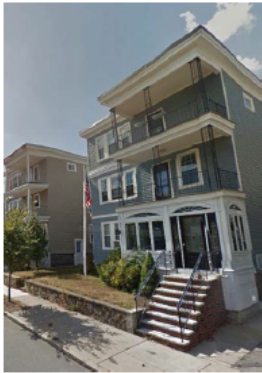


403. Urban General Frontage

ILLUSTRATIONS AND INTENT

*Note: These are provided as illustrations of intent. The illustrations and statements on this page are advisory only and do not have the power of law. Refer to the standards on the following pages for the specific prescriptions and restrictions of this Building Form Standard. Where these photos or statements may be inconsistent with the regulations, the regulations prevail.*

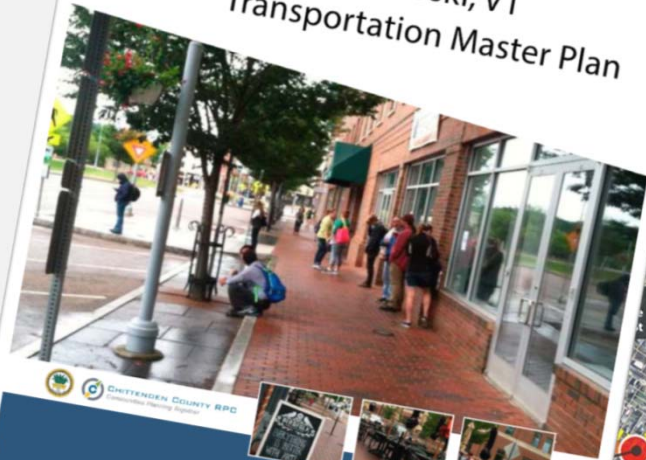
Urban General is the basic urban street frontage, once common in towns and cities across the United States. The purpose of this frontage is to develop multi-story buildings placed directly at the sidewalk with one or more entrances and windows across the facade. The uses range from commercial to residential, municipal to retail and restaurants—and combinations of all of the above. There could be several buildings lined up shoulder to shoulder, filling out a BLOCK, or on smaller BLOCKS, a single building might fill the BLOCK face. This frontage is designated in the more intense areas of the Gateway Corridors District and it is anticipated that there will be significant pedestrian traffic along these frontages.





DRAFT REPORT

# City of Winooski, VT Transportation Master Plan



CHITTENDEN COUNTY RPD  
Chittenden County Regional Planning Commission



PREPARED FOR:  
City of Winooski  
Chittenden County Regional Planning Commission

PREPARED BY  
vhb

**GENERAL**  
1.2.3.1 - Sidewalk accessibility assessment  
1.3.1 - Evaluate downtown parking system & optimize as needed  
2.1.1 - Develop neighborhood street standards  
2.2 - Discourage one-way and dead-end streets  
2.3 - Monitor Circulator following VTrans safety enhancement project



## WINOOSKI TRANSPORTATION MASTER PLAN

# EXISTING CONDITIONS: WATER AND SEWER

## Existing Infrastructure:

- 3,700 ft cast iron water main (140 years old)
- 3,700 ft vitrified clay tile sewer main (130+ years old)

