



221 EAST CLARK STREET ALBERT LEA, MINNESOTA 56007-2496 TELEPHONE 507/ 377-4300

July 21, 2010

Mr. Michael Fox  
Deputy Director  
Minnesota Historical Society  
345 W. Kellogg Blvd.  
St. Paul, MN 55102-1906

Dear Mr. Fox

The City of Albert Lea is submitting information to the Minnesota Department of Transportation for a Tiger II grant that will rebuild Broadway Avenue in downtown Albert Lea. This area is within the National Commercial Historic District and I have outlined the area on the enclosed map.

The construction will be from building face to building face on this 100 ft. wide right of way. Construction will include replacement of underground utilities including the steam tunnels that are no longer needed. New sidewalks and street will be installed along with lighting and street furniture. The design is being done by historic architect Pat Waddick and all work will be sensitive to the preservation of the existing buildings.

I believe this requires comment from your office for grant purposes.

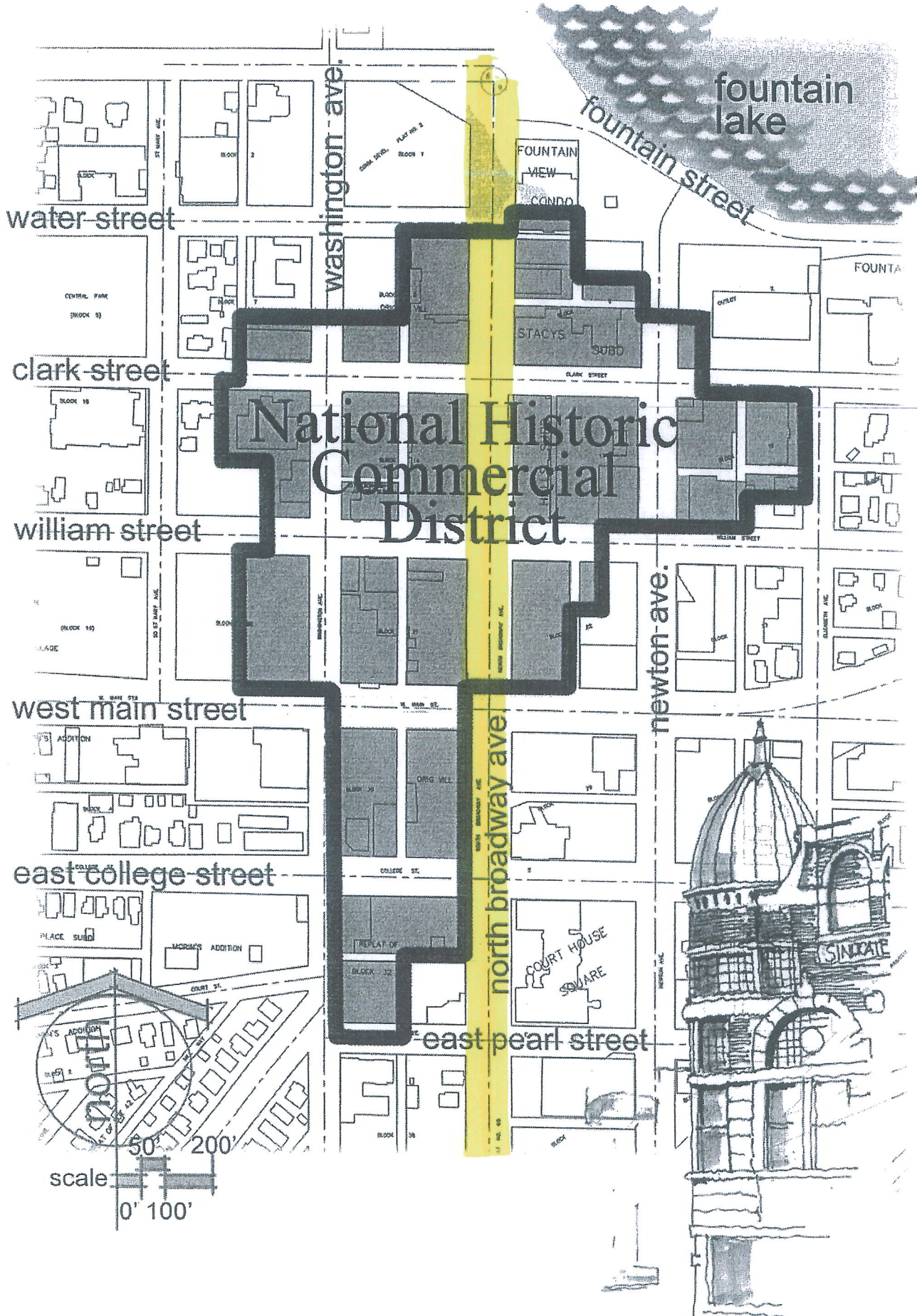
Please contact me for any questions or comments at 507-377-4316 or [bgraham@city.albertlea.org](mailto:bgraham@city.albertlea.org).

