

2025 Maplewood Street Improvements, City Project 24-12

South Leg Area

Neighborhood Meeting #1

Resident Comments and Questions

Participants: 24

1. How does driveway access work during the project?

- a. The project will be constructed under through traffic conditions, meaning access will be maintained for the vast majority of project. However, there may be a few instances where access into your driveway will not be possible. If you have concrete curb replaced or installed during project in front of driveway though it will need at least 3 days to gain strength before being driven over. If there is utility work occurring directly in front of your driveway you will be asked to park elsewhere for a few hours while this work is completed. The City and contractor will notify you with a door flyer prior to these activities which will impact access to your driveway.

2. What is going to happen with trees near the road, are they going to be impacted?

- a. The City sees boulevard trees as an asset. With a pavement rehabilitation type project like most of the South Leg Area boulevard are not typically impacted. On the rare occasion a tree is needing to be removed, project staff will contact the resident well in advance of removal. All boulevard ash trees will be removed due to the Emerald Ash Borer. If you have any questions about a tree in particular feel free to reach out to project staff. Also, new trees are offered to be installed as a part of the project.

3. When is the project proposed to start?

- a. If everything is approved by City Council construction would start in June 2025 and end in November 2025.

4. What happens if the contractor damages my sprinklers?

- a. The contractor does its best to avoid hitting sprinklers, but occasionally they do get hit during the project. If a sprinkler is damaged by the contractor the city will reimburse the resident for the cost to repair the damaged line. It would also be helpful if residents mark the sprinkler heads in the spring prior to construction.

5. What happens with garbage and mail service during construction?

- a. Mail service will continue through construction at your existing mailbox. If your mailbox does need to be removed out of the way of construction you will be notified of a temporary mailbox location prior. Garbage service will continue as it does today.

6. Why does the Haller neighborhood need concrete curbing?

- a. It is Maplewood's standard is to install concrete curb on streets which currently do not have concrete curb and gutter. Concrete curb provides the following benefits.
 - Provides a support and prevents erosion of asphalt pavement edges.

- Provides a border for vehicle traffic and plowing to the street.
- Reduces long-term costs of pavement maintenance.
- Provides an improved aesthetic appearance.

7. Why is concrete curbing proposed in the Haller neighborhood but not on Henry Lane? They both don't have existing concrete curbing.

- a. Staff views Henry Lane as more of a city driveway or park entrance to the Fish Creek Preserve than a residential city street like the Haller area. However, the City recognizes the Haller area is atypical of standard city neighborhood as it has a more rural character. Staff will consider the feedback received at tonight's meeting and get back to the neighborhood prior to the Public Hearing.

8. Due to the steep roadways and rural nature of the roadway layout, there are a number of areas where there is erosion along the edge of the pavement. The boulevard would still erode with ribbon curbing.

- a. Thank you for the comment. Erosion along the pavement edge was noted by staff as well. We will look into options for reducing this issue during design.

9. What types of improvements are proposed along Hillwood?

- a. Hillwood Drive is proposed to receive a pavement rehabilitation. This includes reclaiming (grinding up and mixing with underlying aggregate) the street pavement, installing two new layers of asphalt pavement, and making spot repairs to severely deteriorated concrete curb and gutter.

10. What are those lines that are cut into new pavement?

- a. After new asphalt pavement is installed on streets, the City has joints cut into the pavement every 30-40 feet. This provides a controlled location for the pavement to expand and contract, reducing the chances for additional cracking throughout the pavement. These saw-cut lines also make future crack-sealing operations significantly more effective and efficient.

11. In general, I feel that we do not get much service from the City of Maplewood for the amount of taxes we pay. We do not have any sanitary sewer or water service down here. Being assessed for this project doesn't make sense.

- a. Thank you for your comment. The City implemented its assessment policy in 1999. The policy asks residents that directly benefit from the project to directly invest into their neighborhood in the form of an assessment. In doing so, it helps to keep the overall City tax rates lower. The alternative is to not assess, and raise the overall tax rates. The downside to that method is that residents are paying 100% of the cost for streets and infrastructure they may never use. By utilizing assessments, the City seeks to find a balance between asking residents to pay a portion of the project costs through an assessment and while keeping overall tax rates reasonable.