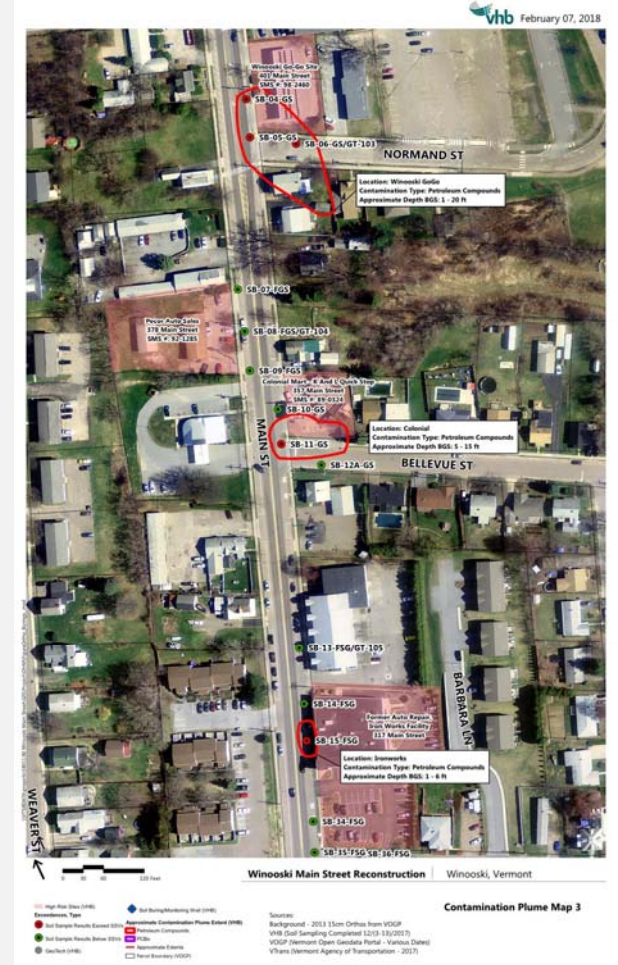
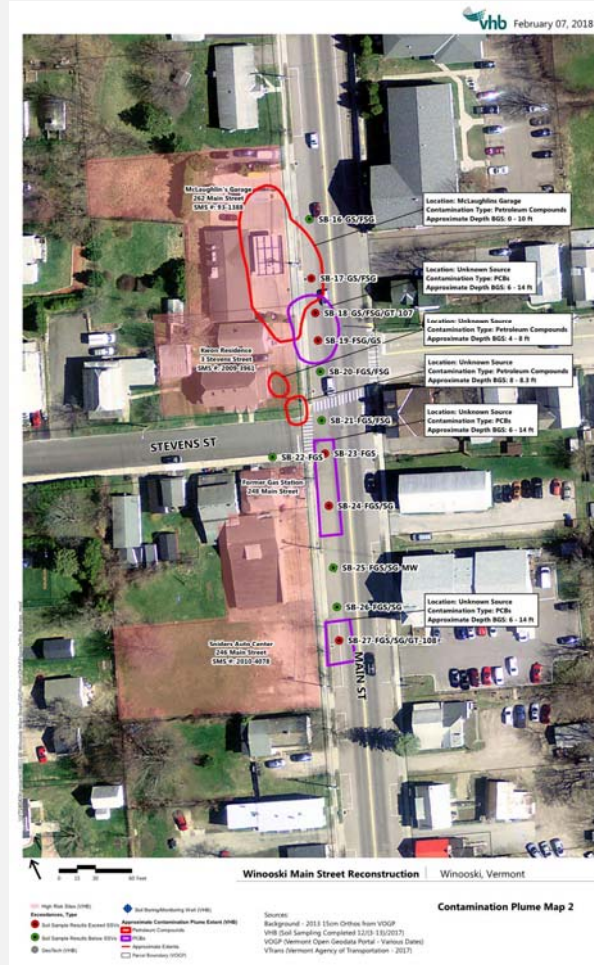
## Deficiencies:

- Undersized water mains
- Aged water mains and sewer mains
- Deteriorated water and sewer services
- Insufficient water and sewer main separation





## EXISTING CONDITIONS: CONTAMINATED SOILS





# PROPOSED STREET DESIGN

- The proposed roadway design includes:
  - Utility Upgrades
  - Green Stormwater Infrastructure
  - On-Street Parking
  - One-Way Uphill Protected Bike Lane
  - Shared Use Lane Downhill
  - Expanded Pedestrian Accommodations
  - Streetscape Amenities





Streetscape Design Character



## MAIN STREET REVITALIZATION PROJECT

DESIGN CONSIDERATIONS | January 2018



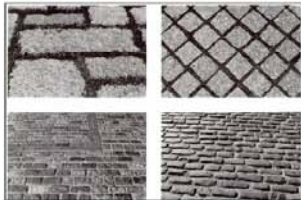




Street Furniture



Bicycle Accommodations



Hardscape Materials - Texture / Color / Patterns / Durability



Street Trees / Urban Stormwater



# PROPOSED STREET DESIGN – PLAN VIEW



**TYPICAL SECTION**

**MATERIAL TOLERANCES**

MATERIAL ITEM	THICKNESS TOLERANCE
PAVEMENT (FULL DEPTH)	$\pm \frac{1}{4}"$ (TOTAL THICKNESS)
SUBBASE	$\pm 1"$
CRUSHED STONE	$\pm 1"$

