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Tracy Avenue Roadway Reconstruction BA-399

Informational Meeting



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Agenda

- Introductions
- Process
- Timeline
- Project Details
- Questionnaire Results
- Proposed Improvements
- Funding
- What You Can Expect
- Communication
- How to Prepare
- Q&A



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Introductions

- WSB Project Manager – Andrew Plowman



- City of Edina

Engineering Coordinator
Sharon Allison



Director of Engineering
Chad Millner



Transportation Planner
Mark Nolan



Process



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Typical Timeline



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- June – September Preliminary Report and Estimates Provided
- November/December Public Hearing
- January – March Plan Preparation and Bidding
- April/May Construction Begins
- October/November Construction Concludes
- Spring, 2017 Warranty Work
- Fall, 2017 Final Assessment Hearing

Why My Street?



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- Streets that meet specific standards are subject to reconstruction.
- Priority is given to streets with the highest need.
- Reconstruction is usually more cost-effective in the long-term than patching or seal-coating.
- Streets are grouped together to help prolong pavement life and maximize the economics of scale for construction.

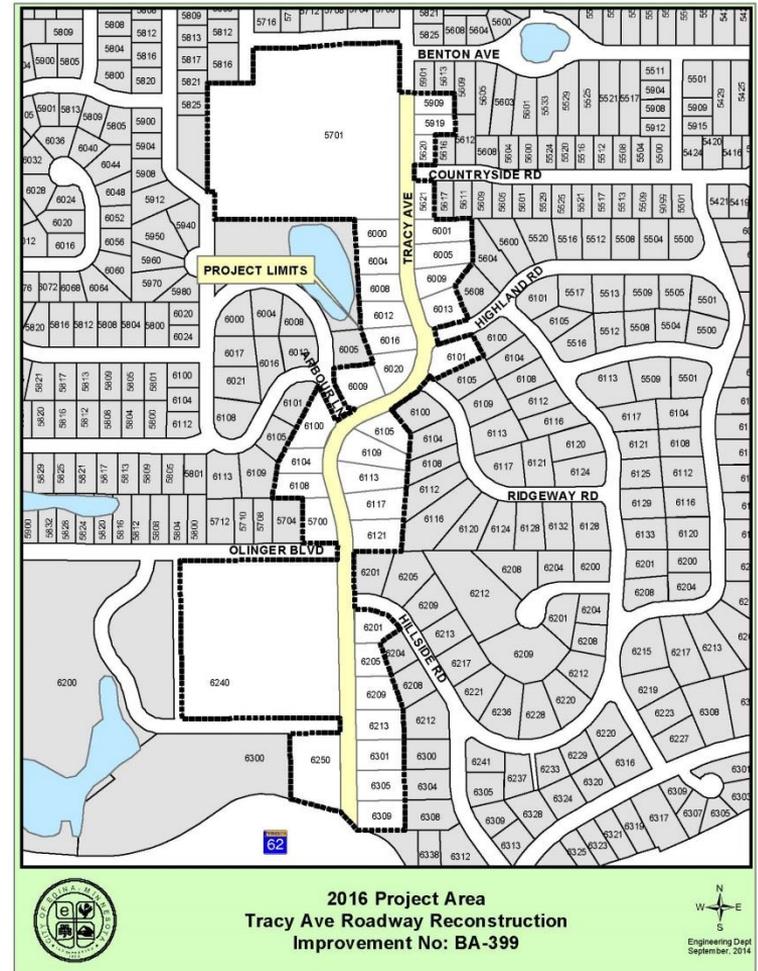


What is Included?

