

2023 Gleason Lake Dr & Carlson Pkwy Improvements Public Informational Meeting #1

November 8, 2021

Gleason Lake Dr, Niagara Ln and
Kingsview Ln Reconstruction Area



Presenters and Contacts

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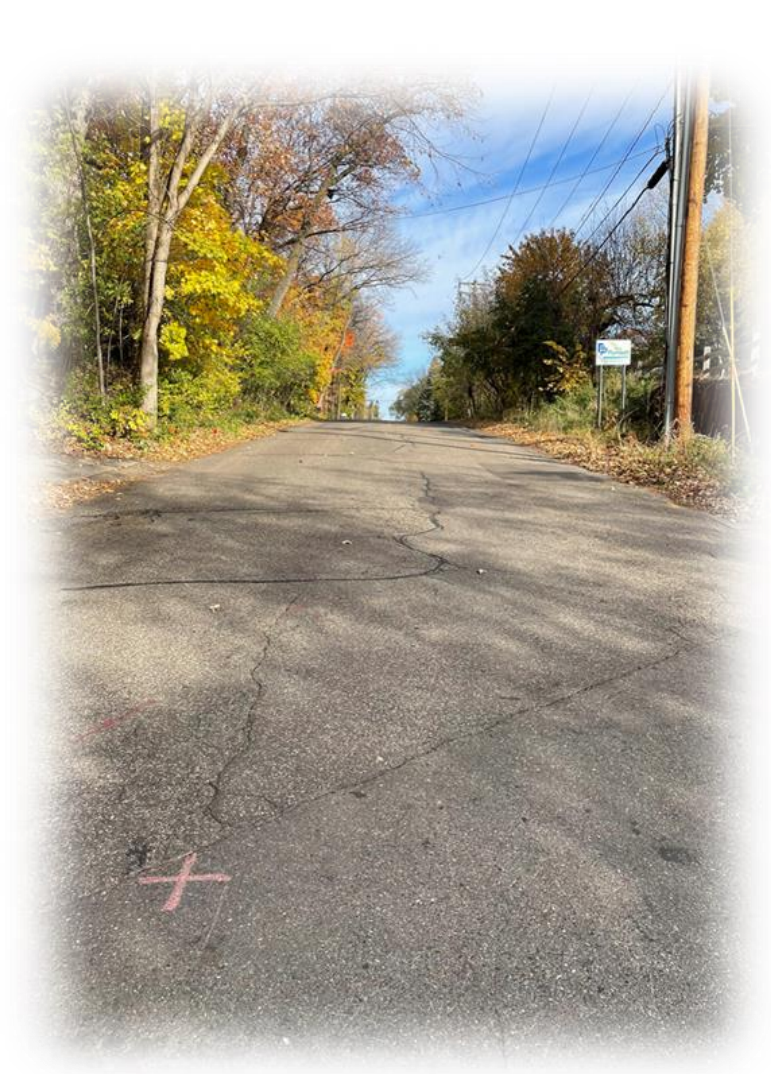


