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**SAINT PAUL PUBLIC WORKS**  
*May 19, 2026*

# Improvements for Selby-Laurel & 7th-Woodward Alleys



# Agenda

- Welcome and Introductions
- Overview of Alley Improvement Program
- Selby-Laurel Alley – existing conditions, improvements, & costs
- 7th-Woodward Alley – existing conditions, improvements, & costs
- Construction Impacts and Access
- Timeline
- Questions & Contacts



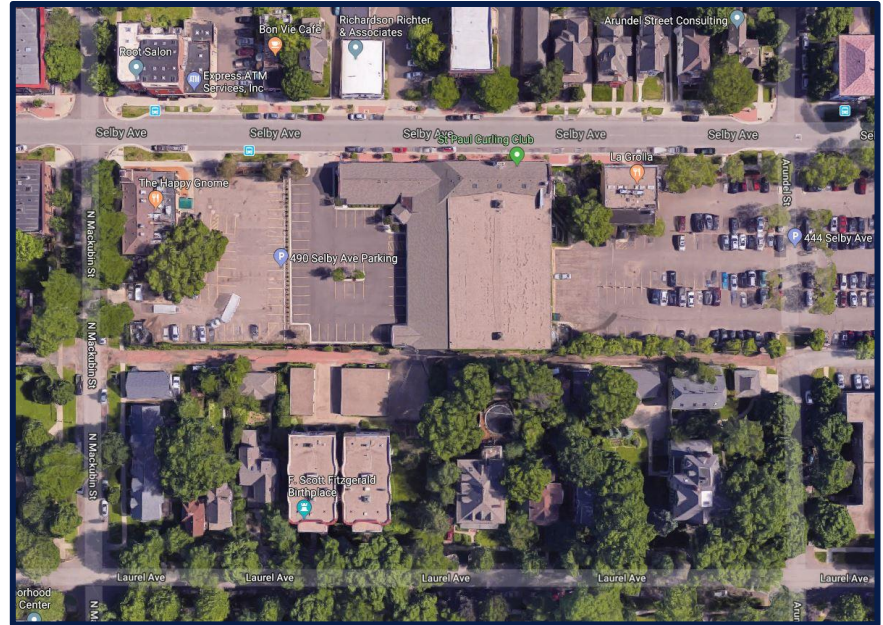
# Alley Improvement Program

- The City of Saint Paul's alley improvement program 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](http://stpaul.gov/specialassessments).



# Selby-Laurel Alley

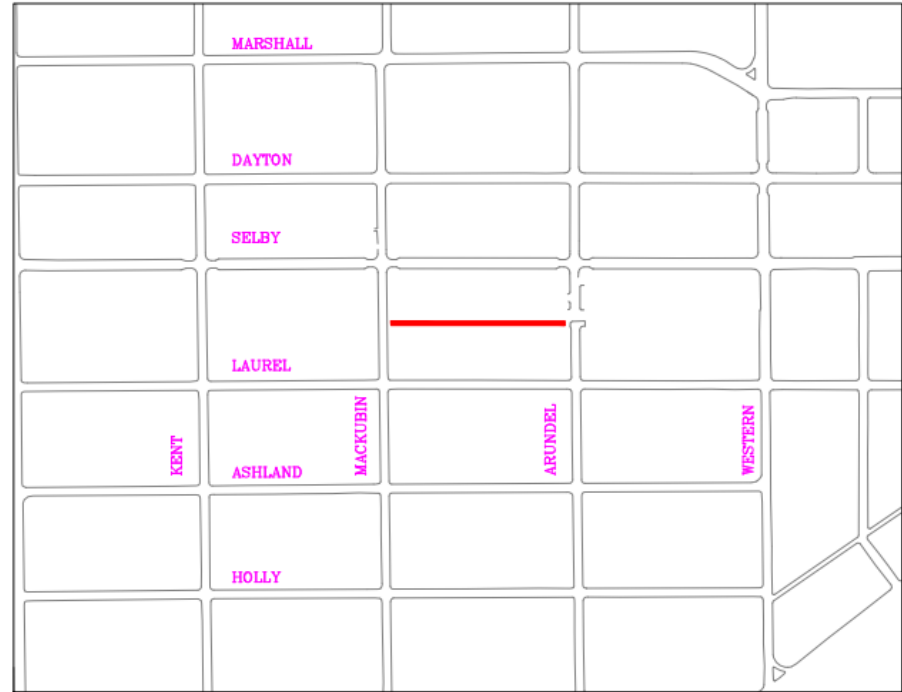
- Located in Ward 1, Summit-University neighborhood
- Alley is bounded by Laurel, Selby, Mackubin, and Arundel
- Located in the Historic Hill Heritage Preservation District
- Existing brick alley





# Selby-Laurel Alley

- Length  $\approx$  610 feet
- Right of Way (ROW) Width = 15 feet
- Assessable frontage = 1,223 feet
- Existing Purington brick pavers (circa 1908)
- Maintenance efforts consist of asphalt and gravel overlay



