



2025 Street Rehabilitation Project

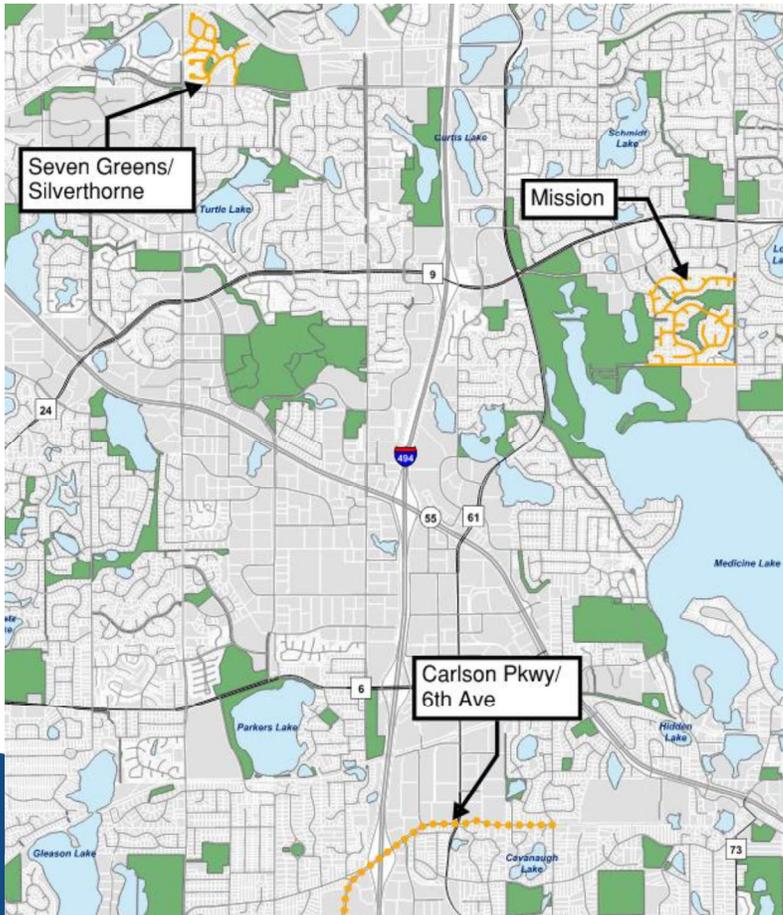
Informational Presentation - December 2, 2024



Project Staff

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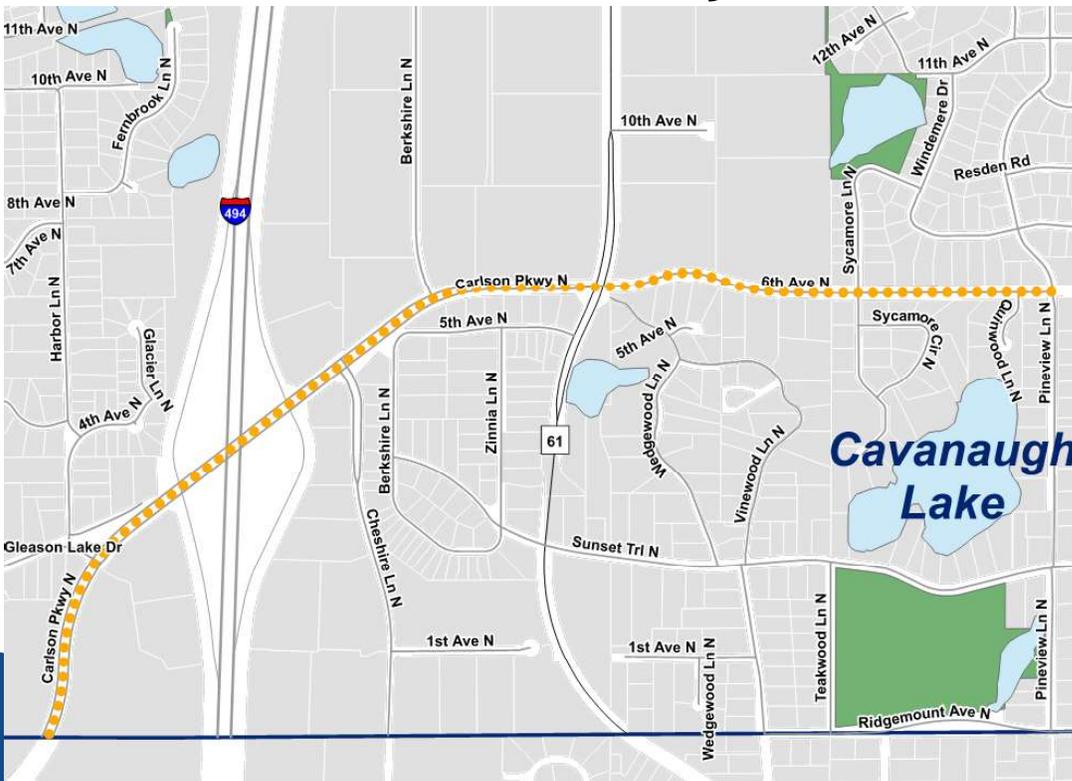


