



STAFF REPORT

DATE: July 11, 2023

DISCUSSION

AGENDA ITEM: Pavement Management Plan

SUBMITTED BY: Jack Griffin, City Engineer

REVIEWED BY: Kristina Handt, City Administrator
Marty Powers, Public Works Director

BACKGROUND: In 2016 the city retained GoodPointe Technology to conduct a city-wide street inventory and pavement condition assessment using the PCI rating system, and to replace the Cartegraph pavement ratings that were conducted in 2012. The pavement management information was uploaded to ICON, an infrastructure database management program that is used to manage and track the condition of the city's pavements. The pavements were then re-rated and updated in 2021 by GoodPointe Technology.

The Public Works and Engineering staff have been using the detailed pavement condition rating data to assist in making informed decisions when programing the annualized street maintenance projects and in the development of the Street Capital Improvement Plan. However, staff had not completed a fully developed Pavement Management Plan (PMP) in a form that could be published and presented to the Council and public. With the PMP remaining incomplete and unpublished, the strategic policy decisions being made for the annual street maintenance and capital improvements remained at the staff level and were not adequately transparent for the Council and public.

ISSUE BEFORE COUNCIL: What additional information would the Council like to see addressed in the final Pavement Management Plan? What policy changes or plan revisions would the Council like to see addressed in the final Pavement Management Plan?

PROPOSAL DETAILS/ANALYSIS: As part of the Council strategic planning efforts the development and publication of a Pavement Management Plan was identified as a priority with the presentation of a draft plan to be presented to Council at the July 2023 Workshop.

A copy of the draft PMP is included in the workshop agenda packet, which also includes a draft of the 10-year Street Capital Improvement Plan. Developing and implementing a systematic pavement management program enables a community to more effectively plan and program maintenance and rehabilitation strategies for the city street and pavement assets. A good pavement management program will help to provide more accurate and accessible information on the pavement network, will better track pavement performance, will help to better predict funding needs and will make more efficient use of available resources. In addition, the data driven process will improve communications between staff and the City Council for the purpose of establishing and supporting the proper funding and budget levels.

The draft PMP consists of the following key elements:

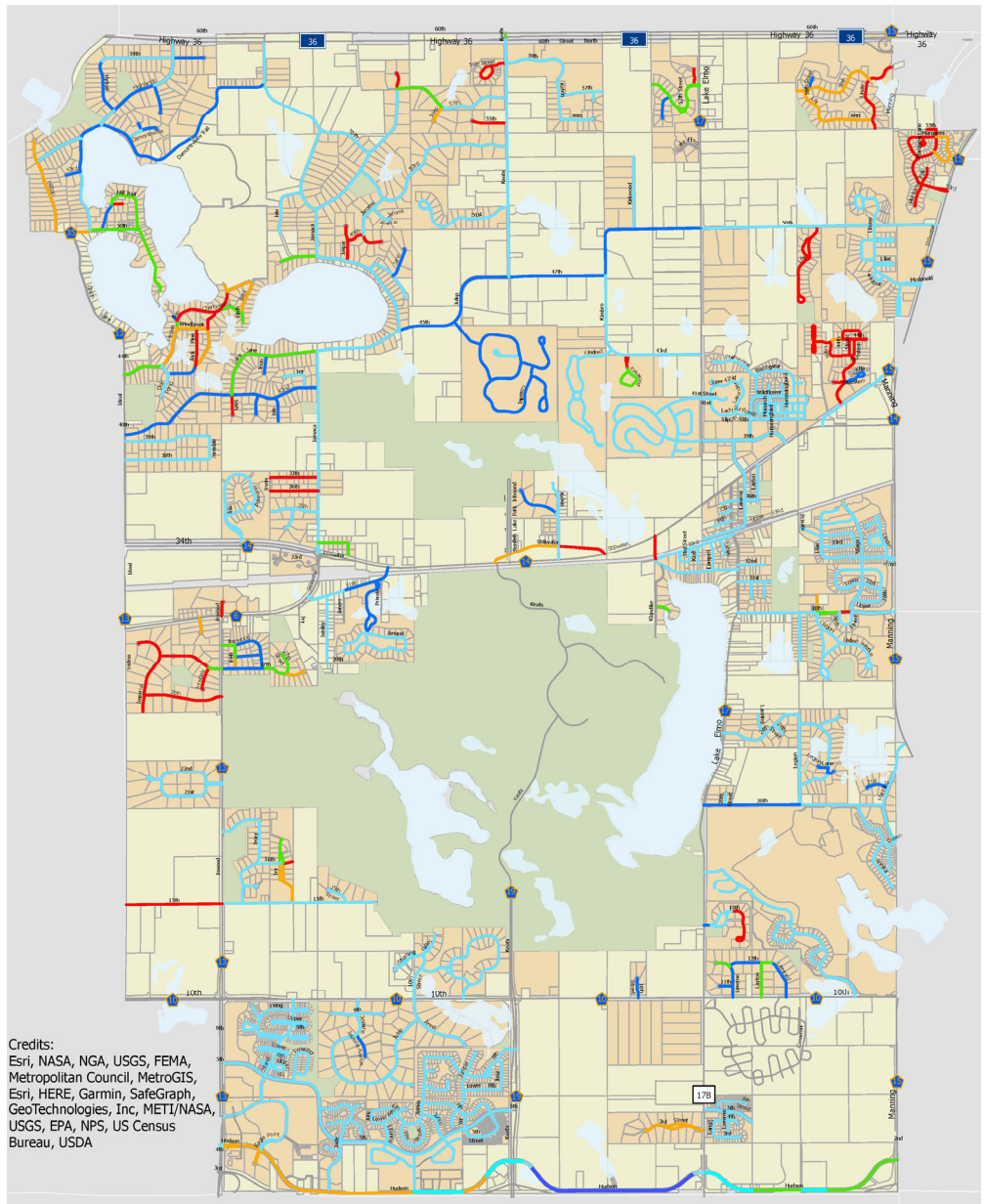
1. Current Pavement Condition Report.
2. PCI rating for each street segment, presented in Map and tabular form. Staff recommends updating ratings every 4 years.
3. Pavement Maintenance and Rehabilitation Methods with estimated Unit Costs.
4. Pavement Maintenance and Rehabilitation Schedule.
5. Current Funding Budget Analysis. The projected average PCI rating is estimated for the next 10 years assuming the current annual street maintenance budget of \$600,000.

ATTACHMENTS:

1. Draft Pavement Management Plan (PMP).

PAVEMENT MANAGEMENT PLAN

THE CITY OF LAKE ELMO



JULY, 2023

CITY OF LAKE ELMO, MN

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CITY OF LAKE ELMO
PAVEMENT MANAGEMENT PLAN
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I. PURPOSE AND EXECUTIVE SUMMARY

This Pavement Management Plan (PMP) has been developed for the city to document a systematic program of maintenance, repair, and improvement for the city street network. The City of Lake Elmo has a commitment to its residents and the traveling public to maintain over 97 miles of public streets in a condition that provides for functional, safe and efficient travel in a cost-efficient manner.

The policies and practices outlined in this PMP are intended to provide a blueprint for the City to maximize the expected useful life of the city streets while minimizing maintenance and rehabilitation costs. The program is comprised of four main components; including: 1) street inventory and condition assessment; 2) policies that will guide the timing and type of maintenance and rehabilitation activities, and prioritizes a schedule of preventative maintenance; 3) implementation of a 10-year Street Capital Improvement Plan; and 4) understanding and committing adequate financial resources to maintain a consistent average pavement standard.

The Report findings and recommendations are as follows:

- There are currently 97 miles of city roadways. From 2007 to 2013 the city street mileage remained unchanged at 71 miles. The city has added 26 miles of new streets since 2013.
- The average condition rating for today's streets is **83** (82.7). This generally represents a street network in very good condition. However, when looking at the street segments with no curb (typically the older portions of the street network), the average PCI rating falls to 72.1.
- 78.2% of streets are in the "good" or "excellent" category and require only preventative maintenance.
- 6.3% of streets are in the "fair" category and will require additional maintenance considerations, such as a Mill and Overlay.
- 15.5% of streets are in the "poor" and "failing" categories, requiring a Full Depth Reclamation or complete Reconstruction.
- The city should maintain an annualized street maintenance budget in the amount of \$600,000 over the next 10 years to adequately address its preventative maintenance, including Mill and Overlays when applicable.
- The city should proceed with the implementation of the 2024–2033 Street Capital Improvement Plan to address the 15% +/- of streets that remain "poor" to "failing". The plan estimates \$36.2 million for local street improvements, \$15.8 million for collector street improvements, and \$9.5 million in cost participation for County Roadways.

- Pavement condition ratings should be conducted every 4 years to maintain an accurate assessment of the pavement conditions for use in projecting future street maintenance costs.
- Street maintenance and rehabilitation should be implemented in general accordance with the **Street Life Cycle Maintenance and Rehabilitation Schedule** outlined in this Report.
- Full Depth Reclamations (FDR) with new concrete curb and gutter continue to be the recommended improvements for streets with existing bituminous curb, even when the street remains in the “fair” rating category. FDR is an assessable improvement.
- Full Depth Reclamations (FDR) without new concrete curb and gutter will provide the city with an effective and cost-efficient rehabilitation technique for its pavement management program in the years to come. This will become the go-to rehabilitation technique when today’s newer streets are ready for rehabilitation.

II. CURRENT PAVEMENT CONDITION REPORT

Goodpointe Technology performed city wide pavement condition ratings in 2016 and again in 2021. Each assessment provided a Pavement Condition Index (PCI) for each street segment on the city owned network. The PCI uses a rating scale of 1-100 with 100 being representative of a new pavement. The detailed surface condition assessment identifies pavement distress type, quantity, severity, and extent, which is then reported as a numerical expression of a pavement condition rating, or PCI. Initially developed by the U.S. Army Corps of Engineers, the Pavement Condition Index (PCI) methodology is used nationwide and is endorsed by the American Public Works Association (APWA) and has been standardized by the American Society of Testing and Materials (ASTM).

The city uses ICON pavement management software by Goodpointe Technology to manage the condition ratings. The program is used to model and predict the pavement deterioration over time, and to develop and analyze maintenance budget requirements to maintain a minimum pavement standard rating. In order to increase the accuracy and reliability of the budget projections, it is recommended that the street ratings be conducted and updated in the model every 4 years.

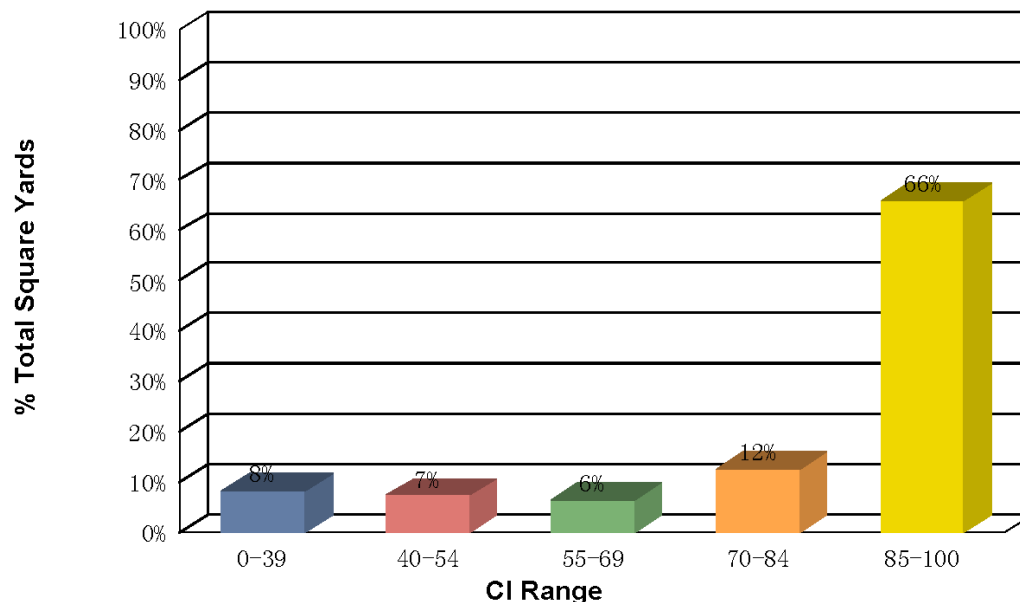
A summary of the current pavement condition report, Projected PCI ratings as of July 1, 2023, for the city street network are listed below. The PCI ratings reported in this Report are based on the 2021 GoodPointe field survey with adjustments made for recent street maintenance applications, recent street capital improvement projects, and using the programs projected pavement deterioration curve.

