



Street Reconstruction is Happening in Your Neighborhood in 2025 Wheelock-Grotto Reconstruction Phase 1

February 21, 2025

What is happening?

Public Works will be reconstructing the Wheelock-Grotto neighborhood bounded by Como Boulevard, Grotto Street, Wheelock Parkway, and Arlington Avenue. The reconstruction project will include placement of concrete curb and gutter, storm sewer drains, sewer and water main pipelines, bituminous pavement, sodded boulevards, boulevard trees, street lighting, new sidewalks, ADA-compliant pedestrian crossings, concrete outwalks, and concrete driveway aprons.

Will new sidewalks be added?

Yes, the city is committed to making Saint Paul a walkable community for everyone. In 2017, the Saint Paul City Council adopted a policy of installing sidewalks where none exist as a part of all reconstruction projects. The standard placement for sidewalk installation is at the private property line. The city will work around existing trees and infrastructure where possible.

Engineering staff analyzed the survey data of existing topographic conditions and have made revised recommendations for placement of new sidewalk within the project area. The enclosed map shows the revised recommended placement of sidewalks. The revised sidewalk plan still follows existing city policy.

Public Works analyzed the existing terrain. Sidewalks are not recommended in areas that would require the installation of a retaining wall. Placing the sidewalk at the bottom of the slopes would reduce boulevard width, impact trees, and reduce available snow storage space. The revised sidewalk plan provides adequate space for snow storage, future tree plantings, and concurrent sidewalks on every block while preserving as much existing tree canopy as possible.



Virtual meeting: Join us online at a community meeting on Tuesday, March 11. There will be a short presentation at the beginning of the meeting, as well as an opportunity to talk one-on-one with staff about sidewalks and other construction-related questions.

Virtual Meeting (via Microsoft Teams)			
Tuesday, March 11, 2025			
6:00 p.m. – 7:00 p.m.			
Online	1	Visit	stpaul.gov/Wheelock-Grotto
	2	Click	Meeting Link on the webpage
or			
Call in (audio only)	1	Call	612-315-7905
	2	Enter	Conference ID 915 680 999#

When is the project happening?

The Wheelock-Grotto Reconstruction Project is currently in the design phase. A public hearing before the City Council will occur in late spring 2025. Road reconstruction work start anticipated to begin June 2025 and continue through November 2025. Lead water service replacement and other utility work may begin earlier than June depending on weather.

Tree Removal and Replacement

Public Works has worked with the Forestry division of the Parks and Recreation Department to preserve the existing tree canopy as much as possible. Some trees have been identified for removal starting in March 2025. These trees are being removed due to utility and construction work and/or are in poor health and not likely to survive the stress from construction. New trees will be planted in the boulevard once construction is completed.

What is the cost and how is the project funded?

The total estimated cost of the project is \$10 million. The project is funded by the city with Street Reconstruction Bonds and special assessments to the abutting property owners. The assessable cost to property owners is usually no more than 25% of the overall project cost.

The 2025 assessment rates have not yet been set by the City Council. Property owners will receive a notification with the estimated assessment rate and a public hearing date at City Council before the start of construction. After the project is completed, property owners will receive the special assessment bill. More information about special assessments, including how the special assessment is calculated, is available at stpaul.gov/SpecialAssessments.

Project information

Sign up for email updates and access additional project information at: stpaul.gov/Wheelock-Grotto. Please note that the same email list will be used throughout Phase 1 and Phase 2.

Questions

Contact Project Manager Barb Mundahl at 651-266-6112 or Barbara.Mundahl@ci.stpaul.mn.us.

Revised Sidewalk Map

The **thick orange lines** are the new proposed sidewalk, the **gray lines** are existing sidewalk, the **blue lines** are proposed curblines, **thin orange lines** are existing private property (e.g. retaining walls), and the **green lines** are property lines.

To view a detailed map, please visit the website at stpaul.gov/Wheelock-Grotto.

