



CITY OF SAINT PAUL PUBLIC WORKS
May 21, 2025

Hatch-Orchard Alley Reconstruction



Agenda

- Welcome and Introductions
- Overview of Alley Improvement Program
- Hatch-Orchard Alley Existing Condition
- Hatch-Orchard Alley Proposed
- Construction
- Costs and Assessments
- Timeline
- Questions & Contacts



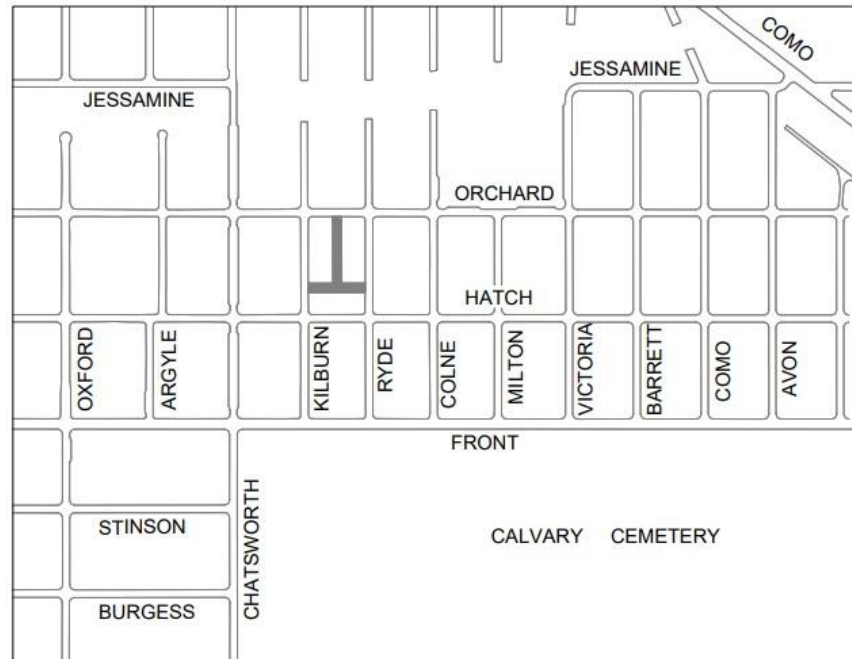
Alley Improvement Program

- The City of Saint Paul is developing an alley improvement program, which will improve alleys by reconstructing one or two alleys per year and/or doing substantial patching on a few alleys. The funding for alley improvements is limited.
- The alleys to be reconstructed or patched will be selected each year based on a variety of factors including the funding available, the cost of alley improvements, existing issues, drainage issues, pavement age, pavement condition.
- Alley improvements are funded through the Citywide Alley Program funding and assessments to the abutting property owners. The assessable cost to property owners is usually no more than 25% of the overall project cost. For more information about special assessments, including how the special assessment is calculated, visit stpaul.gov/SpecialAssessments.



Hatch-Orchard Alley

- Alley is bounded by Hatch Avenue, Orchard Avenue, Kilburn Street, and Ryde Street
- Located in Ward 5, Como Park neighborhood
- T shaped gravel alley with 229 feet east-west and 236 feet north-south