- The current average PCI rating for all public streets (weighted by pavement area) is **83**.
- Historical PCI weighted averages.
 - Year 2023 PCI = **83** 96.99 Miles of Streets
 - Year 2021 PCI = **79** 94.80 Miles of Streets
 - Year 2016 PCI = **73** 79.85 Miles of Streets
- The average PCI rating for Collector/Municipal State Aid Streets is 82.5.
- The average PCI rating for Local Streets is 82.8.
- The average PCI rating for all Streets with curb is 94.4.
- The average PCI rating for all Streets without curb is 72.1.
- The current PCI rating for each street segment is graphically depicted on the Street Ratings Map found in **Appendix A**.
- **Appendix B** provides a listing of the current PCI rating for each street segment in Table form together with segment ID, length, and area.
- The PCI – Pavement Conditions Breakdown by Total Pavement Surface Area is depicted on the following Table and Bar Chart.

PCI - Pavement Conditions Breakdown				
PCI Category	PCI Range	Maintenance/Rehabilitation Needs	% (SF)	Est. Miles
Excellent	85 100	Preventative Maintenance	65.8%	63.9
Good	70 84		12.5%	12.1
Fair	55 69	Rehabilitation / Mill and Overlay	6.3%	6.1
Poor	40 54	Reclamation / Reconstruction	7.3%	7.1
Failing	0 39	Reconstruction	8.2%	7.9

Total Street Miles 97.0

PCI -PAVEMENT CONDITIONS BREAKDOWN



III. PAVEMENT MAINTENANCE AND REHABILITATION METHODS

Maintenance costs increase significantly as the pavement ages. The maintenance actions and costs required to keep a roadway in its present condition are much less when the roadway is relatively new and in good condition. Therefore, it is important that the proper maintenance actions be taken at the optimal time to minimize maintenance costs and maximize the useful life of the pavement.

Maintenance or Rehabilitation Method	Construction Cost Unit Cost (\$/SF)	Total Project Cost Unit Cost (\$/SF)
Seal Coating	\$ 0.24	\$ 0.30
Mill and Overlay	\$ 1.60	\$ 2.00
Reclamation – No curb	\$ 4.07	\$ 5.50
Reclamation – New curb	\$ 8.33	\$11.25
Reconstruction	\$16.30	\$22.00

Pavement maintenance procedures include crack sealing, seal coating, pothole repair and patching. Crack sealing and seal coating are preventative maintenance procedures designed to slow the pavement aging process and are most effectively utilized on newer and less distressed pavements. The procedures are designed to seal the pavement surfaces to protect the pavement from the adverse effects of age, water and to some extent wear from vehicle traffic. Pavement maintenance procedures are paid for with city street maintenance funds and are not assessed.

When pavements have extensive cracking and larger areas exhibiting pavement distresses and failures, repairing potholes and conducting pavement patching over these localized areas can be used as an interim stop gap measure prior to major rehabilitation. Following pavement patching, seal coats can also be applied to reseal the repaired surfaces. Pothole repair and patching are required and necessary elements of street maintenance programs, however they are the least cost-effective treatments over the long-term, so the street maintenance program should be designed to limit their use for corrective maintenance or emergency maintenance measures.

Pavement rehabilitation consists of procedures used to restore or renew the existing pavement surface and to add additional structural support to the pavement. Rehabilitation procedures include mill and overlays, full depth pavement reclamations, and reconstruction. At this time, mill and overlays are paid through the street maintenance funds and are not assessed. However, all other rehabilitation procedures are assessed to benefitting properties in accordance with the special assessment policy.

CRACK SEALING: Crack sealing prevents surface water from getting beneath the bituminous surfaces and into the aggregate base. Crack sealing is generally performed using hot rubberized crack sealing

material. The procedure includes routing small cracks, cleaning and sealing. The city completes a crack sealing project each year with a priority on newer pavements and for any street that will be programmed for seal coating in the same year.

SEAL COATING (AND CRACK SEALING): Seal coating is a preventative maintenance activity which involves spraying an emulsified asphalt uniformly across the surface of existing pavement followed by the application of a uniform cover of crushed aggregate (trap rock). Seal coats do not provide structural support to existing pavement surfaces, nor will they repair pavement that has reached a point of structural failure. Crack sealing is performed in conjunction with any seal coat application.

The primary reason to sealcoat a pavement is to protect the pavement from the deteriorating effects of sun and water. When an asphalt pavement is exposed to sun, wind and water, the asphalt hardens, or oxidizes. This causes the pavement to become more brittle. As a result, the pavement will crack easier when exposed to traffic and temperature changes. Cracking allows water to migrate below the pavement and into the gravel base which in turn can form potholes or soft spots in the road, further deteriorating the pavement. A seal coat combats this situation by providing a waterproof membrane which not only slows down the oxidation process but also helps the pavement to shed water. A secondary benefit to seal coating is to increase then surface friction of the pavement. This is accomplished by the additional texture the cover of aggregate adds to the pavement.

MILL AND OVERLAY: A bituminous overlay is a cost-effective method to renew the structural integrity and extend the life a street by grinding off a portion of the existing pavement surface and placing a new top layer of bituminous surfacing. Mill and overlays are generally conducted at 1-1/2" or 2" thickness. This method can be utilized on roadways where the existing underlying gravel base and subbase remain structurally sound. The new overlay surface will extend the useful life of the street but not to the same extent as a reclamation or reconstruction project, as the surface cracking for an overlay will likely be more extensive due to reflective cracking, and the overlay surface will quickly fail in areas where the aggregate base has diminished support. Mill and overlays are intended to provide a useful service life of 7 to 15 years.

FULL DEPTH RECLAMATION (NO CURB AND GUTTER). A Full Depth Reclamation (FDR) is an engineered rehabilitation technique in which the full thickness of the bituminous surface and a portion of the underlying aggregate base is extracted, pulverized and blended to provide an upgraded, homogeneous base material, generally to an approximate 8-inch depth. A new bituminous surface is then paved over the renewed recycled base. The procedure not only replaces the top bituminous surface, but also results in a renewed homogenous base material to a limited depth, thereby increasing the structural capacity of the pavement section. Because the underlying in-situ soils remain below the renewed

aggregate base, the same distresses are likely to eventually work back into the new pavement section, limiting the useful service life of the reclaim to 20-25 years.

Completing this procedure when no storm sewer improvements are needed and when curb and gutter replacement is not needed, will provide the city with a highly effective and cost-efficient rehabilitation technique for its pavement management program in the years to come. This will become the go-to rehabilitation technique when today's newer streets are ready for rehabilitation.

FULL DEPTH RECLAMATION WITH NEW CONCRETE CURB AND GUTTER. The FDR rehabilitation technique is currently being employed, when feasible, for the city's aged street network (open space and rural estate neighborhoods), however, the improvements are being completed at a much higher cost per square foot than the typical FDR process. This is due to the fact that the older neighborhoods were constructed with limited storm sewer and drainage provisions and with either bituminous curb or no curb at all. The project results in the improved pavement section with a useful service life of 20-25 years, but also improves the storm sewer drainage system and adds new concrete curb and gutter to improve drainage and provide structural support for the edge of the paved streets.

RECONSTRUCTION. Reconstruction is defined as any major rehabilitation involving the removal or relaying of all pavement layers including the bituminous surface, aggregate base and subbase materials. Current city standards require a full depth engineered pavement section that includes a sand subbase drainage layer with drain tile provisions to protect the new roadway from future frost heave failures. Pavement sections are reconstructed to a minimum depth of 2-ft for 7-ton low-volume streets and to a minimum depth of 3-ft following utility installation or along high-volume collector streets.

Reconstruction is performed on streets that have deteriorated to the point where reconstruction is the only cost-effective method of rehabilitation. However, street reconstruction is also required when major utility installation is needed along the street segment, whether the utility is for the extension of public watermain, extension of sanitary sewer service, or for major storm sewer systems.

IV. PAVEMENT MAINTENANCE/REHABILITATION SCHEDULE

All streets have a limited life span which can be lengthened by proper care and maintenance. A street with little or no maintenance will typically last less than 20 years before it needs to be completely reconstructed. Many variables such as underlying soil conditions, poor drainage provisions, quality of initial street construction, and traffic loads can have dramatic effect on the overall life. Figure 1 shows the typical deterioration of a street when no routine maintenance is performed.

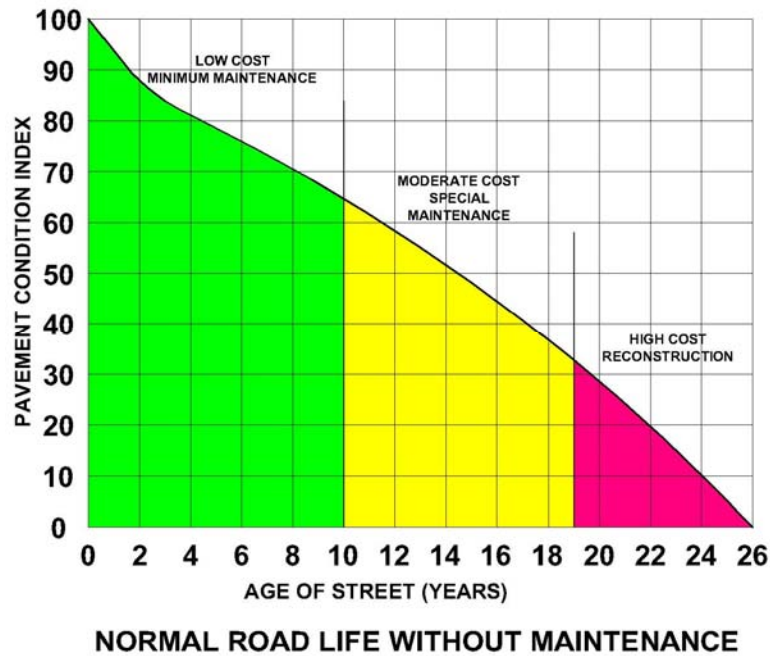


FIGURE 1

Figure 2 shows the timely scheduling of periodic pavement maintenance and the effect on extending the useful life of the roadway. The graph shows the normal performance (life cycle) curve of pavement from new condition to problem condition within 18 years. The graph also shows how the periodic seal coating and overlaying reverses the declining condition, returning the pavement to a much better condition and extending its useful life to 50+ years.

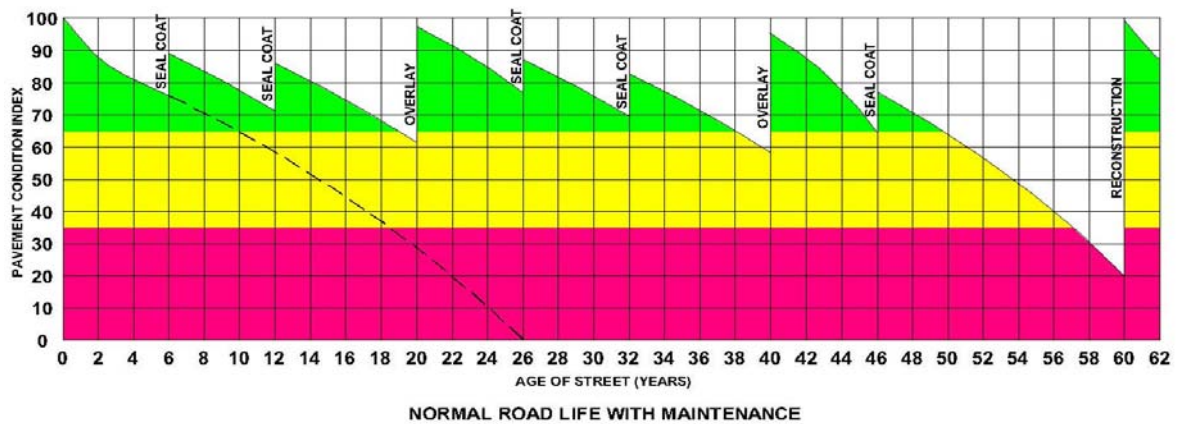


FIGURE 2

In order to maximize the life cycle of the pavement at minimum maintenance cost, the proper maintenance actions need to be undertaken at the optimum time. A proposed schedule for these special maintenance actions are as follows:

STREET LIFE CYCLE MAINTENANCE AND REHABILITATION SCHEDULE

NEW STREET CONSTRUCTION CITY STANDARD PAVEMENT SECTION PAVEMENT IMPROVEMENT	
YEAR	
0	New Pavement (bituminous wear course)
3	Crack Seal and Seal Coat
6	Crack Seal
9	Crack Seal and Seal Coat
12	Crack Seal
15	Crack Seal and Seal Coat
20	Mill and Overlay
23	Crack Seal and Seal Coat
26	Crack Seal
29	Crack Seal and Seal Coat
32	Crack Seal
35	Crack Seal and Seal Coat
40	Full Depth Reclamation
43	Crack Seal and Seal Coat
46	Crack Seal
49	Crack Seal and Seal Coat
52	Crack Seal
55	Crack Seal and Seal Coat
60	Mill and Overlay
63	Crack Seal and Seal Coat
66	Crack Seal
69	Crack Seal and Seal Coat
72	Crack Seal
75	Crack Seal and Seal Coat
80	Full Depth Reconstruction

NEW STREET PAVEMENT RECLAIMED STREET (INSITU SOILS) PAVEMENT IMPROVEMENT	
YEAR	
0	New Pavement (bituminous wear course)
3	Crack Seal and Seal Coat
6	Crack Seal
9	Crack Seal and Seal Coat
12	Crack Seal
15	Crack Seal and Seal Coat
20	Mill and Overlay
23	Crack Seal and Seal Coat
26	Crack Seal
29	Crack Seal and Seal Coat
32	Crack Seal
35	Crack Seal and Seal Coat
40	Full Depth Reconstruction

V. 10-YEAR STREET CAPITAL IMPROVEMENT PLAN

The City has traditionally maintained and implemented an annualized 5-year Street Capital Improvement Plan (CIP) which provides long-term planning and management of street and transportation infrastructure. Starting this year, the program has been expanded to include a 10-year program at the direction of the City Council. The 10-year CIP Planning Map is included in Appendix C of this Report and the Plan Costs are further detailed in Appendix D.

