



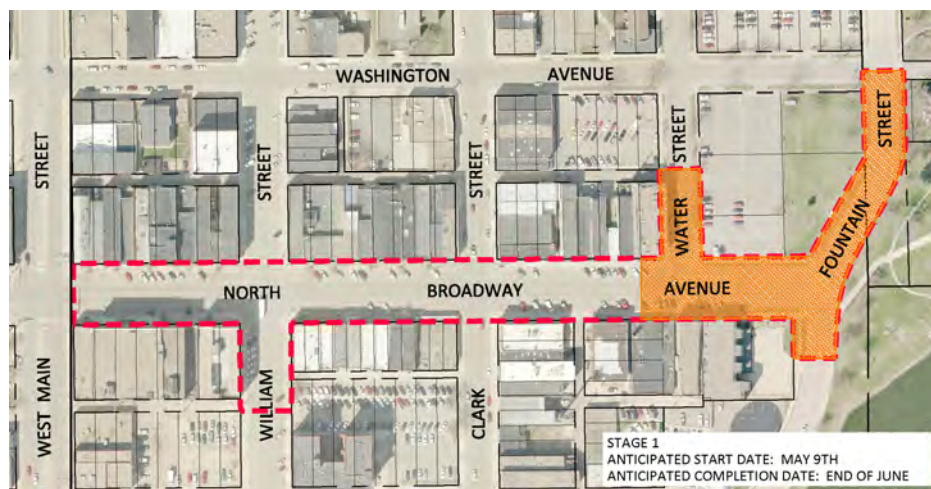
## NOTICE TO BROADWAY AVENUE PROPERTY OWNERS AND BUSINESSES

After several years in the conceptual stage and over a year in the planning and detailed design stages, construction on the Broadway Avenue Streetscape and Infrastructure Improvement Project will begin during the week of May 6th. The following is an overall summary of the anticipated construction staging and scheduling for the project, what to expect regarding pedestrian access and parking availability and other general construction related information. The following information is intended to be a general summary – weekly notices will be distributed to all Broadway Avenue businesses with specific information, including : construction activities anticipated for that week; anticipated changes to pedestrian access and parking; scheduled interruptions to water service , etc

### CONSTRUCTION STAGING AND SCHEDULE:

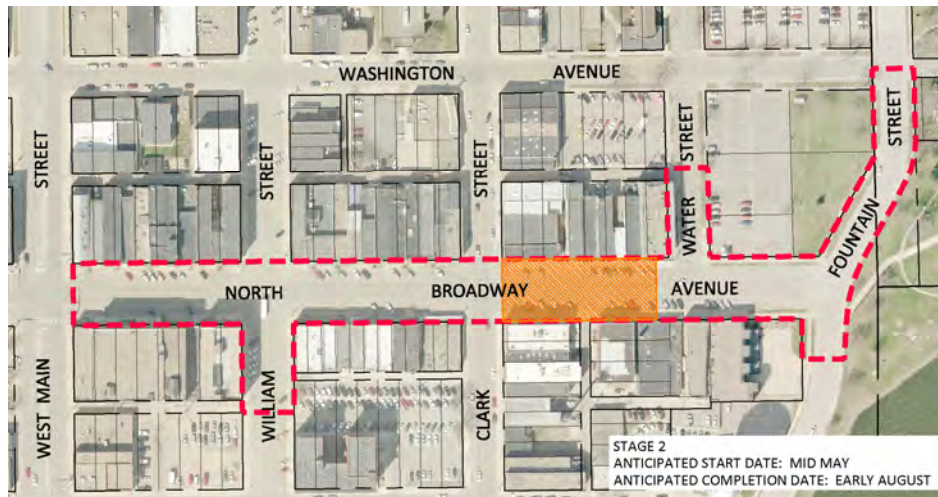
#### Section 1 - Broadway Avenue and Fountain Street

Section 1 includes the work on Fountain Street and the work on Broadway Avenue from Fountain Street to Water Street, including the Water Street pedestrian plaza. Work on Section 1 is scheduled to begin first, and will start during the week of May 6<sup>th</sup>. Traffic on Fountain Street will be detoured to Main Street while Fountain Street is closed for construction. The construction work in Section 1 is expected to be completed and open to traffic and parking by the 4<sup>th</sup> of July. In general, no parking will be available on this section of Broadway Avenue while the construction work is taking place.



