

SUMMARY OF ENGINEERING RECOMMENDATIONS 2025 Jackson Street Reconstruction – Common Cent

Report Prepared – 2/27/2025
Public Hearing – 4/23/2025

PURPOSE

The project proposes to reconstruct Jackson Street to transform the area into a vibrant and inviting space for all users. The project will replace Jackson Street with a context sensitive approach and provide shared use trail, wider sidewalks, and make intersection improvements to meet that goal. The project seeks to bring modern amenities such as lighting and pedestrian facilities meeting Americans with Disabilities Act (ADA) compliance to promote safety and inclusivity. The reconstruction of Jackson Street will affect connecting streets such as Valley Street where there is a retaining wall needing replacement. Due to lack of right of way, topography, and complexity of subsurface utilities below Jackson Street, the storm water demand of the project has identified Winter Street as the only location conducive to installation of a treatment facility. The same goals for Jackson Street will be applied to Valley and Winter Street improving

EXISTING CONDITIONS

Jackson Street was constructed in 1969 as a four-lane road consisting of 8” concrete pavement over 3” aggregate base. Jackson serves as an arterial providing connectivity to the hospitals and downtown from northern parts of the city. There has not been any major project on Jackson Street since it’s construction aside from routine maintenance patch. The pavement has reached the end of its life and requires replacement to continue serving the traveling public. Jackson Street has an average daily traffic value of 8,525. There are sidewalks along both sides of Jackson that are less than 48” wide with deficiencies presenting an obstruction to accessibility. The sidewalks are at back of curb providing no space for snow storage. Lighting on Jackson is minimal and nonexistent between University and Valley.

The retaining wall on Valley Street was constructed in 1908. The wall has not received any rehabilitation since its construction besides routine maintenance consisting of patching where spalls and cracks are observed. Lack of drainage system contributes to the degradation of the wall. The wall is at the end of its life and requires replacement.

Winter Street was constructed in 1962 as a two-lane connector from the Capital Heights neighborhood to the Jackson Street thoroughfare carrying an average daily traffic volume of 1,200. The pavement consists of 3.5” bituminous over 5” aggregate base. The street received a seal coat in 1990 but has not received any rehabilitation work besides routine maintenance patch. The street has a pavement condition index of 20 making it a candidate for replacement. The street only has sidewalk on the north side and a well-worn path on the south side boulevard indicating the need for pedestrian connection.

PROPOSED IMPROVEMENTS

The project seeks to improve the pavement conditions on the following street segment:

Jackson – University to Pennsylvania
Winter – Jackson to Capitol Heights

Improvements to be made as part of the project include constructing new bituminous surfaced streets, adding a shared use path, upgrading existing pedestrian ramps to current ADA current standards, lighting, retaining wall, and stormwater treatment facility to meet watershed requirement.

ALTERNATES

To do nothing would not fulfill the City's responsibility for maintaining streets and extending their pavement life cycle for Jackson Street and Winter Street. Without reconstruction, the pavement would continue to disintegrate beyond repair. Maintenance costs would likely increase beyond normal means if not maintained properly on a regular schedule. There is currently no plan to reconstruct Winter Street if not performed with this project.

Failure of the Valley Street retaining wall will be catastrophic. Removing the wall and perpetuating the embankment is not an option. Wall removal will affect stability of homes above it. Valley Street is a secondary route for ingress and egress of the Capitol Heights neighborhood and benefits circulation of general traffic and emergency responders. There are also utilities in Valley Street where access needs to be maintained.

POSITIVE BENEFITS

The newly reconstructed roadways will improve the durability and useability of the streets, reduce maintenance issues, and continue the City's efforts to improve the transportation system in Saint Paul. The pedestrian and bike additions will enhance neighborhood safety and movement for all users. Retaining wall replacement will ensure public safety. Stormwater improvements will allow groundwater recharge and improve local environment.

ADVERSE EFFECTS

Normal problems associated with construction such as noise, dust, reduced access to the neighborhood, and general disruption will be present while the work is being done.

The Valley Street retaining wall replacement will require the removal of privately owned trees which the city will obtain necessary easements for. A sense of privacy screening will be lost as a result of the tree removal. However, the majority of tree canopy along Jackson Street will be maintained. The project will contribute to this canopy by installing more trees where feasible. Boulevard trees on Winter Street may be affected by proposed sidewalk, but the project aims to minimize tree impacts where possible.

TIME SCHEDULE

The project is anticipated to take place in the summer of 2025.

COST ESTIMATE

Construction	\$ 5,645,000
Engineering & Inspection	\$ 1,411,250
Contingency	\$ 843,750
PROJECT TOTAL	\$7,900,000

ESTIMATED FINANCING

General Fund	\$ 7,100,000
Assessments	\$ 800,000
PROJECT TOTAL	\$7,900,000

SOURCE OF ADDITIONAL INFORMATION

For additional information, contact Jary Lee 651-266-1107.

SUMMARY AND RECOMMENDATION

The Department of Public Works has ranked this a high priority project and the Engineering Recommendation is for approval of the project and financing.

Respectfully submitted,

Jary Lee, PE
Public Works