



4141 Douglas Drive North • Crystal, MN 55422-1696  
Telephone: (763) 531-1000 • Fax: (763) 531-1188  
Website: [www.crystalmn.gov](http://www.crystalmn.gov)

**DATE:** December 28, 2016  
**TO:** Property Owners and Residents of the 2017 - Phase 16 Skyway Park Street Reconstruction Project Area  
**FROM:** City of Crystal and Short Elliott Hendrickson, Inc.  
**WHAT:** Street Reconstruction Open House, Including Rain Gardens  
**WHEN:** Thursday, January 12, 2017; starts at 5:30 p.m. and ends at 7:30 p.m.  
**WHERE:** Crystal VFW Post 494  
5222 56<sup>th</sup> Avenue North

You are cordially invited to the Crystal VFW Post 494 to review the nearly complete design details for street reconstruction near your property and neighborhood. The meeting will start at 5:30 and end at 7:30 p.m. Project team members, including city staff, will be available to answer your questions and to consider your ideas in refining the final design. Please note that there will be no formal presentation at this open house, so please come at your convenience.

Design exhibits will be displayed, including features that have changed since the last open house on October 6, 2016. We are also interested in hearing from those who have questions about sump pump service, driveway reconstruction or sanitary sewer repair/replacement.

For those interested in having a rain garden installed in the City-owned boulevard in front of your home, staff will be available to review proposed rain garden design details, property owner responsibilities and answer questions.

For reference and as the mailing to residents dated November 4, 2016 indicated, the following property owner assessment rates are proposed:

- The street assessment for single family and/or duplex lots within the improvement area is estimated to be \$6,735 per lot.
- The street assessment for all commercial and non-profit properties within the improvement area is estimated to be \$120.79 per front foot.
- The concrete curb and gutter assessment for properties currently without curb and gutter, which is proposed to be constructed with City standard barrier (“B”) style curb, which has a 6-inch high vertical face, is estimated to be \$25.86 per front foot.
- The concrete curb and gutter assessment for properties with existing city standard “B” curb and gutter to be removed and replaced is estimated to be \$12.93 per front foot. The removal and replacement of existing City standard “B” curb and gutter is necessary due to either curb deterioration, new road geometry or curb grades that are too flat.

The Crystal City Council will most likely consider accepting the plans and specifications and authorize advertisement for bids for the project at its February 7, 2017 meeting.

We look forward to seeing you at the open house. If you have any questions please contact the appropriate representative below:

Aaron Ditzler  
Short Elliott Hendrickson, Inc.  
952.912.2624  
[aditzler@sehinc.com](mailto:aditzler@sehinc.com)

Mick Cyert  
Crystal Engineering Dept.  
763.531.1161  
[phase16@crystalmn.gov](mailto:phase16@crystalmn.gov)