



**CITY OF SAINT PAUL**  
Christopher B. Coleman, Mayor

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September 17, 2012

Dear Property Owner:

The City of Saint Paul's Department of Public Works will hold a neighborhood meeting to present a proposed Residential Street Vitality Program (RSVP) project to be constructed in your neighborhood during the summer of 2013. (See map on the last page for more details) This meeting is an opportunity to learn about the construction process and to inform city staff of your concerns. The meeting for the **ARLINGTON-RICE** RSVP project will be held at:

**6:00-8:30pm, Thursday, October 4, 2012**

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**North Dale Recreation Center  
1414 Saint Albans Street  
Saint Paul, Mn. 55117**

**General Street Reconstruction Information:**

Street reconstruction includes concrete curb and gutter, storm sewer drains, sewer and water main repair as needed, bituminous pavement, sodded boulevards, boulevard trees, lantern style street lighting, concrete outwalks, concrete driveway aprons and public art. In addition, as part of the City's Emerald Ash Borer Management Program, all ash trees in the boulevards will be removed by the City prior to the start of construction. Construction will begin in the spring of 2013 and be completed in the fall (November) of 2013.

**Specific Topics to be discussed at the meeting are:**

**Street Widths:**

Most of the existing streets in the project area are between 30' and 32' wide. Due to the existing topography and the proximity of existing mature boulevard trees, we are proposing to reconstruct the streets close to the existing width. The proposed street widths are as follows:



Abell Street between Wheelock and Larpenteur – 30' wide  
Albermarle Street between Cottage and Arlington – 32' wide  
Albermarle Street between RR and Cottage – 28' wide  
Albermarle Street between Wheelock and Larpenteur – 30' wide  
Cottage Avenue between Western and Galtier – 32' wide  
Cumberland Street between Idaho and Larpenteur – 30' wide  
Farrington Street between RR and Nebraska – 30' wide  
Gurney Street between Wheelock and Larpenteur – 30' wide  
Hawthorne Avenue between Kent and Scheletti – 30' wide  
Kent Street between Orange and Cottage – 32' wide  
Mackubin Street between Orange and Cottage – 32' wide  
Marion Street between RR and Arlington – 32' wide  
Matilda Street between Arlington and 225' north of Arlington – 30' wide  
Park Street between Cottage and Arlington – 30' wide  
Scheletti Street between Orange and Cottage – 32' wide  
Wanda Street between Wheelock and Larpenteur – 30' wide  
Western Avenue between Idaho and Larpenteur – 32' wide  
Western Avenue between RR and Cottage – 32' wide  
Woodbridge Street between Wheelock and Larpenteur – 32' wide  
Woodbridge Street between Cottage and Arlington – 30' wide

These proposed street widths are not fixed. If residents would like a narrower or wider street width, this meeting is an opportunity to vocalize that preference.

### **Ash Trees in the Boulevards**

In 2009, a noxious insect, the Emerald Ash Borer (EAB), was found to have invaded the Hampden Park neighborhood of Saint Paul. In states like Ohio and Michigan, where this insect has gained a foothold, EAB has proven to be deadly to nearly all ash trees. Wishing to cost effectively replace trees likely to be affected in a timely manner, the City has decided to remove all boulevard ash trees where major construction is scheduled. In the Arlington/Rice RSVP project there are 144 ash trees that will be removed and replaced with other species in conjunction with this street project. The City's policy for dealing with the Emerald Ash Borer will be further explained at the meeting.

### **Water Services:**

As part of this project, Saint Paul Regional Water Services will replace all **lead** water services from the water main to the property line at no additional expense to the homeowner. This is typically done ahead of the Public Works project starting. Not all homes in your area have services that are lead pipe. You will be contacted by letter, which will indicate whether or not your service will be affected by this replacement program. If you wish to replace your portion of the service, which is behind the property line, you must hire a private contractor. **Saint Paul Regional Water Services** will also send out a list of contractors. You can contact the service desk at **651-266-6270** if you have any questions.

The homes that are affected will receive a notice the day before their water is temporarily shut off for this replacement work.

The hydrants and water main may also be replaced near your property. The hydrants are typically replaced during the winter and early spring. In these cases you will be notified on your front door that

you will be out of water for the day. The water main replacement will be done during the Public Works construction project. In cases where the water main in front of your home needs replacing, you will be put on a temporary water service that runs above ground while the main is installed and tested

### **Gas Meters:**

If you still have gas meters inside of your home, Xcel will probably be working on your block to update their system and to move those meters to the outside of the house. For more information about natural gas work on your street, please contact **Mike Madigan, Xcel Energy**, at **651-265-7068**.

### **Sewers:**

The Contractor will be installing or repairing storm or sanitary sewer mains and building catch basins. The City will check the mainline sanitary sewer and connections. If there are indications that your service connection is bad, we will send you a letter suggesting that you have it repaired.