2025

LAUREL, SELBY, MACKUBIN, ARUNDEL ALLEY



# Selby-Laurel Alley Today





# Selby-Laurel Alley Proposed

- Reconstruction
- Remove the existing brick
- Reconstruction with bituminous pavement (asphalt)
- Concrete valley gutter in center of alley that is 2 feet in width
- Concrete alley apron at both ends of alley
- Decorative brick element at both ends of alley before concrete sidewalk and alley apron
- Match alley to existing driveways



# Selby-Laurel Alley Cost & Assessments

- Total estimated cost of the project is \$245,000
- Funded through Citywide Alley Program funding and assessments to the abutting property owners

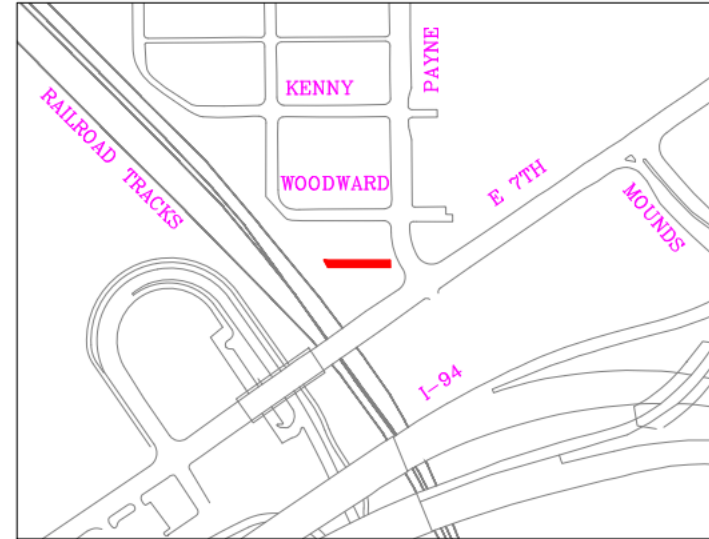
Assessments (12.6% of project costs)	\$ 30,749.12
<u>Citywide Alley Program Funds</u>	<u>\$ 214,250.88</u>
Estimated Total Financing	\$ 245,000.00

- Property owners received notification in 2025 with the estimated assessment rate and a public hearing 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](http://stpaul.gov/SpecialAssessments).



# 7th-Woodward Alley

- Alley is bounded by 7th Street, Woodward Avenue, Payne Avenue and the Railroad
- Located in Ward 2, Payne-Phalen neighborhood
- 157 feet of existing unimproved alley



