

Utility Reconstruction Neighborhood Introduction Packet

This packet includes information and frequently asked questions city staff have received over the years related to street and utility reconstruction projects. The city has also produced a number of YouTube videos on some of these topics available on the city website at www.crystalmn.gov. Click on “Our City,” then scroll down and look for “Public Works Projects” on the left and click on that link. You can also use the QR code to go to the videos.



I. Construction Schedule

The 2024 Utility Reconstruction Project includes Louisiana Avenue N from 27th Avenue N to 30th Avenue N and is a joint project between the City of Crystal and the City of New Hope. Construction is anticipated to begin in May 2024 and should be substantially complete by mid-November 2024. Substantial completion includes first layer of asphalt paving, driveway and boulevard restoration.

Final completion is expected in spring/early summer 2025 (or as early as the fall of 2024) and includes paving of a final layer of asphalt, final site cleanup and restoration.

II. Project Overview

The project will include the replacement of storm, water, and sanitary utilities (including partial property service replacements) within the project corridor. After installation of utilities is complete the roadway will be constructed followed by restoration of boulevards and driveways.

The roadway itself will be narrowed to 32-foot wide, following Minnesota State Aid Rules. This is being done based on observations that on street parking demands is very small, and to reduce the amount of impervious (hard) surface, reduce project cost, and make the road feel a little more residential. Narrowing of the roadway also creates the opportunity for installation of a new sidewalk along one side the street. While the 32-foot width will still allow on-street parking, it will be limited to one side of the street only. The City is requesting your input on these items in the enclosed questionnaire.

III. Water Service Repair

Each property with a water service connected to the water main within the project area will have the water service replaced from the main up to and including the shutoff valve (labeled E in Figure 1). In order to do this work, a temporary water main and water service will be connected to impacted homes so that they will continue to have water throughout the project

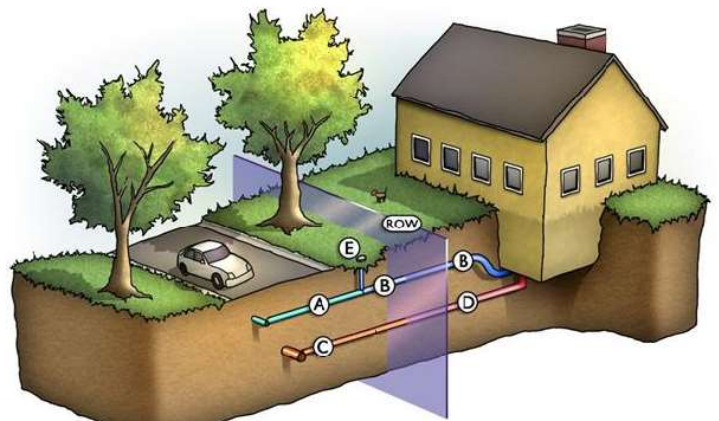


Figure 1: Figure of utility services to a home

IV. **Sanitary Sewer Service Repair (from the sewer main in the street to your home)**

According to city ordinance, property owners own, and are responsible for, the sanitary sewer service pipe running from inside their home to the sewer main pipe in the center (generally) of the street. This service pipe is labeled C and D on Figure 1. As part of the project, a portion of the sanitary service pipe (portion labeled C) will be replaced by the contractor from the main to approximately 5 feet beyond the curb.

The city is offering an optional sewer service repair program for property owners to install a liner within their existing sewer service from this connection point near the curb and extending the remaining distance to the home.

Property owners can avoid the street and boulevard repair costs by coordinating the sewer repair/replacement with the city's project. This repair is optional and is paid by the property owner. If you think you have a sanitary sewer service problem, we strongly encourage repairing it during utility reconstruction activities. Additionally, the cost of the repair can be assessed against your property and repaid over five years with interest.

A. ***What do I do if I'm interested?***

Contact Crystal Utilities Superintendent Pat Sele at patrick.sele@crystalmn.gov or 763-531-1166 to schedule a no-cost inspection of your sanitary sewer service line. Again, there is no cost for this inspection. Please note that in order to inspect the pipe, staff will need to enter your home and the sewer cleanout will need to be readily accessible. If staff are not able to easily access the sewer cleanout, they will have to reschedule the appointment after the area has been cleared and the cleanout is accessible.