Project Location Map

- Overview

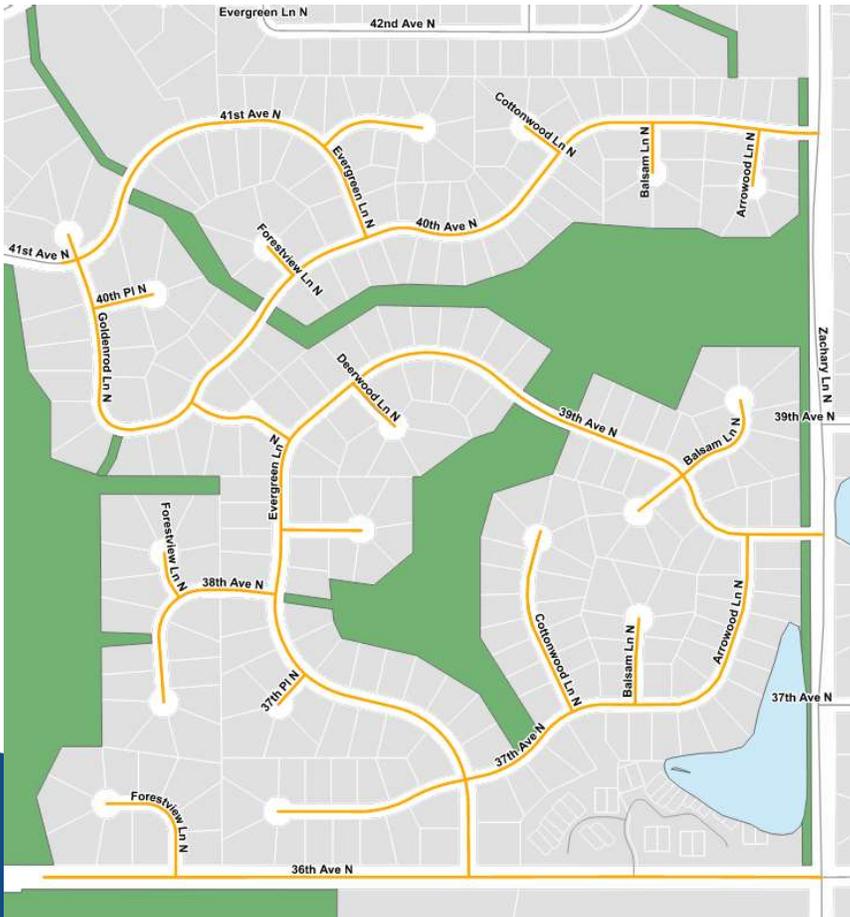


Project Location Map, continued



- Carlson Parkway and 6th Avenue

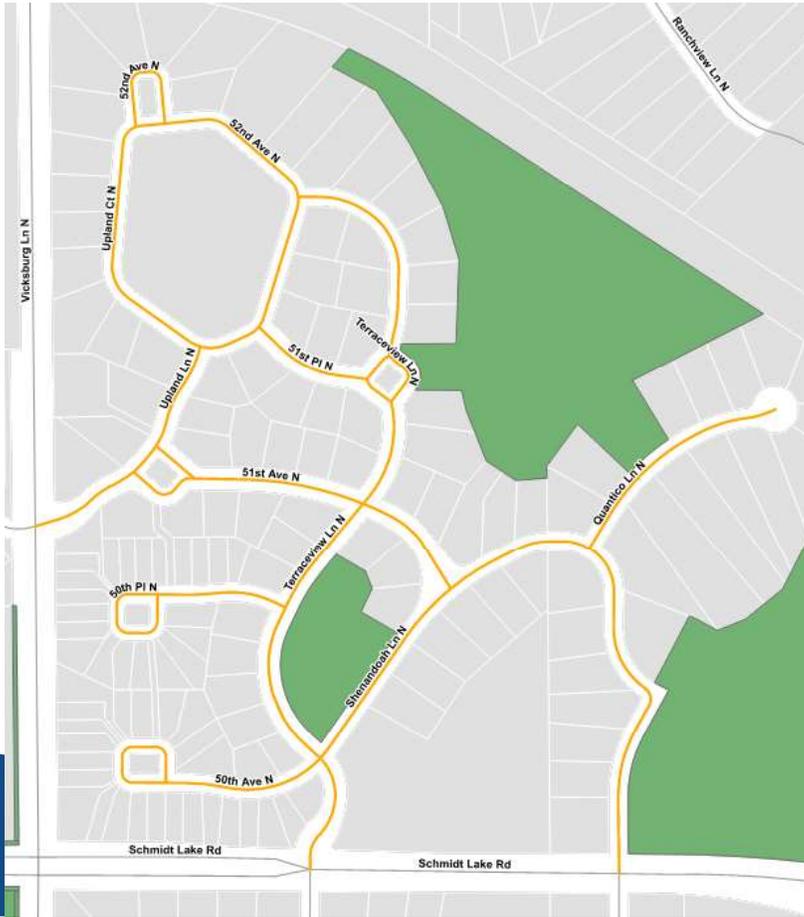




Project Location Map, continued

- Mission Neighborhood





Project Location Map, continued

- Seven Greens/Silverthorne Neighborhood



Why Are We Here?

- Streets
 - Shows signs of distress
- Pavement Management Program
 - Started in 1987 with goal of maintaining roadway system & reducing maintenance
 - Capital Improvement Program (CIP)
 - Street Ratings and CIP are updated every few years



Existing Conditions



Existing Conditions



Upland Ln & 51st Ave



Terraceview Ln & 5th Ave



Cottonwood Ln & 37th Ave



Evergreen Ln & 36th Ave

Proposed Improvements

- Street Pavement Maintenance Options
 1. Mill & Overlay
 - Mission Neighborhood
 - Seven Greens/Silverthorne Neighborhood
 2. Full Depth Reclamation (FDR)
 - Carlson Parkway
 - Signal Replacement and Ped Crossing Upgrades at Gleason and Cheshire Intersections
 - 6th Ave N
 - Narrowed roadway east of Sycamore Ln (28 feet curb to curb)
- Included with both Mill & Overlay as well as FDR project
 - Utility Repairs & Improvements
 - Spot Curb and Gutter Replacement



Estimated Project Schedule

- Informational Meeting December 2, 2024
- Council Meeting No. 1 February 2025
 - Approve Feasibility Report & Final Plans
- Construction Bid Opening March 2025
- Council Meeting No. 2 April 2025
 - Hold Public Improvement & Assessment Hearing
- Construction May – October 2025 (Phased)



Construction Process, Mill & Overlay

- Complete repairs to utilities and curb and gutter
 - In areas where repairs haven't been completed previously
- Mill top 2 inches pavement
 - Maintains hard driving surface
 - Edges of roads or full width
- Pave 2 inches
 - Over entire roadway



Construction Process, Full Depth Reclamation

- Complete repairs to utilities and curb and gutter
- Grind all remaining pavement (reclaiming)
 - Creates a temporary gravel surface for several weeks
- Prepare/install reclaimed material/gravel road base
- Pave first layer of roadway pavement
- Restoration behind curb (vegetation, irrigation, etc.)
- Pave final layer of roadway pavement
- Paint asphalt (centerlines, cross walks, etc.)