Topics in this Presentation

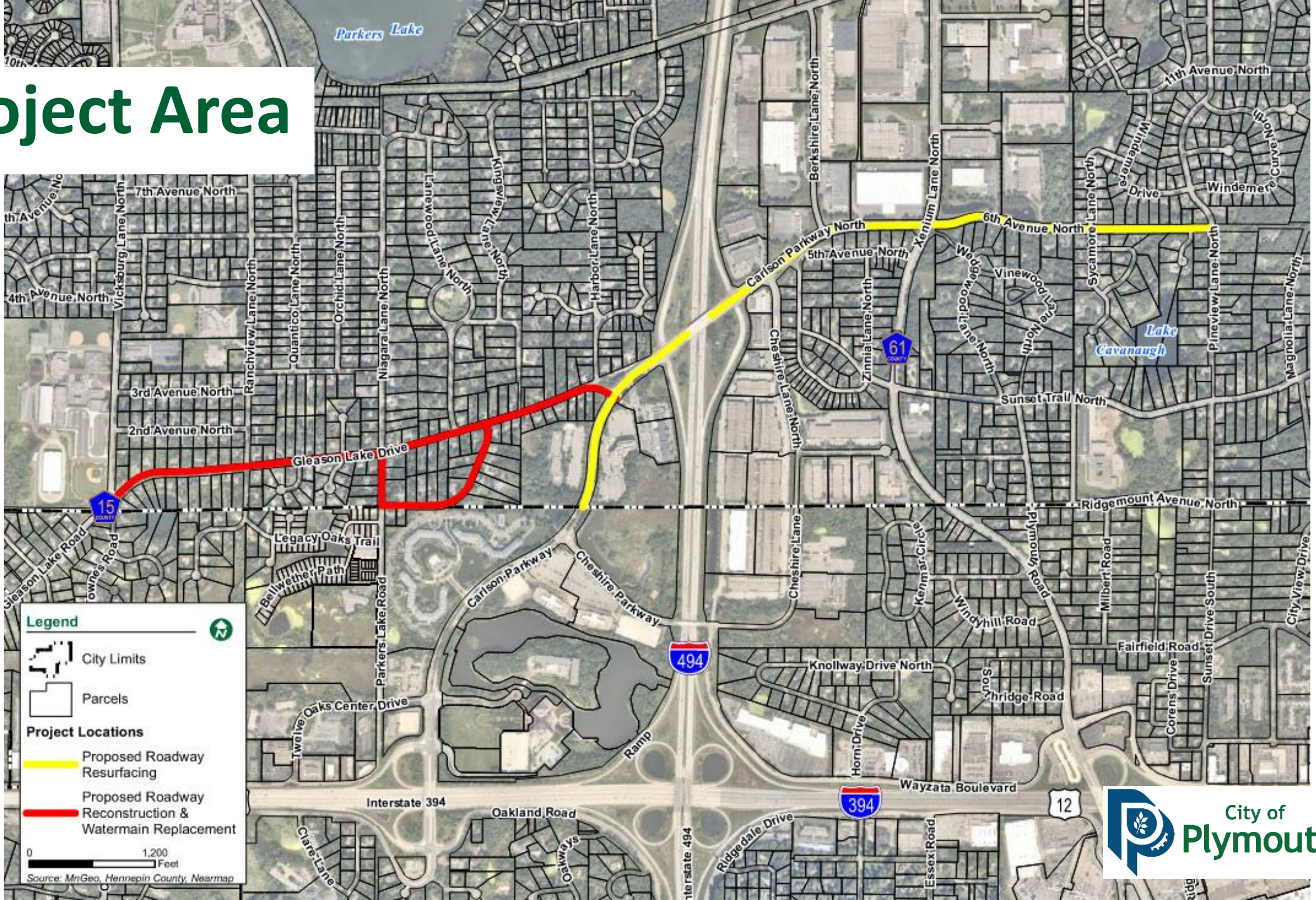
- Existing conditions and proposed improvements
- Gleason / Vicksburg Intersection Preliminary Concepts
- Overview of the Construction Process
- Right of Entry Forms
- Overview of Plymouth's Assessment Policy
- Project Website & Contacts
- Project Schedule & Next Steps

Meeting Feedback

- Comment cards are available and are the preferred way of providing feedback
- Residents may contact the project team to set up an individual meeting regarding your property
- Project team members will be available after the presentation for questions and discussion



Project Area



Why does our street need reconstruction?

Streets

- Aged and show signs of distress – cracks, potholes, settlements
- Rural road section – no concrete curb and gutter (Gleason and Niagara)
- Pavement Management Program - started in 1987 with the goal of reducing roadway maintenance

Utilities

- Existing ditch section with minimal storm sewer
- Aged watermain with brittle material

Traffic

- Vicksburg & Gleason Intersection
 - Issues with traffic at peak times (school drop off and pick up)
 - Inadequate capacity for future traffic volumes



