



September 8, 2014

2017 Neighborhood Roadway Reconstruction

Birchcrest A Neighborhood

Dear Resident:

Some streets in your neighborhood are on a list of roadway reconstruction and utility improvement projects being considered by the City of Edina for the summer of 2016. The enclosed map identifies your project area. We will hold an open house Monday, Sept. 29, to provide information about this project and others being considered for 2016 and 2017.

The open house will be held 7 to 9 p.m. at the Public Works & Park Maintenance Facility, 7450 Metro Blvd. We will present information just after 7 p.m. We will discuss how projects are prioritized for reconstruction, funding, typical construction timelines, how you will be impacted, and how you can prepare.

Neighborhood roadway reconstruction projects are funded by special assessments and respective City utility funds. We have included with this letter a history of past special assessments in the City. The City has different assessment policies depending on the classification of the street you live on. Those classifications are local roadway versus municipal state aid roadways (MSA).

On local roadways, the City utility funds cover approximately 40 to 50 percent of a typical project; residents pay the remaining portion as a special assessment that you will have an option to pay over 15 years. The special assessment typically includes cost of the new roadway. Utility upgrades such as water main, sanitary sewer, storm sewer and concrete curb and gutter are funded through the utility funds and are not assessed to property owners.

On MSA roadways, the City receives money from the gas tax that can be used to offset roadway construction. Assessments on these roadways are typically less in comparison to local roadways. Utility funds are still used to cover any costs associated with utility upgrades.

Sidewalks (not assessed) and streetlights (assessed) are not included with every project. A future questionnaire will help us evaluate the need for sidewalks and streetlights.

If you cannot attend the open house, information presented will be available on the City of Edina's website following the meeting (www.EdinaMN.gov/FutureProjects).

If you have any questions, please contact me at 952-826-0443 or pwrase@EdinaMN.gov or the Engineering Department at 952-826-0371.