Construction Notes

- Working Hours
 - M-F: 7 am to sunset (hours may be extended for Carlson Pkwy/494 work)
 - Saturday: 8 am to 6 pm (hours may be extended for Carlson Pkwy/494)
 - Sunday & Holidays: No work allowed except for Carlson Pkwy/494 as needed
- There will be periodic inconveniences and delays
- Property Access
 - Most Days – access delays/issues should be minor
 - Access will be maintained during construction as much as possible
 - Detours and/or alternate access routes for Carlson & 6th Ave – changes for each phase
 - No Access – Access may be impacted during excavation and concrete work
 - Notify the project team of special access needs



Assessment Policy

- Assesses adjacent, benefiting properties
 - Property owners pay up to 40% of improvements
 - City pays the remaining 60%
- Water main & Sanitary sewer costs are not assessed and are fully paid by City
- Per parcel basis for single family residential homes
- Equivalent units for other property types
 - Determined by frontage length or property area
- The proposed assessments will be in line with the existing assessment policy. This is the policy that has been in place for many years and has remained consistent throughout past projects



Public & Assessment Hearing

- Tentatively scheduled for one of the April 2025 City Council meetings
- Council will consider authorizing the project and approving the assessment roll
- Notice of public and assessment hearing will be mailed two weeks prior to hearing
 - This notice will include exact amount of proposed assessment per property



Assessment Payment Options

- Pay in full or partial payment by 10/31/25*
 - No interest
- Full payment between 11/1/25* and 11/15/26*
 - Includes 1st year of interest
- Paid over the assessment term
 - Term is 5, 10, or 15-years based dollar amount
 - Included with property taxes
 - Default option if not paid with other options

*Dates are tentative and subject to change



Project Webpage

- plymouthmn.gov/2025streetrehab
- Contains project info, schedules, current progress
- Option to sign up for email updates (eNotify)
 - On an as needed basis until construction starts
 - On a weekly and/or as needed basis once construction starts



Questions or Comments?

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