**Top Diagram Details:**

- Dimensions:** 2'-0" (CHILD), 11'-0" (SB TRAVEL WAY), 11'-0" (NB TRAVEL WAY), 8'-0" (PARALLEL PARKING), 3'-0" (BUFFER), 5'-0" (BIKE LANE), 6'-0" (STREETSCAPE STRIP (TYP.)), 7'-0" (SIDEWALK (TYP.)).
- Grades:** 0.015 (Left), 0.020 (Travel Lanes), 0.015 (Right).
- Materials:** 2.5" TYPE 111S ASPHALT HOT MIX, 3.5" TYPE 11S ASPHALT HOT MIX, 8" SUBBASE OF CRUSHED GRAVEL, FINE GRADED, 12" DENSE GRADED CRUSHED STONE.
- Utilities:** GAS, ELECTRIC SERVICE, 6" UNDERDRAIN, STORM DRAIN, DUCT BANK (TELECOM), SILVA CELLS (ARRANGEMENT TO BE DETERMINED), 4" SILVA CELL SUBBASE (MATERIAL TO BE DETERMINED), WATER MAIN, 19'-0" (DUCT BANK (ELECTRIC)), 8'-4" (SEWER MAIN), 6'-6" (STORM DRAIN), 5" CONCRETE SIDEWALK, 12" DENSE GRADED CRUSHED STONE, VERTICAL GRANITE CURB (7" REVEAL).

**Bottom Diagram Details:**

- Dimensions:** 8'-0" (PARALLEL PARKING), 13'-0" (SB TRAVEL WAY), 11'-0" (NB TRAVEL WAY), 3'-0" (BUFFER), 5'-0" (BIKE LANE), 6'-0" (STREETSCAPE STRIP (TYP.)), 7'-0" (SIDEWALK (TYP.)).
- Grades:** 0.015 (Left), 0.020 (Travel Lanes), 0.015 (Right).
- Materials:** 3.5" TYPE 11S ASPHALT HOT MIX, 2.5" TYPE 111S ASPHALT HOT MIX, 8" SUBBASE OF CRUSHED GRAVEL, FINE GRADED, 12" DENSE GRADED CRUSHED STONE.
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**MAIN STREET (PARKING ON EAST SIDE)**  
N.T.S.



# PROPOSED STREET - UNDERGROUND UTILITIES

## Water/Sewer upgrades:

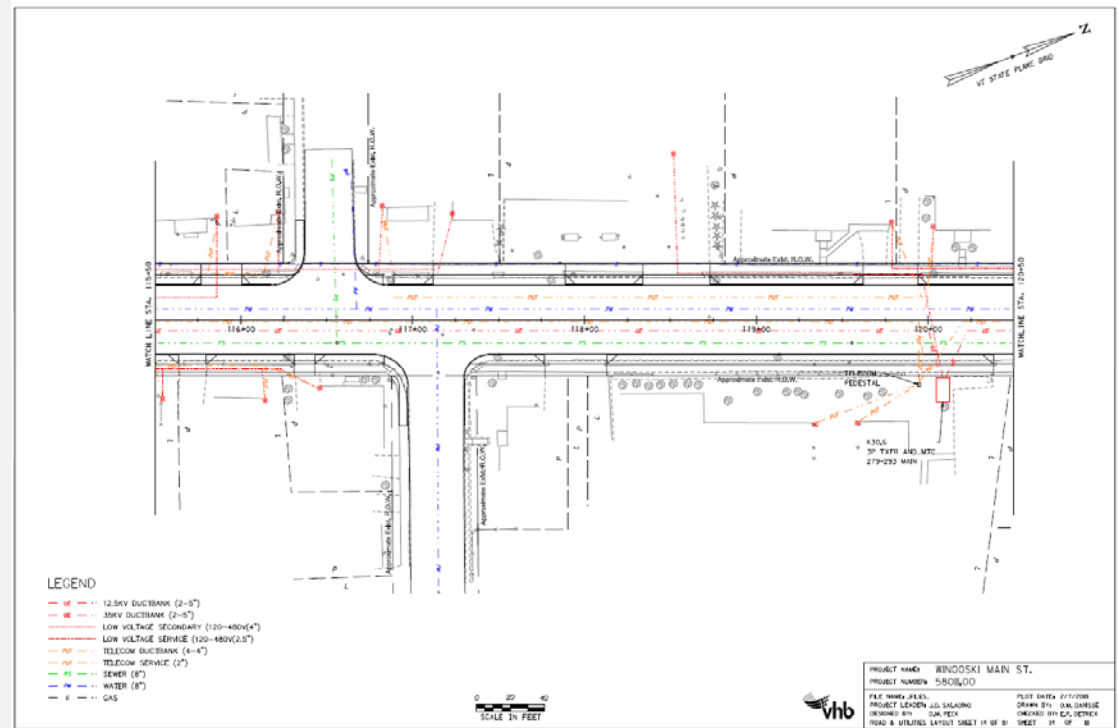
Replacement piping with ductile iron water main and PVC sewer main