- Always Included:
 - Roadway – replacing the entire roadbed
 - Curb and gutter
 - Utility Upgrades
- Sometimes Included:
 - Sump pump drainage system
 - Streetlights
 - Traffic Management
- Full project scope is based on the condition of the infrastructure and resident questionnaire responses

Project Details

- Tracy Avenue (MSAS 152)
- TH 62 to Benton Avenue
- 0.6 Miles of Roadway Reconstruction
- Note: Tracy Avenue Roundabout Project (South of Highway 62) to be built at the same time



Project Details

- Edina Municipal State Aid Streets
 - State Aid Funds
 - Covers 80% of Roadway Costs
 - State Aid Minimum Standards
 - Lane Widths
 - Pavement Design
 - Design Speed

City of Edina Municipal State Aid Streets



Project Details

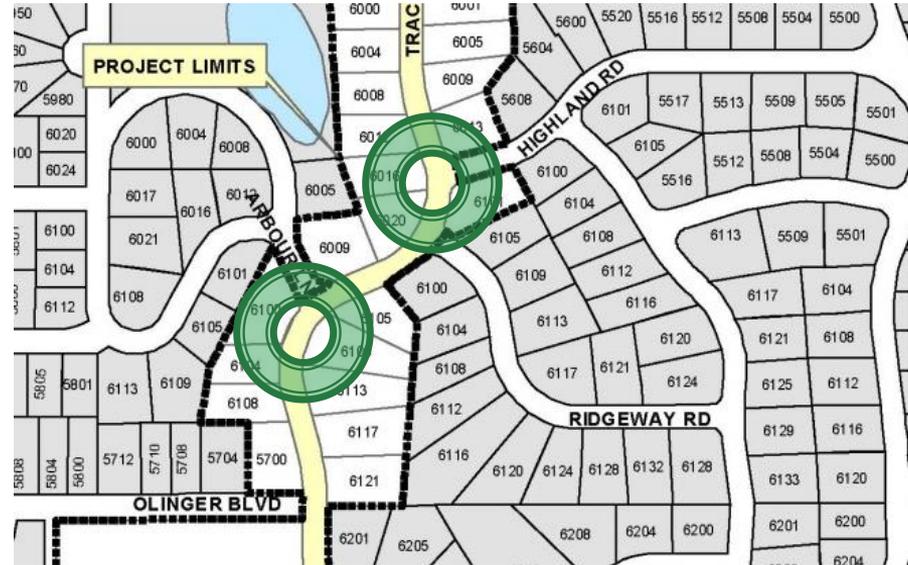
- Existing Roadway Details
 - Concrete Pavement
 - Pavement is deteriorating
 - Parking is Allowed on portions
 - ~ 37-ft Roadway Width
 - 6,000 ADT





Project Details

- State Aid Minimum Design Speed = 30 mph
 - 20 mph Curves
 - @ Highland and Arbour





Questionnaire Results

- 17 of 32 (53%) Questionnaire's Returned
- 12 of 17 felt Speed was an issue
- 12 of 17 felt there were issues with intersections
 - 5 TH 62
 - 3 Olinger, Arbour
 - 1 Countryside, Benton
- 13 of 17 Rarely or Never Park on Street
- 10 of 17 Do not favor improving Street Lighting



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Utility Improvements

- New Hydrants and Gate Valves
- Water Main Repairs
- Sanitary Sewer Spot Repairs
- Storm Sewer Upgrades



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Roadway Improvements

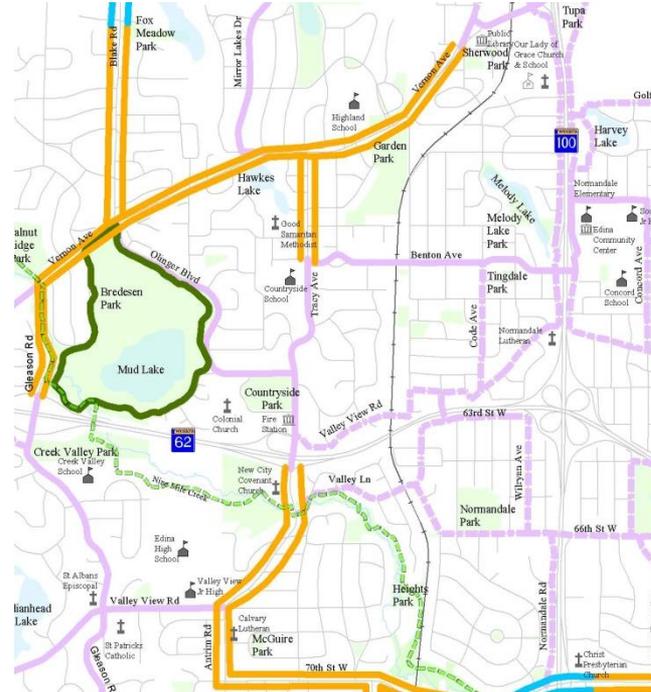
- Roadway Replacement – Bituminous Pavement
- On-Street Bike Lanes
- Keep Sidewalk on East Side
(Only Spot Repairs)