Thank you for your assistance.

Sincerely,

A handwritten signature in cursive script that reads "Robert A. Graham".

Robert A. Graham  
Community Development Director



fountain lake

fountain street

water street

washington ave

clark street

# National Historic Commercial District

william street

newton ave

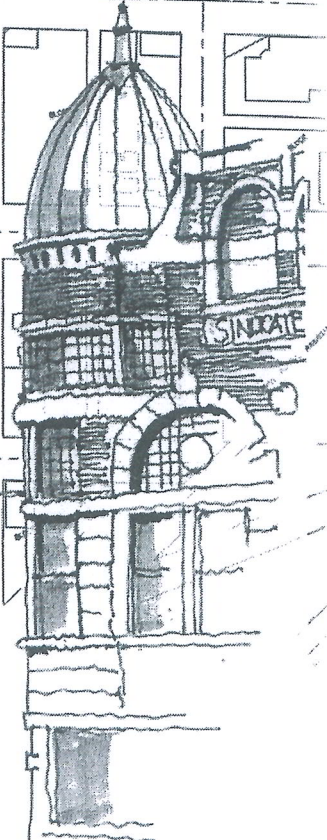
west main street

north broadway ave

east college street

east pearl street

scale  
0' 100'  
50' 200'





STATE AID FOR LOCAL TRANSPORTATION  
HISTORICAL/ARCHAEOLOGICAL REVIEW REQUEST

Sept 2007

Page 1 of 2

DATE: July 21, 2010

SEND TO: G. Joseph Hudak 651-366-3612  
Mn/DOT Chief Archaeologist Fax: 651-366-3603  
Office of Environmental Services joseph.hudak@dot.state.mn.us  
395 John Ireland Blvd, MS 620  
St Paul, MN 55155

SP/SAP No.: \_\_\_\_\_

Include all tied State &/or State Aid project numbers: \_\_\_\_\_

Does the project have Federal funds?  Yes  No

Document Being Prepared:  PM  EA  EAW  EIS  None

Desired Bid Opening Date: \_\_\_\_\_

Mn/Dot District No.: \_\_\_\_\_ County: Freeborn City: Albert Lea

Highway No./Street Name: Broadway Ave.

Project Termini: Front Street on south, Fountain St. on north.

Highway Type:  TH  CSAH  County Road  Township Road  
 MSAS  City Street  Trail

Legal location: Twp. \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_

Current land use: Downtown retail and service  
(agricultural, residential, commercial, park, etc.)

Does the project require a federal permit? (ie: Corps of Engineers Section 404 Permit)  
 Yes  No Permitting Agency: \_\_\_\_\_

Is any part of the project within a reservation/on Tribal lands?  
 Yes  No Describe: \_\_\_\_\_

Bridge Number: \_\_\_\_\_

Name of Feature Crossed: \_\_\_\_\_  
(ie: river, railroad)

Are there any borrow or disposal areas associated with this project?

