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CITY OF SAINT PAUL PUBLIC WORKS
October 23, 2025

Wheelock/Grotto Reconstruction Phase 2



WHEELOCK/GROTTO PHASE 2 MEETING AGENDA

- Project Scope, Schedule & Existing Conditions
- Design
- Construction
- Assessments
- Contact Information

Project Scope and Schedule



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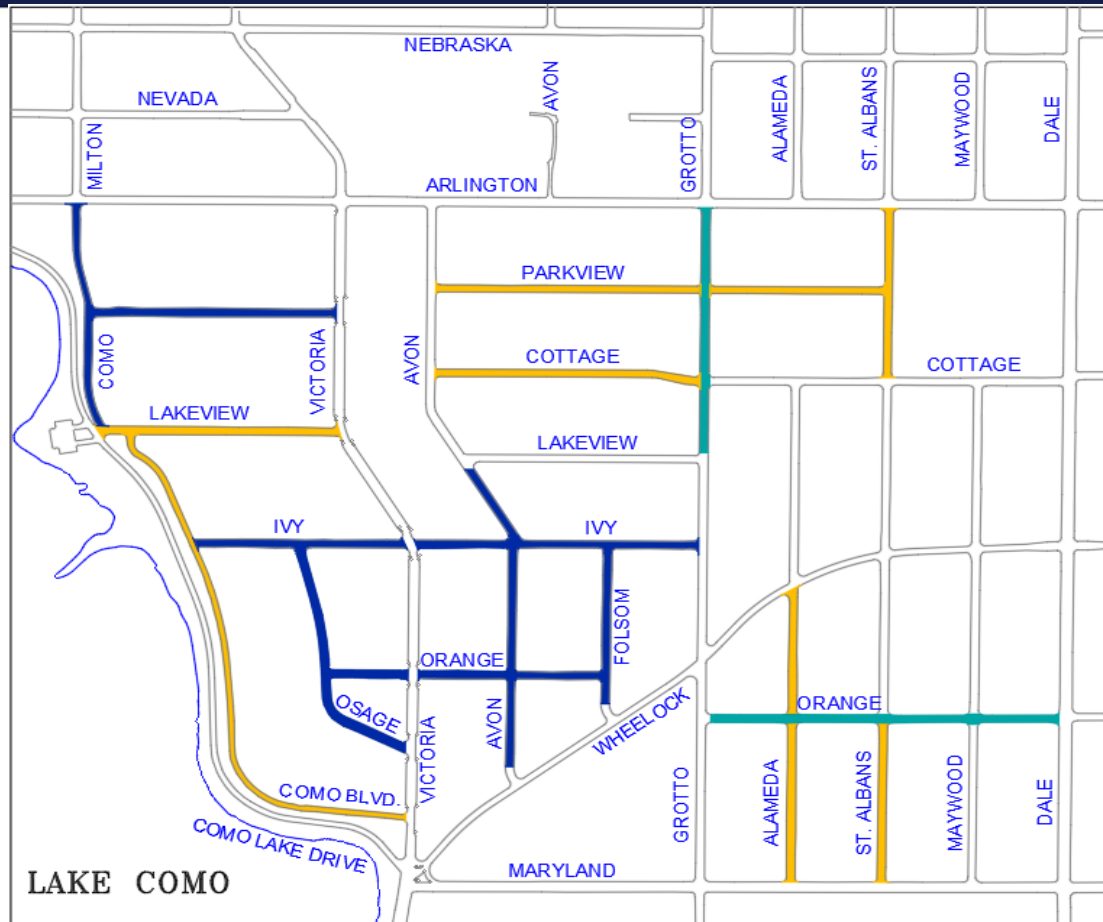
WHEELOCK/GROTTO PROJECT SCOPE

Project will be constructed in two phases.

Phase 1 in blue is under construction. Streets that are currently under construction to be substantially complete by November 15, 2025.

Avon and Folsom between Ivy and Wheelock will be carried over to Spring of 2026.

Phase 2 in gold and green to be constructed in Summer of 2026





WHEELOCK/GROTTO PHASE 2

Phase 2 to begin construction in early summer of 2026, to be completed by November of 2026.