2025

WOODWARD, PAYNE, E 7TH ALLEY



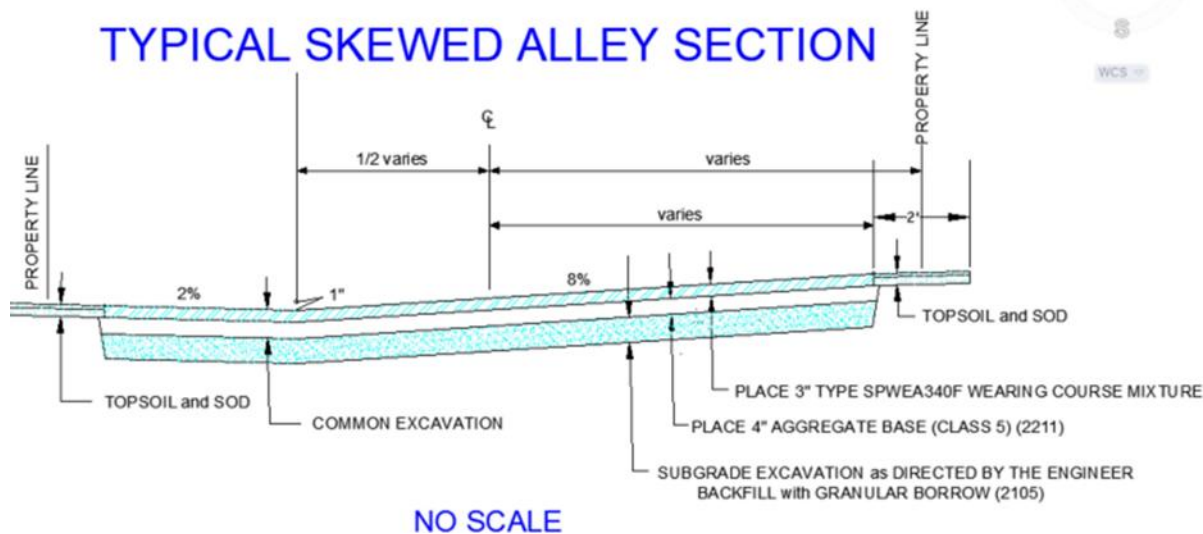
# 7th-Woodward Alley Today





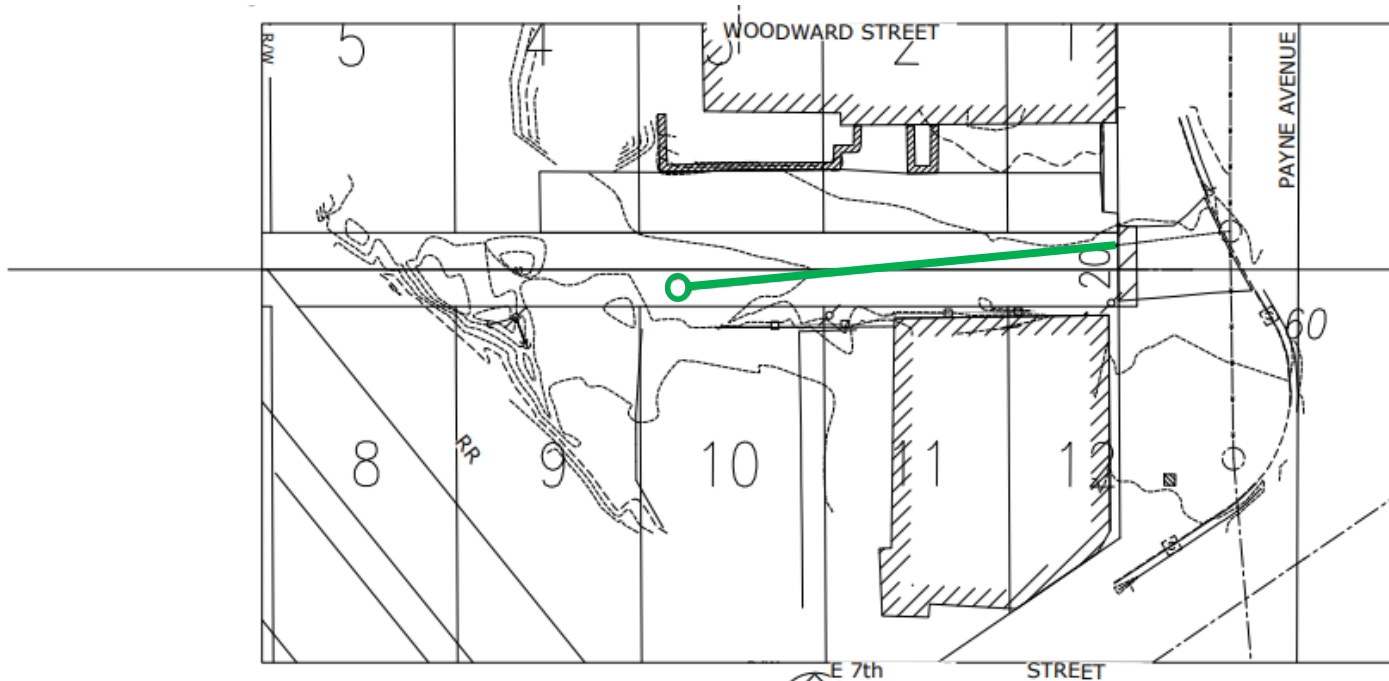
# 7th-Woodward Alley Proposed

- Reconstruction
- Grading and bituminous pavement (asphalt)
- Catch basin to be added in alley for drainage
- Match alley with existing parking and driveways (will coordinate work with property owners)





# 7th-Woodward Alley Proposed Catch Basin & Storm Drain Pipe



EXISTING AND CONSTRUCTION PLAN



ALLEY  
PAYNE AVE TO RR



# 7th-Woodward Cost & Assessments

- Total estimated cost of the project is \$170,000
- Funded through Citywide Alley Program funding and assessments to the abutting property owners

Assessments (13.9% of project costs)	\$ 23,631.25
<u>Citywide Alley Program Funds</u>	<u>\$ 146,368.75</u>
Estimated Total Financing	\$ 170,000.00

- Property owners received notification in 2025 with the estimated assessment rate and a public hearing 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](http://stpaul.gov/SpecialAssessments)



# Construction Impacts & Access

- Typical hours: 7 a.m. – 7 p.m., Monday-Friday, possible Saturday work
- Intermittent availability to access driveways, garages, parking, and property from the alley during construction
- At times alley may only be accessible from one entrance (if there are two entrances)
- 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.



# Construction Timeline

- May 2026 – Contractor Selected
- Summer and Fall 2026 – Construction
- By August 14 – 7th-Woodward Alley construction scheduled to be completed and anticipated to take approximately 6 weeks to complete once started
- By October 31 – Selby-Laurel Alley construction scheduled to be completed
- Construction completed – Final assessment notice



# Questions & Contacts

- Project website and sign up for email updates:  
[stpaul.gov/Selby-LaurelAlley](http://stpaul.gov/Selby-LaurelAlley)  
[stpaul.gov/7th-WoodwardAlley](http://stpaul.gov/7th-WoodwardAlley)
- Contact Public Works:  
Bill Vos  
651-266-6113  
[bill.vos@ci.stpaul.mn.us](mailto:bill.vos@ci.stpaul.mn.us)
- Contact Office of Financial Services - Assessments:  
[stpaul.gov/SpecialAssessments](http://stpaul.gov/SpecialAssessments)  
651-266-8858