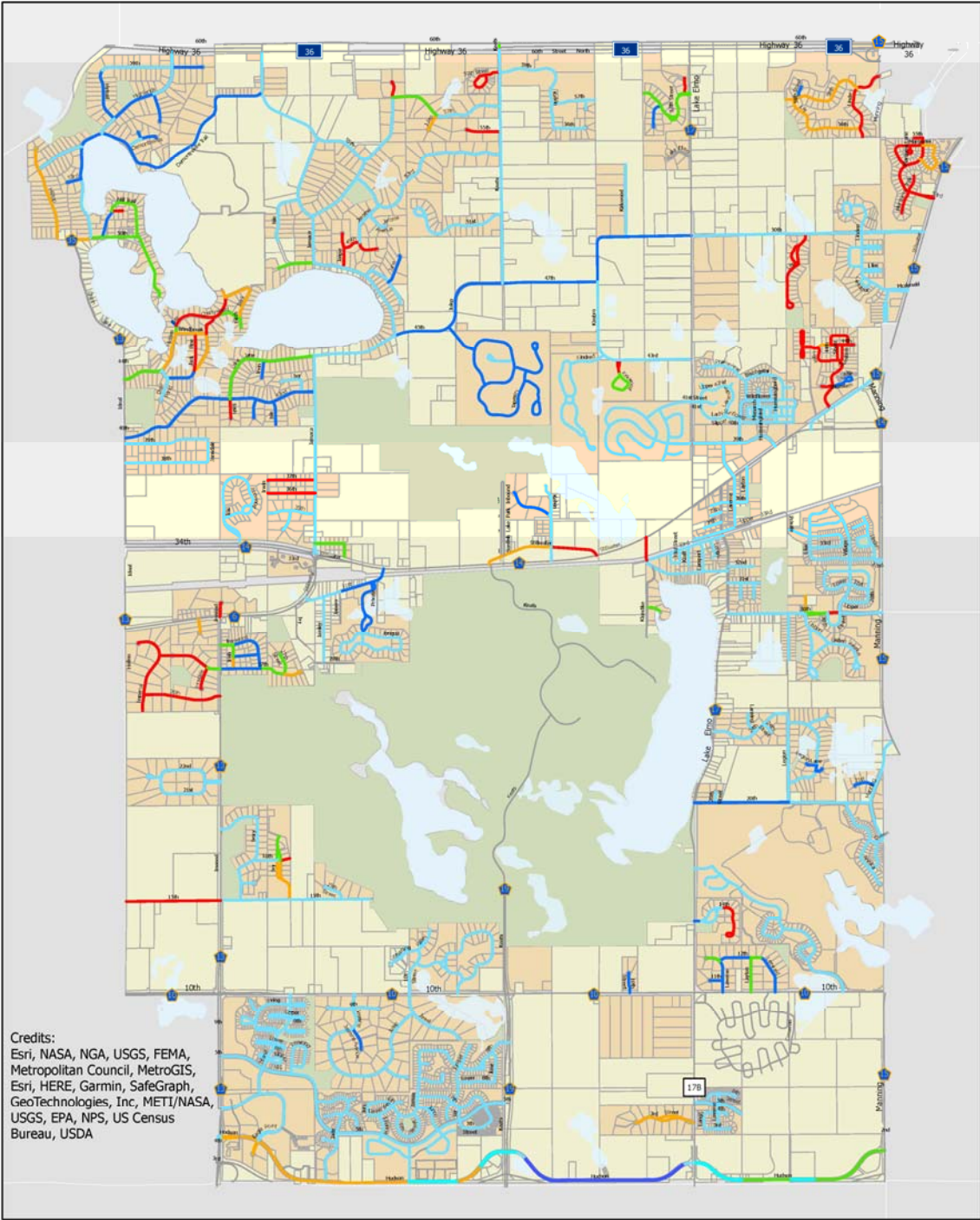
The 10-year CIP provides for a schedule of capital street projects to address the City's goals for maintaining public street infrastructure to an acceptable level of service. The 10-year horizon of the CIP provides the city with an opportunity to evaluate project priorities annually and to adjust the timing, scope, and cost of projects as new information becomes available. Streets that have exceeded their life expectancy and can no longer be effectively maintained are programmed for reconstruction.

The 10-year CIP plan estimates \$36.2 million for the reconstruction of the local streets, \$15.8 million for collector street improvements, and \$9.5 million in cost participation for County Roadways.

VI. APPENDICES

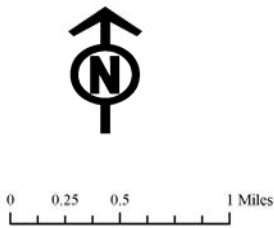
- A. APPENDIX A: PCI CONDITIONS RATINGS MAP.
- B. APPENDIX B: PCI CONDITION RATING VALUE BY STREET SEGMENT.
- C. APPENDIX C: 2024-2033 STREET CAPITAL IMPROVEMENT PLAN MAP.
- D. APPENDIX D: 2024-2033 STREET CAPITAL IMPROVEMENT PLAN SCHEDULE.

APPENDIX A: PCI CONDITIONS RATINGS MAP



2023 STREET RATINGS

Legend



- Subdivisions
- Lakes
- Parcels
- Parks

- Pavement Condition Index (PCI)
- 85 - 100
 - 70 - 84
 - 55 - 69
 - 40 - 54
 - 0 - 39
 - No Data or Gravel Road

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Map Date: June 2023

APPENDIX B: PCI CONDITION RATING VALUE BY STREET SEGMENT

2023 CONDITION RATINGS BY STREET SEGMENT						
STREET SEGMENT	FROM	TO	ID	LENGTH (FT)	AREA (SQFT)	2023 PCI
3RD ST N	LANGLY AVE	LAVERNE AVE N	704	375	8,749	93
3RD ST N	LAVERNE AVE N	EAST END	705	344	14,015	93
3RD STREET PL N	WEST END	LAKE ELMO AVE N	140	1,697	47,516	50
4TH ST N	LANGLY AVE	LAVERNE AVE N	637	319	7,442	93
4TH ST N	LAVERNE AVE N	EAST END	639	261	12,079	93
4TH ST N	JULIA AVE N	4TH ST LN N	932	506	11,805	100
4TH ST N	4TH ST LN N	JUNCO RD N	907	596	13,905	100
4TH ST N	JUNCO RD N	EAST END	912	371	14,374	100
4TH ST N	4TH ST LN N	JULIANNE AVE N	925	466	10,872	100
4TH ST N	JULIANNE AVE N	JEAN AVE N	916	278	6,486	100
4TH STREET LN N	4TH ST N	JUNCO RD N	908	601	14,021	100
5TH ST N	LAVERNE AVE N	EAST END	634	710	21,300	100
5TH ST N	LAKE ELMO AVE N	LAVERNE AVE N	635	676	34,476	100
5TH ST N	7TH ST N	KEATS AVE N	641	567	22,113	100
5TH ST N	JAY AVE N	7TH ST N	642	806	31,434	100
5TH ST N	JUNCO RD N	JAY AVE N	643	669	34,119	100
5TH ST N	JULIA AVE N	JUNCO RD N	768	929	36,231	100
5TH ST N	JULIANNE AVE N	JULIA AVE N	892	845	32,955	100
5TH ST N	JADE TRL N	JULIANNE AVE N	767	1,236	48,204	100
5TH ST N	JADE TRL N (S END)	JADE TRL N (N END)	816	1,151	31,457	100
5TH ST N	JADE TRL N	IVYWOOD CIR N	657	1,247	37,410	98
5TH ST N	IVYWOOD CIR N	ISLAND TRL	857	799	40,701	98
5TH ST N	ISLAND TRL	INWOOD AVE N	808	1,284	65,407	98
5TH STREET LN N	JAY AVE N	7TH ST N	732	1,548	36,115	100
6TH ST N	6TH ST LN N	6TH ST LN N	706	413	9,635	100
6TH ST N	LOWER 6TH ST N	6TH ST LN N	729	324	7,559	100
6TH ST N	JUNO AVE N	LOWER 6TH ST N	731	650	15,165	100
6TH STREET CIR N	LAVERNE AVE N	SOUTH END	783	365	14,505	100
6TH STREET CIR N	LAVERNE AVE N	EAST END	784	501	11,688	100
6TH STREET CT N	6TH ST N	EAST END	727	306	12,903	100
6TH STREET LN N	JAMES AVE N	6TH ST LN N	707	1,660	38,728	100
7TH ST N	JAMES AVE N	JUNIPER CT N	646	1,008	23,517	100
7TH ST N	JUNIPER CT N	JAY AVE N	647	264	6,159	100
7TH ST N	JAY AVE N	5TH ST N	645	938	21,884	100
8TH ST N	JUNIPER AVE N	JAMES AVE N	733	1,352	31,542	100
8TH ST N	8TH ST N (SOUTH LOOP)	JUNIPER AVE N	734	448	10,452	100
8TH ST N	8TH ST N (SOUTH LOOP)	8TH ST N (SOUTH LOOP)	736	359	8,375	100
8TH ST N	8TH ST N	8TH ST N	737	499	11,642	100
8TH ST N	JUNE AVE N	8TH ST N SOUTH LOOP	738	261	6,089	100
8TH ST N	KEATS AVE N	JUNE AVE N	806	568	13,251	98
9TH PL N	IRVING BLVD N	ISLAND TRL	715	640	12,800	98
9TH PL N	ISLAND TRL	IRVING BLVD N	716	690	13,800	98
9TH PL N	ISLAND TRAIL	9TH PL N	723	1,158	23,160	98
9TH ST N	JASMINE AVE N	EAST END	479	719	18,529	29
9TH ST N	WEST END	JASMINE AVE N	480	707	18,219	29
10TH STREET CT N	10TH ST N	NORTH END	471	550	17,105	82
10TH STREET LN N	10TH ST N	WHISTLING VALLEY TRAIL	474	932	18,640	100
11TH ST N	WEST END	LAVERNE AVE N	467	362	10,317	77
12TH ST N	LAYTON AVE N	LEEWARD AVE N	463	302	8,939	57
12TH ST N	LAVERNE AVE N	LAYTON AVE N	464	899	27,779	75
12TH ST N	WEST END	LAVERNE AVE N	465	402	12,341	68
14TH ST N	14TH ST N	14TH ST N SPLIT	458	716	11,241	91
14TH ST N	LAKE ELMO AVE N	14TH ST N SPLIT	459	197	4,590	84
14TH ST N	14TH ST N	14TH ST N SPLIT	460	818	13,088	95
14TH ST N	SOUTH END	14TH ST N SPLIT	461	1,170	23,166	0
15TH ST CT N	15TH ST N	WEST END	513	620	14,198	100
15TH ST N	IVY AVE N	EAST END	452	2,423	58,152	100
15TH ST N	IVORY AVE N	IVY AVE N	454	1,357	32,568	100
15TH ST N	INWOOD AVE N	IVORY AVE N	456	560	13,440	100
15TH ST N	HYDRAM AVE N	INWOOD AVE N	457	2,629	54,946	37
16TH ST N	IVY AVE N	EAST END	446	322	9,596	38
16TH ST N	IVORY AVE N	IVY AVE N	448	694	17,419	21
20TH ST N	LEGION AVE N	MANNING TRL N	112	2,283	45,203	85
20TH ST N	20TH STREET CT N	LEGION AVE N	441	2,040	42,432	84
20TH ST N	LAKE ELMO AVE N	20TH STREET CT N	443	575	11,845	81
20TH STREET CT N	20TH ST N	NORTH END	442	300	7,770	90
21ST ST N	22ND ST N	INWOOD AVE N	433	444	19,239	100
21ST ST N	WEST END	MANNING TRL N	438	605	24,474	75
21ST ST N	22ND CT N	21ST ST N	439	1,826	46,873	100
22ND CT N	WEST END	22ND ST N	432	340	8,728	100
22ND ST N	22ND CT N	21ST ST N	434	1,552	39,840	100

