



City of Saint Paul Capital Budget Proposal

Funding years 2022-2023

Thank you for your interest in the Saint Paul Capital Improvement Budget. Through the capital improvement budget process, we strive to reflect and uphold the values of our community. Our funding decisions are guided by the principles of equity and inclusion, strategic investments, and fiscal responsibility.

Please respond to each question listed below as it applies to your project. Please do not submit your proposal until the application is complete.

Before proceeding with the application, please read and indicate your awareness of the following requirements.

ADA requirements available at: <https://www.ada.gov>

I am aware of ADA requirements.

CERT requirements available at: <https://cert.smwbe.com/>

I am aware of CERT requirements.

Saint Paul's public art ordinance available at: <https://www.stpaul.gov/departments/financial-services/public-art-ordinance-program>

I am aware of the City's public art ordinance.



Contact Information

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Project Overview

1. Project Title:

Evaluation and Plan of Action for Walnut Street Public Stairway Infrastructure

2. Brief (1-2 sentence) Summary of Project:

The Walnut Street stairway connects Summit Avenue to the west and Pleasant Avenue to the east. It consists of monolithic concrete walkway and stairs built in 1907. The stairway is confined between two retaining walls that define the limits of public ROW. The brick masonry wall to the south is integral to the stairway, and as a system they represent the public infrastructure owned and maintained by the City. The stone wall to the north resides on private property and represents the south edge of the James J. Hill House which was completed around 1890.

The project area is located within the Historic Hill District and it is adjacent to the James J. Hill House, a site on the national register of historic places. The historic value of the public infrastructure will be reviewed as part of the proposed project. Presently, the public infrastructure is not a designated historic place, nor identified as a contributing element within the Historic Hill District.

3. Project Location:

The project limits are Summit Avenue to the west and Pleasant Avenue to the east including approximately 500 feet of stairway and 150 feet of brick masonry wall.

4. Affected Ward(s): *See the [Saint Paul District Council and Ward Lookup](#)*

- Ward 1 Ward 5
- Ward 2 Ward 6
- Ward 3 Ward 7
- Ward 4

5. Affected Neighborhood District Council(s): *See the [Saint Paul District Council and Ward Lookup](#)*

- District Council 1 District Council 6 District Council 11 District Council 16
- District Council 2 District Council 7 District Council 12 District Council 17
- District Council 3 District Council 8 District Council 13 Citywide



- District Council 4 District Council 9 District Council 14
 District Council 5 District Council 10 District Council 15

6. Estimated Project Completion Date:

Phase 1 Tasks: 11/30/2022

Phase 2 Design: 06/30/2023

Phase 2 Construction: 12/31/2023

7. Submitting Department:

Public Works

8. Department Priority (numerical priority out of total submitted projects, ex. 3 of 6):

7 of 7

9. Which category best describes your project?

- Buildings
 Streets and Utilities
 Residential and Economic Development
 Parks and Trails
 Other

Project Description

10. Please describe the project including a physical description of the project noting important sub-elements and information on project timing and/or phasing.

The proposed project is a 2-part process to address the current and future use of Walnut Street right-of-way between Summit Avenue and Irvine Avenue

Part 1: Investigation and Recommendation

- Assess the current condition of the partially-failed public infrastructure (wall and stair system) located on Walnut Street right-of-way.
- Assess public stairway need at this location, as a component of the city-wide transportation (pedestrian) network, including public participation process.
- Conduct a thorough internal City review (including historic preservation, structural, and real estate) and provide recommendation for the future management and use of the Walnut Street right-of-way. Obtain professional services as needed.
- Obtain Mayor and/or City Council recommendation and approval of plan-to-proceed.

Part 2: Design and Construction



- Pending the results of City review and direction by Mayor and/or City Council, City staff will act to carry out the approved plan-to-proceed, which may include any combination of the following (or other) items:
 - o Mitigate for risk of structural instability and/or stabilize existing public infrastructure.
 - o Mitigate for risk and/or protect adjacent private and public property improvements and utilities.
 - o Remove existing public wall and stairway infrastructure.
 - o Reconstruct public infrastructure (for example new public stair system).
 - o Re-assign public use and/or vacate Walnut Street right-of-way.

This budget request is intended to fund all Part 1 tasks. Additionally, this budget request is intended to fund the management, design and construction of those task(s) of Part 2 that are deemed necessary to protect public welfare and safety. Should project funding remain it will be then applied to design phase services for the Council-approved plan-to-proceed. It is anticipated that execution of the plan-to-proceed may exceed the proposed amount of this 2021 CIB funding request; for example if the plan-to-proceed includes construction of new public infrastructure. In such an event, additional capital budget will be requested at a future date.

Purpose and Justification

11. Please provide pertinent information on the purpose and justification for this project. Please consider the following questions in your response:
- Why is this project important? (eg. opportunity for collaboration, condition, significant need, etc.)
 - What problem is this project trying to solve?
 - What benefits does it provide to residents or users? What is the historical context of this project?
 - Is this a new project, an improvement or expansion project, or maintenance on an existing asset?
 - Does this project address any specific health and safety concerns?
 - Does this project address an inequity or otherwise support diversity and inclusion?

