

TO: Property Owners and Residents of
2012 – Phase 12 Forest North Street Reconstruction Area

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

DATE: October 20, 2011

RE: 2012 – Phase 12 Forest North Street Reconstruction Project
City Project No.: 2011 – 12
SEH No.: CRYST 117030

After deliberation at the Public Improvement Hearing for the referenced project on Tuesday, October 18, 2011, 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 2012.

Now that the motion is approved, the proposed special assessments to your property become “**pending assessments.**” This is a legal term and 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 2012. Assessments may be paid in full or assessed to your property taxes for 15 years beginning in 2013, with an interest rate of approximately 6.0%. Between now and April, a home seller would 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:
 - 47th Avenue between Louisiana Avenue and Douglas Drive,
 - 49th Avenue,
 - Fairview Avenue, and
 - Louisiana Avenue between 47th and Fairview Avenues.

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

47th, Fairview and Louisiana Avenues

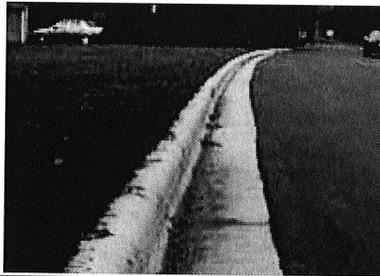
- a 32-foot wide street section
- Type D618 concrete curb and gutter along both sides of the street

49th Avenue

- a 37-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

However, final configurations of street width, parking, and sidewalk will **not** be made until after the residents who live along these MSA streets have had a chance to provide their input at a meeting in mid-December. The City Council will then make the final determination of street width, parking, and sidewalk configurations after considering the input from the residents living along the MSA streets.

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:
 - Jersey Avenue between Corvallis Avenue and 150 feet north of 50th Avenue – 27 feet, and
 - Hampshire Avenue north of 51st Place – 27 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 12 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.
10. No improvements are proposed along the alleys within the project area as part of the Phase 12 project.

The preparation of final plans and specifications begins with the collection of field data. During the week of October 24th, a survey crew will begin their work in the area. The surveyors work occasionally requires them to

service replacement work now is that it gives the street reconstruction team the opportunity to immediately begin their work in spring 2012. Such a "jump start" is critical to completing a street reconstruction project the size of Phase 12 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 2012.

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 30, 2011. 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 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 in January 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 2012, 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 in the final plan. Additionally, at the conclusion of the mid-January 2012 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@ci.crystal.mn.us).