Borrow:  Yes  No Disposal:  Yes  No

New area  Within limits of existing area  Expanded portion of existing area

Current land use: \_\_\_\_\_  
(agricultural, residential, commercial, park, etc.)

Legal location: Twp. \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_

Project is in  scoping stage or  pre-design stage.

Plan drawings are:  not yet available  available  attached

Project Contact person: **Name Robert Graham**  
**Director of Community Development**  
**507-377-4316 Fax 507-377-4336**



<i>Address</i>		<i>Email</i>
<b>The project will likely include:</b>		
<input checked="" type="checkbox"/> Resurfacing / Rehabilitation	<input type="checkbox"/> Realignment	<input type="checkbox"/> Widening of road/shoulder
<input type="checkbox"/> Major grading	<input type="checkbox"/> Grading for curve correction	<input type="checkbox"/> Ditch grading
<input type="checkbox"/> Bridge demolition, rehabilitation or replacement	<input type="checkbox"/> Bypass lane or turn lane construction	<input type="checkbox"/> Wetland fill or excavation
<input type="checkbox"/> Permanent stream diversion	<input type="checkbox"/> Temporary stream diversion	<input type="checkbox"/> DNR stream/water Xings
<input type="checkbox"/> Work outside existing R/W	<input type="checkbox"/> Work outside ex. shoulder	
<input type="checkbox"/> Culvert replacement	<input type="checkbox"/> Culvert extension or lining	<input type="checkbox"/> Stormwater pond construction
<input type="checkbox"/> Right of way acquisition	<input type="checkbox"/> Relocations	<input type="checkbox"/> Temporary easement
<input type="checkbox"/> Guardrail replacement	<input type="checkbox"/> Guardrail improvement	<input checked="" type="checkbox"/> Signals / lighting
<input type="checkbox"/> Building demolition/relocation	<input type="checkbox"/> Erosion repair	<input type="checkbox"/> Construction bypass

**Brief, but Complete Project Description:**

- Must include a description of each of the items checked above
- Include an explanation of how the proposed improvements will change existing conditions, such as horizontal and vertical alignments, the existing vs. proposed R/W, traffic lane width, ditch profiles, etc.
- For Bridge work, indicate whether the project will include filling and/or cutting.
- \_ Complete reconstruction within the existing 100 ft. right of way, building face to building face. Includes complete street design and vehicle and pedestrian systems.