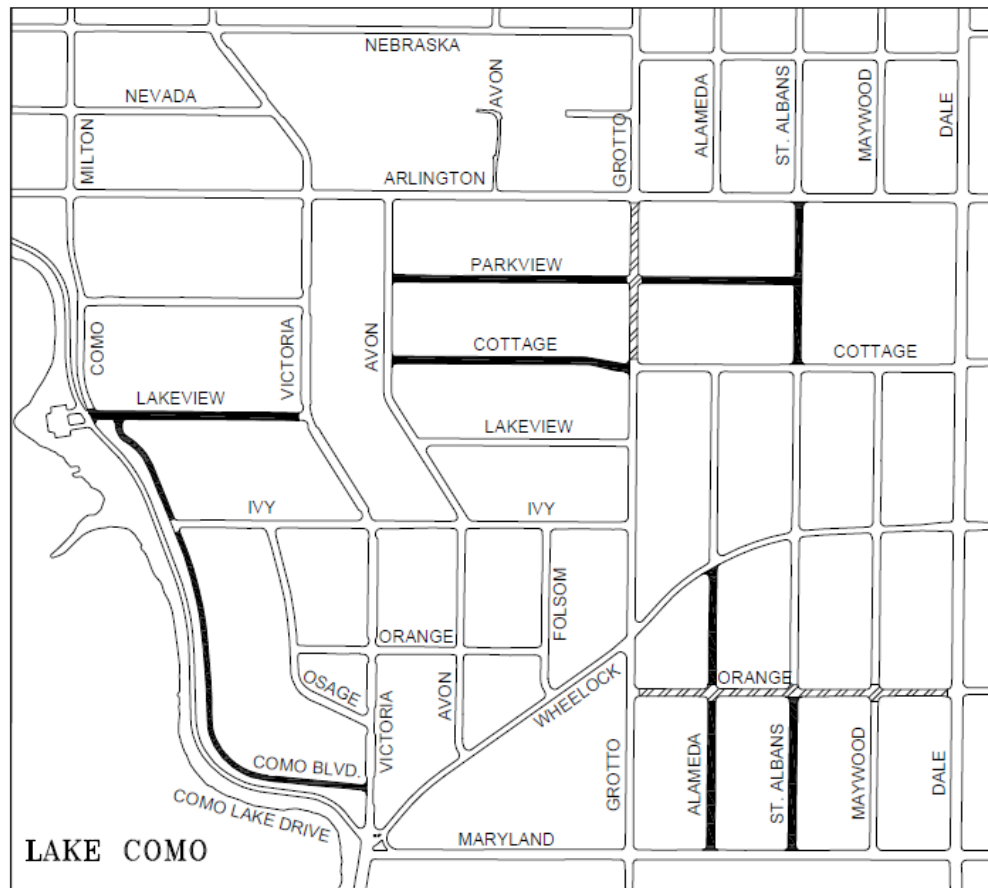


2026

WHEELOCK-GROTTO PHASE 2



STREETS TO BE RECONSTRUCTED
MILL AND OVERLAY





Wheelock/Grotto Phase 2 Schedule

- Preliminary Notice sent to residents on June 26, 2024
- Virtual Presentation posted on Stpaul.gov/Wheelock-Grotto2 website on October 1, 2025
- In person Open House on October 23, 2025
- Virtual Office hours on November 6, 2025
- **Public Hearing at City Council on January 21, 2026**
- Meetings with individual properties by appointment – ongoing
- Bid opening March 2026
- Lead water service replacement April 2026
- Street Reconstruction start May 2026

Existing Conditions



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WHEELOCK/GROTTO EXISTING CONDITION



- Many retaining walls in various condition
- Some walls appear to be on City Right of Way; City Surveyors to verify.
- Property owners will be required to take out a no-fee encroachment permit to document wall ownership and responsibility.