10' minimum horizontal water/sanitary sewer separation

5' minimum horizontal water/storm sewer separation

6' minimum cover for water main

18" vertical water/sewer separation



# COST ESTIMATE

Estimated Project Cost Summary								
	Construction	Administrative & Legal	Engineering & Permitting	Right of Way Acquisition	Construction Observation / Inspection	Contingency	Short Term Interest	Total Cost*
Sanitary Sewer	\$1,450,000	\$14,500	\$89,000	\$15,000	\$162,000	\$145,000	\$3,700	\$1,900,000
Potable Water	\$1,600,000	\$16,000	\$106,000	\$16,000	\$193,000	\$160,000	\$4,100	\$2,100,000
Stormwater / Drainage	\$3,200,000	\$32,000	\$194,000	\$32,000	\$346,000	\$320,000	\$8,200	\$4,150,000
Sidewalks, Streetscapes & Landscaping	\$5,400,000	\$54,000	\$648,000	\$54,000	\$540,000	\$540,000	\$13,800	\$7,250,000
Relocation of Overhead Utilities	\$5,950,000	\$59,500	\$714,000	\$60,000	\$595,000	\$892,500	\$15,200	\$8,300,000
Total*	\$17,600,000	\$200,000	\$1,800,000	\$200,000	\$1,850,000	\$2,000,000	\$45,000	\$23,700,000

Engineering costs spent to-date: \$425,000

## PROJECTED SCHEDULE

Responsible Party	Tasks	Start Date	Duration	End Date
Council	Bond vote and grant application approvals	4/2/2018	1	4/2/2018
Proj Team	USDA Grant Application submissions	04/13/18	1	04/13/18
Public	Public Bond vote (within 45 days)	04/13/18	45	06/14/18
Proj Team	CW and DW SRF application	04/02/18	22	05/01/18
USDA-DEC	USDA and SRF funding package to City	06/14/18	22	07/15/18
Team/Utilites	Telecom utility scope and cost review	06/14/18	22	07/15/18
Proj Team	Request additional grant funding (on-going)	06/14/18	35	08/01/18
Proj Team	Finalize project estimate	7/15/2018	13	08/01/18
Council	Council authorization to amend capital plan (go or no go vote)	08/01/18	34	09/17/18
Council	Council authorization to amend utility rates (if applicable)	08/01/18	34	09/17/18
Council	Council authorization for engineering services (final design/bid)	08/01/18	34	09/17/18
Council	Council authorization for local option tax (go or no go vote)	08/01/18	34	09/17/18
Public	Public vote assess local option tax (if applicable)	09/17/18	122	03/05/19
<b>Project Construction Phase</b>				
Proj Team	Final Design Document Development	09/17/18	293	10/30/19
Proj Team	ROW Acqusitions/Easments	09/30/18	131	04/01/19
Proj Team	Issuance of Permits	09/30/18	175	06/01/19
Proj Team	Contract Plans and Bid Specifications	10/30/19	46	01/01/20
Proj Team	Project Bidding	01/01/20	43	02/28/20
Contractor	<b>Construction (2.5 seasons)</b>	04/15/20	588	07/15/22

# PROJECT FUNDING OPPORTUNITIES

## **Water Fund**

USDA Rural Development: Water and Waste Disposal Loan and Grant (30% grant, 2.125% @ 40 yrs)

Drinking Water State Revolving Loan Fund (-3% interest, 30 yr term)

## **Sewer Fund** (includes stormwater)

USDA Rural Development: Water and Waste Disposal Loan and Grant (30% grant, 2.125% @ 40 yrs)

Clean Water State Revolving Loan Fund (2% interest, 30yrs, Green infrastructure pilot)

