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2027 Rolling Green Neighborhood Roadway Reconstruction

Informational Meeting – September 9, 2026

EdinaMN.gov

Agenda

- Introductions
- Why Reconstruct
- Project Scope
- What You Can Expect
- Funding Sources
- Timeline
- Communication
- How to Prepare
- Questions



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Engineering - Design & Construction Division



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Sr. Engineering Technician



Holly Conwell
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Ben Jore
Sr. Project Engineer



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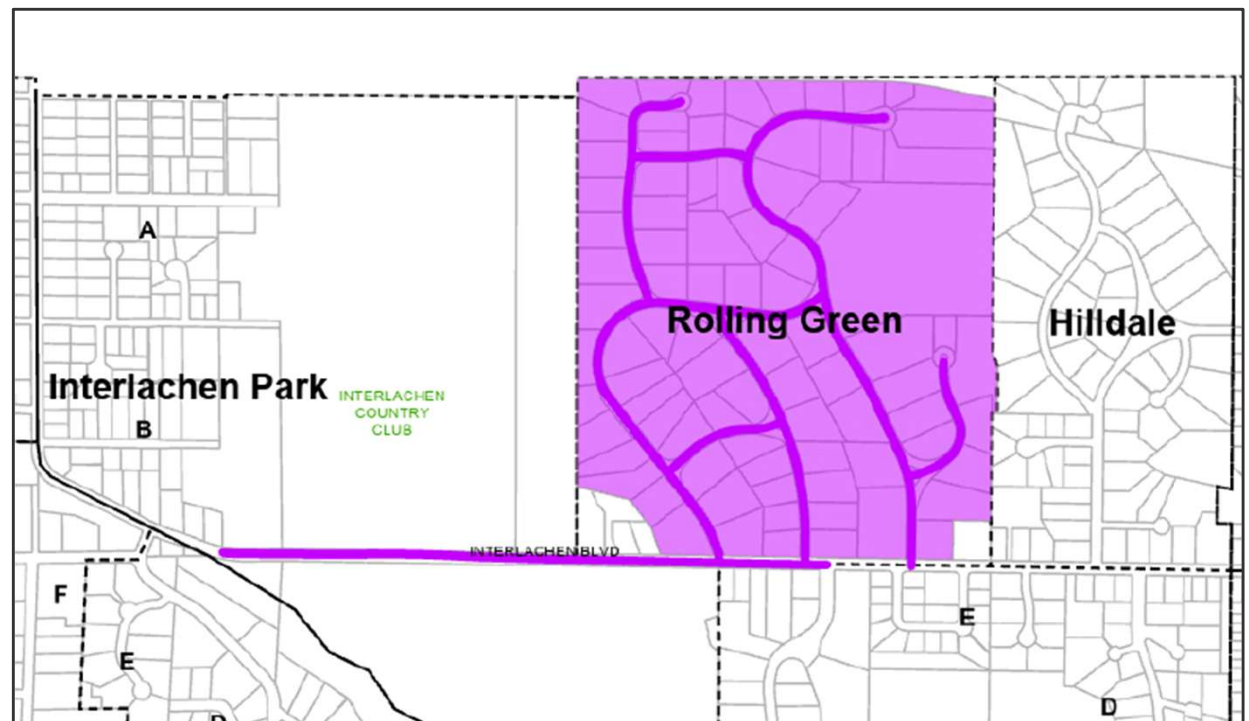
Jon Moore
Sr. Engineering Technician



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2027 Project Areas

- Rolling Green
 - 92 Properties
- Interlachen Blvd
 - 16 Properties



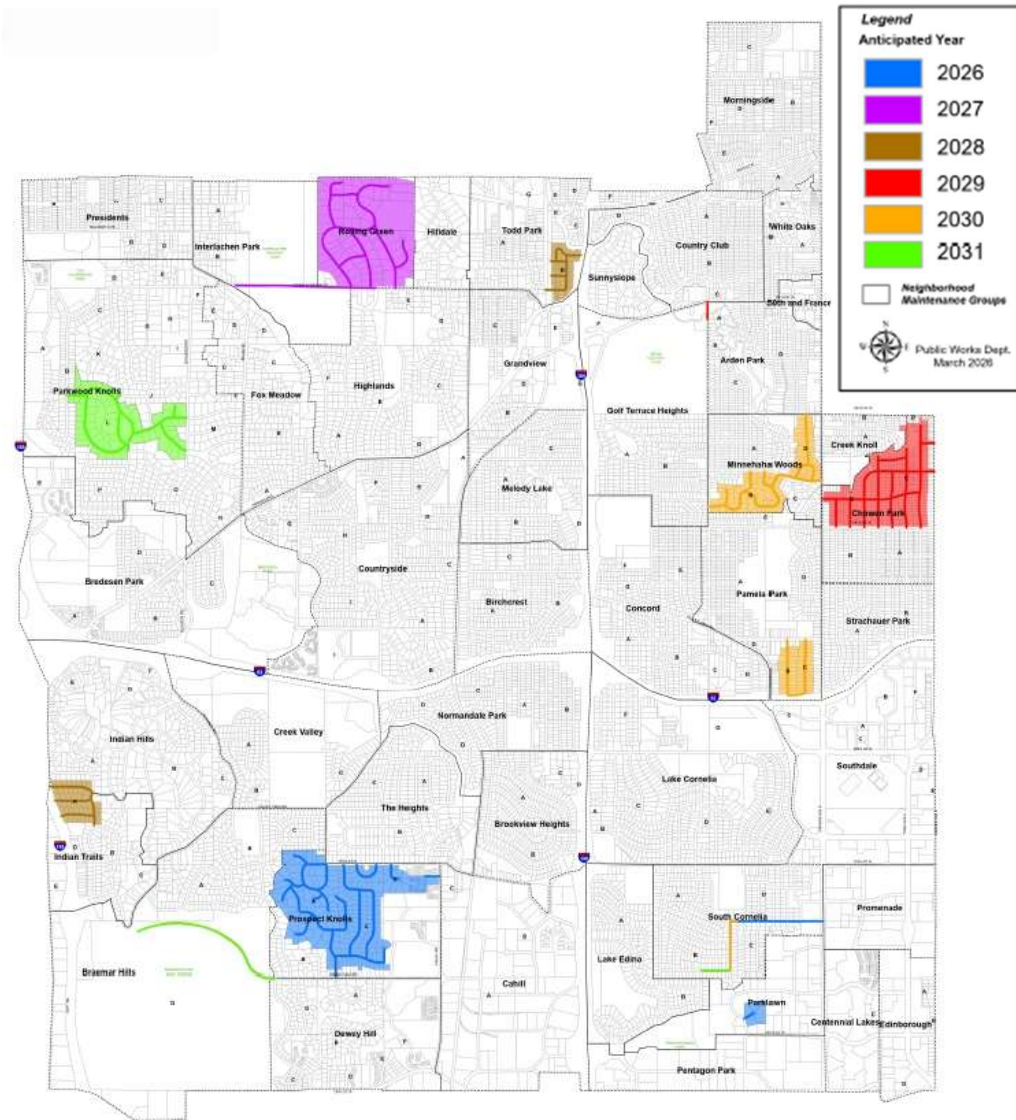
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Why My Street?