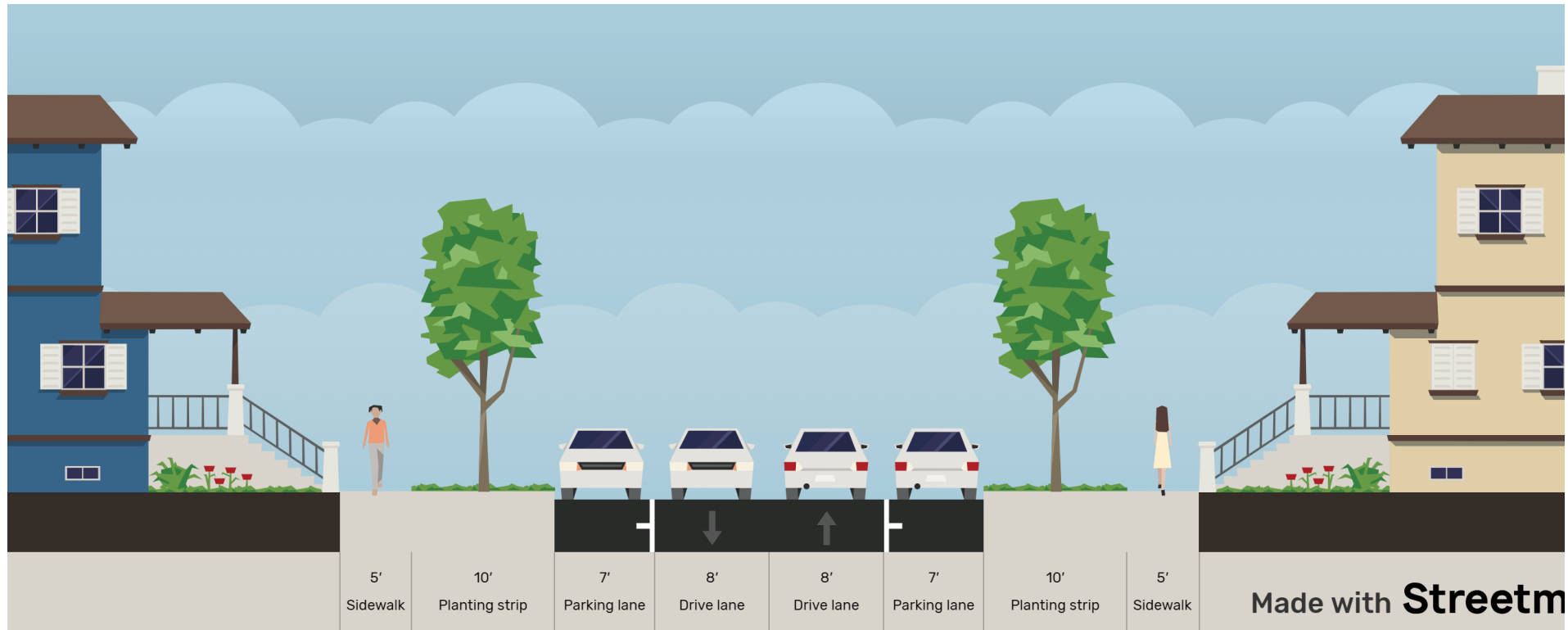
WHEELOCK/GROTTO EXISTING CONDITION



- Carriage walks act as curbs in some areas.
- Outwalks will be replaced. Carriage walks will not.
- Street grades will be designed to try to eliminate need for boulevard steps.



WHEELLOCK GROTTO EXISTING TYPICAL SECTION





EAST COMO BOULEVARD TYPICAL SECTION



Proposed Improvements for Wheelock/Grotto Phase 2



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Project Improvements

- New concrete curb and gutter
- New roadway pavement
- Utility upgrades including new watermain and storm sewers
- Sidewalk replacement and new sidewalks where none exist
- ADA-compliant pedestrian ramps
- Lantern style Street Lighting
- Tree Planting



WHEELOCK/GROTTO

SAINT PAUL SIDEWALK POLICY

Paving projects strive to implement council approved policies. A sidewalk policy was passed by City Council in 2017, recommending sidewalks on both sides of an improved street.