APPENDIX B: PCI CONDITION RATING VALUE BY STREET SEGMENT

2023 CONDITION RATINGS BY STREET SEGMENT						
STREET SEGMENT	FROM	TO	ID	LENGTH (FT)	AREA (SQFT)	2023 PCI
24TH ST N	24TH STREET CT N	LEGION AVE N	341	783	20,906	89
24TH ST N	LANSING AVE N	24TH STREET CT N	344	327	8,633	89
24TH ST N	LAKE ELMO AVE N	LANSING AVE N	347	1,278	35,528	88
24TH STREET CT N	24TH ST N	SOUTH END	346	320	8,512	88
26TH ST N	IMPERIAL AVE N	INWOOD AVE N	336	2,149	62,321	2
27TH ST N	IMPERIAL AVE N	INNSDALE AVE N	167	1,436	43,367	28
27TH ST N	INNSDALE AVE N	INWOOD AVE N	419	354	10,478	61
27TH ST N	INWOOD AVE N	IRISH AVE N	418	370	7,400	72
27TH ST N	IRISH AVE N	IRONWOOD TRL N	416	742	15,730	72
27TH ST N	IRONWOOD TRL N	27TH ST CT N	421	715	22,094	60
27TH ST N	27TH ST CT N	EAST END	422	550	16,170	53
27TH STREET CT N	27TH ST N	NORTH END	420	608	18,848	61
28TH ST N	IRISH AVE N	IRONWOOD TRL N	158	702	14,953	72
28TH ST N	WEST END	JAMLEY AVE N	164	241	2,988	GRAVEL
28TH ST N	JAMLEY AVE N	EAST END	165	877	10,612	GRAVEL
30TH ST N	30TH STREET CIR N	MANNING AVE N	124	1,180	25,960	87
30TH ST N	30TH STREET CIR N	30TH STREET CIR N	125	335	7,739	17
30TH ST N	LISBON AVE N	30TH STREET CIR N	126	615	17,036	55
30TH ST N	LEGION AVE N	LISBON AVE N	128	478	11,854	100
30TH ST N	LAKE ELMO AVE N	LEGION AVE N	129	1,699	40,776	100
30TH STREET CIR N	30TH ST N	30TH ST N	132	871	11,759	100
31ST ST N	LAYTON CT	EAST END	406	202	6,060	89
31ST ST N	LAKE ELMO AVE N	LAVERNE CT	407	360	10,800	96
31ST ST N	LAVERNE CT	LAYTON CT	408	362	10,860	93
31ST ST N	JANERO AVE N	STILLWATER BLVD N	409	1,471	33,539	79
31ST ST N	JAMLEY AVE N	JANERO AVE N	410	470	10,669	92
31ST ST N	STILLWATER BLVD N	JAMLEY AVE N	413	547	9,737	95
32ND ST N	LAKE ELMO AVE N	EAST END	402	713	13,547	94
32ND ST N	LAMPERT AVE N	LAKE ELMO AVE N	403	695	14,595	100
32ND ST N	KLONDIKE AVE N	LAMPERT AVE N	405	1,467	24,939	100
32ND ST N	LILAC AVE N	VILLAGE PKWY N	695	1,136	26,503	98
32ND ST N	LINDEN AVE N	VILLAGE PKWY N	700	665	15,514	98
32ND ST N	32ND ST N	MANNING AVE N	858	308	4,515	92
32ND ST N	MANNING AVE N	LINDEN AVE N	859	267	3,914	92
33RD ST N	LAKE ELMO AVE N	LANGLY CT N	378	384	8,064	100
33RD ST N	LANGLY CT N	LAMPERT AVE N	380	271	5,691	100
33RD ST N	LAMPERT AVE N	KRAFT CIR N	384	363	7,623	100
33RD ST N	KRAFT CIR N	33RD ST LN (EAST)	387	252	5,292	100
33RD ST N	33RD ST LN (EAST)	33RD ST LN (WEST)	388	263	5,786	100
33RD ST N	33RD ST LN (WEST)	KLONDIKE AVE N	394	707	14,847	100
33RD ST N	34TH ST N	LILAC AVE N	776	1,068	24,916	100
33RD STREET LN N	33RD ST N (EAST)	33RD ST N (WEST)	397	469	9,896	100
34TH ST N	WEST END	LAKE ELMO AVE N	373	325	6,368	100
34TH ST N	33RD ST N	LILAC AVE N	821	1,106	25,803	100
34TH ST N	LILAC AVE N	WEST CDS	854	602	14,045	98
35TH ST N	WEST END	ISLE CT N	366	637	16,437	100
35TH ST N	ISLE CT N	JAMACA AVE N	368	702	18,020	100
35TH ST N	35TH ST N SPLIT	IRONWOOD TRL N	369	439	7,463	100
35TH ST N	IRONWOOD TRL N	IRIS AVE N	371	543	13,684	93
35TH ST N	WEST END	LAKE ELMO AVE N	370	206	4,656	99
35TH ST N	VILLAGE PKWY N	LILAC AVE N	855	941	21,954	100
36TH ST N	IRWIN AVE N	JAMACA AVE N	358	1,297	27,756	21
36TH ST N	LAVERNE AVE N	LAYTON AVE N	360	347	7,218	95
36TH ST N	LAKE ELMO AVE N	LAVERNE AVE N	362	377	12,592	100
36TH ST N	WEST END	LAKE ELMO AVE N	364	238	4,601	100
37TH ST N	IRWIN AVE N	JAMACA AVE N	355	1,297	25,551	25
37TH ST N	IRIS AVE N	IRONWOOD TRL N	356	705	15,722	91
38TH CT N	KOKANEE AVE N	EAST CDS	810	455	10,615	100
38TH ST N	IDEAL AVE N	INNSDALE AVE N	352	2,341	43,777	99
38TH ST N	38TH TRL N	EAST CDS	890	460	16,450	100
38TH ST N	KIRKWOOD LN N	38TH TRL N	891	576	13,438	100
38TH TRL N	39TH ST N	38TH ST N	902	1,937	45,190	100
39TH ST N	LAYTON AVE N	STILLWATER BLVD N	349	1,172	32,816	100
39TH ST N	LAVERNE AVE N	LAYTON AVE N	333	433	12,124	98
39TH ST N	LAKE ELMO AVE N	LAVERNE AVE N	334	867	24,276	100
39TH ST N	LAKE ELMO AVE N	KOKANEE AVE N	809	687	16,254	100
39TH ST N	KOKANEE AVE N	38TH TRL N	903	367	8,683	100
39TH ST N	40TH ST N	KIRKWOOD LN N	901	1,483	34,598	100
39TH ST N	IDEAL AVE N	INNSDALE AVE N	335	2,364	47,044	99
40TH ST N	LADY SLIPPER RD N	WILDFLOWER DR	662	433	10,102	100
40TH ST N	41ST ST N	KIRKWOOD LN N	904	1,629	38,005	100

APPENDIX B: PCI CONDITION RATING VALUE BY STREET SEGMENT

2023 CONDITION RATINGS BY STREET SEGMENT						
STREET SEGMENT	FROM	TO	ID	LENGTH (FT)	AREA (SQFT)	2023 PCI
40TH ST N	39TH ST N	41ST ST N	909	688	16,051	100
41ST ST CIR N	LADY SLIPPER RD	EAST CDS	740	461	16,474	100
41ST ST N	LAKE ELMO AVE N	LADY SLIPPER RD N	663	251	6,860	100
41ST ST N	LAKE ELMO AVE N	KOKANEE AVE N	889	949	22,140	100
41ST ST N	KOKANEE AVE N	40TH ST N	905	435	10,292	100
42ND ST N	IVY CT N	JAMACA AVE N	311	371	11,464	77
42ND ST N	ISLE AVE N	IVY CT N	320	841	25,819	80
42ND ST N	IRVIN CIR N	ISLE AVE N	323	497	15,208	77
42ND ST N	IRISH CT N	IRVIN CIR N	318	723	22,630	78
43RD ST N	KIRKWOOD LN N	LAKE ELMO AVE N	286	2,036	58,840	94
43RD ST N	KINDRED WAY	KIRKWOOD LN N	287	430	13,201	93
44TH ST LN N	BLUESTEM LN N	LITTLE BLUESTEM TRL N	279	925	22,385	28
44TH ST N	44TH ST LN N	EAST END	275	143	3,461	19
44TH ST N	LITTLE BLUESTEM TRN	44TH ST LN N	276	160	3,856	23
44TH ST N	LITTLE BLUESTEM TRL N	LITTLE BLUESTEM TRN	277	130	3,237	35
44TH ST N	44TH ST LN N	LITTLE BLUESTEM TRL N	278	180	4,302	12
44TH ST N	LITTLE BLUESTEM LN N	44TH ST LN N	281	379	9,437	40
44TH ST N	LILY AVE N	LITTLE BLUESTEM LN N	282	444	11,144	32
45TH ST N	JANE RD N	JULEP AVE N	273	1,695	47,630	79
47TH ST N	KEATS AVE N	KIMBRO AVE N	254	2,656	76,493	84
49TH ST N	JASPER AVE N	JEROME AVE N	119	480	13,440	8
4TH ST LN N	JEAN AVE N	4TH ST N	934	773	18,034	100
50TH ST N	LINDEN TRL N	STILLWATER BLVD N	221	1,750	21,875	99
50TH ST N	LILY AVE N	LINDEN TRL N	224	1,552	36,938	99
50TH ST N	LAKE ELMO AVE N	LILY AVE N	227	3,172	73,273	99
50TH ST N	KIRKWOOD AVE N	LAKE ELMO AVE N	229	1,815	40,838	75
50TH ST N	KIMBRO AVE N	KIRKWOOD AVE N	231	640	14,592	78
50TH ST N	HILL TRL N	HILL TRL N	232	964	21,112	61
50TH ST N	DEMONTREVILLE TRL N	HILL TRL N	234	423	7,699	69
50TH ST N	OLSON LAKE TRL N	DEMONTREVILLE TRL N	537	426	10,991	49
51ST ST S	51ST ST S TRAIL	KEATS AVE N	225	1,942	45,831	99
51ST ST S	WEST END	51ST ST S TRAIL	226	990	22,671	99
53RD ST N	WEST END	DEMONTREVILLE TRL N	172	393	10,729	79
53RD ST N	JAMACA BLVD N	JEROME AVE N	209	1,005	32,060	100
53RD ST N	JEROME AVE N	KEATS AVE N	532	4,231	129,469	96
55TH ST	WEST END	KEATS AVE N	143	949	22,207	0
55TH ST N	DEMONTREVILLE TRAIL N	JAMACA AVE N	148	2,083	48,534	95
55TH ST N	55TH ST N (ID 203)	57TH ST N	151	1,304	35,338	94
55TH ST N	57TH ST N	NORTH END	195	465	12,369	36
55TH ST N	JAMACA AVE N	JAMACA BLVD N	204	1,498	44,790	94
55TH ST N	MARQUESS TRAIL N	WEST END	631	242	6,292	0
56TH PL N	KELVIN AVE N	EAST CDS	789	873	20,367	97
56TH ST N	58TH ST N	LINDEN AVE N	515	2,610	57,420	44
57TH PL N	57TH ST N	SOUTH CDS	786	237	11,248	97
57TH ST N	55TH ST N	JULEP WAY	197	1,436	43,654	64
57TH ST N	JULEP WAY	KEATS AVE N	198	1,869	53,080	94
57TH ST N	57TH ST N S TURNOFF	57TH ST	520	300	5,070	64
57TH ST N	WEST END	LAKE ELMO AVE N	518	2,200	48,840	63
57TH ST N	57TH PL N	EAST END	787	255	5,949	97
57TH ST N	KELVIN AVE N	57TH PL N	788	953	22,233	97
57TH STREET CIR N	SOUTH END	57TH ST N	519	675	14,783	77
57TH STREET CV N	57TH ST N	57TH ST N	612	18	396	0
57TH STREET CV N	57TH ST N	NORTH END	613	438	9,636	0
58TH ST CT N	58TH ST N	NORTH END	517	288	6,710	82
58TH ST N	WEST END	LINDEN AVE N	516	2,222	50,217	48
59TH ST N	HYTRAIL AVE N	HIGHLANDS TRL N	188	2,002	62,062	86
59TH ST N	HIGHLANDS TRL N	EAST END	186	843	24,869	80
59TH ST N	KEATS AVE N	SOUTH END	521	2,094	43,346	92
59TH STREET CT N	59TH STREET CT N	KEATS AVE N	190	405	8,667	34
59TH STREET CT N	59TH STREET CT N (N LOOP)	59TH STREET CT N	192	504	11,290	16
59TH STREET CT N	59TH STREET CT N (S LOOP)	59TH STREET CT N	193	543	11,892	16
ANNIKA AVE N	QUEEN ST N	ANNIKA DR N	778	885	20,647	100
ANNIKA DR N	ANNIKA AVE N	SOUTH CDS	777	467	16,614	100
ANNIKA DR N	QUEEN ST N	ANNIKA DR N	779	999	23,307	100
ANNIKA DR N	QUEEN ST N	20TH ST N	781	1,343	31,332	100
ARNIE WAY N	PALMER DR N	PALMER DR N	795	846	19,737	100
BIRCHBARK TRL N	CHERRYWOOD TRL N	HIDDEN BAY TRL N	109	858	16,216	50
BIRCHBARK TRL N	SOUTH END	CHERRYWOOD TRL N	268	288	5,933	69
BLAZINGSTAR CT N	BLAZINGSTAR LN N	EAST END	935	182	4,778	100
BLAZINGSTAR LN N	WILDFLOWER DR	PRAIRIEVIEW TRL N	679	541	12,622	98
BLAZINGSTAR LN N	PRAIRIEVIEW TRL N	EAST END	680	795	18,547	98