- Streets grouped into neighborhoods
 - Maximizes economics of scale
 - Extends pavement life
- Proactive Pavement Management Program
- Prioritized based on;
 - Pavement condition
 - Underground utility issues



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Why Reconstruct?

- Roadway originally constructed in the late 1930's
- Utility issues to address beneath roadway
- More cost-effective than other maintenance strategies (mill & overlay, seal coat)



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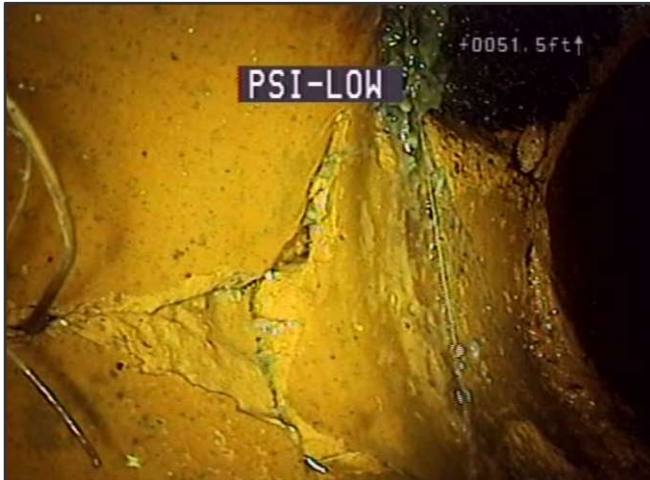
Existing Conditions - Roadways

- Pavement reaching end of useful life
- Streets do not have concrete curb and gutter
- Properties do not have concrete driveway aprons



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Existing Conditions - Utilities



- Sanitary Sewer

- Cracks, breaks, sags, etc.
- Inflow and infiltration

- Watermain

- Loss in pipe wall thickness
- Main and service breaks
- Undersized mains

- Storm Sewer

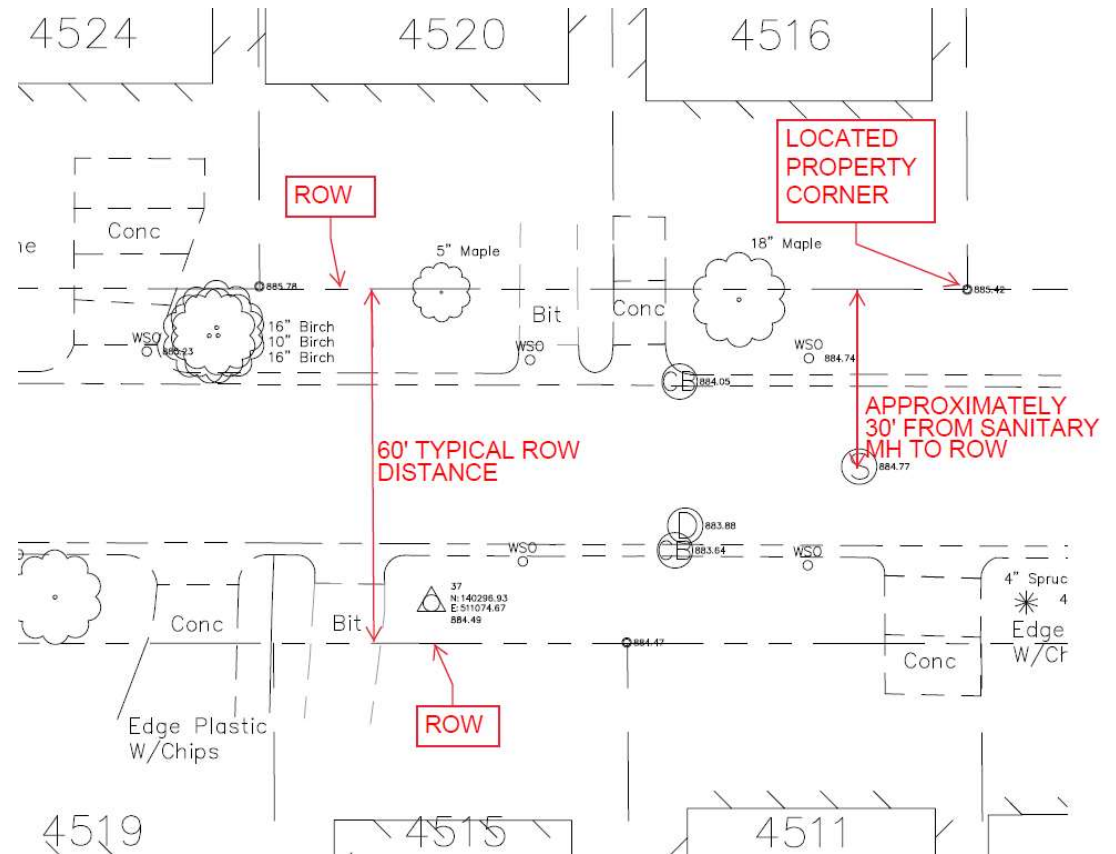
- Structure deficiencies
- Undersized pipes
- Curb and gutter failing



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What / Where is the ROW?