**If you have problems with your sanitary sewer service, now is the time to get it fixed. You can save money if your service is repaired during construction versus after.**

Repairs to the connection or to the sewer service from the property line to the main can be done by the City's contractor. You will need to sign a waiver form if you would like the City's contractor to do the work. Waiver forms will be available at the meeting or can be obtained by calling **Barb Mundahl** at **651-266-6112**.

Any work required on private property should be done by a private contractor. All work on the sanitary service is at the property owner's expense. Please contact the **Sewer Utility Service Desk** for information regarding your sanitary sewer service at **651-266-6234**.

### **Outwalks:**

**Outwalks** will be moved if they are within 5' of an existing tree, to help prevent tree roots from heaving the walk up in the future. Carriage walks are the narrow sidewalks that run adjacent to the curb. These will be removed with street construction. The City does not replace them. If you do not want an outwalk please let me know. Otherwise a 3' wide outwalk will be constructed at every residence.

### **Boulevard Gardens:**

Some residents have **boulevard gardens**. They will likely be damaged during construction. If you have plants you want to keep, I suggest moving them. The Contractor will install topsoil within the boulevard and sod after the street work is done. If you do not want sod, please give me or the city inspector a call and let us know. Sprinkler systems in the boulevard may also be damaged during construction. It is the property owner's responsibility to remove or replace their sprinkler system.

### **Boulevard Rain Gardens:**

The City of Saint Paul is partnering with the Capitol Region Watershed District (CRWD) to promote the installation of rain gardens as part of this project. Residents may choose to have a rain garden installed within the boulevard in front of their property at no cost. Where feasible, the City will install a curb cut, create a small depression behind the curb, and install rain garden soil and hardwood mulch. CRWD will provide the native plants and coordinate a neighborhood planting day after completion of

the street work. Site visits will be conducted this spring to determine acceptable locations and identify potential utility, tree or outwalk conflicts. Homeowners are responsible to maintain the gardens, which includes watering until the plants are established and regular weeding throughout the growing season. A fact sheet has been provided to explain what a rain garden is and why they are important.

### **Public Art**

In 2009, the City Council passed an ordinance that 1% of the cost of most public construction projects in Saint Paul be designated for the addition of public art to that project. Some examples of public art will be shown at the meeting to explain what this means to the project, and to help the neighborhood start to think about public art opportunities for the Arlington/Rice area.

### **Street Lighting:**

New lantern style street lights will be installed in the project area. The existing street lights on wood poles will be removed once the new street lights are operational. The wood poles will be removed if they only carry a street light. If they also have electrical, phone or cable TV lines, they will remain in place. Xcel and other utilities do not bury their over-head lines as part of construction projects like this unless that work is paid for by the affected property owners.

### **Assessments:**

The project is funded by **assessments** from the property owners and by street improvement bonds. The property owner's assessment covers approximately 25% of project cost. The 2013 assessment rates have not yet been set. We anticipate them to be around **\$68.00 per linear foot of street frontage**. Corner residential lots are assessed for the short side only. Commercial lots, including apartment buildings are assessed for both sides.

Assessments will be approved in the fall of 2013. A bill will be sent to the property owner. Whatever portion of the bill that is not paid within 30 days will automatically go onto the property taxes, where it can be paid over 20 years with simple interest. There is a senior citizen deferment program. For more information, contact **Lynn Moser** at **651-266-8851**.

### **Reconstruction Project Options:**

**Optional Delay Policy:** An individual street block may be removed from a project under the following conditions: A petition stating the property owners' request that the City remove the listed block from the project area. The requesting property owner will be responsible for circulating the petition. The petition must be signed by owners of 75% of the property footage abutting the block proposed for removal. The petition will be validated by Public Works and sent to the District Council. If approved by the District Council, the final decision to remove the block will be made by the City Council at the public hearing for the project. Contact **Barb Mundahl** at **266-6112** for a petition form.

**Existing sidewalk** may be replaced dependent on severity of condition. At this time, there is no intention of installing sidewalks where none exist today. New sidewalks can be added where no sidewalk exists by request of the neighborhood or an individual property owner. Additional assessments may apply to new construction. Contact **Al Czaia** at **266-6108** for more information.

**Alley paving** is not part of the RSVP project. However, alley paving may be requested by the abutting property owners and may be done in conjunction with the project. This work is 100% assessed to the abutting property owners and typically runs about \$25/ L.F. or a little higher. This work must get council approval before we can add it to the project. The contact person is **Scott Brimer** at **266-6225**.

We plan to start construction in the spring of 2013 and be completed by fall. You will receive a letter from the construction manager about a week before we start work on the project. I recommend keeping the letter for the useful numbers that you may need later during construction.

Weekly project updates will be available on the web site:  
[www.ci.stpaul.mn.us/government/publicworks/construction](http://www.ci.stpaul.mn.us/government/publicworks/construction).

Questions or comments? Please contact me at 651-266-6112.

Sincerely,

Barbara Mundahl, P.E.  
Project Manager