Existing Pavement Conditions



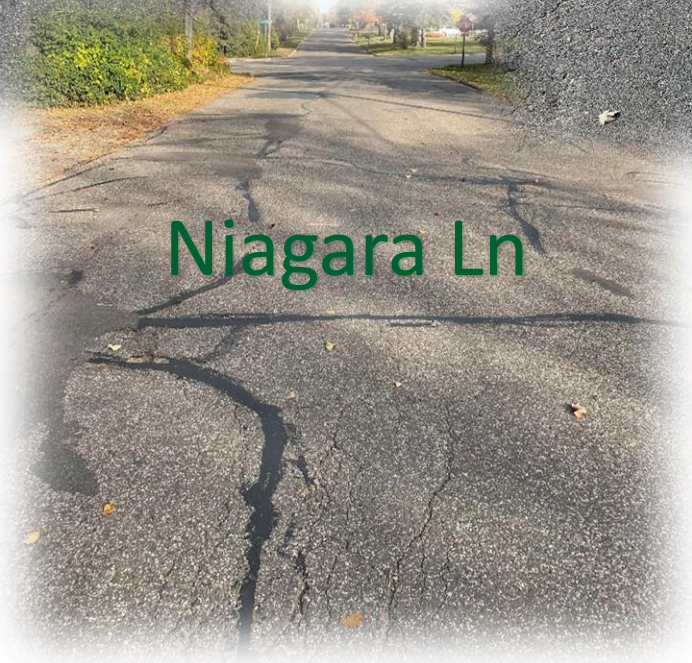
Gleason Lake Dr



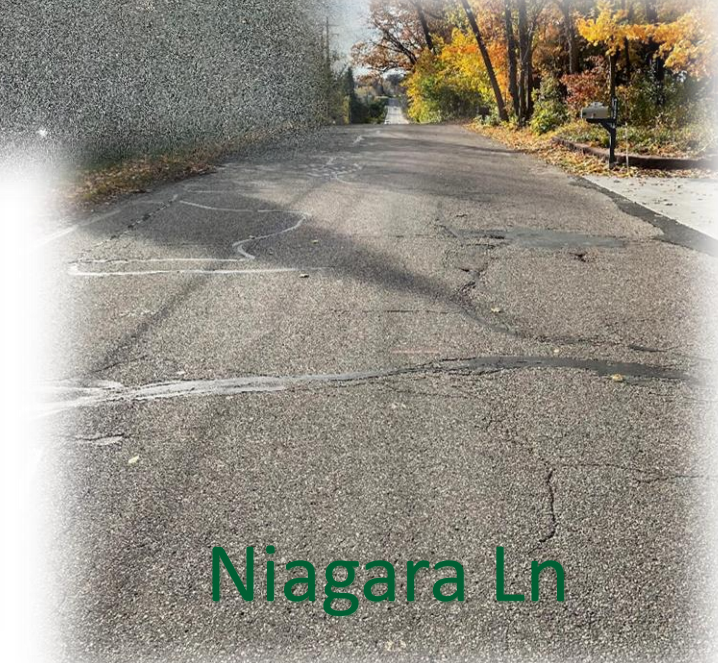
Kingsview Ln



Gleason Lake Dr



Niagara Ln



Niagara Ln



Kingsview Ln

Proposed Improvements

Full street reconstruction

- Engineered road section – sand, aggregate base, bituminous (asphalt) pavement
- Addition or replacement of curb and gutter – barrier style curb
- Drain tile at catch basins – keeps water out of the subgrade

Utilities

- Storm sewer improvements
- Watermain and water service replacement
- Infiltration & inflow barriers on sanitary sewer manholes