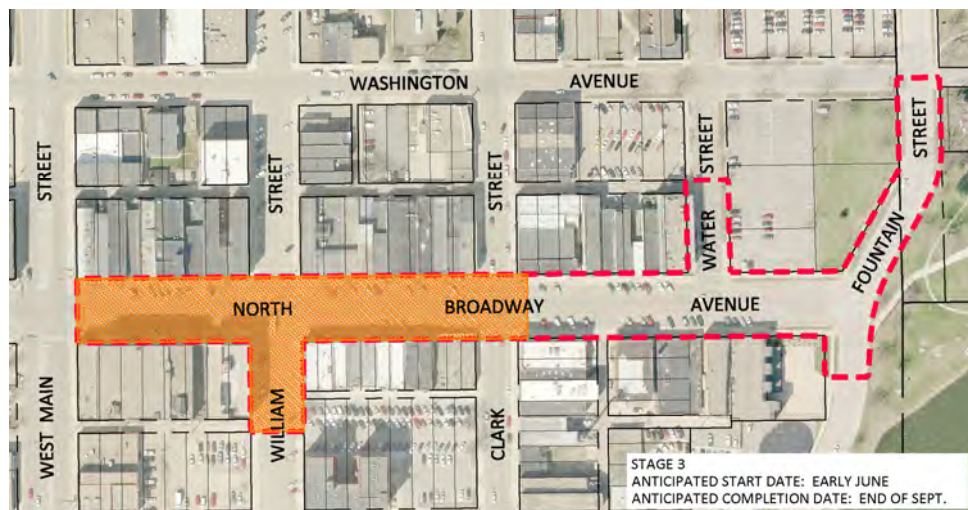
## Section 2 - Broadway Avenue

Section 2 includes the work on Broadway Avenue from Water Street to Clark Street. The work in this section is expected to start in mid-May and is expected to be completed and open to traffic and parking by the first or second week in August. In general, no parking will be available within this section of Broadway Avenue while the construction work is taking place.



## Section 3 - Broadway Avenue

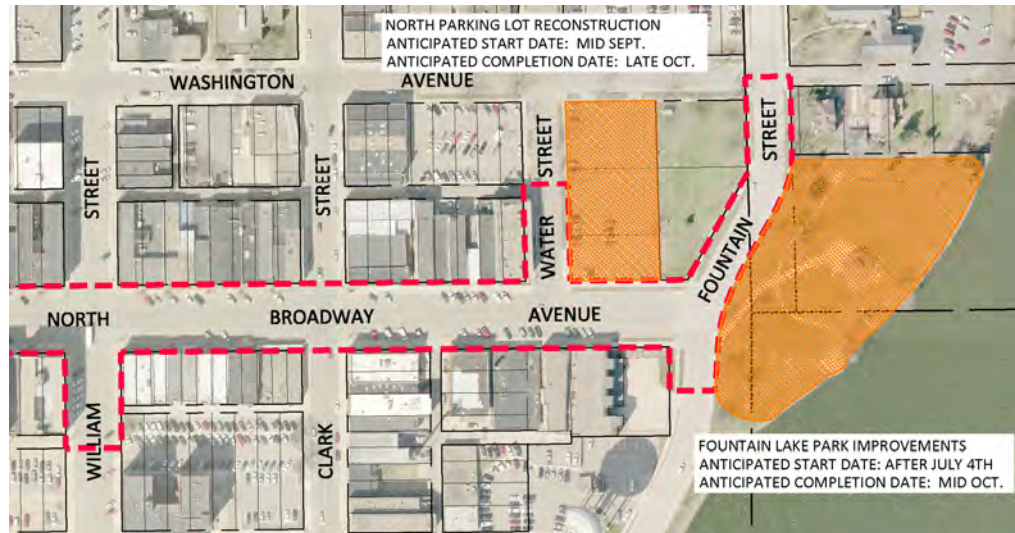
Section 3 includes the work on Broadway Avenue from Clark Street to Main Street, including the William Street pedestrian plaza. Work on this section is expected to begin around the first week in June. It is anticipated that there will be no parking available on Broadway Avenue between Fountain Street and Main Street from approximately the first week of June to the first week of August. As stated previously, parking on Broadway Avenue between Fountain Street and Clark Street should be restored by the first week of August. All work of Broadway Avenue is expected to be completed by the end of September.