2026

HATCH, ORCHARD, KILBURN, RYDE ALLEY

CONSTRUCTION IN 2026



Hatch-Orchard Alley Today



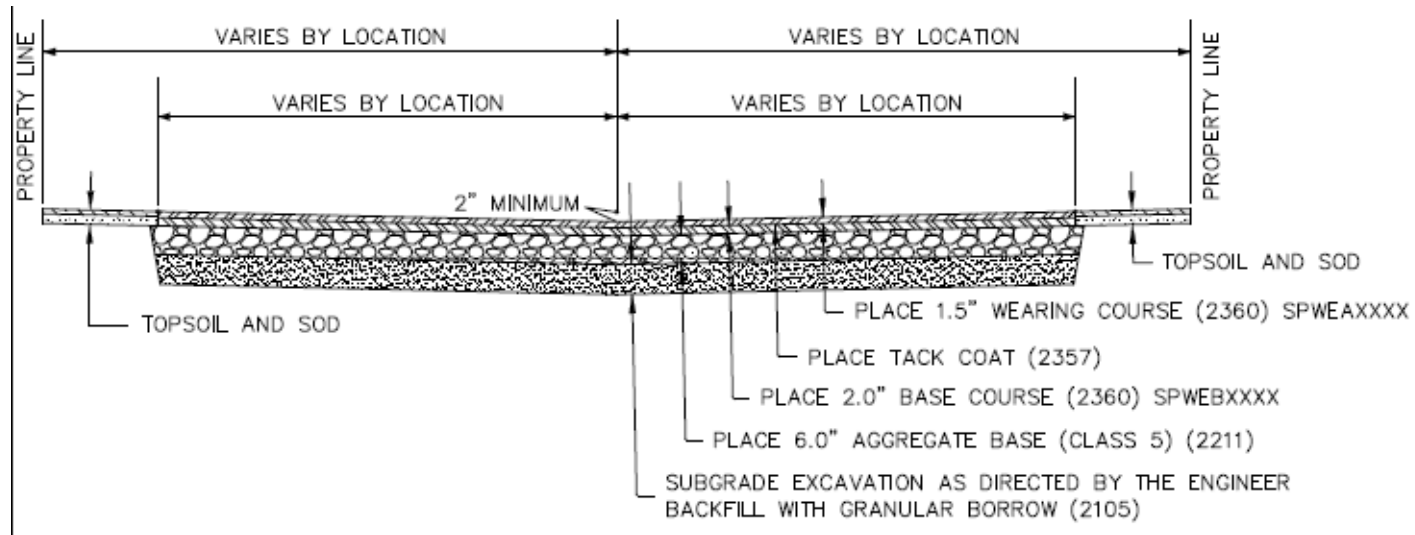


Hatch-Orchard Alley Proposed

- Reconstruction
- Grade and reconstruct with bituminous pavement (asphalt)
- Replace concrete alley aprons on Kilburn Street and Ryde Street
- Add catch basin to alley in the north-south segment of the T
- Add concrete valley gutter in center of alley in some segments to address drainage
- Match alley with existing driveways
- Will work to avoid impacts to trees and shrubs on private property
- Shrubs and plantings within the public right of way will be removed by the contractor.
If you have plantings within the public right of way that you want to keep, please remove them before the project begins.