## **General Fund** (Streetscape and utility undergrounding)

USDA-Rural Development: Community Facilities (CF) Program (Up to \$50k grant, 3.5% loan, 30 yr term)

Vtrans Pedestrian Safety Grant = \$375,000

Other Grants: Ecosystem Restoration, Urban Tree Planting, Vtrans Highway Grant

# WATER FUND PRELIMINARY REVIEW

## **Water Potential Project Funding:**

Drinking Water State Revolving Loan Fund and Subsidy

Subsidy: -3% interest, 30 year term

Subsidy Estimate: ±\$830,000

## **Water Project Estimate:**

Water Fund Cost Estimate:     **\$2,100,000**

Annual Debt Estimate:             **±\$40,000** (30 year term)

## **Water Cost Considerations:**

Minimal incremental rate increases prior to debt payments starting

Reserve fund reallocations to buffer potential rate increases



## SEWER FUND PRELIMINARY REVIEW

### **Sewer (Sanitary and Stormwater) Potential Funding:**

USDA-Rural Development WEP Grant and loan

Potential grant funding: = \$1.8M (30%, Sewer: \$6.05M)

Potential loan rate: 2.125% @ 30 Yrs

### **Sewer Project Estimate:**

Sewer Cost Estimate: **\$6,050,000** (Storm \$4.15M, Sanitary:\$1.9M)

Loan Balance: **\$4,235,000**

Annual Debt Estimate: **±\$193,000** (Principal + interest @ 30 yrs)

### **Sewer Cost Considerations:**

- Minimal incremental rate increases prior to debt payments starting
- Reserve fund reallocations to buffer potential rate increases
- Additional grant funding for stormwater facilities

# GENERAL FUND PRELIMINARY REVIEW

## **Streetscape and Utility Potential Funding:**

### **USDA-Rural Development: Community Facilities Loan**

Low Interest loan, 3.5% @ 30 yrs, potential \$50k grant

**Vtrans Pedestrian Safety Grant: \$375k**

## **Streetscape and Utility Estimate:**

General Fund Cost Estimate: **\$15,125,000** (*Underground Util: \$8.3M, Streetscape:\$7.25M*)

Loan Balance: **\$15,125,000**

Annual Debt Estimate: **±\$822,400** (Principal + interest, 3.5% @ 30 yrs)

## **General Fund Considerations:**

- Reduce or redistribute power and telecom relocation costs – Need bond vote to initiate
- Local Option Tax: ±\$150k annually revenue
- Main Street development property tax revenue growth: ±\$60k (2022) – ±\$340k (2039)
- Additional Grants (*Bond vote increases project rating*)
- TIF Debt expiration 2024

# PROJECT OPTIONS

- I. **Move forward** (bond vote, grant/loan applications, present funding package)
  - a) **If funding package is acceptable and rate impacts mitigated;**  
Full Project Construction - *Water, Sewer, Stormwater, undergrounding of utilities and streetscape*
  - b) **If funding package is inadequate and rate impacts infeasible;**
    - i. Phased Project Construction - *Proceed with water, sewer or stormwater improvements utilizing the current grant opportunities. Streetscape and utility undergrounding could potentially occur at a later date*
    - ii. No go.\*
2. **Not feasible at this time\***
  - a) Maintain preliminary engineering work to-date
  - b) Continue pursuing funding opportunities

\*Incur local cost of preliminary engineering after 5 years.

## NEXT STEPS

### **1. Grant submission authorization – April 2nd**

USDA-WEP, USDA-CF, Clean Water – SRF, Drinking Water – SRF

### **2. Authorization for Main Street Bond Vote – April 2nd**

These authorizations **will not** obligate the City to move forward with the Main Street project. It will allow USDA in coordination with DEC to offer a funding package for review.

### **3. Public Bond Vote – May or June**

### **4. Council Review of MSR Project Costs and Project Authorization – Late Summer / Early Fall**

*(If Bond Vote Approved)*

## UNIQUE OPPORTUNITY

- Implement a transformation project aligned with our community vision
- Address necessary and inevitable infrastructure needs
- Maximize development potential of Main Street gateway in community's vision
- Take advantage of federal dollars currently (potentially) available
- Take advantage of use of 2010 data benchmarking to median household income
- Lock in low interest rates as they may rise