APPENDIX B: PCI CONDITION RATING VALUE BY STREET SEGMENT

2023 CONDITION RATINGS BY STREET SEGMENT						
STREET SEGMENT	FROM	TO	ID	LENGTH (FT)	AREA (SQFT)	2023 PCI
BLAZINGSTAR LN N	WILDFLOWER DR N	BLAZINGSTAR CT N	914	345	9,056	100
CHERRYWOOD TRL N	HIDDEN BAY TRL N	BIRCHBARK TRL N	110	596	11,384	56
DEER POND CT N	SOUTH END	DEER POND TRL N	319	645	13,158	90
DEER POND TRL N	WINDBREAK TRL N	HIDDEN BAY TRL N	269	765	15,606	36
DEER POND TRL N	JACK PINE TRL N	WINDBREAK TRL N	296	1,143	22,403	45
DEER POND TRL N	695 FT EAST OF DEER POND CT N	JACK PINE TRL N	300	172	3,492	81
DEER POND TRL N	HIDDEN BAY TRL N	DEER POND CT N	301	282	5,894	90
DEER POND TRL N	DEER POND CT N	695 FT EAST OF DEER POND CT N	302	695	13,483	88
DEMONTREVILLE TRAIL CIR N	DEMONTREVILLE TRAIL N	DEMONTREVILLE TRAIL CT	541	1,476	34,686	89
DEMONTREVILLE TRAIL CIR N	DEMONTREVILLE TRAIL CT	EAST END	149	448	9,811	72
DEMONTREVILLE TRAIL PL N	DEMONTREVILLE TRAIL CIR N	NORTH END	154	185	4,496	73
DEMONTREVILLE TRL N	HWY 36 EB	HWY 36 WB INTERSECTION	538	102	5,304	87
DEMONTREVILLE TRL N	HIGHLANDS TRL N	HIGHLANDS TRL N	539	679	16,364	78
DEMONTREVILLE TRL N	HIGHLANDS TRL N	DEMONTREVILLE TRAIL CIR N	540	840	20,412	82
DEMONTREVILLE TRL N	HWY 36	60TH ST N	542	118	5,404	79
DEMONTREVILLE TRL N	476 FT N OF 55TH ST N	HWY 36	543	715	17,732	97
DEMONTREVILLE TRL N	55TH ST N	476 FT N OF 55TH ST N	544	476	11,805	94
DEMONTREVILLE TRL N	DEMONTREVILLE TRAIL CIR N	DEMONTREVILLE TRL N	545	5,058	118,863	83
DEMONTREVILLE TRL N	53RD ST N	HIGHLANDS TRL N	546	915	22,326	75
DEMONTREVILLE TRL N	50TH ST N	53RD ST N	547	1,775	44,908	91
HIDDEN BAY CT N	HIDDEN BAY TRL N	NORTH END	267	204	3,835	77
EAGLE POINT BLVD	INWOOD AVE N	HUDSON BLVD	498	3,471	120,097	96
EAGLE POINT CIR	SOUTH END	HUDSON BLVD	531	400	6,480	53
FOURTH ST N	INWOOD AVE N	INWOOD AVE N INTERSECTION	497	77	2,464	99
HELMO AVE N	SOUTH END	STILLWATER BLVD N	102	211	6,963	87
HIDDEN BAY TRL N	BIRCHBARK TRL N	NORTH END	107	506	10,069	43
HIDDEN BAY TRL N	HIDDEN BAY CT N	DEER POND TRL N	266	1,397	23,190	38
HIDDEN BAY TRL N	WINDBREAK TRL N	HIDDEN BAY CT N	272	198	3,425	64
HIDDEN BAY TRL N	DEER POND TRL N	WINDBREAK TRL N	295	1,110	18,759	41
HIDDEN BAY TRL N	IDEAL AVE N	DEER POND TRL N	298	468	10,577	62
HIGHLANDS CT N	HIGHLANDS TRL N	SOUTH END	201	794	24,773	75
HIGHLANDS TRL N	59TH ST N	HWY 36 EB	187	461	12,816	87
HIGHLANDS TRL N	HIGHLANDS TRL N (ID 194)	59TH ST N	191	996	30,278	88
HIGHLANDS TRL N	HYTRAIL AVE N	HIGHLANDS CT N	199	1,324	38,528	83
HIGHLANDS TRL N	DEMONTREVILLE TRL N	HYTRAIL AVE N	144	563	15,933	85
HIGHLANDS TRL N	HILLTOP AVE N	DEMONTREVILLE TRL N	169	1,384	44,288	86
HILL TRAIL CT N	HILL TRL N	EAST END	212	141	2,735	4
HILL TRL N	50TH ST N	HILL TRAIL CT N	233	780	15,990	73
HILL TRL N	HILL TRAIL CT N	50TH ST N	228	1,660	32,370	57
HILL TRL N	SOUTH END	50TH ST N	261	1,825	32,485	60
HILLTOP AVE N	HIGHLANDS TRL N	NORTH END	170	614	16,210	47
HILLTOP AVE N	50TH ST N	HIGHLANDS TRL N	235	2,036	61,691	44
HUDSON BLVD	INWOOD AVE N	EAGLE POINT BLVD	499	1,063	73,666	49
HUDSON BLVD	EAGLE POINT BLVD	KEATS AVE N	348	7,675	332,558	43
HUDSON BLVD	KEATS AVE N	LAKE ELMO AVE N	502	5,633	189,269	85
HUDSON BLVD	LAKE ELMO AVE N	MANNING AVE N	533	5,731	254,055	64
HUMMINGBIRD CT N	WILDFLOWER DR	NORTH CDS	761	308	7,186	100
HUMMINGBIRD PARK N	HUMMINGBIRD PATH N	MONARCH PATH N	805	257	4,068	100
HUMMINGBIRD PATH N	MONARCH PARK	MONARCH WAY N	694	121	1,613	98
HUMMINGBIRD PATH N	MONARCH LN	MONARCH PARK	685	160	2,133	98
HUMMINGBIRD PATH N	MONARCH LN	HUMMINGBIRD WAY N	755	166	2,213	100
HUMMINGBIRD PATH N	HUMMINGBIRD WAY N	HUMMINGBIRD PARK N	804	150	2,000	100
HUMMINGBIRD PATH N	HUMMINGBIRD PARK N	SWALLOWTAIL LN	756	161	2,146	100
HUMMINGBIRD PATH N	SWALLOWTAIL LN N	SWALLOWTAIL WAY N	936	122	2,105	100
HUMMINGBIRD PATH N	SWALLOWTAIL WAY N	SWALLOWTAIL PARK N	943	148	2,553	100
HUMMINGBIRD PATH N	SWALLOWTAIL PARK N	WILDFLOWER DR N	913	166	2,864	100
HUMMINGBIRD WAY N	HUMMINGBIRD PATH N	MONARCH PATH N	758	256	4,052	100
HYTRAIL AVE N	HIGHLANDS TRL N	59TH ST N	200	1,434	43,163	82
IMPERIAL AVE N	27TH ST N	WEST END	157	819	22,359	27
IMPERIAL AVE N	26TH ST N	27TH ST N	426	1,203	32,120	25
IMPERIAL AVE N	SOUTH END	26TH ST N	338	483	13,621	29
INNSDALE AVE N	STILLWATER BLVD N	SOUTH END	134	404	12,645	41
INNSDALE AVE N	38TH ST N	39TH ST N	351	570	11,400	99
INNSDALE AVE N	27TH ST N	SOUTH END	425	626	18,655	22
INWOOD AVE N	STILLWATER BLVD N	NORTH END	130	416	11,648	34
IRIS AVE N	35TH ST N	37TH ST N	372	929	21,460	94
IRIS AVE N	34TH ST N	35TH ST N	381	920	13,892	87
IRIS AVE N	34TH ST N	34TH ST N INTERSECTION	383	85	2,907	71
IRISH AVE N	28TH ST N	IRONWOOD TRL N	417	339	7,119	59
IRISH AVE N	27TH ST N	28TH ST N	159	320	7,072	49
IRISH CT N	42ND ST N	SOUTH END	325	200	6,760	16