Roadway Improvements

- Why Bike Lanes?





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Roadway Improvements

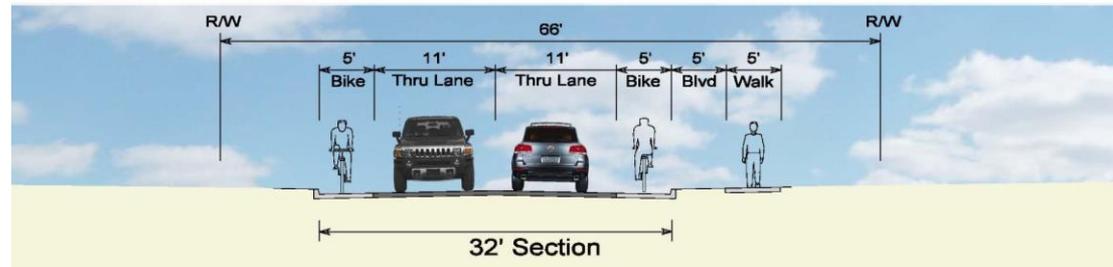
- Driveway Apron Replacement





Roadway Improvements

- Proposed Typical Section
 - State Aid Requirements
 - 2 x 11 ft. Driving Lanes
 - 2 x 5 ft. Bike Lanes
 - ~ 5 ft Boulevard
 - 5 ft Sidewalk (east side only)





Roadway Improvements

- “Flatten” Curves between Ridgeway and Olinger
 - Variance for 25 mph
 - 30 mph not attainable without significant property impacts
 - Curvature Signage will be added





Funding

- Projects are funded by a combination of State Aid Funds, special assessments to residents and the City's Utility Fund
- Assessments are assigned to adjacent properties that stand to benefit from construction improvements
- Residential Equivalent Unit (REU) – 1 Single Family Home



Funding

- State Aid Money (Gas Tax) Covers 80 percent of Roadway
- Special assessments to residents cover 20 percent of roadway costs. (City Streets – 100 percent)
- Sidewalks are not included in special assessments.



Funding

- Utility Fund covers 100 percent of:
 - Concrete Curb and Gutter
 - Sanitary Sewer
 - Storm Sewer
 - Water Main
 - Sump Pump Pipe
- The Utility Fund is a collection of utility service charges paid to the City



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Other Impacts

- Our goal is to streamline projects and minimize neighborhood disturbance.
- The City encourages private utility companies (gas, electric, telephone and cable TV) to upgrade or repair utilities along the project area.



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Do Taxes Cover Street Projects?

- Roughly 20 percent of your property taxes go to the City for expenses such as Police, Fire, Parks and Public Works (snowplowing, pothole repairs, sealcoating, and other street maintenance).
- Your taxes do not pay for street reconstruction.



Preliminary Assessments

- Assessments 20% of Roadway Cost
- Divided by Resident Equivalent Units (REU)
- Tracy Avenue Residences: 1 REU per Property
- Residences bordering Side Street: 1/3REU per property
- Total = 55.55 REU's for the project
- Estimated Assessment Range = \$5,500-\$8,500/REU
- State Aid Funds or Utility Fund covering the remaining



Payment Options

- You will be billed for the assessment one year after project completion
- Assessments are payable over 15 years
- Payment options:
 1. Pay entire amount upon receiving bill to avoid finance charges
 2. Pay 25 percent; balance rolls to property taxes
 3. Roll entire amount to property taxes
 4. Defer payment if 65 years old or older

What you can expect?