- Surface and space above and below public roadways used for travel purposes and utilities
- Typically, 60' width
 - (MSA Streets 66')
- Property corners located during survey



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Existing Conditions – Right-of-Way

- Landscaping
- Retaining Walls
- Mailboxes
- Irrigation systems and pet fences



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Proposed Improvements – Roadways

- Installation of curb & gutter
- Subgrade corrections as needed
- New roadbed and asphalt pavement surface



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Living Streets Plan

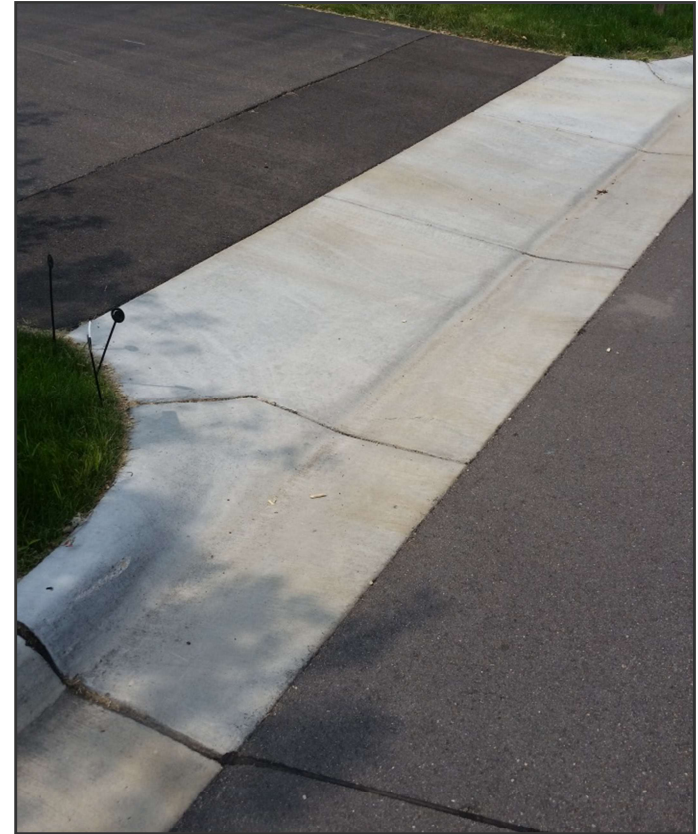
- Approved by City Council in 2015
- Balances needs of motorists, bicyclists, pedestrians and transit riders
- Incorporates;
 - Minimum roadway design elements
 - Street Width
 - Impacts
 - Cost
 - Pedestrian and Bicycle Master Plan



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Proposed Improvements - Driveways

- Aprons will be installed to comply with City standards
- Special driveway materials
- Reimbursement Policy



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Proposed Improvements - Utilities

- Includes partial replacement of watermain
- New service replacements
- New fire hydrants and gate valves
- May include localized sanitary sewer repairs and rehabilitation
- Storm sewer upgrades