APPENDIX B: PCI CONDITION RATING VALUE BY STREET SEGMENT

2023 CONDITION RATINGS BY STREET SEGMENT						
STREET SEGMENT	FROM	TO	ID	LENGTH (FT)	AREA (SQFT)	2023 PCI
IRONWOOD TRL N	INWOOD AVE N	IRISH AVE N	137	363	8,240	56
IRONWOOD TRL N	IRISH AVE N	28TH ST N	138	978	20,049	75
IRONWOOD TRL N	27TH ST N	28TH ST N	414	393	8,725	80
IRONWOOD TRL N	35TH ST N	IRONWOOD TRL N (ID 363)	365	361	6,137	100
IRONWOOD TRL N	35TH ST N	37TH ST N	363	731	18,348	98
IRVIN CIR N	SOUTH END	42ND ST N	327	524	15,510	82
IRVIN CT N	SOUTH END	LAKE JANE TRL N	303	497	14,662	83
IRVING BLVD N	TRAIL	9TH PL N	719	70	1,633	98
IRVING BLVD N	9TH PL N	IRVING CIR N	720	92	2,146	98
IRVING BLVD N	IRVING CIR N	IRVING CIR N	717	70	1,633	98
IRVING BLVD N	IRVING CIR N	IRVING CT N	718	272	6,436	100
IRVING BLVD N	IRVING CT N	ISLAND TRL	830	959	22,373	100
IRVING BLVD N	ISLAND TRL	THROUGH IRVING BLVD N	831	825	16,500	100
IRVING CIR N	IRVING BLVD N	IRVING BLVD N	714	974	19,480	98
IRVING CT N	IRVING BLVD N	NORTH CDS	749	413	15,354	100
IRWIN AVE N	36TH ST N	37TH ST N	359	366	6,295	GRAVEL
ISLAND TRL	EAGLE POINT BLVD	5TH ST N	832	748	17,698	100
ISLAND TRL	5TH ST N	UPPER 7TH PL N	675	265	10,157	98
ISLAND TRL	UPPER 7TH PL N	UPPER 7TH PL N	676	70	1,656	98
ISLAND TRL	UPPER 7TH PL N	LOWER 8TH PL N	744	369	8,731	98
ISLAND TRL	LOWER 8TH PL N	LOWER 8TH PL N	674	70	1,656	98
ISLAND TRL	LOWER 8TH PL N	9TH PL N	673	270	6,388	98
ISLAND TRL	9TH PL N	9TH PL N	722	70	1,656	98
ISLAND TRL	9TH PL N (EAST SIDE)	9TH PL N	721	176	4,164	98
ISLAND TRL	9TH PL N	UPPER 9TH PL N	829	334	7,902	100
ISLAND TRL	UPPER 9TH PL N	IRVING BLVD N	824	358	8,470	100
ISLAND TRL	IRVING BLVD N	10TH ST N	823	304	10,841	100
ISLE AVE N	SOUTH END	ISLE AVE N	238	2,333	67,424	90
ISLE AVE N	SOUTH END	42ND ST N	329	650	19,045	84
ISLE CT N	35TH ST N	SOUTH END	376	583	15,057	100
IVORY AVE N	INWOOD	IVORY CT	445	2,249	51,727	100
IVORY AVE N	IVORY CT	IVORY CT N	451	913	20,999	100
IVORY AVE N	15TH ST N	IVORY CT	455	474	10,902	100
IVORY CT	IVORY AVE N	EAST END	450	362	9,014	100
IVY AVE N	16TH ST N	NORTH END	447	705	19,458	61
IVY AVE N	15TH ST N	16TH ST N	453	1,225	27,318	48
IVY CT N	42ND ST N	WEST END	312	874	28,492	87
IVYWOOD CIR N	5TH ST N	THROUGH IVYWOOD CIR N	750	1,904	44,420	100
JACK PINE TRL N	DEER POND TRL N	WINDBREAK TRL N	297	1,020	20,910	26
JADE CIR N	JADE TRL N	WEST CDS	656	398	9,285	98
JADE CT N	JADE TRL N	WEST CDS	659	484	11,292	98
JADE CV N	JADE TRL N	EAST CDS	817	224	5,226	98
JADE TRL N	HUDSON BLVD	JADE CIR N	766	1,271	35,156	98
JADE TRL N	JADE CIR N	5TH ST N	658	208	6,101	98
JADE TRL N	5TH ST N	JADE CT N	660	522	15,310	98
JADE TRL N	5TH ST N	JADE CV N	815	916	21,370	100
JADE TRL N	JADE CT N	JADE WAY N	753	137	4,018	98
JADE TRL N	JADE WAY N	JADE COVE N	765	348	8,119	100
JADE WAY N	JADE TRL N	SOUTH CDS	764	547	12,762	100
JAMACA AVE N	ISLE AVE N	55TH ST N	175	1,800	59,580	95
JAMACA AVE N	JAMACA BLVD N	ISLE AVE N	218	646	20,866	93
JAMACA AVE N	JANE RD N	JAMACA BLVD N	236	1,327	39,412	100
JAMACA AVE N	42ND ST N	LAKE JANE TRL N	310	982	35,352	95
JAMACA AVE N	37TH ST N	42ND ST N	354	2,448	86,904	99
JAMACA AVE N	36TH ST N	37TH ST N	357	366	13,908	95
JAMACA AVE N	35TH ST N	36TH ST N	367	573	21,316	98
JAMACA AVE N	JAMACA CT N	35TH ST N	382	841	19,764	99
JAMACA AVE N	STILLWATER BLVD N	JAMACA CT N	389	278	12,037	93
JAMACA BLVD N	53RD ST N	55TH ST N	171	571	17,073	95
JAMACA BLVD N	JAMACA AVE N	53RD ST N	217	1,620	49,086	95
JAMACA CT N	JAMACA AVE N	SOUTH END	390	1,136	25,787	58
JAMES AVE N	6TH ST LN N	JUNCO RD N	713	199	4,643	100
JAMES AVE N	JUNCO RD N	7TH ST N	650	308	7,186	100
JAMES AVE N	7TH ST N	JAMES CIR N	655	488	11,385	100
JAMES AVE N	JAMES CIR N	JAMES CT N	792	430	10,032	100
JAMES AVE N	JAMES CT N	8TH ST N	790	314	7,326	100
JAMES CIR N	JAMES AVE N	EAST END LOOP	793	899	20,974	100
JAMES CT N	JAMES AVE N	EAST CDS	791	235	10,936	100
JAMLEY AVE N	28TH ST N	31ST ST N	163	1,842	36,840	97
JANE CIR N	JANE CT N	NORTH END	252	823	25,760	72
JANE CT N	JANE CIR N	SOUTH END	105	698	14,728	100

APPENDIX B: PCI CONDITION RATING VALUE BY STREET SEGMENT

2023 CONDITION RATINGS BY STREET SEGMENT						
STREET SEGMENT	FROM	TO	ID	LENGTH (FT)	AREA (SQFT)	2023 PCI
JANE CT N	JANE RD N	JANE CIR N	253	815	15,974	100
JANE RD N	WEST END	JAMACA AVE	245	1,001	18,519	58
JANE RD N	JAMACA AVE N	JASPER AVE N	244	828	17,885	100
JANE RD N	JASPER AVE N	JANE CT N	248	679	15,889	100
JANE RD N	JANE CT N	45TH ST N	274	1,914	41,725	100
JASMINE AVE N	9TH ST N	10TH ST N	478	413	9,747	92
JASMINE AVE N	JASMINE AVENUE PL N	9TH ST N	487	605	14,581	100
JASMINE AVE N	JASMINE AVE N (ID 494)	JASMINE AVENUE PL N	490	1,036	26,107	93
JASMINE AVENUE PL N	JASMINE AVE N	SOUTH END	489	640	16,493	84
JASPER AVE N	49TH ST N	NORTH END	120	402	12,181	8
JASPER AVE N	JANE RD N	49TH ST N	243	565	17,459	7
JAY AVE N	5TH ST N	7TH ST N	648	374	11,717	100
JEAN AVE N	4TH ST N	4TH ST LN N	940	400	9,332	100
JEROME AVE N	49TH ST N	JEROME AVENUE CT N	115	865	26,383	100
JEROME AVE N	49TH ST N	EAST END	121	614	18,973	2
JEROME AVE N	JEROME AVENUE CT N	53RD ST N	215	390	11,622	99
JEROME AVENUE CT N	JEROME AVE N	EAST END	220	586	18,459	100
JEWEL AVE N	JULEP AVE N	10TH ST N	483	566	16,810	99
JEWEL AVE N	JULEP AVE N	EAST END	488	1,503	41,032	99
JONQUIL AVE N	31ST ST N	JONQUIL TRL N	528	2,200	48,400	82
JONQUIL TRL N	JONQUIL AVE N	JAQUILL AVE N	529	2,015	49,569	89
JONQUIL TRL N	JAQUILL AVE N	JONQUIL AVE N	530	2,470	59,033	89
JULEP AVE N	45TH ST N	47TH ST N	265	1,432	44,106	83
JULEP AVE N	JULEP CT N	JEWEL AVE N	492	1,822	53,385	99
JULEP AVE N	JASMINE AVE N	JULEP CT N	495	1,020	28,458	95
JULEP CT N	JULEP AVE N	EAST END	496	709	19,285	99
JULEP WAY	SOUTH END	57TH ST N	141	519	12,145	41
JULIA AVE N	4TH ST N	5TH ST N	893	329	12,061	100
JULIA AVE N	4TH ST N	SPRINGS ENTRANCE	922	266	9,736	99
JULIA AVE N	SPRINGS ENTRANCE	HUDSON BLVD	937	385	14,091	99
JULIANNE AVE N	5TH ST N	LOWER 6TH ST N	864	598	13,951	100
JULIANNE AVE N	4TH ST N	5TH ST N	938	191	5,602	100
JUNCO RD N	JAMES AVE N	JUNCO RD N	651	299	6,976	100
JUNCO RD N	JUNCO RD N (LOOP SOUTH)	JUNCO RD N (LOOP NORTH)	653	147	3,430	100
JUNCO RD N	JUNCO RD N	5TH ST N	652	520	12,132	100
JUNCO RD N	JUNCO RD N	JUNCO RD N	654	317	7,396	100
JUNCO RD N	4TH ST N	5TH ST N	911	191	5,793	100
JUNCO RD N	4TH ST LN N	4TH ST N	910	570	13,298	100
JUNE AVE N	LOWER 8TH ST N	8TH ST N	739	829	19,341	100
JUNIPER AVE N	LOWER 8TH ST N	8TH ST N	861	465	10,848	100
JUNIPER AVE N	7TH ST N	LOWER 8TH ST N	862	602	14,045	100
JUNIPER CIR N	8TH ST N	NORTH CDS	735	659	15,374	100
JUNIPER CT N	7TH ST N	SOUTH END	649	511	11,922	100
JUNO AVE N	LOWER 6TH ST N	6TH ST N	728	394	9,192	100
KEATS AVE N	HWY 36	HWY 36	184	100	2,700	74
KEATS AVE N	HWY 36	60TH ST N	180	93	4,278	68
KEATS AVE N	59TH ST N	HWY 36	189	627	17,556	93
KEATS AVE N	57TH ST N	59TH ST N	196	937	26,236	92
KEATS AVE N	55TH ST N	57TH ST N	142	736	20,608	96
KEATS AVE N	53RD ST N	55TH ST N	156	615	17,220	91
KEATS AVE N	51ST ST N	53RD ST N	214	1,654	46,312	94
KEATS AVE N	47TH ST N	51ST ST S	255	1,922	53,816	93
KELVIN AVE N	STILLWATER BLVD N	STILLWATER LN N	396	381	8,039	89
KELVIN AVE N	STILLWATER LN N	KELVIN CT N	385	1,409	28,180	93
KELVIN AVE N	KELVIN CT N	NORTH END	536	1,409	29,025	96
KELVIN AVE N	57TH ST N	56TH PL N	785	702	16,378	100
KELVIN CT N	KELVIN AVE N	CDS	522	1,300	30,290	75
KIMBRO AVE N	47TH ST N	50TH ST N	251	1,348	32,487	77
KIMBRO AVE N	KINDRED WAY	47TH ST N	283	2,101	60,719	90
KINDRED CT	KINDRED CT	KINDRED WAY	350	521	11,410	99
KINDRED WAY	KINDRED WAY	43RD ST N	293	824	17,469	99
KINDRED WAY	KINDRED WAY	KINDRED WAY	294	178	3,809	99
KINDRED WAY	KINDRED WAY ROUNDABOUT	KINDRED WAY	314	1,238	26,988	99
KINDRED WAY	KINDRED WAY ROUNDABOUT	43RD ST N	315	967	21,371	99
KINDRED WAY	KINDRED WAY	KINDRED WAY	316	148	3,256	99
KINDRED WAY	KINDRED CT	KINDRED WAY	321	165	4,307	99
KINDRED WAY	KINDRED WAY	KINDRED WAY	322	161	3,542	99
KINDRED WAY	KINDRED WAY	KINDRED WAY	324	178	3,916	99
KINDRED WAY	KINDRED CT	KINDRED WAY	330	1,037	22,399	99
KINDRED WAY	KINDRED CT	KINDRED WAY	331	1,297	29,183	99
KINGS CT N	PALMER DR N	WEST END	918	600	14,083	100