Trails

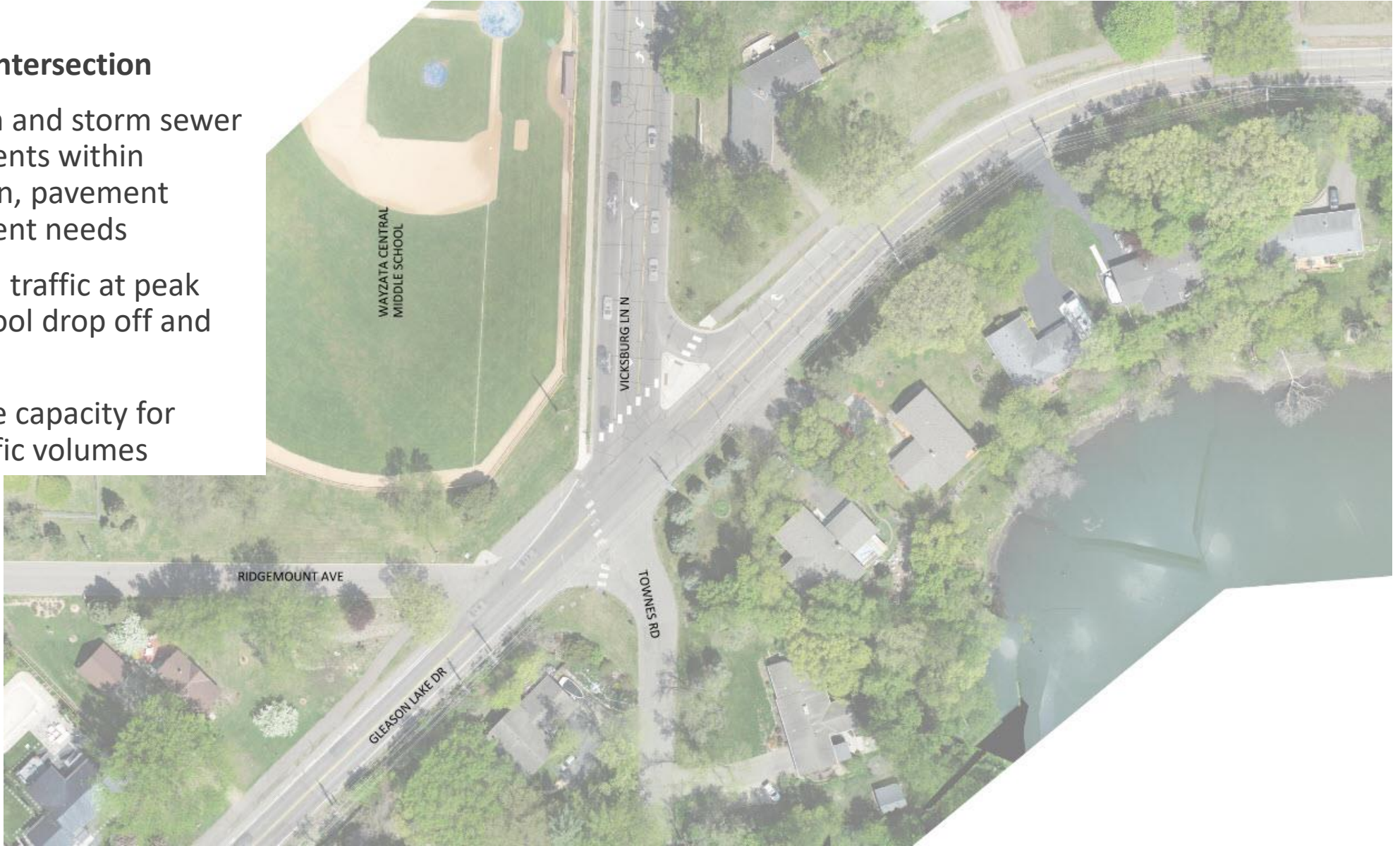
- Extending the trail along the west side of Niagara Ln up to Gleason Lake Dr
- Trail replacement along the north side of Gleason Lake Dr



Vicksburg/Gleason Existing Layout

Offset 5-Leg Intersection

- Watermain and storm sewer improvements within intersection, pavement improvement needs
- Issues with traffic at peak times (school drop off and pick up)
- Inadequate capacity for future traffic volumes



Vicksburg/Gleason Concept Layout #1

Double T-Intersection

- Better functionality and sight lines vs. existing layout
- Will continue to have inadequate capacity for future traffic volumes



Vicksburg/Gleason Concept Layout #2

Compact Roundabout

- Adequate for current and future traffic volumes
- Improved sight lines
- Improved pedestrian safety, safer/shorter roadway crossings
- Private property impacts



Vicksburg/Gleason Concept Layout #3



Peanut Roundabout

- Adequate for current and future traffic volumes
- Improved sight lines
- Improved pedestrian safety, safer/shorter roadway crossings
- Private property impacts, but less than the compact roundabout

Pedestrian Safety at Vicksburg/Gleason

Reduce Crossing Distance

- Peds need to cross 4 lanes of traffic with the existing layout
- Peds only need to cross 2 lanes of traffic with either roundabout layout – fewer conflicts

Simplify

- Peds only need to look in one direction when crossing a roundabout
- Vehicles are already in a habit of yielding for vehicles and more likely to yield for peds



Construction Process

1. Remove pavement (grinding up and hauling out the existing street pavement)
2. Watermain replacement
3. Storm sewer installation
4. Roadway reconstruction - excavation and grading
5. Installation of concrete curb and gutter
6. Pour concrete driveways
7. First layer(s) of asphalt roadway is paved
8. Pave asphalt driveways and trails
9. Restoration behind the curb (topsoil and turf)
10. Final layer of asphalt roadway is paved