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Utility Ownership

City Owned Utilities

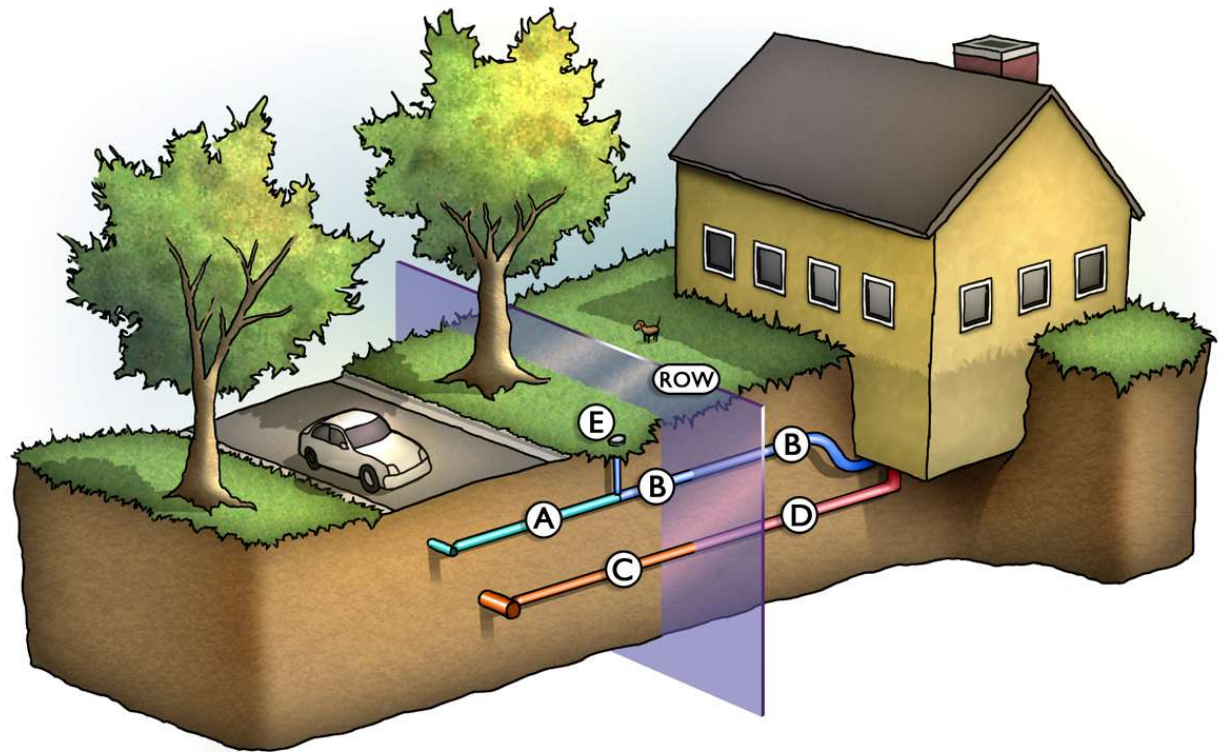
A – Water Service

E – Water Service Shutoff

Resident Owned Utilities

B – Water Service

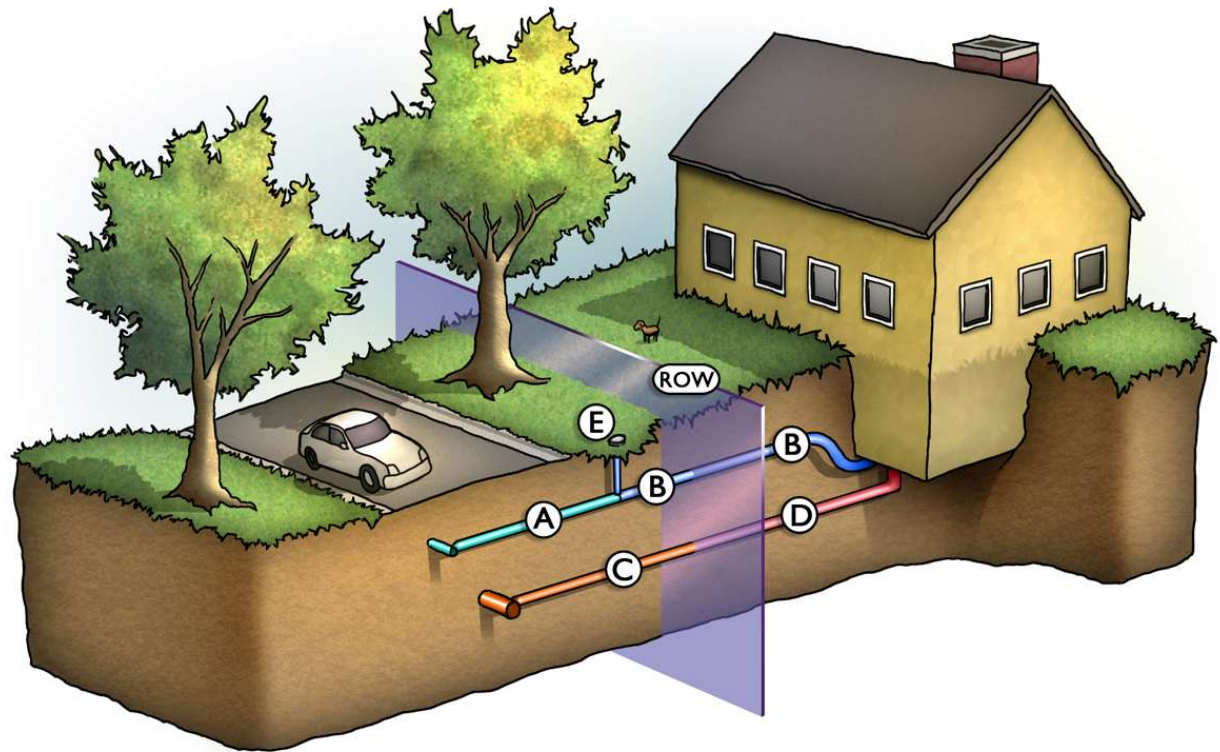
C & D – Sanitary Service



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Utility Ownership

- Recommend inspecting private services prior to construction
- Repairs/upgrades can be coordinated with street work
- Associated costs can be added to special assessment