APPENDIX B: PCI CONDITION RATING VALUE BY STREET SEGMENT

2023 CONDITION RATINGS BY STREET SEGMENT						
STREET SEGMENT	FROM	TO	ID	LENGTH (FT)	AREA (SQFT)	2023 PCI
KIRKWOOD AVE N	50TH ST N	NORTH END	230	1,945	42,012	90
KIRKWOOD LN N	KIRKWOOD LN N LOOP	43RD ST N	299	384	8,179	31
KIRKWOOD LN N	KIRKWOOD LN N	KIRKWOOD LN N	309	1,344	29,971	65
KIRKWOOD LN N	40TH ST N	38TH ST N	906	586	13,671	100
KLONDIKE AVE N	KLONDIKE AVE N	32ND ST N	122	1,242	23,225	GRAVEL
KLONDIKE AVE N	KLONDIKE AVE N	EAST END	123	388	4,462	65
KLONDIKE AVE N	SOUTH END	KLONDIKE AVE N	135	828	20,038	GRAVEL
KLONDIKE AVE N	33RD ST N	STILLWATER BLVD N	395	652	13,692	21
KLONDIKE AVE N	32ND ST N	33RD ST N	401	249	4,233	100
KOKANEE AVE N	38TH CT N	SOUTH END	812	215	7,022	100
KOKANEE AVE N	39TH ST N	38TH CT N	811	279	9,068	100
KOKANEE AVE N	39TH ST N	KOKANEE LN N	813	191	4,456	100
KOKANEE AVE N	KOKANEE LN N	KOKANEE LN N	851	488	11,385	100
KOKANEE AVE N	KOKANEE LN N	41ST ST N	853	339	7,909	100
KOKANEE LN N	KOKANEE AVE N	KOKANEE AVE N	852	1,443	33,665	100
KRAFT CIR N	SOUTH END	33RD ST N	400	518	12,950	100
LADY SLIPPER CT N	LADY SLIPPER RD	NORTH CDS	665	186	10,058	100
LADY SLIPPER RD N	41 ST CIR N	LADY SLIPPER CT N	666	366	8,539	100
LADY SLIPPER RD N	41ST ST CIR N	40TH ST N	661	999	23,307	100
LAKE JANE TRL N	IRVIN CT N	JAMACA AVE N	291	1,407	32,080	67
LAKE JANE TRL N	JAMACA AVE N	JANE RD N	284	2,367	85,212	96
LAKE JANE TRL N	42ND ST N	IRVIN CT N	313	1,605	37,557	68
LAKE JANE TRL N	IDEAL AVE N	IRISH CT N	332	3,307	73,085	84
LAMPERT AVE N	32ND ST N	33RD ST N	404	792	16,632	100
LANGLY AVE N	3RD ST N	4TH ST N	638	466	10,872	93
LANGLY CT N	SOUTH END	33RD ST N	393	503	12,575	100
LANSING AVE N	24TH ST N	NORTH END	345	613	17,716	87
LARKSPUR LN N	LINDEN TRL N	LINDEN TRL N	257	533	10,484	100
LATROBE LN N	PALMER DR N	PALMER DR N	799	1,493	34,832	100
LAVENDER AVE N	40TH ST N	LAVENDER CIR N	742	864	20,157	100
LAVENDER CIR N	LADY SLIPPER RD	NORTH CDS	741	133	8,822	100
LAVERNE AVE N	STILLWATER BLVD N	39TH ST N	353	1,013	31,910	100
LAVERNE AVE N	36TH ST N	STILLWATER BLVD N	361	737	20,783	100
LAVERNE AVE N	UPPER 33RD ST N	36TH ST N	375	705	19,670	100
LAVERNE AVE N	11TH ST N	12TH ST N	466	555	16,317	78
LAVERNE AVE N	10TH ST N	11TH ST N	470	331	9,864	73
LAVERNE AVE N	5TH ST N	6TH ST CIR N	782	302	7,046	100
LAVERNE AVE N	4TH ST N	5TH ST N	636	229	5,954	93
LAVERNE AVE N	3RD ST N	4TH ST N	640	459	10,708	93
LAVERNE CT N	SOUTH END	31ST ST N	412	432	12,960	91
LAYTON AVE N	10TH ST N	12TH ST N	469	969	28,198	66
LAYTON AVE N	36TH ST N	STILLWATER BLVD N	504	951	20,351	94
LAYTON CT N	SOUTH END	31ST ST N	411	415	11,869	91
LEEWARD AVE N	10TH ST N	12TH ST N	468	1,059	29,228	84
LEGION AVE N	SOUTH END	30TH ST N	162	1,304	29,601	85
LEGION AVE N	20TH ST N	LEGION LN N	440	739	18,401	94
LEGION AVE N	LEGION LN N	LEGION LN N	436	1,688	40,006	92
LEGION AVE N	LEGION LN N	24TH ST N	340	254	5,817	91
LEGION LN CIR N	WEST END	LEGION LN N	428	275	8,388	80
LEGION LN CT N	LEGION LN N	EAST END	431	208	5,387	82
LEGION LN N	LEGION LN CIR N	LISBON AVE N	343	578	16,762	89
LEGION LN N	LEGION LN CIR N	LISBON AVE N	427	1,222	35,438	88
LEGION LN N	LEGION LN CT N	LEGION LN CIR N	430	156	4,477	83
LEGION LN N	LEGION AVE N	LEGION LN CT N	435	892	25,511	89
LILAC AVE N	LOWER 31ST ST N	UPPER 31ST ST N	818	479	11,175	100
LILAC AVE N	32ND ST N	33RD ST N	696	223	5,203	98
LILAC AVE N	33RD ST N	34TH ST N	819	307	7,162	100
LILAC AVE N	34TH ST N	35TH ST N	856	321	7,489	97
LILAC AVE N	35TH ST N	LILAC AVE N	867	320	7,466	98
LILAC AVENUE ALCOVE N	LILAC AVE N	EAST CDS	820	423	15,587	98
LILAC LN N	SOUTH END	LINDEN TRL N	264	905	24,136	100
LILAC PL N	LINDEN TRL N	LINDEN TRL N	246	533	14,215	100
LILAC WAY N	LINDEN TRL N	EAST END	117	533	14,215	100
LILY AVE N	SOUTH END	LILY AVE N S SPLIT	106	1,134	29,257	0
LILY AVE N	LILY AVE N S SPLIT EAST LEG	LILY AVE N N SPLIT EAST LEG	241	719	13,805	0
LILY AVE N	LILY AVE N S SPLIT WEST LEG	LILY AVE N N SPLIT WEST LEG	242	771	14,341	9
LILY AVE N	LILY AVE N N SPLIT	50TH ST N	116	381	9,106	36
LILY AVE N	44TH ST N	NORTH END	280	421	7,746	4
LILY AVE N	44TH ST N	SOUTH END	285	251	4,895	0
LINDEN AVE N	SOUTH END	MANNING AVE N	514	2,300	64,860	39
LINDEN AVE N	32ND ST N	LINDEN LN N	697	399	9,309	98

APPENDIX B: PCI CONDITION RATING VALUE BY STREET SEGMENT

2023 CONDITION RATINGS BY STREET SEGMENT						
STREET SEGMENT	FROM	TO	ID	LENGTH (FT)	AREA (SQFT)	2023 PCI
LINDEN AVE N	LINDEN LN N	LINDEN LN N	698	266	6,206	98
LINDEN AVE N	LINDEN LN N	LINDEN CT N	699	403	9,395	98
LINDEN AVE N	LINDEN CT N	NORTH CDS	763	138	3,220	100
LINDEN CT N	LINDEN AVE N	WEST CDS	762	383	14,654	100
LINDEN LN N	LINDEN AVE N	LINDEN AVE N	701	893	20,834	98
LINDEN TRL N	LILAC LN N	STILLWATER BLVD N	260	557	12,995	100
LINDEN TRL N	LARKSPUR LN N	LINDEN TRL N LOOP	258	345	6,786	100
LINDEN TRL N	LARKSPUR LN N	LILAC PL N	250	216	4,249	100
LINDEN TRL N	LARKSPUR LN N	LARKSPUR LN N	249	218	4,288	100
LINDEN TRL N	LILAC PL N	LINDEN TRL	247	111	2,183	100
LINDEN TRL N	LINDEN TRL	LINDEN TRL	239	540	10,622	100
LINDEN TRL N	LINDEN TRL N	LINDEN TRL N	240	1,150	22,621	100
LINDEN TRL N	LILAC WAY N	50TH ST N	118	414	8,143	100
LINDEN TRL N	50TH ST N	LINDEN TRL N	223	1,115	25,277	100
LINDEN TRL N	LINDEN TRL N	LINDEN TRL N	216	526	8,242	100
LINDEN TRL N	LINDEN TRL N	LINDEN TRL N	211	414	6,487	100
LINDEN TRL N	LINDEN TRL S LOOP	LILAC LN N	259	179	3,938	24
LISBON AVE N	30TH ST N	NORTH END	127	499	15,669	53
LISBON AVE N	LISBON AVE N	30TH ST N	133	513	11,799	100
LISBON AVE N	LISBON AVE N	LISBON CT N	136	611	14,053	100
LISBON AVE N	LISBON AVE N	LISBON CT N	160	684	9,234	100
LISBON AVE N	LISBON AVE N	LISBON AVE N	161	835	11,273	100
LISBON AVE N	LEGION LN N	NORTH END	342	834	22,435	87
LISBON AVE N	LISBON AVE N	LISBON AVE N SOUTH LOOP	423	478	6,453	100
LISBON AVE N	LISBON AVE N SOUTH LOOP	LISBON AVE N	424	557	7,520	100
LISBON CT N	LISBON AVE N	SOUTH END	415	1,260	28,980	100
LITTLE BLUESTEM CIR N	WEST END CDS	LITTLE BLUESTEM TRN	305	581	12,550	72
LITTLE BLUESTEM CIR N	LITTLE BLUESTEM TRN	BEGIN CDS	307	342	7,490	57
LITTLE BLUESTEM CIR N	BEGIN CDS	END CDS	308	293	6,915	19
LITTLE BLUESTEM LN N	LILY AVE N	LITTLE BLUESTEM TRL N	292	887	20,933	34
LITTLE BLUESTEM TRL N	LITTLE BLUESTEM TRN	44TH ST N	288	472	8,732	35
LITTLE BLUESTEM TRL N	LITTLE BLUESTEM LN N	44TH ST N	290	431	7,974	26
LITTLE BLUESTEM TRL N	LITTLE BLUESTEM CIR N	BLUESTEM LN N	306	853	20,813	15
LITTLE BLUESTEM TRL N	STILLWATER BLVD N	LITTLE BLUESTEM CIR N	326	728	17,254	6
LOWER 31ST ST N	VILLAGE PKWY N	UPPER 31ST ST N	773	530	12,365	100
LOWER 31ST ST N	VILLAGE PKWY N	LILAC AVE N	775	674	15,724	100
LOWER 6TH ST N	JULIANNE AVE N	6TH ST N	863	438	10,219	100
LOWER 6TH ST N	JUNO AVE N	JULIANNE AVE N	865	268	6,252	100
LOWER 8TH PL N	ISLAND TRL (EAST LOOP)	ISLAND TRL (EAST LOOP)	669	557	11,140	98
LOWER 8TH PL N	ISLAND TRL (WEST LOOP)	ISLAND TRL (WEST LOOP)	672	949	18,980	98
LOWER 8TH PL N	ISLAND TRL (EAST LOOP) 2	ISLAND TRL (EAST LOOP) 2	671	585	11,700	98
LOWER 8TH ST N	JUNIPER AVE N	JUNE AVE N	860	1,051	24,520	100
MANNING AVE N	55TH ST N	LINDEN AVE N	145	2,589	38,576	GRAVEL
MANNING TRL N	21ST ST N	SOUTH END DOWNS LAKE	437	510	12,036	89
MANNING TRL N	20TH ST N	21ST ST N	111	497	11,481	93
MANNING TRL N	18TH ST N	20TH ST N	444	1,103	25,921	95
MANNING TRL N	SOUTH END DOWNS LAKE	MANNING AVE N	429	845	19,520	96
MARQUESS LANE CV N	MARQUESS LN N	MARQUESS LN N	155	175	4,410	18
MARQUESS LN N	MARQUESS LANE CV N	MARQUESS TRL N	153	351	8,986	35
MARQUESS LN N	MARQUESS TRL N	MARQUESS LANE CV N	207	1,006	24,848	29
MARQUESS TRAIL CIR N	MARQUESS TRL N	NORTH END	173	407	10,175	6
MARQUESS TRAIL CT N	SOUTH END	MARQUESS TRL N	213	586	15,177	0
MARQUESS TRL N	MARQUESS WAY N	55TH ST N	152	207	5,299	31
MARQUESS TRL N	MARQUESS WAY N	MARQUESS WAY N	205	410	10,455	24
MARQUESS TRL N	MARQUESS LN N	MARQUESS WAY N	206	478	11,950	16
MARQUESS TRL N	MARQUESS LN N	MARQUESS TRAIL CT N	174	831	21,523	19
MARQUESS TRL N	MARQUESS TRAIL CT N	STILLWATER BLVD N	208	723	17,714	1
MARQUESS WAY N	MARQUESS TRL N	MARQUESS LN N	168	1,460	36,646	41
MONARCH CT N	WILDFLOWER DR	NORTH CDS	690	308	7,186	98
MONARCH LN N	MONARCH PATH N	WILDFLOWER DR	691	194	4,526	98
MONARCH LN N	HUMMINGBIRD PATH N	MONARCH PATH N	683	256	5,972	98
MONARCH LN N	SUNFLOWER LN N	HUMMINGBIRD PATH N	692	163	3,803	98
MONARCH PARK	HUMMINGBIRD PATH N	MONARCH PATH N	688	256	3,412	98
MONARCH PATH N	MONARCH PARK	MONARCH WAY N	693	121	1,613	98
MONARCH PATH N	MONARCH LN	MONARCH PARK	687	160	2,133	98
MONARCH PATH N	MONARCH LN	HUMMINGBIRD WAY N	757	166	2,213	100
MONARCH PATH N	HUMMINGBIRD WAY N	HUMMINGBIRD PARK N	803	148	1,973	100
MONARCH PATH N	HUMMINGBIRD PARK N	SWALLOWTAIL LN	759	165	2,199	100
MONARCH PATH N	SWALLOWTAIL LN N	SWALLOWTAIL WAY N	933	122	2,105	100
MONARCH PATH N	SWALLOWTAIL WAY N	SWALLOWTAIL PARK N	945	148	2,553	100
MONARCH PATH N	SWALLOWTAIL PARK N	WILDFLOWER DR N	926	206	3,554	100

