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TO: Property Owners and Residents of the
2013 – Phase 13 Becker Park Street Reconstruction Area

FROM: Tom Mathisen, Crystal City Engineer
Aaron Ditzler, Project Manager

DATE: October 19, 2012

RE: 2013 – Phase 13 Becker Park Street Reconstruction Project
City Project No.: 2012 – 13
SEH No.: CRYST 121170

After deliberation at the Public Improvement Hearing for the referenced project on Tuesday, October 16, 2012, the City Council passed a motion to order the preparation of plans needed to bid the project. The plans will be complete in time to open bids in early spring 2013.

Now that the motion is approved, the proposed special assessments to your property become “**pending assessments.**” This is a term that is only significant if you sell your home prior to the time the assessments are levied. The earliest the levy would take place is April 2013. At that time, assessments may be paid in full or assessed to your property taxes for 15 years beginning in 2014, with an interest rate of approximately 5.0%. Between now and April, a home seller may have to escrow one and one half to two times the pending assessment amount at the time of closing. Once the assessment is levied, the escrow company would return any surplus to the seller. This is all according to state statute and is not under control of the City. Information regarding the amount of the pending assessment for your particular property can be obtained by calling Gail Van Krevelen at the City of Crystal at 763.531.1118.

The project includes the following:

1. The reconstruction of the following Municipal State Aid (MSA) streets to MSA standards:
 - 55th Avenue between Sherburne Avenue and Douglas Drive,
 - Douglas Drive and
 - Sherburne Avenue.

The City of Crystal’s 2010 Comprehensive Plan guides 54th and Nevada Avenues to be designated as part of the City’s Municipal State Aid (MSA) street network at such time as the streets are reconstructed. This MSA designation may or may not happen as part of the Phase 13 Project.

In particular, the report on feasibility recommended the installation of the following items along these proposed MSA streets:

54th and Nevada Avenues

- a 32-foot wide street section
- Type B618 concrete curb and gutter along both sides of the street
- parking along one side of the street
- a 5-foot sidewalk along one side of the street

55th Avenue, Douglas Drive and Sherburne Avenue

- a 48-foot wide street section
- the repair of existing City standard B618 concrete curb and gutter as necessary.
- parking along both sides of the street

However, final configurations of street width, parking, and sidewalk will **not** be made until after the January open house. The City Council will then make the final determination of street width, parking, and sidewalk configurations.

2. The reconstruction of non-MSA local streets to their approximate current width of 30 feet including full-depth reclaimed aggregate base and new blacktop. The exceptions to the 30-foot wide local non-MSA streets are:
 - 55th Avenue between West Broadway and Sherburne Avenue – 48 feet, and
 - Hanson Court – 48 feet.
3. The extension and replacement of storm sewer trunk pipes where practical and feasible.
4. The installation of City standard B618 concrete curb and gutter on all streets without curb and gutter.
5. The repair of existing City standard B618 concrete curb and gutter as necessary.
6. The removal of existing non-City standard “D” curb and gutter and replacement with City standard B618 concrete curb and gutter.



Type B618 Curb and Gutter



Type “D” Curb and Gutter

7. The installation of a drain tile system along the edge of the street on an as needed basis where practical and feasible to intercept ground water and serve as an outlet for private sump pump systems.
8. The construction of rain gardens in the boulevards of homeowners east of Maryland Avenue, on an as requested basis where practical and feasible.
9. An offer from the City to Crystal property owners in the Phase 13 area, at an additional cost and using the street contractor’s forces, both private sanitary sewer service repair and private driveway replacement in coordination with the street reconstruction work.

The preparation of final plans and specifications begins with the collection of field data. **During the week of October 22nd, a survey crew will begin their work in the area. The surveyors work occasionally requires them to walk onto the boulevard and front and back yards to obtain ground elevations and establish location of property corners, trees, fences, driveways, and the like.** This information is important because it is used to customize the design to fit the existing conditions. Additionally, driveways have been photographed in the project area. Depending upon the weather, the survey work may take up to four weeks to complete.

Crews from CenterPoint Energy will continue reconstructing gas mains and services along Hanson Court. They will finish this work by about mid November. The benefit of doing this gas main and service replacement work now is that it gives the street reconstruction contractor an area in which to immediately begin their work in spring 2013. Such a “jump start” is critical to completing a street reconstruction project the size of Phase 13 in a single construction season. As part of this work, CenterPoint Energy will be setting up property owner meetings

to televise private sanitary services as part of their new safety program. CenterPoint Energy will reconstruct gas mains and services in the remainder of the project area beginning in April 2013.

A copy of the questionnaire is enclosed to all properties that *did not* return their questionnaire that was sent with the kickoff newsletter dated June 28, 2012. Your input is important. The results from the questionnaire are used to determine the design of various improvements and to establish a list of people to be contacted with details on rain garden installation, sanitary sewer service repair and driveway replacement. If you received a questionnaire with this memo, please complete the postage paid questionnaire and return it ASAP. Doing so will prevent you from being missed for these or other issues.

Many of you may be wondering what is coming next. The design of the project will be substantially complete by December 2012. During design, City staff will contact residents whose property is impacted more than usual by the project. Feasible solutions will be explored jointly to minimize such impacts. In mid-January 2013, there will be an open house to show you how the design may impact your property and the immediate neighborhood. It will also allow you to give us additional information on your specific concerns and desires so they can be considered prior to project construction. Additionally, at the conclusion of the mid-January 2013 open house we will describe rain garden design features and answer the most commonly asked questions for property owners and residents interested in having a rain garden installed in the City-owned boulevard in front of their home.

If you have any questions or comments, please do not hesitate to contact Aaron Ditzler at SEH by telephone or e-mail at 952.912.2624 (aditzler@sehinc.com) or Mick Cyert at the Crystal Engineering Department at 763.531.1161 (mick.cyert@crystalmn.gov).