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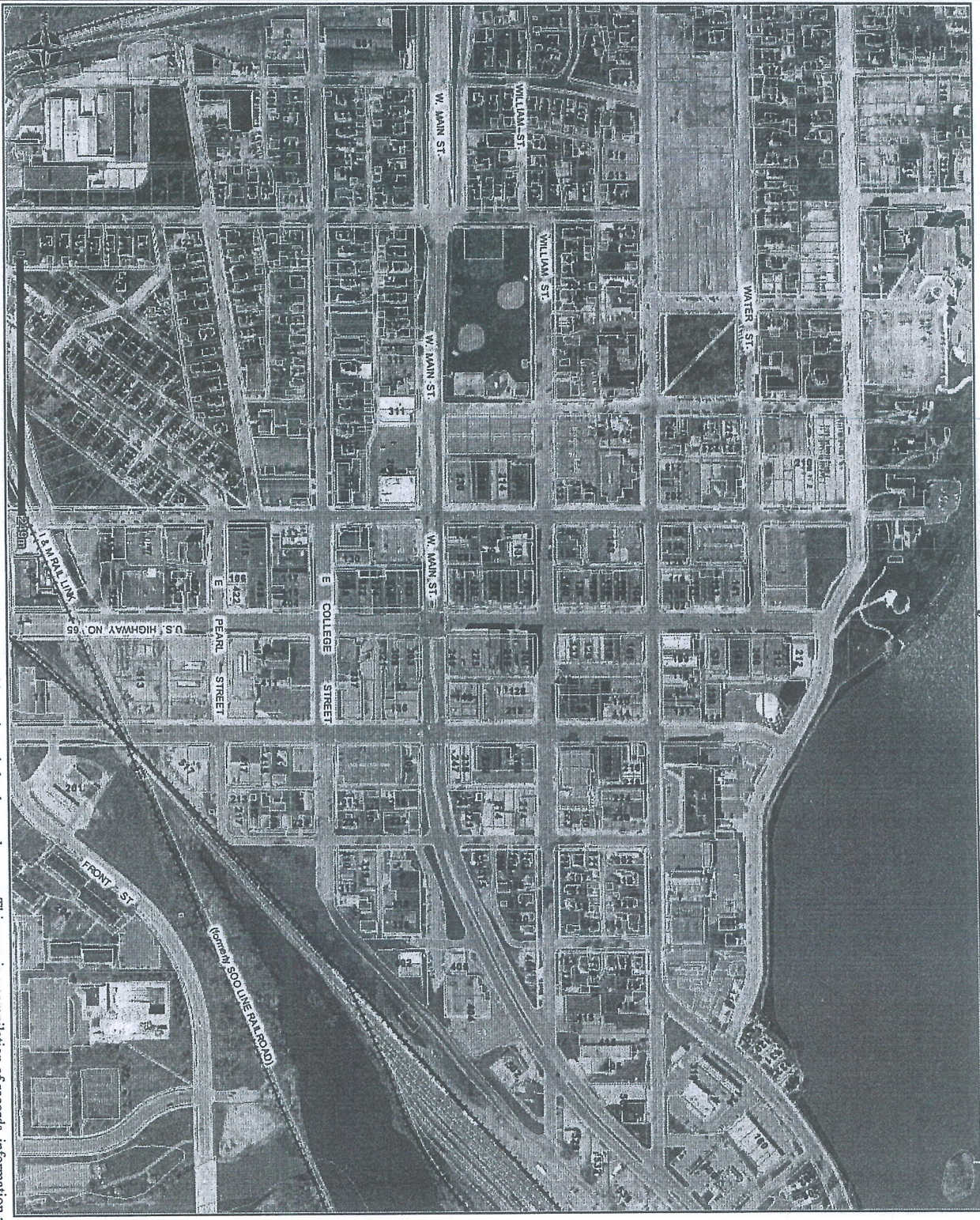
Additional comments or information: \_\_\_\_\_

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**ATTACH THE FOLLOWING:**

- Project location map
- An 8 ½ " x 11" or 11" x 17" photocopy from a USGS 7.5-minute topographic map showing the project location; include the name of map quadrangle.
- Preliminary layout or Project plan showing  
Construction limits  
R/W limits—existing and proposed  
Temporary Easements
- Aerial photograph of project area
- Photos of standing structures within a ¼ mile.

# Broadway Ave. Streetscape Photo



- County Limits
- Building Footprints
- Lot Lines-Albert Lea
- Townships
- Railroad
- Road Edge, Drives and Sidewalks
- Cities
- Ditches
- Public Tilt
- Streams
- Lakes
- Parcels
- Street Names
- Highway Labels
- Lot Dimensions
- Address Numbers
- 2006 Color Aerials A.L. Only
- Cities
- Townships

DISCLAIMER: This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only.

SOURCES: Freeborn County, City of Albert Lea, Plansight LLC:February 2007 for Parcel Data, 2006 for Albert Lea Data, 2003 for aerial imagery

## **Albert Lea Streetscape**

**(Total Project Cost \$13,400,000 TIGER II request \$10,720,000)**

**(\$ 2.68 M City of Albert Lea for 20% match)**

The project proposed is downtown streetscape on Broadway Avenue (Highway 65). This plan is to redevelop Broadway Avenue from the Canadian Pacific Railroad (Approximately 240 feet north of Front Street) to Fountain Street at Fountain Lake. It is a complete rebuild including underground and overhead utilities, street lighting, and pedestrian/parking improvements. This will include parking base where feasible and intersection improvements to improve pedestrian crossing. A system for bicycles including racks will be provided. The north focal point is Fountain Lake, Fountain Lake Park, and the Albert Lea Medical Center. This project in conjunction with the restored Freeborn National Bank Building and proposed William Street Plaza will also require a parking ramp due to a reduction in on street parking and 250 new employees downtown.