<https://www.stpaul.gov/sites/default/files/2024-06/2017%20Street%20Reconstruction%20Sidewalk%20Infill%20Policy.pdf>

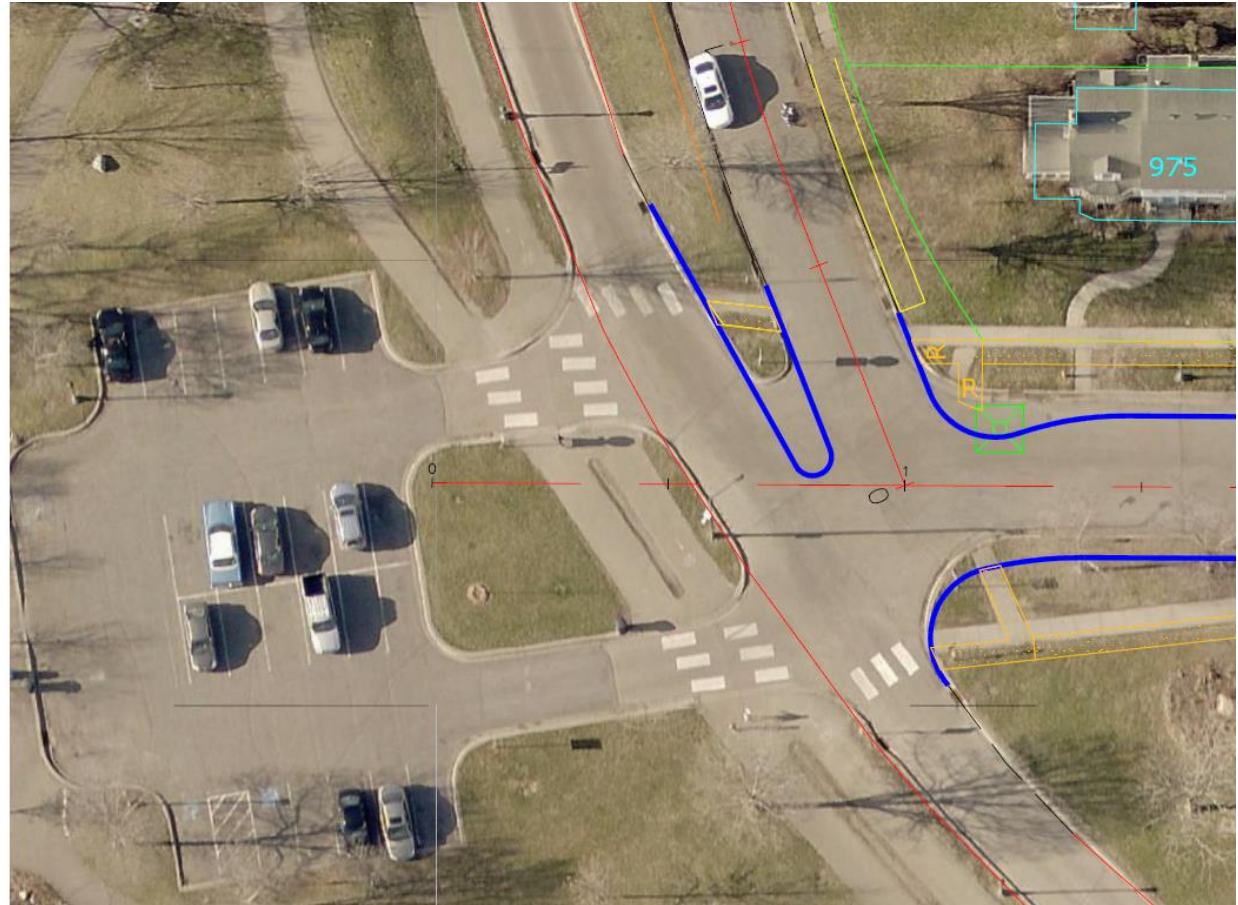
The project will follow recommendations by St. Paul Forestry to minimize impacts to mature trees.





WHEELOCK/GROTTO LAKEVIEW AND EAST COMO BOULEVARD

Proposed Design Changes at
E. Como Blvd. and Lakeview
to create safer crossings for
Bikes and Pedestrians.