B. ***Am I required to have this work done?***

Absolutely not. This is a completely optional program.

C. ***Do I have to use the city's contractor to do the work?***

It is not required to use the city's contractor; however, a separate contractor would have to closely coordinate with the city's contractor and fit their schedule. Also, you would not be able to use the special assessment option to pay for the work if it is done privately.

D. ***Are there grants available?***

Crystal residents may qualify for a Crystal Economic Development Authority grant for 40% of the sewer lining cost. The income limit is determined annually based on metro area median income for single family homes and homes with more than one person. More information regarding grants will be available in fall 2023.

After the inspection more information regarding the lining process, assessments, payment, and grant opportunity will be available to you. Please indicate on the enclosed survey if you are interested in the repairing of your sanitary sewer service pipe. Indicating interest in the repair does not commit you to anything.

V. Roadway Design

In the past 10 years, the only reported crashes in or near the project corridor have been at the intersections of Louisiana Avenue with 32nd Avenue and 27th Avenue. These intersections are outside of the scope of the project.

The roadway construction will include new gravel base, concrete curb and gutter and asphalt roadway pavement. Reduction of the roadway width to 32-feet allows for two opportunities with design we would like your feedback on.

- A. On Street Parking – After the project, on-street parking will only be allowed on one side of the street. Staff have identified a number of factors for your consideration as you provide your thoughts. If the on-street parking is allowed on the east side of the roadway, then it is closer to a majority of the residential properties. That said, this also means that when residents have larger gatherings at their homes vehicles may be parked on each side of the driveway which would obstruct sight distance when exiting a driveway. . If on-parking is permitted on the west side of the roadway, sincethere are fewer driveways vehicles are able to park closer together and to the property they are traveling to. However, parking on the west side would result in residents and visitors to have to cross Louisiana Avenue to get to the properties on the east side of the street.
- B. Sidewalk – Another component being looked at as part of this project is the installation of a sidewalk on one side of the street. The sidewalk would bedirectly adjacent to the roadway. Due to the narrowing of the road, the sidewalk could be added without having the sidewalk or roadway any closer to homes than existing conditions. If the sidewalk is installed on the east side of the roadway, it would provide closer access for the majority of residences along the corridor. If the sidewalk is on the west side of the roadway, there will be fewer driveway crossings for pedestrians using the sidewalk, but will require some residents to cross Louisiana to get to and from the sidewalk

Snow removal along the sidewalk will be done by the City.

Please indicate on the enclosed survey your preferences for on street parking and sidewalk location.

VI. Boulevard, Yard and Driveway Impacts

In order to install utilities and blend some driveways and/or city-owned boulevard into the new street it is sometimes necessary to work outside of the city's right-of-way and onto private property.

Typically, the city needs to regrade back a minimum of five to six feet on boulevards so that there is adequate drainage and the slope can be maintained. On driveways, the city

desires to provide adequate drainage and ensure that driveways are not so steep for vehicles to enter and exit the driveway.

A. Tree removals

Tree removal may be necessary at your property for installation of water and sewer utilities, including service replacements. Tree replacement is planned for the project; however, not all properties will be able to receive trees based on available space outside city right-of-way and location of utility services.

B. Driveway impacts

In order to provide adequate drainage as well as smooth transition from driveways to the roadway a portion of the driveway will be removed and replaced during construction. Driveway grades to tie into the roadway will be examined during construction to determine proper removal limits. Driveways will be replaced with material matching a majority of the existing driveway (asphalt/concrete).



Figure 2. Aprons like this will be replaced with asphalt behind the curb

Driveway access will remain open during construction; however, there will be instances where access is not possible. Examples include when utilities are being installed directly in front of the property, installation and curing of the concrete curb and gutter, and briefly during roadway paving operations.

For asphalt driveways with a concrete apron (end section) at the street will have the apron removed and replaced with asphalt. This gives a more uniform appearance, makes driveway maintenance easier for property owners and saves steps during the restoration process.

Driveways will be examined during construction design for conformity to City Code. Non-conforming driveways will have the curb cut at the street installed to meet City Code. The installation of driveways within the right-of-way and curb cut to meet City Code is done typically at no cost to the property owner. Property owners with any portion of their driveway not meeting City Code will be notified.