Resident Owned Utilities

B – Water Service
C & D – Sanitary Service

City Owned Utilities

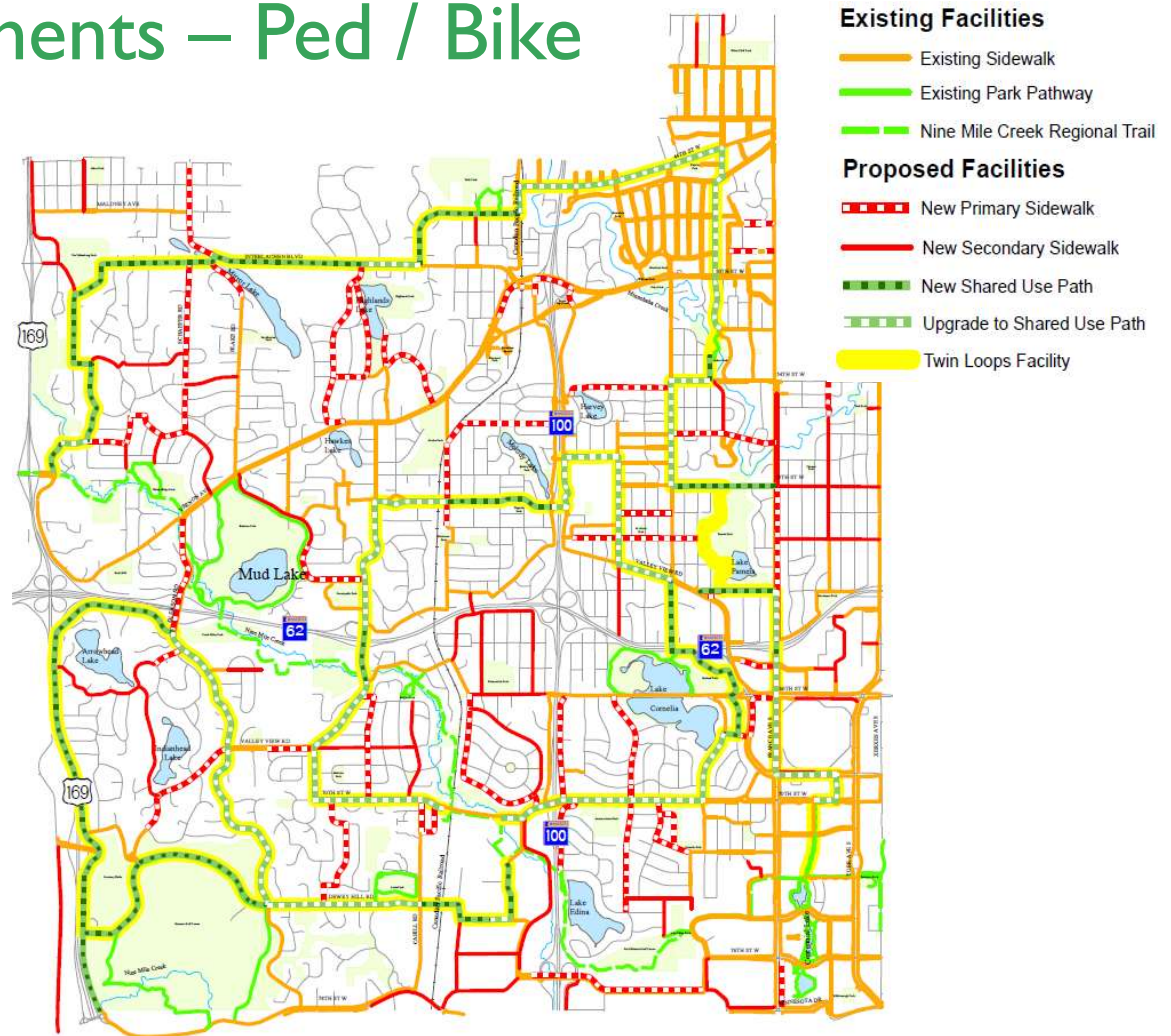
A – Water Service
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Proposed Improvements – Ped / Bike

- Based on Pedestrian and Bicyclist Master Plan
- Final design evaluated based on network consistency and construction conflicts



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Private Utilities

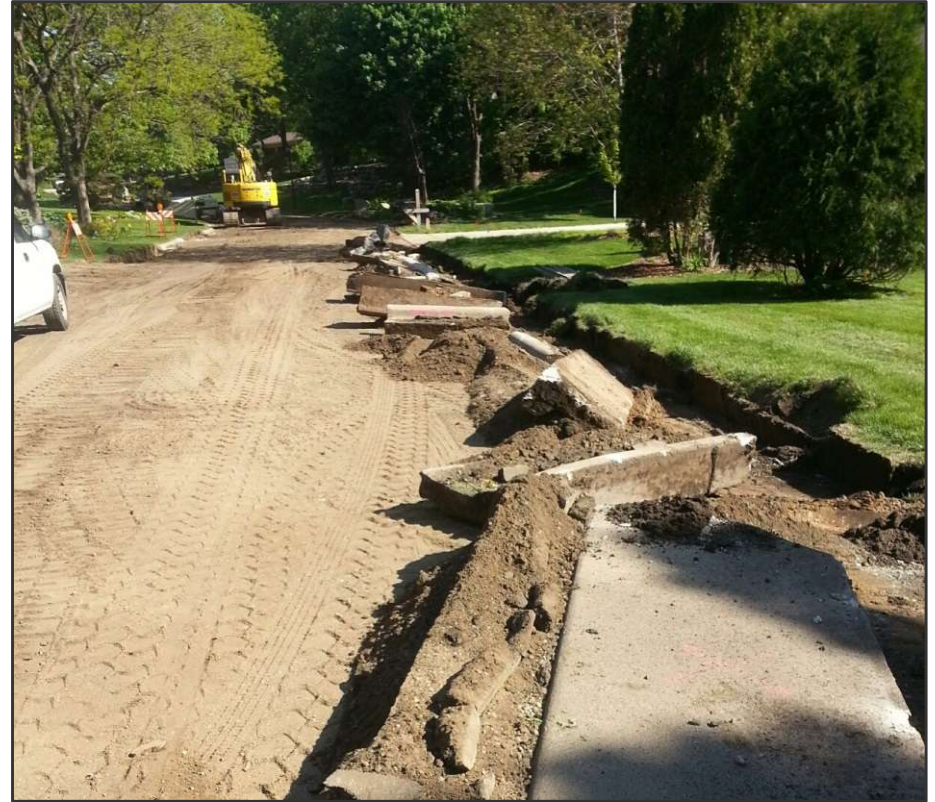
- Gas, Electric, Telephone, Cable may upgrade or repair their utilities before construction begins
- Potential City-required relocations
- Goal: streamline projects and minimize neighborhood disturbance



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What You Can Expect

- Dust, mud, noise, and vibrations
- Occasional delays due to inclement weather
- Localized flooding during rainfall
- Residents will be without water occasionally (hours)



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What You Can Expect

- Construction materials stored temporarily in ROW
- 5-10 feet of disturbance behind back of edge of pavement
- Construction equipment stored on streets
- Tree removals as necessary (property owners notified)



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What You Can Expect

- Driveways and roads will be periodically inaccessible
- Driveways will be inaccessible for 7 days to allow driveways to cure



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What You Can Expect

- Items within the City's right-of-way may be damaged
 - You can remove plants and other landscape features before the project
 - Irrigation and pet fences will be repaired
- Disturbed areas will be restored with new sod



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What You Can Expect

- We will;
 - Provide opportunities for input
 - Keep you informed
 - Do our best to minimize inconveniences
- Our contractor will accommodate residents with special access needs



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City Utility Funds

- Collection of utility service charges paid to the City
- Covers 100% of:
 - Storm sewer (curb and gutter, driveway aprons, sump drain pipe)
 - Sanitary sewer
 - Watermain