Pavement Removals



Utility Replacement



Storm Sewer



Watermain

Roadway Reconstruction



Concrete Curb & Gutter Installation



Concrete Driveways



Roadway Paving



Asphalt Driveways and Trails



Turf Restoration



Reconstructed Street Example



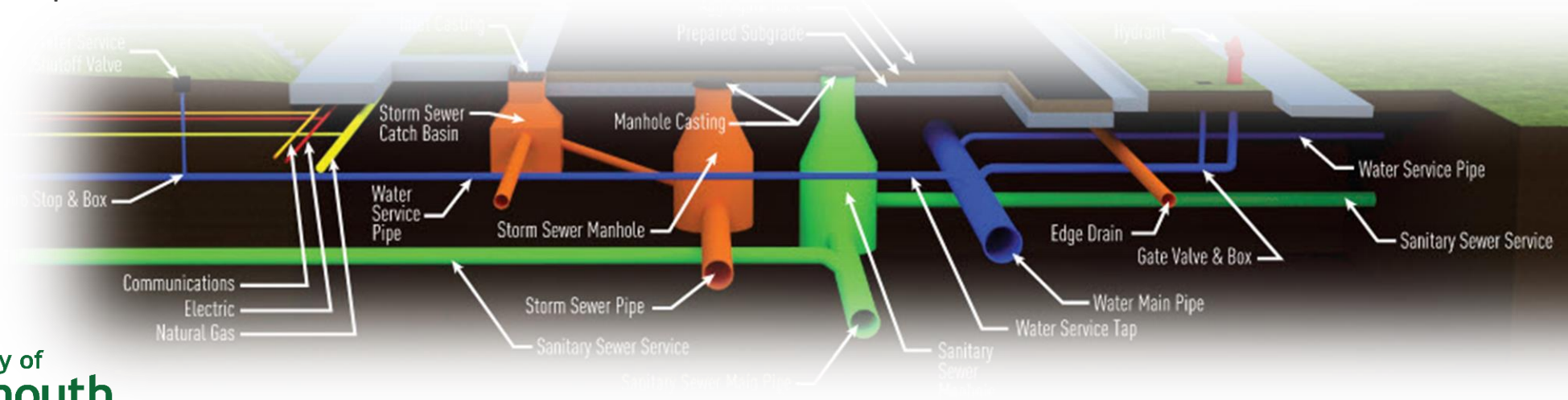
Construction Impacts

Private Utilities (Gas, Power, Cable, Phone)

- Will be relocated prior to and during construction
 - Residents should be notified of any planned outages by utility company
- Unplanned outages may occur during construction
 - Residents can report these outages directly to the utility company

Public Utilities (Water, Sewer)

- Planned water service shutdowns (several hours) – otherwise temporary water system to provide water service
- No disruption to sewer service



Construction Restoration

Landscaping in right-of-way or easements

- Trees, bushes, flowers, landscaping items, etc.
- May be removed due to reconstruction of street or utilities
- Homeowner must remove/salvage items prior to construction if they wish to save the landscaping items
 - Project team can coordinate with residents on approximate disturbance limits as we near construction

Turf

- Areas disturbed by construction activity will be sodded or seeded at the end of each construction phase

Irrigation Systems

- Systems damaged by construction activity will be repaired

Driveways

- Driveways impacted by construction activity will be repaired with material in-kind
 - Asphalt – saw cut and patch
 - Concrete – removed at joint
 - Brick pavers – salvaged and reinstalled

Construction Access

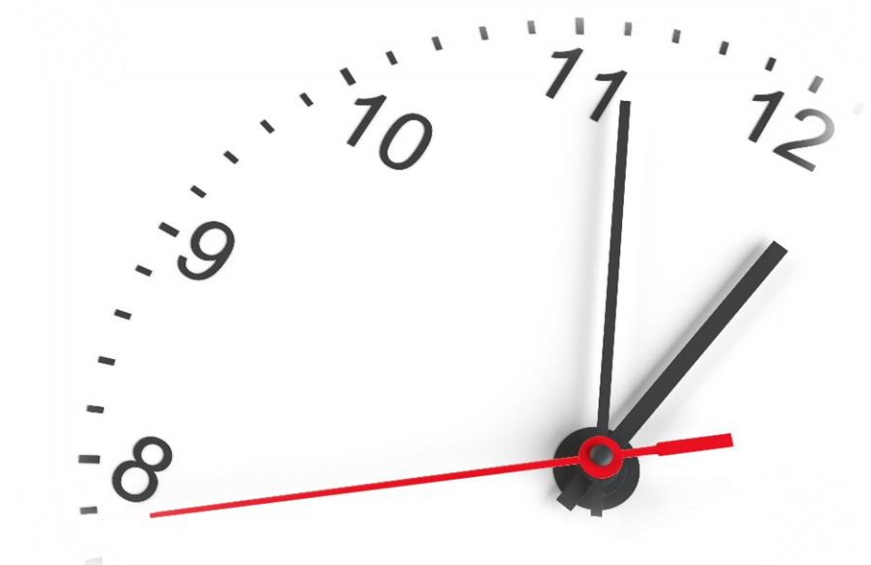
Access During Construction

- One drivable lane for emergency services
 - Access will change as construction progresses
 - May be delays due to construction activity
- Gleason, Niagara, and Kingsview closed to thru traffic throughout construction
 - Access for local residents only
 - Detour set up for Gleason Lake Dr
- Direct access to driveway at end of the working day overnight and weekends if no work occurs
 - Exceptions – concrete curb or driveway needs to cure for 7 days to support vehicles
- Notify the project team of special needs or events
 - Wheelchair access and medical needs
 - Graduation parties
 - Weddings
 - Funerals