### **Fountain Lake Park and North Parking Lot**

The work in Fountain Lake Park will not be started until after the 4<sup>th</sup> of July and is expected to be completed by mid to late October. The work on the north parking lot will not begin until all traffic and parking is restored on Broadway Avenue and is also expected to be completed by mid to late October.



### **PEDESTRIAN ACCESS:**

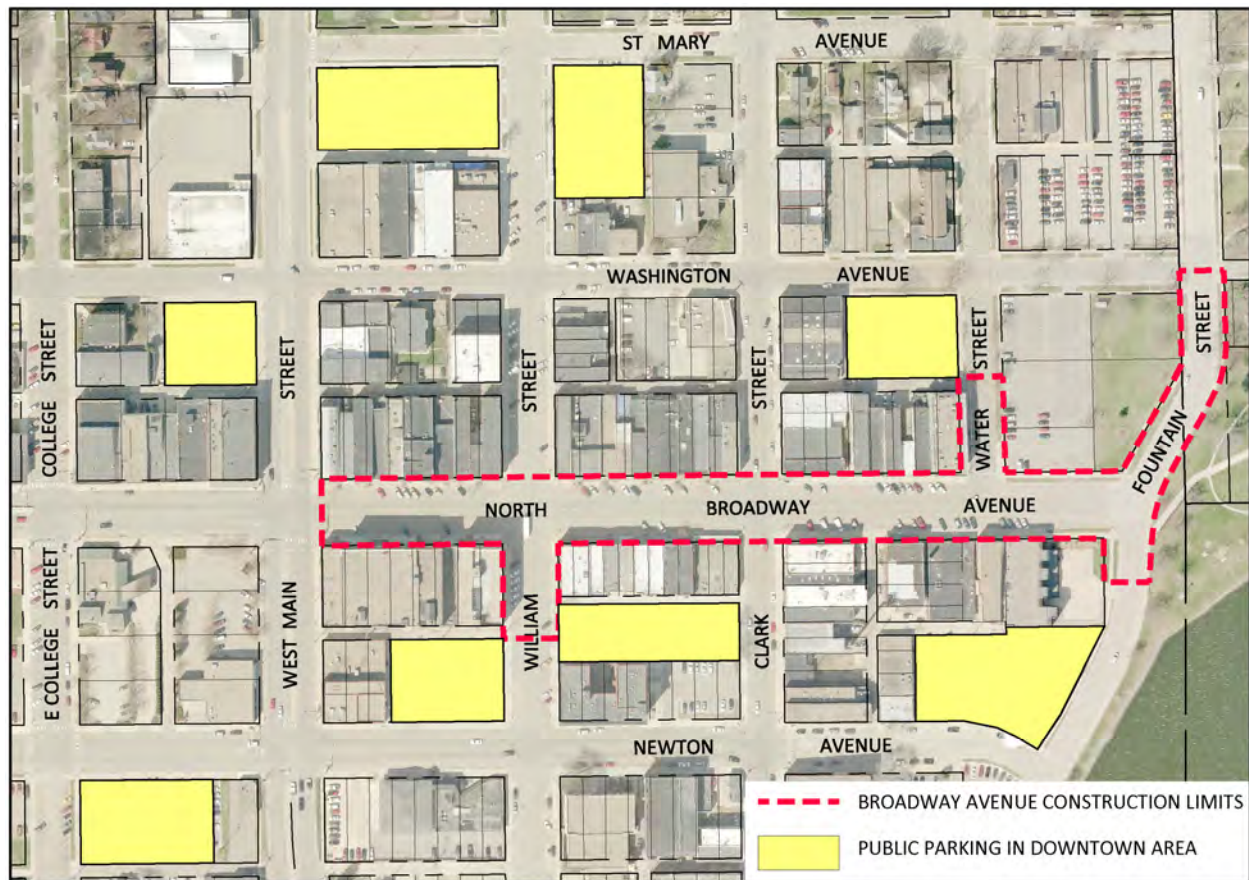
In all construction areas on Broadway Avenue, the existing sidewalks will be left in place as long as possible to accommodate pedestrian traffic. A temporary fence will be placed along the existing sidewalk areas to protect pedestrians using the sidewalk from the construction activity. In areas where segments of the existing sidewalk needs to be removed, the areas will be restored with temporary surfacing. Where practical, temporary walkways will be extended between the curb and building entrances during the time the new concrete is being placed in the sidewalk areas and while it hardens. Designated walkways across Broadway Avenue will be maintained every block. These walkways will be surfaced with gravel and will also be protected using temporary fencing.