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- We will keep you informed.
- You will have opportunities to provide input.
- Private utility work is to be completed before City work.
- We will do our best to minimize inconveniences, but construction does not come without pain points.

What you can expect?

- Dust, noise, vibrations, and mud.
- Localized flooding during rainfall.
- Timelines sometimes delayed due to weather.
- You may be asked to limit water use.
- Your home may be connected to a temporary water line.



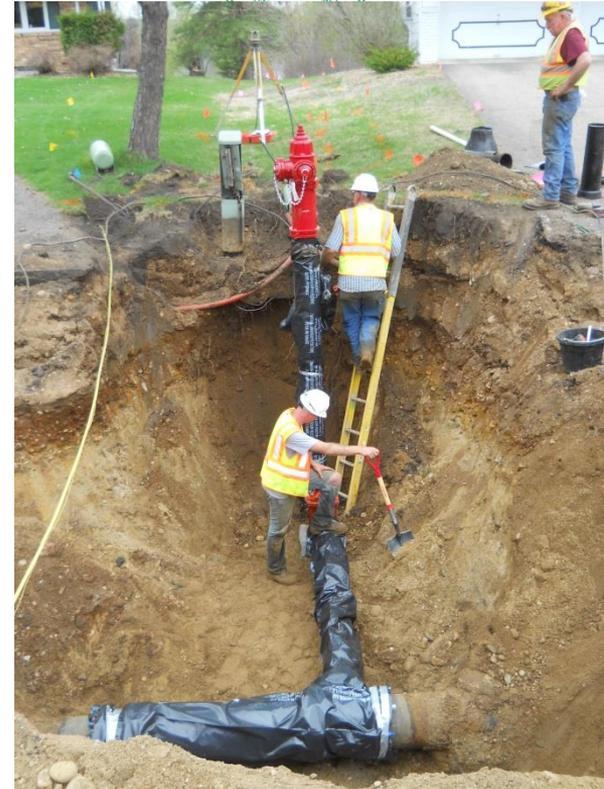
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What you can expect?

- Your driveway may be inaccessible for 3-5 days.
- Roadways to your home may be periodically inaccessible.
- The contractor will accommodate special access needs.
- Irrigation and pet containment systems mostly likely will be damaged.





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Property Impacts

- Items located within the City's right-of-way may be damaged
 - Irrigation and pet containment systems will be repaired.
 - You can remove plantings and other landscape features before the project.
 - The City will seed in the right-of-way after the project is complete.

Public Hearing Process

- Public has right to speak at Public Hearing
- Assessment Approval need 4:1 in favor



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Communication Tools

- Become a neighborhood captain to help facilitate project communication.

Let us know of someone in your neighborhood who might fit this role.

- You will be notified of all meetings, hearings, schedules and questionnaires via regular mail.
- Public hearing notices are also published in *Edina Sun-Current*.
- Door hangers are hung when there time-sensitive information.
- Final assessment notices are mailed one year after construction.

City Extra



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“City Extra” emails are the best way to receive regular updates once construction begins. These are free weekly email updates about your project.

- Sign up on City of Edina website, www.EdinaMN.gov.
Check the box next to your project name.
- If you cannot receive email, we will mail you City Extra updates upon request.
- It’s the best way to stay informed.



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How to Prepare

- Sign up for City Extra
- Begin financial planning
- Complete questionnaire
- Coordinate home and yard improvement projects around the street construction timeline
- Ask questions; stay informed



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Contact Us

Email: mail@edinamn.gov

Call: 952-826-0371

Visit: Engineering Department
7450 Metro Blvd.

Q & A

Thank you,
Questions?

