

**Street Reconstruction  
Irregular shaped lot policy  
with SMSP rates to illustrate  
change with subsidy.**

**DRAFT**

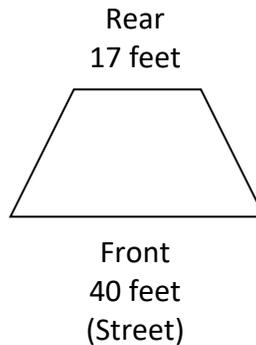
**Irregularly-Shaped Properties**

Prepared by OFS/Real Estate (Assessments)  
3/19/2018

The Saint Paul Streets policies apply simple mathematical formulas to adjust actual frontage for irregularly-shaped properties to create more rectangular-shaped properties. The following formulas adjust frontages for the most common types of irregularly-shaped properties with wider street frontages than would occur with rectangular-shaped properties. The formulas that result in reductions to actual frontage include:

**Properties with wider front than rear**

Policy: Measure rear lot dimension plus 60% of difference between street frontage and rear dimension



Example:

$$17 + (40 \text{ feet} - 17 \text{ feet}) \times .60 = 17 + 14 = 31 \text{ feet of frontage}$$

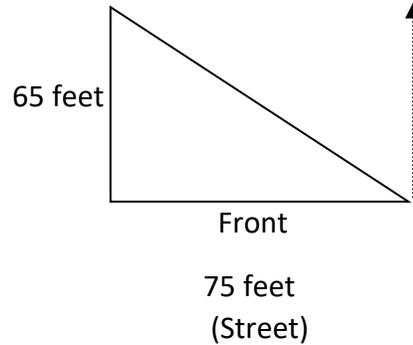
Applied to initial 2018 Street Maintenance Service Program fee for lighting/sweeping services:

	<u>Frontage</u>	<u>Resid Streets</u>	<u>Cmrc Streets</u>
Using actual frontage	- 40 feet	\$30.00 *	\$58.00 *
Using adjusted frontage	- 31 feet	\$23.25	\$44.95
Portion of fee paid by General Fund		\$6.75	\$13.05

\* The rate per foot for properties on residential streets is a combined rate of \$0.25/ft for street sweeping and \$0.50/ft for citywide street lighting (\$0.75/ft total). The rate per foot for properties on commercial/arterial streets is a combined rate of \$0.95/ft for street sweeping and \$0.50 for citywide street lighting (\$1.45/ft total).

**Properties with right-angled triangular shape**

Policy: Extend lot lines to a square corner and use corner lot policy (short side plus 0% of first 150' of long side).



Example:

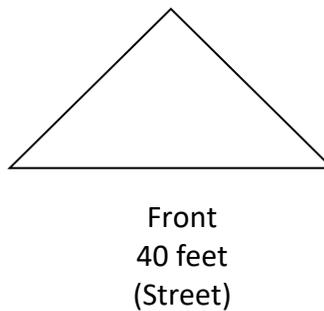
Short side = 65 feet of frontage

Applied to initial 2018 Street Maintenance Service Program fee for lighting/sweeping services:

	<u>Frontage</u>	<u>Resid Streets</u>	<u>Cmrcl Streets</u>
Using actual frontage -	75 feet	\$56.25	\$108.75
Using adjusted frontage -	65 feet	\$48.75	\$94.25
Portion of fee paid by General Fund		\$7.50	\$14.50

**Properties with acute-angled triangular shape**

Policy: Multiply street frontage by 60% of same frontage



Example:

40 feet x .60 = 24 feet of frontage

Applied to initial 2018 Street Maintenance Service Program fee for lighting/sweeping services:

	<u>Frontage</u>	<u>Resid Streets</u>	<u>Cmrcl Streets</u>
Using actual frontage -	40 feet	\$30.00	\$58.00
Using adjusted frontage -	24 feet	\$18.00	\$34.80

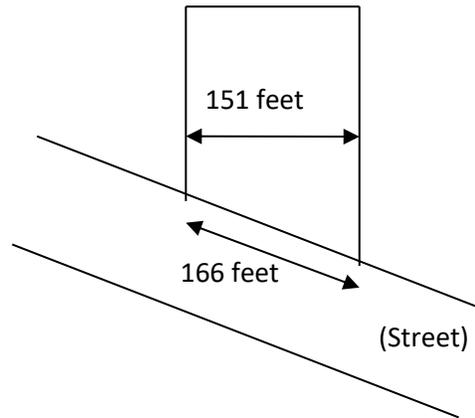
Portion of fee paid by General Fund

\$12.00

\$23.20

**Properties with slanted street frontage at least 10% greater than lot width measured perpendicular to the property sides**

Policy: Assessable frontage equals perpendicular lot width.



Example:

Slanted street frontage = 166 feet

Perpendicular lot width = 151 feet

Perpendicular lot width + 10% = 151 ft + (151 ft x 0.1) = 150 ft + 15 ft = 165 ft

166 feet > 165 feet; therefore frontage = 151 feet

Applied to initial 2018 Street Maintenance Service Program fee for lighting/sweeping services:

	<u>Frontage</u>	<u>Resid Streets</u>	<u>Cmrcl Streets</u>
Using actual frontage -	165 feet	\$123.75	\$239.25
Using adjusted frontage -	151 feet	\$113.25	\$218.95
Portion of fee paid by General Fund		\$10.50	\$20.30