

2012 PMP Timeline

- **March–July 2011:** Study/Preliminary Design
- **July–Oct 2011:** Final Design
- **June 23, 2011:** Open House
- **Nov 2011:** Public Hearing
- **May–Nov 2012:** Construction

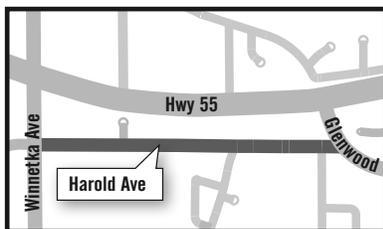
2012 PAVEMENT MANAGEMENT PROGRAM ○ JUNE 8, 2011

City Prepares For Harold Ave Reconstruction

In March, the City of Golden Valley began the study and preliminary design work for the reconstruction of Harold Ave, which is part of the 2012 Pavement Management Program (PMP). The Harold Ave project will include rehabilitating the street and utilities from Winnetka Ave to Glenwood Ave.

During the preliminary design phase of the project, the City and its consultant, SEH, will review and evaluate:

- streets, curb and gutter
- traffic concerns
- storm sewer capacity
- drainage concerns
- sump pump connections
- water main repair
- sanitary sewer repair
- sanitary sewer service repair



The goal is to fit street and utility improvements into the neighborhood. In general, the street will stay the same width to minimize impacts to yards and driveways and will be designed to minimize removal of trees and shrubs.

The City will host an Open House meeting (see top right) for property owners affected by the project. The City expects to complete the study and preliminary design portion and prepare a feasibility report by mid summer (see project timeline above).

Funding Your Street Project

Golden Valley's PMP is funded in part through special assessments to adjoining properties. These special assessments represent an estimated 20 to 25 percent of the street improvement costs. The remaining costs are financed by the City as a whole through property taxes, utility fees, and State Aid funds.

Special assessment rates are set each year by the City Council based on past construction costs and inflation. Property owners can choose to pay in full following the assessment hearing, or they can have it added to their property taxes, to be paid over 10 years. For 2011 assessment rates, interest rates, and a sample payment schedule, go to www.goldenvalleymn.gov/streets/pmp/payment-schedule.php. The information will also be available at the Open House.

Questions?

If you have questions about this project, contact Public Works at 763-593-8030. ○

MARK YOUR CALENDAR:



Harold Ave Open House

June 23, 2011, 4:30 - 7 pm

City Hall, 7800 Golden Valley Rd

Staff will be on hand to answer questions and gather information.

Harold Ave Reconstruction Includes Sanitary Sewer Inspections

Residents along Harold Ave may have their sanitary sewer service inspected as part of the project. This inspection is part of the City's ongoing Inflow and Infiltration (I/I) Reduction Program. I/I is the discharge of clear rain water or ground water into the sanitary sewer system. The clear water discharged into the sewage treatment system increases the City's costs to treat the water.

The most common sources of I/I include improper connections of sump pumps and foundation drains into the sanitary sewer system, as well as infiltration of ground water into the system through defects in below ground sewer pipes.

Sewer service inspections are voluntary (unless you are selling your home). More information can be found on the City's website. Details about the inspections and scheduling will be published in future newsletters or direct mailed letters.

Project Newsletters

This is the first edition of future newsletters about the street project in your area. During the design phase, this newsletter will be mailed to you periodically. After the project has been approved for construction, the newsletter will be published biweekly, or more frequently as needed. The newsletter will include updates on construction scheduling, phone numbers of contact persons, and other information that may be useful to you. **To get this newsletter by email, contact us at 763-593-3987 or pschutrop@goldenvalleymn.gov.**

Comprehensive Plan Guided By Citizen Input

While Golden Valley's Comprehensive Plan guides City officials as they plan for the community's future, the Comprehensive Plan itself was guided by input from hundreds of residents and business owners.

Cities are required by law to update their Comp Plans every 10 years, and Golden Valley's current plan was updated in 2010. Much of the citizen input was garnered from surveys, focus groups, and brainstorming sessions during Envision Golden Valley, the City's visioning process that began in 1997.

The City's updated Comprehensive Plan addresses Golden Valley's aging population and need for life-cycle housing. Several Comp Plan goals are guiding the rezoning near Harold Ave (see story at right). They include a desire for:

- expanded housing options in higher density areas
- enhanced housing options to attract residents to downtown Golden Valley
- increased housing options for senior citizens (with at least 10 percent of City housing stock designated exclusively for seniors)
- increased variety in housing styles

Questions? Contact Planning at 763-593-8095.

City Plans For Rezoning To Fulfill Comp Plan Vision

Since updating its Comprehensive Plan in May 2010, the Golden Valley City Council is considering zoning changes to eight areas of the City that would implement the Plan's new land use designations. Two of these areas are between Winnetka and Glenwood Aves, north of Harold Ave and south of Hwy 55 (see map below).

Both areas are currently zoned Single Family (R-1) residential. To comply with the Comprehensive Plan, the City Council is considering rezoning the area west of the Spirit of Hope United Methodist Church (Area A) to Medium Density (R-3) Residential and the area east of the church (Area B) to Moderate Density (R-2) Residential.

Once rezoned, existing uses could remain in place; however, higher-density residential dwellings could be developed after future property sales.

State law requires a city's zoning to match the land uses identified in its Comprehensive Plan. Whenever a Comprehensive Plan is updated, a city is given one year to implement changes

To discuss the rezoning, the City will host an open house meeting (see box). Public hearings for the rezoning actions will be held about a month after the open house. Residents on and around Harold Ave will be notified of the meeting as the date draws near.

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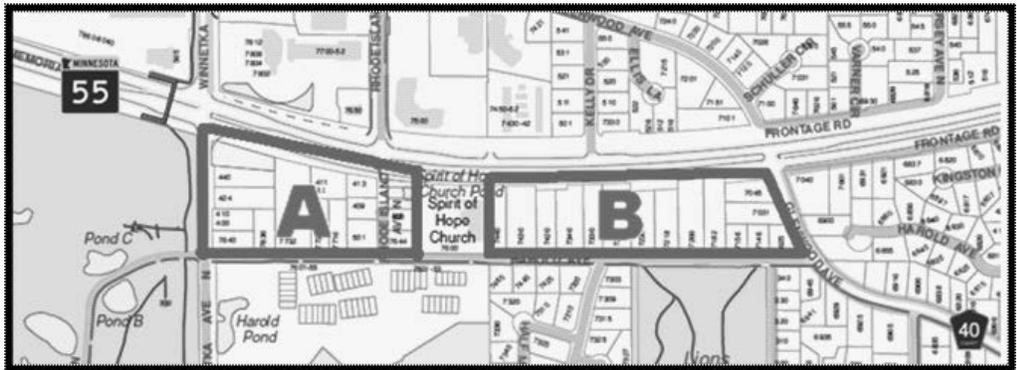
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FOR MORE INFORMATION www.goldenvalleymn.gov

If you're wondering about zoning, would like to see the City's Comprehensive Plan, or if you're looking for information about various street construction practices, go to the City website at www.goldenvalleymn.gov. You can also contact Public Works at 763-593-8030 (about street projects) or Planning at 763-593-8095 (about zoning and the Comp Plan).

This document is available in alternate formats upon a 72-hour request. Please call 763-593-8006 (TTY: 763-593-3968) to make a request. Examples of alternate formats may include large print, electronic, Braille, audiocassette, etc.



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