### **PARKING:**

The following is a general summary of parking availability on Broadway Avenue and in the north parking lot during construction:

- Fountain Street – no parking from the first of May to the 4<sup>th</sup> of July
- Broadway Avenue – Fountain Street to Water Street and Water Street pedestrian plaza - no parking from the first of May to the 4<sup>th</sup> of July . Parking is to be restored before the 4<sup>th</sup> of July.
- Broadway Avenue from Water Street to Clark Street – no parking from approximately the middle of May to the first or second week of August. Parking restored after the first or second week in August.
- Broadway Avenue from Clark Street to Main Street – no parking from approximately the first week in June to the end of September.
- North Parking Lot (northwest corner of Broadway Avenue and Water Street): Parking in the north parking lot will be maintained until mid September and until all parking is restored on Broadway Avenue. The parking lot will be closed from mid-September to mid-October for construction.

Public parking lots located outside the construction area are shown on the following map:



Two-hour parking limits will be strictly enforced on Broadway Avenue (in areas not under construction), on side streets and in City parking lots. Employees of downtown businesses are encouraged to park in the north parking lot or other public parking lots to leave remaining on-street and closer public parking for customers.

### **INTERRUPTIONS TO WATER AND SEWER SERVICE**

Water and sewer service will be maintained most of the time throughout construction. However, planned shut-downs and occasional unforeseen interruptions in service will occur. With complications requiring a longer shutoff period, businesses will be notified by a notice delivered to each building.

### **PROJECT WEBSITE AND COMMUNICATIONS**

A project construction website has been set up and will be maintained throughout the project construction. The website address is as follows:

[www.bolton-menk.com/albertlea](http://www.bolton-menk.com/albertlea)

This website is meant to be a source of information for property owners, businesses, citizens, travelers and customers of downtown businesses during the construction phase of this project. Both general construction information and weekly updates will be provided on the website.

#### **WEEKLY CONSTRUCTION MEETINGS**

Weekly construction meetings will be held on **Wednesday mornings at 9:30 a.m.** at the project construction office in the Freeborn Bank Building at 201 Broadway Avenue. Downtown property owners and business owners are invited to attend these meetings. We will address issues and questions from business representatives as the first item of the agenda.

#### **PRIMARY PROJECT CONTACT**

**The primary contact for property owners and businesses during construction will be Mike Schmitz, who is the on-site Resident Project Representative from Bolton & Menk.** Mike will be on site at all times while construction activities are taking place. The best way to contact him is on his cell phone, **507-381-0756.**