APPENDIX B: PCI CONDITION RATING VALUE BY STREET SEGMENT

2023 CONDITION RATINGS BY STREET SEGMENT						
STREET SEGMENT	FROM	TO	ID	LENGTH (FT)	AREA (SQFT)	2023 PCI
MONARCH WAY N	HUMMINGBIRD PATH N	MONARCH PATH N	686	283	3,772	98
PALMER DR N	10TH ST N	ARNIE WAY N	794	1,481	36,521	100
PALMER DR N	ARNIE WAY N	ARNIE WAY N	796	524	12,225	100
PALMER DR N	ARNIE WAY N	LATROBE LN N	797	977	22,793	100
PALMER DR N	LATROBE LN N	LATROBE LN N	798	296	6,906	100
PALMER DR N	LATROBE LN N	KINGS CT N	931	1,865	43,510	100
PALMER DR N	KINGS CT N	QUEENS CT N	917	326	7,606	100
PALMER DR N	QUEENS CT N	ROYAL BLVD N	942	321	7,489	100
PRAIRIEVIEW TRL N	BLAZINGSTAR LN	WEST CDS	678	1,344	31,356	100
QUEEN ST N	ANNIKA AVE N	ANNIKA DR N	780	196	4,637	100
QUEEN ST N	MANNING TRL N	ANNIKA AVE N	834	211	4,992	100
QUEENS CT N	PALMER DR N	WEST END	921	598	14,037	100
ROYAL BLVD N	PALMER DR N	LAKE ELMO AVE N	944	540	12,598	100
STILLWATER LN N	KELVIN AVE N	STILLWATER BLVD N	391	1,325	26,898	31
STILLWATER LN N	STILLWATER BLVD N	KELVIN AVE N	399	1,866	38,066	40
STILLWATER WAY N	STILLWATER BLVD N	LITTLE BLUESTEM TRL N	602	838	19,274	97
STILLWATER WAY N	LITTLE BLUESTEM TRL N	MANNING AVE N	603	1,836	42,228	97
SUNFLOWER LN N	MONARCH LN	WEST CDS	684	441	8,525	98
SUNFLOWER LN N	MONARCH LN	SWALLOWTAIL LN	754	476	9,201	100
SUNFLOWER LN N	SWALLOWTAIL LN N	WILDFLOWER DR N	939	416	10,400	100
SWALLOWTAIL LN N	SUNFLOWER LN N	HUMMINGBIRD PATH N	802	164	3,826	100
SWALLOWTAIL LN N	HUMMINGBIRD PATH N	MONARCH PATH N	800	257	5,996	100
SWALLOWTAIL LN N	MONARCH PATH N	WILDFLOWER DR	801	190	4,433	100
SWALLOWTAIL PARK N	HUMMINGBIRD PATH N	MONARCH PATH N	919	256	4,416	100
SWALLOWTAIL WAY N	HUMMINGBIRD PATH N	MONARCH PATH N	923	256	4,416	100
TAPESTRY BEND	TAPESTRY RD	NORTH END	527	1,555	35,299	79
TAPESTRY GROVE	WEST END	TAPESTRY RD	524	1,000	22,400	85
TAPESTRY HILL	TAPESTRY RD	SOUTH END	526	1,755	41,594	82
TAPESTRY RD	JULEP AVE N	TAPESTRY RD	503	1,290	30,186	83
TAPESTRY RD	TAPESTRY RD	TAPESTRY RD	523	4,555	98,844	84
TAPESTRY RD	TAPESTRY RD	TAPESTRY BEND	525	3,280	70,520	77
UPPER 30TH ST N	VILLAGE PKWY N	UPPER 31ST ST N	774	1,017	23,727	100
UPPER 31ST ST N	LOWER 31ST ST N	UPPER 31ST ST N	895	956	22,303	97
UPPER 31ST ST N	VILLAGE PKWY N	LILAC AVE N	896	648	15,118	97
UPPER 33RD ST N	LAVERNE AVE N	EAST END	374	773	27,210	GRAVEL
UPPER 33RD ST N	LAKE ELMO AVE N	LAVERNE AVE N	377	352	9,786	93
UPPER 33RD ST N	WEST END	LAKE ELMO AVE N	379	867	18,207	100
UPPER 42ND ST N	LADY SLIPPER CT N	LAVENDER CIR N	664	720	16,798	100
UPPER 7TH PL N	ISLAND TRL (WEST LOOP)	ISLAND TRL (WEST LOOP)	668	985	19,700	98
UPPER 9TH PL N	ISLAND TRL (WEST LOOP)	ISLAND TRL	827	1,219	24,380	100
UPPER 9TH PL N	ISLAND TRL (EAST LOOP)	ISLAND TRL	825	826	16,520	100
VILLAGE PKWY N	30TH ST N	UPPER 30TH ST N	770	387	17,802	100
VILLAGE PKWY N	UPPER 30TH ST N	LOWER 31ST ST N	771	450	12,600	100
VILLAGE PKWY N	LOWER 31ST ST N	UPPER 31ST ST N	772	378	10,584	100
VILLAGE PKWY N	UPPER 31ST ST N	32ND ST N	703	334	9,352	98
VILLAGE PKWY N	32ND ST N	35TH ST N	702	1,128	31,584	100
VILLAGE PKWY N	35TH ST N	NORTH END	866	504	14,112	100
WHISTLING VALLEY RD	WHISTLING VALLEY RD LOOP N	WHISTLING VALLEY RD LOOP S	506	4,800	96,000	100
WHISTLING VALLEY RD	WHISTLING VALLEY RD SPLIT N	WHISTLING VALLEY RD SPLIT S	507	327	6,540	100
WHISTLING VALLEY RD	10TH ST LN N	WHISTLING VALLEY RD SPLIT	508	760	15,200	100
WHISTLING VALLEY TRL	10TH ST LN N	NORTH END	510	1,126	22,520	100
WHISTLING VALLEY TRL	WEST END	10TH ST LN N	101	981	19,620	100
WHISTLING VALLEY TRL	WHISTLING VALLEY TRL	THRU CDS	511	248	4,960	100
WILDFLOWER DR N	39TH ST N	40TH ST N	746	673	15,701	98
WILDFLOWER DR N	40TH ST N	BLAZINGSTAR LN N	682	595	17,451	98
WILDFLOWER DR N	BLAZINGSTAR LN N	MONARCH LN	681	330	9,679	98
WILDFLOWER DR N	MONARCH CT N	HUMMINGBIRD CT N	689	350	10,266	98
WILDFLOWER DR N	SUNFLOWER LN N	HUMMINGBIRD PATH N	929	169	4,225	100
WILDFLOWER DR N	HUMMINGBIRD PATH N	MONARCH PATH N	928	239	5,975	100
WILDFLOWER DR N	MONARCH PATH N	BLAZINGSTAR LN N	927	534	18,423	100
WILDFLOWER DR N	BLAZINGSTAR LN N	SWALLOWTAIL LN N	920	160	5,520	100
WILDFLOWER RD N	HUMMINGBIRD CT N	SWALLOWTAIL LN	760	131	3842.23	100
WINDBREAK TRL N	JACK PINE TRL N	DEER POND TRL N	270	308	5,975	45
WINDBREAK TRL N	HIDDEN BAY TRL N	JACK PINE TRL N	271	541	8,494	50

APPENDIX D: 2024-2033 STREET CAPITAL IMPROVEMENT PLAN SCHEDULE

CITY OF LAKE ELMO
2024-2033 CAPTIAL IMPROVEMENT PLAN

RESIDENTIAL STREET IMPROVEMENTS	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
3M SETTLEMENT GRANT FUNDED STREET IMPROVEMENTS											
3M GRANT 2024 STREET IMPROVEMENTS: Homestead		\$ 1,350,000									
3M GRANT 2025 STREET IMPROVEMENTS: Packard Park + Eden Park + 20th Street Circle			\$ 4,345,000								
3M GRANT 2026 STREET IMPROVEMENTS: Tartan Meadows + Klondike				\$ 3,344,000							
3M GRANT 2027 STREET IMPROVEMENTS: Downs Lake Estates + Sunfish Ponds + The Forest					\$ 3,234,000						
ANNUAL STREET CAPITAL IMPROVEMENT PROJECTS											
2024 STREET AND UTILITY IMPROVEMENTS: Carriage Station + Jamaca Ct		\$ 2,666,950									
2025 STREET AND UTILITY IMPROVEMENTS: 59th St Ct/55th St/Julep Way & 57th St/Jasper/Jerome/Irish Ct			\$ 2,620,131								
2026 STREET AND UTILITY IMPROVEMENTS: Lake Elmo Heights + Innsdale CDS + Inwood CDS				\$ 2,590,835							
2027 STREET IMPROVEMENTS: OACE Acres: Hidden Bay Tr/Birchwood/Cherrywood/Windbreak/Jack Pine/Deer Pond					\$ 2,995,980						
2028 STREET AND UTILITY IMPROVEMENTS: St. Croix's Sanctuary						\$ 2,334,000					
2029 STREET AND UTILITY IMPROVEMENTS: 50th Street + Hill Trail (combine with Low Pressure sewer ext. to Oakdale)							\$ 2,073,900				
2030 STREET AND UTILITY IMPROVEMENTS: Discover Crossing + Hilltop								\$ 2,122,500			
2031 STREET AND UTILITY IMPROVEMENTS: Tablyn Park									\$ 1,875,000		
2032 STREET AND UTILITY IMPROVEMENTS: Tapestry at Charlotte's Grove										\$ 3,729,000	
2033 STREET AND UTILITY IMPROVEMENTS: 36th & 37th Street + Irwin Ave											\$ 892,500
RESIDENTIAL STREET IMPROVEMENT TOTALS	\$ -	\$ 4,016,950	\$ 6,965,131	\$ 5,934,835	\$ 6,229,980	\$ 2,334,000	\$ 2,073,900	\$ 2,122,500	\$ 1,875,000	\$ 3,729,000	\$ 892,500
TRANSPORTATION IMPROVEMENTS											
CITY STREETS/PROJECTS											
VILLAGE PARKWAY UP RAILROAD CROSSING & PRIVATE DRIVE CLOSURE (DOT 183913SD) & DOT 183811D UPGRADES		\$ 957,000									
15TH STREET NORTH (MSA ROUTE)		\$ 1,380,000									
30TH STREET NORTH (MSA ROUTE) - GAP SEGMENT (Lisbon Avenue - Village Parkway)		\$ 483,000									
HUDSON BLVD (MSA ROUTE) - GAP SEGMENT (Applewood Point -9242 Hudson Blvd)		\$ 1,716,000									
HUDSON BLVD (MSA ROUTE) - GAP SEGMENT (Vahli-Hi -Bus Facility)			\$ 552,000								
HUDSON BLVD (MSA ROUTE) - GAP SEGMENT (Keats to Kramer Lake Overlook)							\$ 2,100,000				
SOUTH FRONTAGE ROAD (KEATS AVENUE TO LAKE ELMO AVENUE)				\$ 2,875,000							
SOUTH FRONTAGE ROAD (DEMONTREVILLE TRAIL TO KEATS AVENUE)									\$ 5,760,000		
COUNTY PROJECTS/CITY COST PARTICIPATION											
MANNING AVENUE (CSAH 15)/HUDSON BOULEVARD SIGNAL IMPROVEMENTS			\$ 300,000								
TH36-LAKE ELMO AVENUE (CSAH 17) INTERSECTION IMPROVEMENTS			\$ 5,000,000								
CSAH 13 -IDEAL AVENUE IMPROVEMENTS: PHASE 3				\$ 920,000							
CSAH 6 AND INWOOD TRAFFIC SIGNAL IMPROVEMENTS					\$ 300,000						
CENTRAL GREENWAY REGIONAL TRAIL (Hagberg: \$120 + Keats/CSAH10)		\$ 250,000									
CSAH 15 -MANNING AVENUE IMPROVEMENTS: PHASE 3			\$ 300,000		\$ 1,800,000						
CSAH 15 -MANNING AVENUE IMPROVEMENTS: PHASE 4					\$ 100,000						
LAKE ELMO AVENUE & 39TH STREET TRAFFIC SIGNAL								\$ 500,000			
TRANSPORTATION IMPROVEMENT TOTALS	\$ -	\$ 4,786,000	\$ 6,152,000	\$ 3,795,000	\$ 2,200,000	\$ -	\$ 2,100,000	\$ 500,000	\$ 5,760,000	\$ -	\$ -