The project is part of a plan to complete initiatives identified in the city's Blue Zone vitality Project. The City of Albert Lea is America's First Certified Blue Zones City, having received that designation after very successfully completing a nine month intensive project designed to make environmental and policy changes to improve the health and vitality of the community. This project was in collaboration with AARP/Blue Zones and was funded by United Health Foundation.

## Livability and Sustainability through the Integration of Complete Street Practices in Minnesota.

### City of Albert Lea Narrative

#### IV. Selection Criteria

A. The City of Albert Lea is America's First Certified Blue Zones City having received that designation after very successfully completing a nine month intensive project designed to make environmental and policy changes to improve the health and vitality of the community. The continuation of this project is being closely watched at a national and international level with visitors and communications from many states and world- wide such as Israel and Korea as other communities seek to replicate the project. Many states and countries are facing obesity and other health issues that can be addressed through policies and development that encourage personal movement.

B. The Broadway Avenue "streetscape" project is on a system that has been in place for approximately 100 years and is the city's central downtown business street. The project is within a National Commercial Historic District with buildings going back to 1888, prior to the automobile. The proposed project is sensitive to maintaining the historic character of the downtown and sustaining the current structures. Some utilities are original and sidewalks are placed over a system of steel vaults or arches that create a steam and utility tunnel providing for the original steam heat system for the downtown. This system has deteriorated to the point it is unsafe to place heavy equipment on the sidewalks in order to maintain buildings. The project therefore requires a complete street revision from building face to building face. In some cases buildings open out to the space under the sidewalk. To not build for another 20 years will result in serious utility system collapse including sidewalks and potential for building failure.

Building this system will not only result in safe sidewalks, buildings, and utilities but will enhance the community's adopted policies and commitment toward "complete streets". The plan will continue to provide for on street parking for shoppers, although the number of spaces is somewhat reduced in order to improve pedestrian and bicycle flow and provide for landscaping. An adjacent street will also be closed to provide a plaza and access to a parking ramp. The ramp is required to increase off street office parking. The City is currently working with an employer to add 250 employees into the historic district on Broadway Ave. This employer will add to the community health of the city and continuation of the National Vitality Center. It is committed to the streetscape as part of its building enhancements.

C. The building to building complete reconstruction and streetscape will calm traffic and assist in reducing traffic noise for downtown residents. It will provide narrower and safer intersection crossings and improve pedestrian and bicycle safety.

The design system will provide for significant reductions in storm water runoff and landscaping will help to clean the downtown air.

The city has an on-schedule maintenance program and is capable of keeping the system including curbing, street, lighting, and landscaping in good repair.

The National Vitality Center on Broadway Avenue will bring visitors to the community. The vitality policies and environmental changes will give the city an edge on economic competitiveness, especially in the health and wellness industry. As additional employees come into the downtown the retail market will improve.

D. The streetscape project is 6 blocks in length and is a complete reconstruction. This project will create jobs for several construction trades and will be a stimulus within a community that has experienced job loss. The finished project will be an incentive for additional business, office, and residential to come into the central business district. The relationship of the project to the vitality efforts will result in new business jobs coming into the community and Minnesota.

E. This project extends from Front Street to Fountain Lake. The intersection with Fountain Street at Fountain Lake will include a traffic circle to improve traffic directional flow and pedestrian crossing safety for those crossing into the park. The entire 6 block project becomes a park extension from the lake. The system is designed around the user of the downtown "campus" and vehicle movement will adjust to people movement. Bicycles and pedestrians will be treated equally with motorized vehicles.

F. The streetscape design is being developed through consultation with the business community, Heritage Preservation Commission, and Planning Commission, and the Albert Lea Medical Center.