Concrete Curb and Gutter with Catch Basins

Before



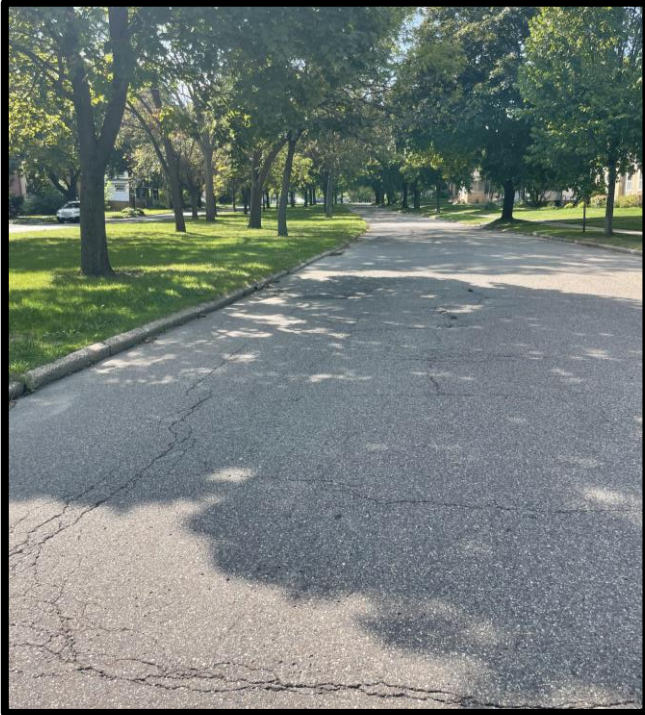
After





Bituminous Pavement

Before



After





ADA-Compliant Pedestrian Ramps

Fan Ramp



Directional Ramp





Driveways

Before



After



New driveway aprons will be concrete, regardless of any existing special material, and reconstructed at 12-foot-maximum width.



Street Lighting

Before



Wood pole street lighting will be removed. New Lantern style street lighting will be installed.

St. Paul Street Lighting staff are working to prevent and deter wire theft from streetlights. For more information visit <https://www.stpaul.gov/departments/public-works/street-lighting>

After





WHELOCK/GROTTO TREES





WHEELLOCK/GROTTO TREES





WHEELLOCK/GROTTO TREES



- Catalpa
- Crabapple
- Ginkgo (seedless)
- Hackberry
- Honeylocust
- Hybrid Elm
- Ironwood
- Linden
- Kentucky Coffeetree
(seedless)
- London Planetree
- Oak
- River Birch
- Serviceberry

Curb Cut Boulevard Rain Gardens



Street reconstruction is an excellent time to add rain gardens to treat street runoff.

CRWD partners with City of St. Paul to design and construct boulevard rain gardens during road work, residents maintain the garden.

CRWD will reach out to residents based on feasibility such as boulevard width, road slope, and location of storm sewer inlets.

Please reach out to CRWD if interested.

Lucas Roessler-Caram
Lroessler-caram@capitolregionwd.org
(651) 644-8888 Ext. 111
www.capitolregionwd.org

An iceberg floating in clear blue water. The small tip above the water is labeled 'Curb, sidewalks, paving'. The much larger submerged part of the iceberg is labeled 'Utility Improvements'.

Curb, sidewalks,
paving

Utility Improvements



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Private Utilities

- Private utilities, such as Xcel and communication companies will be making upgrades to their facilities.

Xcel Gas will be upgrading the gas mains starting in mid-May to be done before the Public Works contractor begins.

Telecommunications companies may also make upgrades prior to Public Works Construction



Saint Paul Regional Water Service



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Water Main Replacement



- Water main is approx. 8' feet deep
- Most existing residential water mains are 6" diameter cast iron pipe.
- Most mains are replaced as 6" diameter ductile iron pipe or 6" HDPE
- Installation by PW Contractor, SPRWS providing temporary water
- Water main must pass a series of bacterial tests, pressure tests, and conductivity tests prior to being put in service



Temporary Water Mains



- 2" PVC pipe laid in the grassy area or on edge of sidewalk
- Fully Bacterially tested prior to hook-up
- Will become quite warm during the summer
- Water is provided at no cost when connected to temporary water



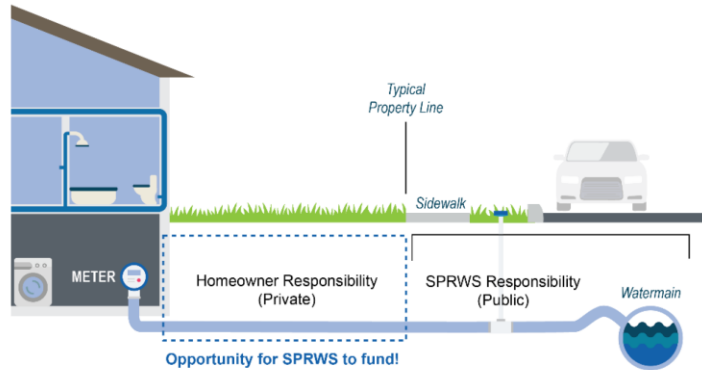
Temporary Water Connection



- Back fed through outside hose spigot through the use of a grey potable water rated hose
- A wye is installed to allow use of garden hose while connected
- Notification of temporary water will be posted on front door
- Temporary water crew will need to access the water meter inside building twice, once during install and once for the take down