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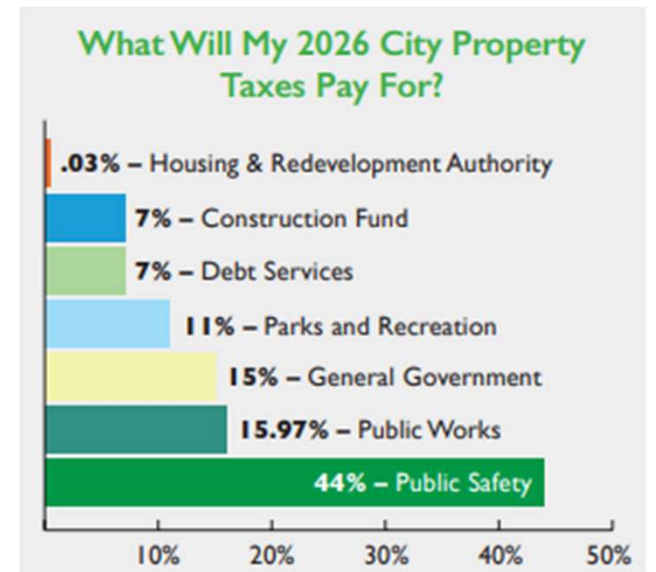
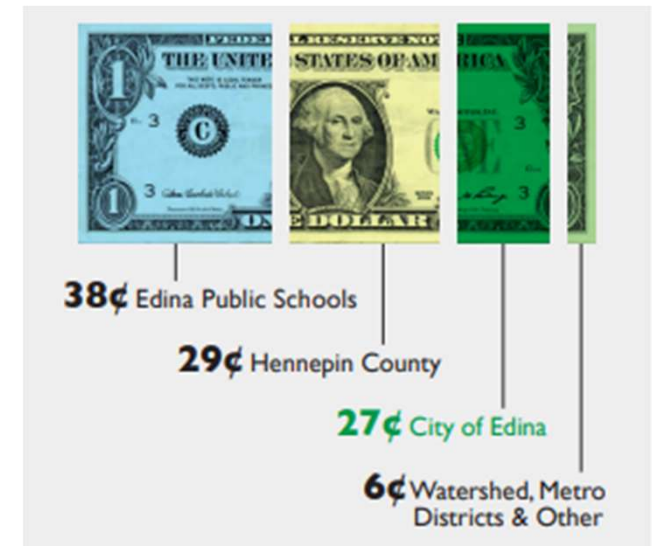
Do Taxes Cover Street Projects?

- ~27% of property taxes go to the City for expenses including Police, Fire, Parks, and Public Works
- ~4.3% go to Public Works
 - Snowplowing
 - Pothole repairs
 - Other street maintenance
(sealcoating, overlays, patch repairs)
- In 2022 taxes began paying for a portion of street reconstruction

Figures per proposed 2026 Edina Tax Levy (not final)



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Special Assessments

- Assigned to benefitting properties of public improvements
- Covers portion of roadway costs
 - Roadway and driveway removals
 - Asphalt pavement
 - Driveway installation
 - Restoration
 - Indirect Costs – engineering, finance, soil investigations, mailings



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Residential Equivalent Units

- Assessments distributed based on REUs
 - Factor used to compare properties to a single-family residence

Scenario	Land Use Class	REU Factor
A	Single-Family Residential	1.0
B	Multi-Family Residential – Apartment/Condos	0.5

- Additional factors for commercial, industrial, and public-use properties

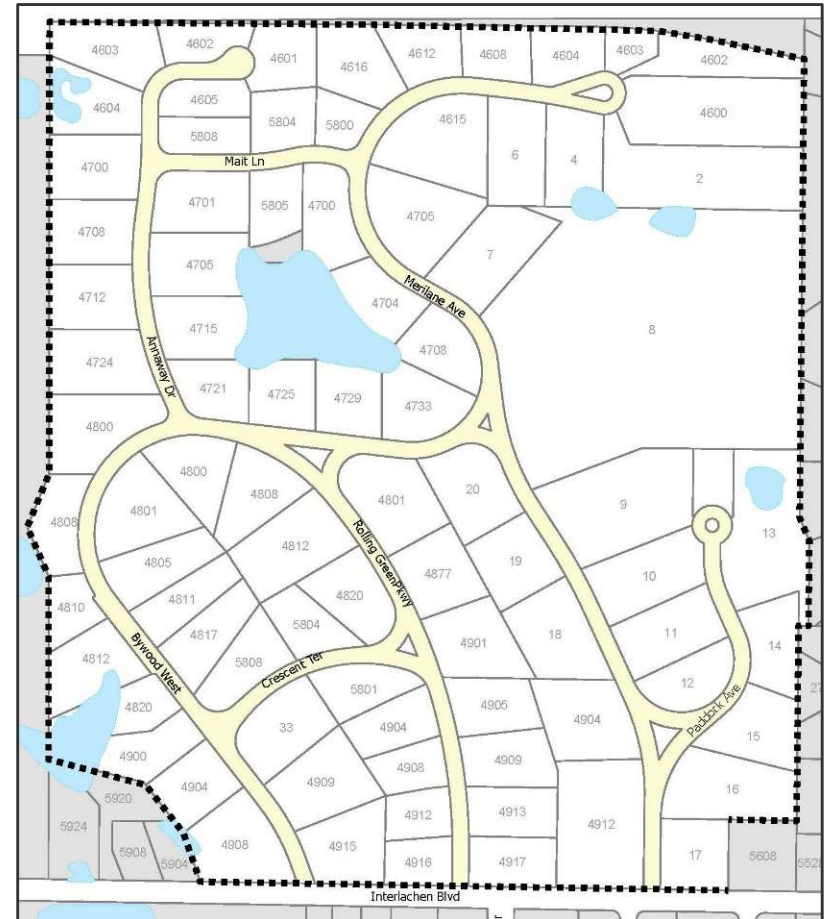


Project Details – Rolling Green

- 92 properties (81.0 REUs)
- 2.3 miles of road
- Installation of concrete curb & gutter
- Partial replacement of watermain
- Replacement of hydrants, valves and water services
- Localized sanitary sewer repairs
- Storm sewer improvements
- 24' street width, no parking one side