Construction Schedule

Typical Working Hours

- Monday – Friday: 7 AM – Sunset
- Saturday: 8 AM to 6 PM
- Sunday and Holidays: No Work Allowed



Phased Construction Schedule

- Focus on constructing one area of the project before moving to the next area
- Prevent the Contractor from working on the entire project at once

Inconveniences and Delays will be common

- The project team will help minimize these inconveniences to make things run as smooth as possible

Right of Entry

Right of Entry forms available to sign and return to the City

- Needed for grading tie-ins, driveway patching, and water service replacement to curb stop



Assessment Policy & Hearing

Special assessments applied to adjacent, benefiting properties

- 40% of street and storm sewer improvement costs is paid by the property owner
- City pays the remaining 60% of the street and storm costs

Project costs that are not assessed and fully paid by the City

- Watermain and service replacement
- Sanitary sewer repairs and improvements

Assessment Hearing

- Tentatively scheduled to occur at a City Council meeting in February 2023
- Notice of assessment and public hearing will be mailed two weeks prior to the Council meeting
 - Notice will include exact amount of proposed special assessment to benefiting property

Assessment Payment Options

Option 1 – Pay in full or partial payment(s) by 10/31/23*

- No interest applied

Option 2 – Pay in full between 11/1/23* and 11/15/24*

- Includes 1st year of interest

Option 3 – Pay over the assessment term with interest

- Paid through property taxes
- Option is selected by default if not paid in advance

*Dates are tentative and subject to change

Project Website

City of Plymouth Project Website

www.plymouthmn.gov/gleasonlake

- Project information, schedule, documents, updates, FAQ
- Sign up for email updates
 - Sent as needed leading up to construction
 - Sent at least once a week during construction

The screenshot shows the City of Plymouth website header with navigation links: About, What's New, Departments (highlighted), Services, Facilities, and I Want To... A search icon is also present. Below the header is a left-hand navigation menu with categories: Public Works, Project Spotlight (selected), MnDOT Highway 55 Pavement Improvement Project, County Road 47 Reconstruction Project, Street Projects, Street Reconstruction FAQs, Mill & Overlay FAQs, 2020 Street Reconstruction Project, 2021 Street Reconstruction Project, Ridgemount Avenue Rehabilitation Project, and 2021 Street Reconstruction Project. The main content area features a breadcrumb trail: Departments > Public Works > Project Spotlight > Street Projects >. The project title is "Gleason Lake Drive And Carlson Parkway Improvement Project". There are utility icons for Font Size, Share & Bookmark, and Print. Two prominent buttons are visible: "STREET RECONSTRUCTION FAQs" and "PROJECT UPDATE EMAIL SIGN UP". Below these is a "Project Overview" section with text describing the project's scope and a map showing the project location in Plymouth, MN. The map highlights Gleason Lake Drive and Carlson Parkway in red.

Project Schedule

- Public Informational Meeting #1 November 8, 2021
 - Minnetonka will be holding an informational meeting in early December
- 60% Draft Plans, Easement Needs Defined March 2022
- Public Informational Meeting #2 Summer 2022
- Final Plans Completed Fall 2022
- Council Meeting #1 November 2022
 - Present Feasibility Report & Plans
- Bid Opening December 2022 / January 2023
- Public Informational Meeting #3 February 2023
- Council Meeting #2 February 2023
 - Public Improvement & Assessment Hearing; Award Contract
- Construction April – November 2023



Next Steps

Meeting Feedback

- Collect feedback from residents
 - Comment Cards / Email / Phone Calls
- Residents may contact the project team to set up an individual meeting regarding your property

Right of Entry Forms

- Collect right of entry forms between now and 60% plan production

Coordination with Minnetonka Staff & Residents

- Set up individual meetings if requested
- City of Minnetonka public informational meeting (Tentative December 1st)

Thank You!

Any Questions?

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Project Engineer

Mike Payne, PE
Assistant City Engineer



Bolton-Menk.com