Water Service Connection



- Water services are re-connected to the main once the watermain is fully tested and live
- Most existing copper services are reconnected with only excavation at the watermain
- All lead services in the ROW are replaced with copper pipe at SPRWS cost
- Lead services in private property can be replaced by SPRWS contractor at no cost to homeowner



Contact Information for Saint Paul Regional Water Service

Bounkheana Chhun, P.E.

Project Engineer

Cell: 651-955-2464

bounkheana.chhun@ci.stpaul.mn.us

SPRWS Engineering Service Desk

651-266-6270

Saint Paul Sewer Utility

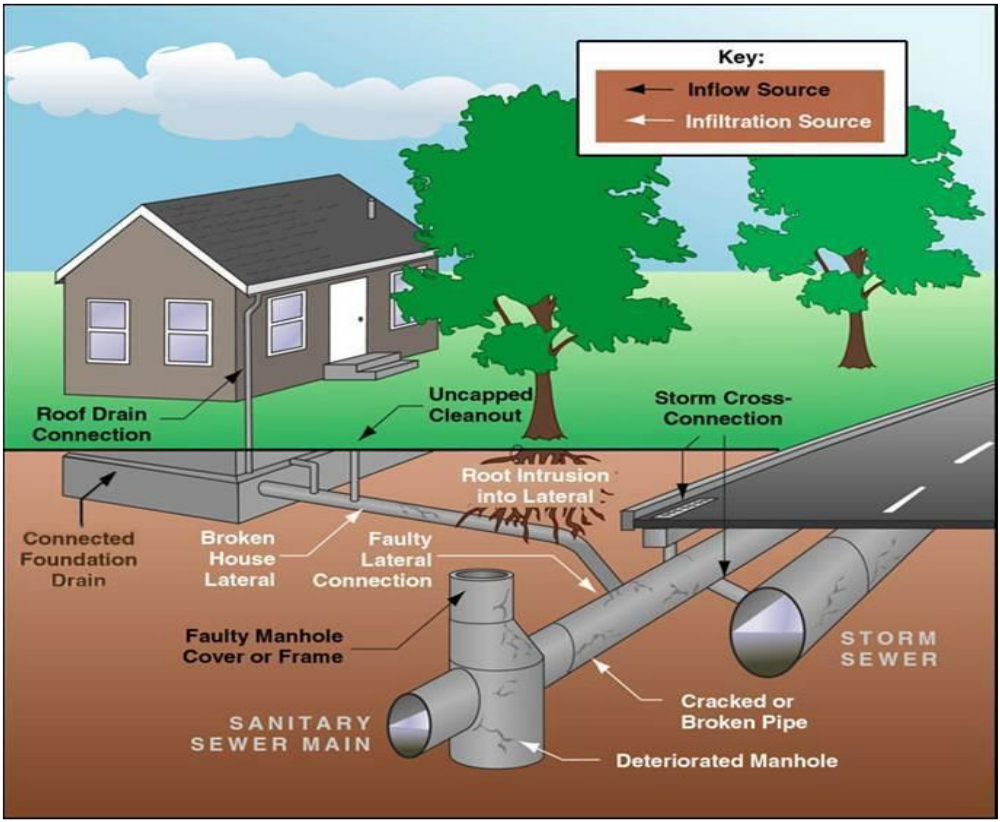


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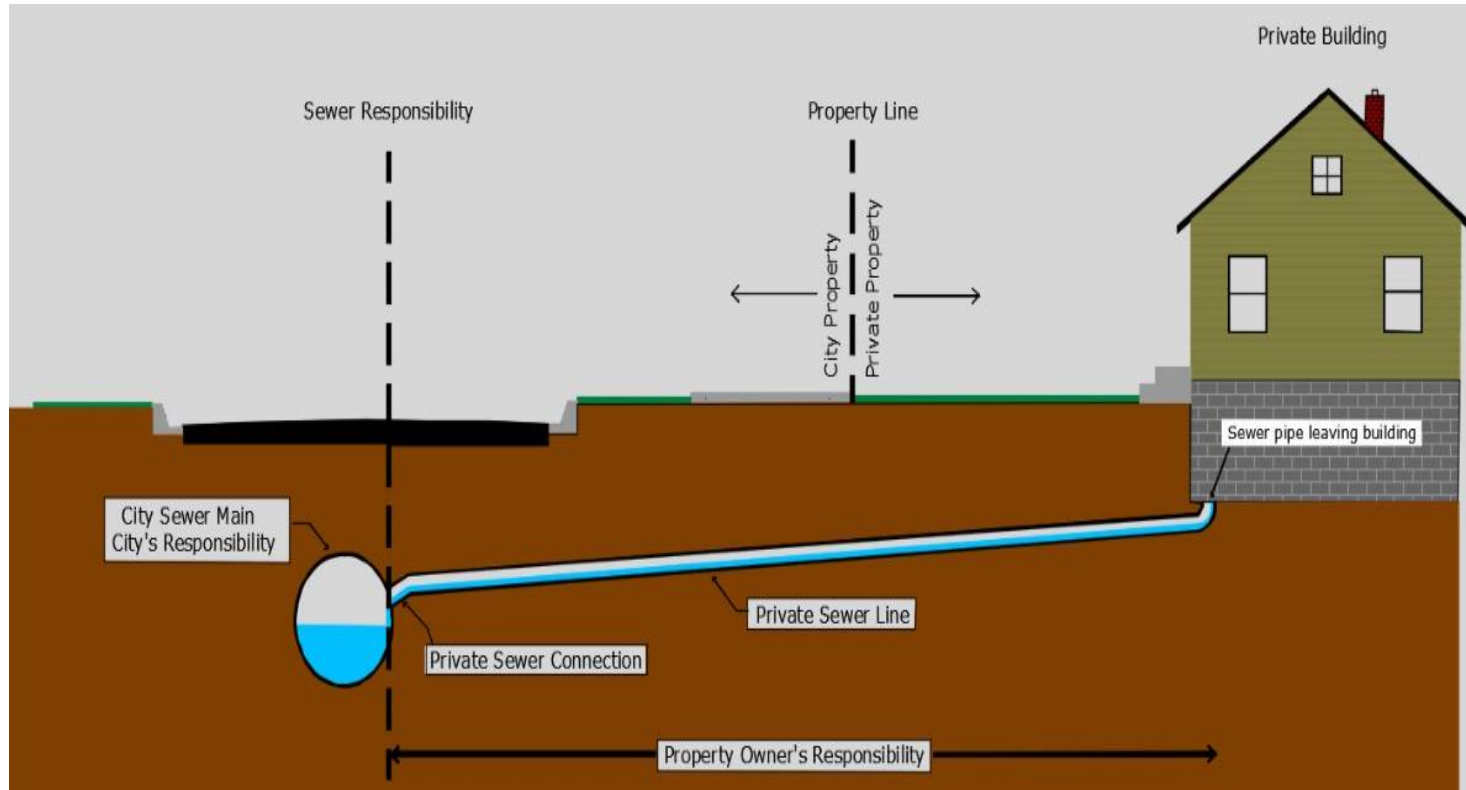


Sanitary Sewer Issues





Sanitary Sewer Replacement Option: Only in Right of Way





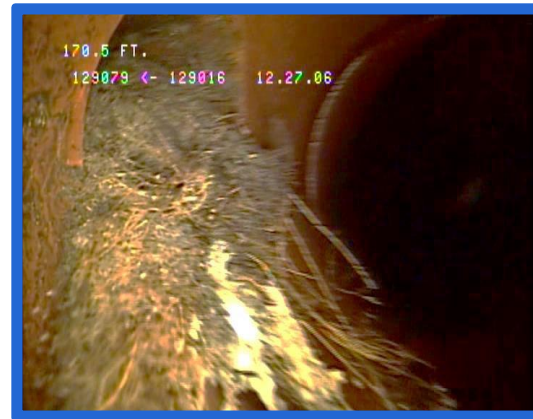
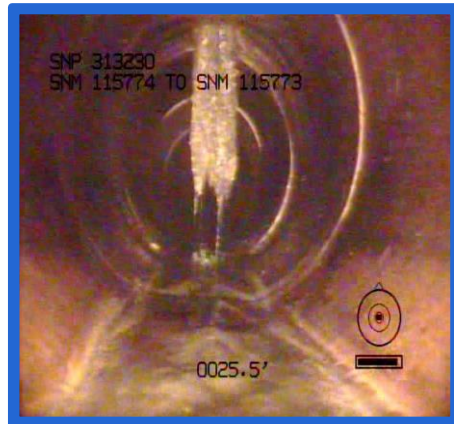
Warning Signs of a Defective Sewer Service