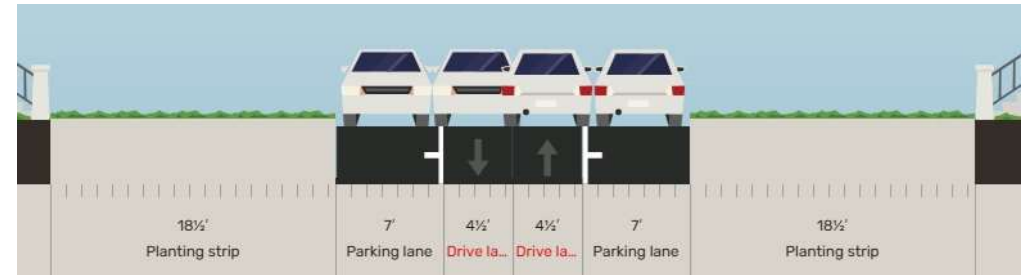


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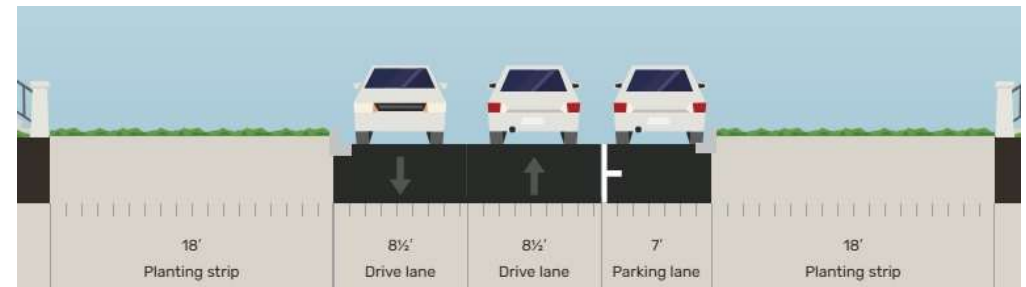


Proposed Roadway Widths – Rolling Green

- 24' road width
- Adjust street widths by 0-4'
- Restrict parking to one-sided



Existing: 20'-25' road width, two-sided parking



Proposed: 24' road width, one-sided parking



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Revised Roadway Cost Assessment - Local

Construction Year	% of Local Roadway Costs Assessed	Sample Assessment During Transition		
		\$30,000	\$40,000	\$50,000
2020	100%	\$30,000	\$40,000	\$50,000
2021-2026	78.90%-52.60%	\$23,670-\$15,780	\$31,560-\$21,040	\$39,450-\$26,300
2027	47.34%	\$14,202	\$18,936	\$23,670
2028-2035	42.08%-5.26%	\$12,624-\$1,578	\$16,832-\$2,104	\$21,040-\$2,630
2036	0%	\$0	\$0	\$0



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Market Benefit Estimate

- Special assessments are valid if;
 - The assessment does not exceed the special benefit measured by the increase in market value due to the improvement.
- Licensed and Qualified Appraisal Firm



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Preliminary Assessments – Rolling Green

*Residential equivalent unit (1 single-family home = 1 REU)

Year	Neighborhood	% of Roadway Costs Assessed	Estimated Assessment Range per REU*	# of REUs	Square Yards of Paving	SY of Paving per REU
2027	Rolling Green	47.34%	\$20,200 - \$25,900	81.0	28,782	355.3
2026	Prospect Knolls (A only)	52.60%	\$16,200 - \$21,500	58.67	19,250	328.1
2025	Presidents A/B	57.86%	\$7,500 - \$11,500	291.6	35,250	120.9
2024	Concord B/C	63.12%	\$11,900 - \$17,100	174.49	30,568	175.2

*Residential equivalent unit (1 single-family home = 1 REU)



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Typical Project Timeline

Date	Milestone
July – September 2026	Engineering studies/estimates provided
December 2026	Public hearings
January – March 2027	Plan preparation and bidding
April – May 2027	Construction begins
Fall 2027	Construction concludes
2028	Warranty work
Fall 2028	Final assessment hearing



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Assessment Timing

Date	Milestone
December 2026	Initial Public Hearings
Summer 2027	Project Constructed
October 2028	Final Assessment Hearing
November 2028	Assessment Filed with County
January 2029	Assessment on Tax Statement



Payment Options

- Pay entire amount upon receiving bill to avoid interest charges
- Pay min. 25% ; balance rolls to property taxes over 15 years
- Roll entire amount to property taxes over 15 years
 - 2026 interest rate is 4.92%
 - Finance charges are 1% over City's borrowing interest rate
- Defer payment if 65 years of age or older and meet specific income requirements
 - Assessing Department – 952-826-0365



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Communication

- Regular Mail
 - All meetings, public hearings, and questionnaires
 - Final assessment notices (one year after construction)
- Door hangers and flyers
 - Time-sensitive information (water shut-offs, concrete, temporary inaccessibility)
- Better Together Edina – City Website Project Page



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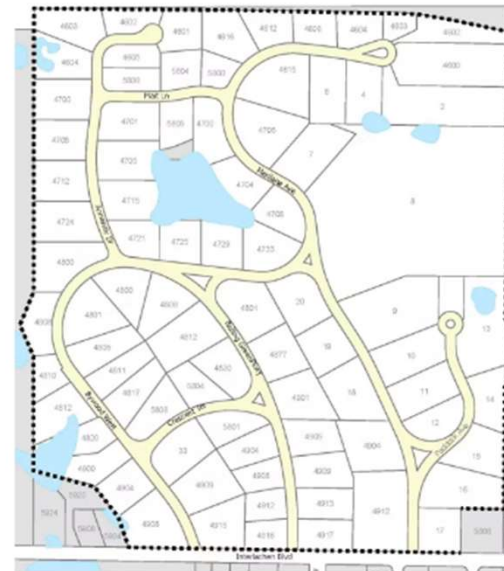
Better Together Edina

- Best way to stay informed
- www.bettertogetheredina.org
- Free, access to periodic updates on project progress and schedules



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Rolling Green Neighborhood Roadway Reconstruction



Rolling Green Neighborhood Roadway Reconstruction updates will be hosted on this project page. Sign up for email updates!