The City assumed ownership of the south retaining wall in 2013 following City resolution to transfer the wall from private ownership. Over the years, Public Works has taken measures to repair portions of the wall that have failed. In 2013, wall repair and masonry restoration work were completed at a cost of approximately two hundred fifty thousand dollars. The stairway remained open and operational up until last year. A second failure occurred in July of 2020 and close to 50 feet of the wall fully collapsed onto adjacent private property. City forces were dispatched to complete debris removal and cleanup operations. Public Works made recommendations to keep the stairway closed to maintain public safety and welfare. This project is to evaluate the condition of the public infrastructure and right-of-way, and develop and implement a future action plan.



Funding Request

Anticipated Funding Source*	Prior 5 Years	2022	2023	2024	2025	2026	5-Year Total
CIB Request		500,000	2,000,000				2,500,000
CIB Future**				TBD			TBD
Total		500,000	2,000,000				2,500,000

Anticipated Expenses*	Prior 5 Years	2022	2023	2024	2025	2026	5-Year Total
Part 1 Tasks		200,000					200,000
Part 2 Design		300,000	160,000				460,000
Part 2 Construction			1,840,000				1,840,000
Total		500,000	2,000,000				2,500,000

***Add rows if needed.**

Additional comments regarding funding request:

** Additional capital budget may be requested in future years pending the scope of the approved plan-to-proceed.

Fiscal Responsibility

12. Have grants or other matching funds for this project been secured?

- Yes
- No

If yes, please explain:

13. How does this project further City goals of fiscal responsibility? As applicable, include details such as:

- Status and timing details of grants applied for and/or secured or other non-City funding sources.
- Estimated annual increase or decrease in operating costs for this project.
- How operating cost increases or decreases were determined (include details such as personnel costs, materials, maintenance, contracts, energy savings, etc.).



- If new infrastructure, how the department will pay for the increased operating costs.
- Whether the project is currently underway.
- If/how the project prevents a measurable financial loss or reduces future expenses.
- If/how the project contributes to growth in the City's tax base.

The project is currently not underway, but the south retaining wall is beyond its design life and has recently suffered a partial collapse that led to the closure of the stairway to public use.

Maintenance costs are escalating due to bricks that continue to fall on adjacent private property. In 2020, maintenance cost exceeded fifty thousand dollars and will increase in the future as deterioration accelerates.

The project will minimize the liability and risk to the City should the retaining wall fail. Funds are needed to determine the best course of action and mitigate and resolve associated property issues.

Condition

14. Facility/Pavement Condition Index: [Click or tap here to enter text.](#)
15. Expected useful life of the project: The stairway and retaining wall system will have a design life of 75 years.
16. Please elaborate on any issues relating to condition. Consider things such as:
- Whether/how this project remediates health or safety issues that pose a danger to use
 - Whether/how this project addresses code violations or other mandates or legal requirements.

This project remediates risks associated with future degradation and failure of the public infrastructure. The south retaining wall has suffered a partial collapse and the stairway is unusable in its current condition.

Usage

17. Describe the current and potential usage of this project, using the following questions as a guide:
- If this is an existing asset, who currently uses it?
 - How is it used?
 - Who might use it if this project is funded?
 - How will this project/improvement meet the needs of the surrounding community/those who do or will use it?



Observed users of the public stairway include nearby residents and visitors who park on Summit Avenue and access downtown destinations by foot.

Equity and Inclusion

The City of Saint Paul and the Capital Improvement Budget Committee are committed to advancing equity and inclusion in Saint Paul.

Economic Impact

18. Describe the economic development impact of the project, using the following questions as a guide:

- How does this project create jobs?
- How does this project promote business opportunities?
- How does this promote economic development in underserved or underdeveloped neighborhoods?

This project provides limited economic impact to the neighborhood.

Community Impact

19. Please describe the impact this project will have on the community. As applicable, address issues such as:

- Potential to enhance neighborhood stability or quality of life
- Right fit (supports or enhances the cultural characteristics of the surrounding community)
- Proximity to Area of Concentrated Poverty where 50% or more of residents are people of color (ACP50)
- Art/aesthetics
- Unmet need
- Accessibility
- Transportation
- Potential long term positive/negative effects on community
- Historical or cultural significance of asset
- Public safety
- Equitable and inclusive design

The existing stairway provides a much shorter route between Summit Avenue and Irvine Avenue than alternate pedestrian route. Although not a designated historic place, nor identified as a contributing element within the Hill Historic District, the public infrastructure may hold historic value to the community. Determining the long-term future of the Walnut Street right-of-way will assist the City in prioritizing its capital investments in this or other projects within the City.

Strategic Investment

20. How does this project further City goals of strategic investment? As applicable, include details such as:

- Collaborative arrangements with outside project partners, including who they are and what their role is with the project.
- Collaborative arrangements with other City departments for this project (example: bundling materials).



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- How this project promotes innovation (incorporates new technology, uses resources strategically, etc.).
- How this project takes climate change/environmental

- sustainability/energy efficiency into account.
- How this project complies with a need or goal identified in an adopted City or neighborhood plan.

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Other



Walnut Street Stairs/Retaining Wall

- Public stairway and wall evaluation and plan development.
- Structural deficiencies require indefinite closure of the stairway. Challenging site, adjacent to historic properties.
- 2022 \$500,000 CIB
- 2023 \$2,000,000 CIB