- Does your drain run slowly or gurgle?
- Do you have sewer odors?
- Do you know where your sewer service runs?
- Are there bushes or trees planted over it?
- Has your sewer line ever been cleaned and inspected?
- Do you have a garbage disposal and do you use it for everything?
- Is there a sinkhole or depression near your home, boulevard, or street?



Common Sewer Problems

- Dropped connection to the main
- Broken clay pipe
- Root intrusion





Benefits of Repairing the Sanitary Sewer Service in the Right of Way during Street Reconstruction

- Extends the system service life
- Reduces the risk of:
 - Sewer backups
 - Sinkholes
 - Rodent access
- Cheaper during construction
 - Fixed rate
 - Don't have to pay for street restoration
 - 20-years to pay



Sanitary Sewer Service Repair Cost

COST COMPARISON INFORMATION	
Replacing Your Sewer Service from the Main in the Street to the Property Line in the Right of Way	
During Construction	After Construction
Approximately \$3,500*	Typically More Than \$5,000*
▪ Cost to property owner can be spread out over a 20-year term/assessment ▪ No street restoration costs	▪ Restoration costs are paid by the property owner
If you are interested in optional sewer service replacement as part of street reconstruction – ACT NOW!	

**Sanitary sewer replacement costs can vary significantly based on the situation*



WHEELLOCK/GROTTO INFILTRATION TRENCHES

- The project will construct infiltration trenches under the street where feasible.

These are designed to catch and filter stormwater before reaching Como Lake.



Living Through a Construction Project



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Living Through Construction

- What to expect:
 - Noise
 - Dust
 - Mud
 - Limited Access
 - Inconvenience





Living Through Construction

- Your street will be dug up numerous times
- The work is done in layers and often by different crews doing different types of work
- Plan on 4-5 months of disruption for the entire project.
- Emergency vehicle access will be maintained at all times.





Living Through Construction

- All of the construction is done by private construction companies
- Most road work is weather dependent, and rain *will* delay work
- Contractors work 5 to 6 days a week from 7:00 a.m. until 7:00 p.m.
- The City of Saint Paul will have an onsite representative (project inspector) to inspect the contractor's work



Road Closures



Road Closed to Thru Traffic

You can get to your house, but you cannot get all the way through. You will eventually come to a **Road Closed** sign.



Road Closed

Do Not Enter! Not safe beyond this sign.



Living Through Construction

- You will receive a letter prior to the start of construction
– keep this for names and contact numbers
- A flyer will be handed out a week before construction starts on your block – check front doors for flyers
- Onsite Public Works Inspector – the project inspector should be your **first call** with questions or issues
- Weekly updates will be posted to the city's website at www.stpaul.gov/Wheelock-Grotto2

Living Through Construction



Assessments



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General Project Assessment Information

- Street reconstruction projects are funded by:
 - City Street Reconstruction Bonds (SRB)
 - Assessments to abutting property owners
- The assessment rate for paving and lighting will be determined after independent appraisal and prior to public hearing.
- Property owners are assessed after the construction project is complete
- Separate assessment for optional private sewer repair
- View information about and pay assessments at www.stpaul.gov/assessments



Contacts for Wheelock Parkway Reconstruction

Project Manager	Barb Mundahl	651-266-6112
Public Works Street Lighting	General Line	651-266-6200
Parks and Recreation	Forestry Unit	651-266-6400
SPRWS (Water)	Service Desk	651-266-6270
Public Works Sewers	Utility Permit Desk	651-266-6234
Real Estate Section - Assessments	General Line	651-266-8858