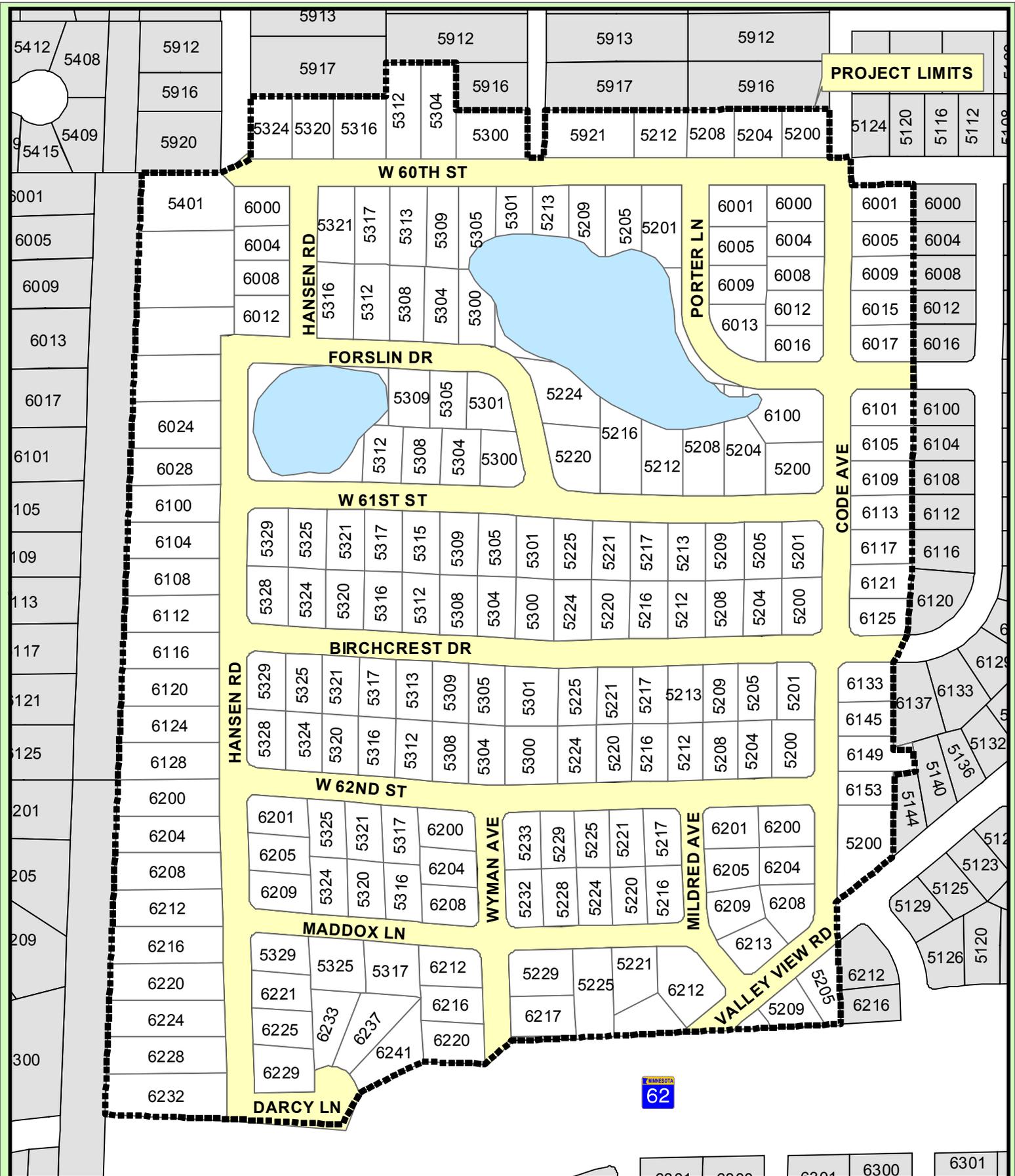
Sincerely,

Patrick Wrase, PE
Assistant City Engineer

Enclosure: Project Area Map and Special Assessment History

ENGINEERING DEPARTMENT

7450 Metro Boulevard • Edina, Minnesota 55439
www.EdinaMN.gov • 952-826-0371 • Fax 952-826-0392



2017 Project Area
Birchcrest A Neighborhood Roadway Reconstruction
Improvement No: BA-425



Engineering Dept
September, 2014

**City of Edina Street
Reconstruction Special Assessment History**

| | Neighborhood | Public Hearing Assessment | Final Assessment |
|-------------|---------------------|----------------------------------|-------------------------|
| 2007 | Southdale | \$9,300.00 | \$8,465.24 |
| | Todd Park | \$10,312.07 | \$6,355.20 |
| | Woodhill | \$9,300.00 | \$8,315.59 |

| | Neighborhood | Public Hearing Assessment | Final Assessment |
|-------------|----------------------|----------------------------------|-------------------------|
| 2008 | Concord Ave (MSA) | \$4,400.00 | \$3,548.57 |
| | Edina Highlands | \$15,210.55 | \$11,787.89 |
| | Richmond Hills | \$10,234.00 | \$6,294.87 |
| | Wood End Dr | \$10,000.00 | \$9,335.04 |
| | Woodland Ln & Circle | \$14,347.22 | \$13,491.99 |

| | Neighborhood | Public Hearing Assessment | Final Assessment |
|-------------|----------------------|----------------------------------|-------------------------|
| 2009 | Country Club | \$22,900.00 | \$20,389.70 |
| | Country Club Fairway | \$18,210.00 | \$16,174.14 |
| | St Johns Park | \$9,300.00 | \$6,477.53 |
| | South Garden Estates | \$8,931.15 | \$5,423.80 |
| | Mirror Lakes | \$9,375.16 | \$6,088.99 |

| | Neighborhood | Public Hearing Assessment | Final Assessment |
|-----------------|----------------------|----------------------------------|-------------------------|
| 2010 | Braemar Hills | \$9,150.82 | \$6,724.13 |
| | Bror Road | \$9,077.04 | \$4,833.11 |
| | Interlachen Bluff | \$11,349.01 | \$9,361.52 |
| | Interlachen Circle | \$9,074.24 | \$7,561.46 |
| | Moccasin Valley Road | \$11,222.27 | \$6,643.85 |
| | Pamela Park | \$9,000.00 | \$5,343.65 |
| Parkwood Knolls | \$13,314.55 | \$10,800.08 | |

| | Neighborhood | Public Hearing Assessment | Final Assessment |
|-------------|---------------------|----------------------------------|-------------------------|
| 2011 | Minnehaha Woods | \$11,800.00 | \$10,363.41 |
| | Golf Terrace | \$12,417.58 | \$12,379.40 |
| | W 70th St (MSA) | \$3,795.70 | \$3,706.54 |
| | Carson's Hills | \$9,316.77 | \$7,743.20 |
| | Killarney Shores | \$9,740.26 | \$5,757.38 |
| | Mccauley Heights | \$7,000.00 | \$6,476.46 |
| | Oscar Roberts | \$5,200.00 | \$4,429.11 |
| | W 44th St (MSA) | \$2,138.24 | \$2,031.94 |
| Ridge Road | \$11,000.00 | \$10,930.82 | |

| | Neighborhood | Public Hearing Assessment | Final Assessment |
|-------------|--|----------------------------------|-------------------------|
| 2012 | Tracy Avenue (MSA) | \$4,284.85 | \$4,283.90 |
| | Countryside | \$12,359.68 | \$11,369.37 |
| | Viking Hills - Artic Way | \$7,600.00 | \$6,951.16 |
| | Viking Hills - Glacier Place | \$7,000.00 | \$6,251.11 |
| | Viking Hills - Gleason Court | \$7,812.50 | \$6,294.04 |
| | Viking Hills - Polar Circle | \$8,112.11 | \$6,181.38 |
| | Viking Hills - Vernon Court & Hills Rd | \$9,631.90 | \$6,624.12 |
| | Valley Estates | \$8,930.97 | \$7,393.34 |
| | Richmond Hills | \$13,450.29 | \$10,337.37 |

**NOTE: COST ARE PER RESIDENTIAL EQUIVALENT UNIT (REU) OR PER LOT. PLEASE REFER TO THE SPECIAL ASSESSMENT POLICY
<http://edinamn.gov/index.php?section=special-assessments-policy>**