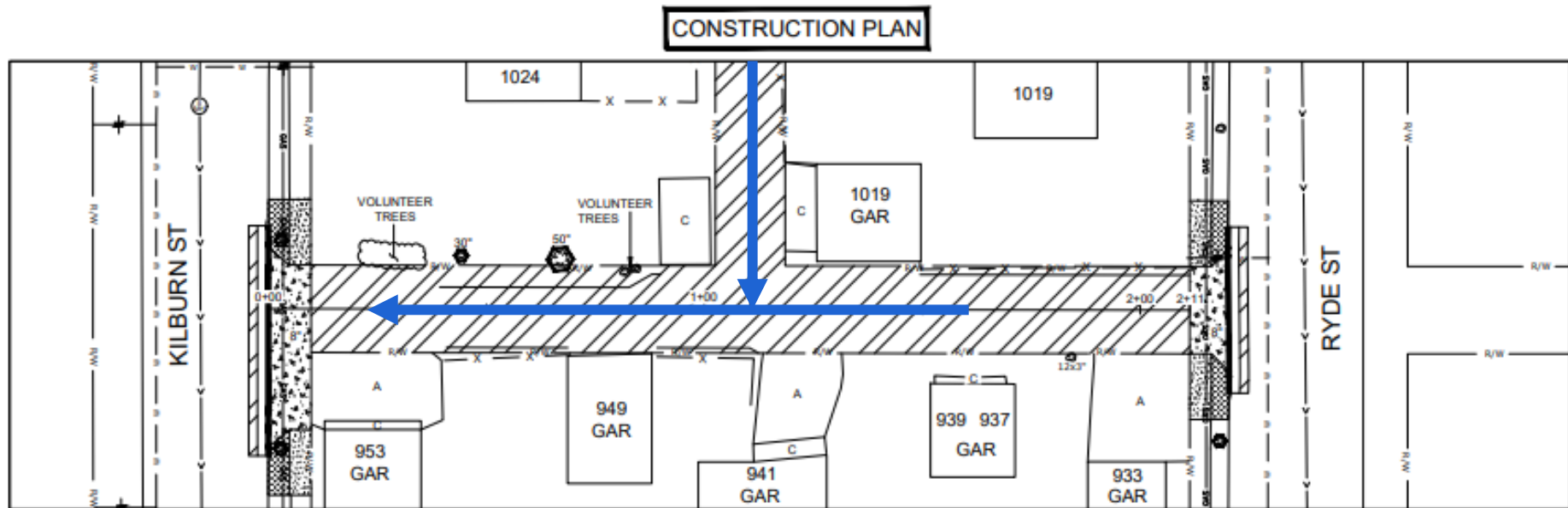


Hatch-Orchard Alley Proposed Typical Section





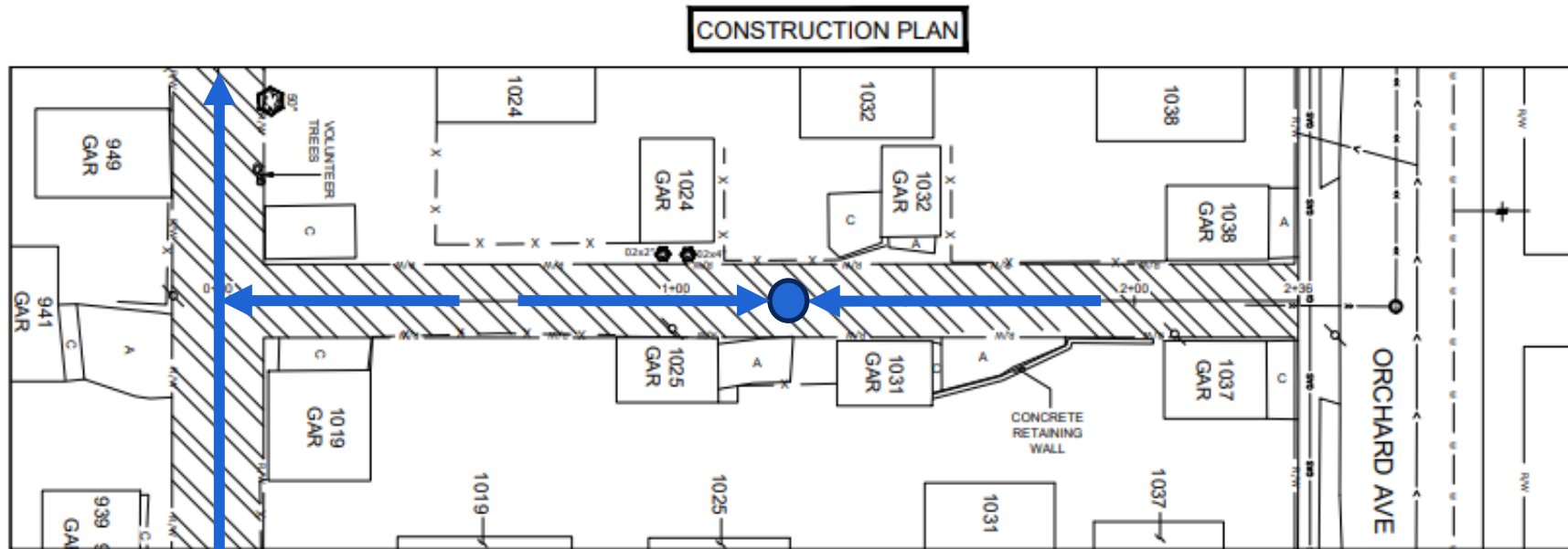
Hatch-Orchard Alley Proposed East-West Segment



← = Concrete valley gutter and water drainage direction
(Note that gutter locations are estimates and not to scale.)



Hatch-Orchard Alley Proposed North-South Segment



← = Concrete valley gutter and water drainage direction

● = Catch basin

(Note that catch basin and gutter locations are estimates and not to scale.)



Construction

- Typical hours: 7 a.m. – 7 p.m., Monday-Friday, possible Saturday work (based on city's noise ordinance)
- Intermittent availability to access driveways, garages, parking, and property from the alley during construction
- At times alley may only be accessible from one entrance
- Location of garbage and recycling pick up may be adjusted. Contractor will work with haulers and residents if needed.
- Will notify property owners about upcoming work and access to alley
- Plantings or items in the public right away along the alley will be impacted. Please remove any plants or items that you want to keep.



Cost & Assessments

- Total estimated cost of the project is \$350,000
- Funded through Citywide Alley Program funding and assessments to the abutting property owners

Assessments (16% of project costs)	\$ 56,140.00
<u>Citywide Alley Program Funds</u>	<u>\$ 293,860.00</u>
Estimated Total Financing	\$ 350,000.00

- Property owners have or will shortly receive a notification with the estimated assessment rate and a public hearing on June 10, 2026 at City Council
- After the project is completed or nearly complete, property owners will receive a Public Hearing Notice to ratify the assessment. An Invoice will be mailed following approval by the City Council. Property owners will have 30 days to pay without any interest or can pay over 20 years through their Ramsey County property taxes.
- More information about special assessments at stpaul.gov/SpecialAssessments



Timeline

- April 2026 – Property Owner notification letter
- May 21, 2026 – Virtual Meeting
- June 10, 2026 – Public Hearing at City Council for the project
- Summer 2026 – Final Design & Bidding
- Fall 2026 – Construction
- Construction completed or nearly complete – Notice of public hearing to approve assessment
- After City Council Approval – Receive assessment invoice



Questions & Contacts

- Project website and sign up for email updates:
stpaul.gov/Hatch-OrchardAlley
- Contact Public Works:
Bill Vos
651-266-6113
bill.vos@ci.stpaul.mn.us
- Contact Office of Financial Services - Assessments:
stpaul.gov/SpecialAssessments
651-266-8858