



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

DATE: December 30, 2015
TO: Property Owners and Residents of the 2016 - Phase 15 Twin Oaks 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 14, 2016; 5:30 p.m. to 7:30 p.m.
WHERE: Crystal VFW Post 494
5222 56th 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 be from 5:30 to 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. The meeting will be informal so please come at your convenience.

Design exhibits will be displayed, including features that have changed since the last open house on October 1, 2015. 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 Notice of Hearing mailing to residents dated September 18, 2015 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 \$6,265 per lot.
- The street assessment for all commercial and non-profit properties within the improvement area is estimated to be \$112.36 per front foot.
- The concrete curb and gutter assessment for properties currently without curb and gutter or with non-standard surmountable (“D”) style curb, 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 \$24.06 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 \$12.03 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 concrete curb and gutter assessment for properties with existing city standard “B” curb and gutter to be reincorporated is estimated to be \$6.26 per front foot.

The Crystal City Council will most likely consider accepting the plans and specifications and authorize advertisement for bids for the project at its February 2, 2016 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

Mick Cyert
Crystal Engineering Dept.
763.531.1161
mick.cyert@crystalmn.gov