The proposed 2027 reconstruction project includes:

- Complete reconstruction of the roadway asphalt pavement,
- Installation of concrete curb and gutter,
- Replacement of a portion of the watermain and water services,
- Improvements to the storm sewer systems, and
- The project is funded by a combination of special assessments, property taxes, and respective utility funds.

Providing Input

- Questionnaires mailed to your home, weigh in on;
 - Traffic Concerns
 - Parking
 - Street drainage issues
- Public hearing in December 2026
 - Opportunity for residents to voice comments and concerns



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Questionnaire Results

Neighborhood	Responses Received to Date
Rolling Green	19% (16 / 84)

How to Prepare

- Complete project questionnaire
- Begin financial planning
- Coordinate home and yard improvement projects around street reconstruction schedule
- Review Better Together Edina updates
- Ask questions, stay informed



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Contact Us

Engineering Department

7450 Metro Boulevard

Hours: 7:00 a.m. – 3:30 p.m.

952-826-0371



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HConwell@edinamn.gov

Questions?

- Ask questions on Better Together Edina Q&A page
 - <https://www.bettertogetheredina.org/rolling-green>
 - Call or email



Good morning, Is the water shut-off scheduled for today delayed until tomorrow?

 asked, 23 days ago

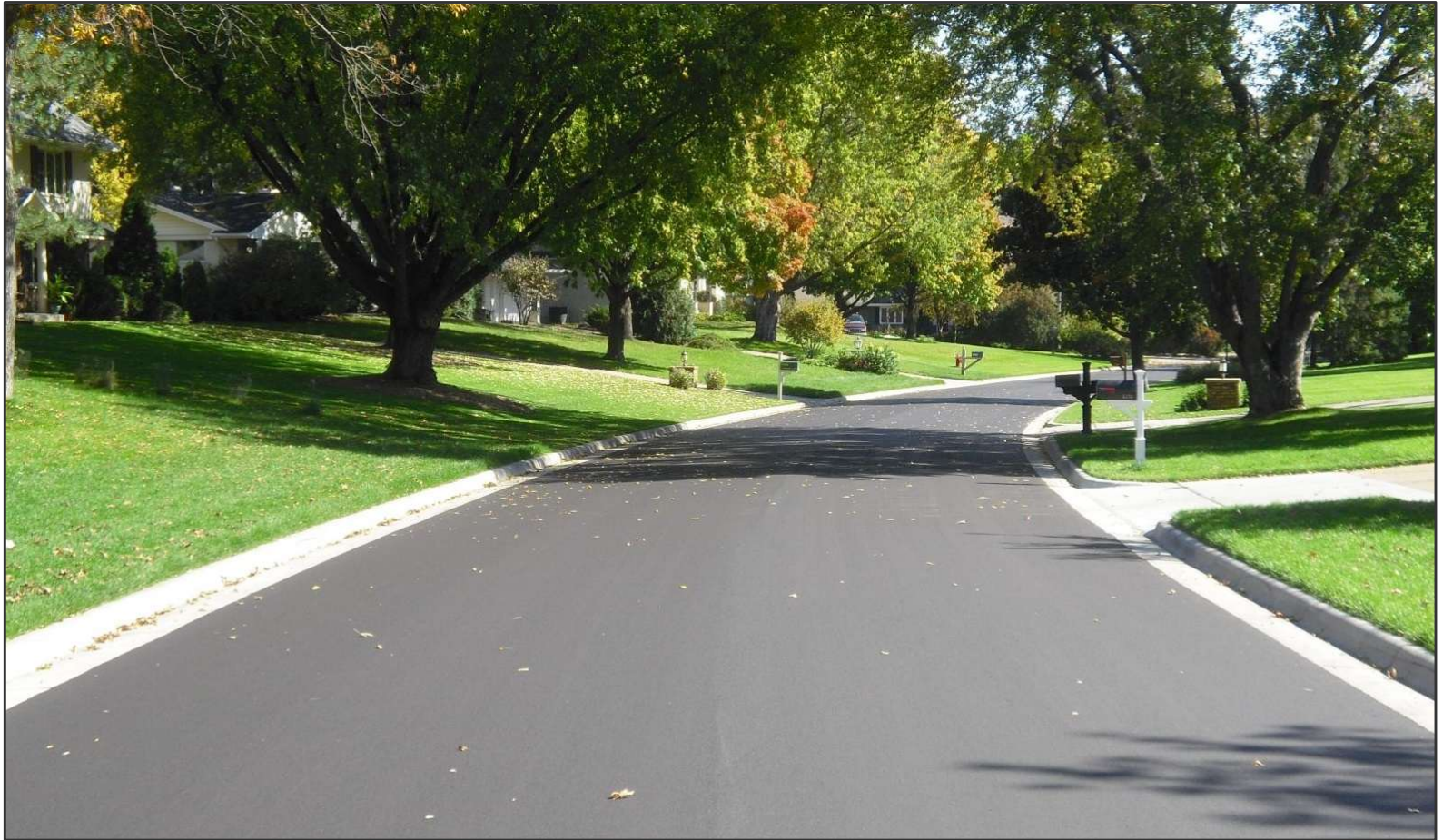


Yes, in the event that the water shutoff does not occur due to weather it will occur the following day. If weather prevents it from occurring a second day then you will be re-notified.



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Thank you for your time!



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