



Capitol Area Architectural and Planning Board



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Freeman Building

625 Robert St N

Saint Paul, MN 55155

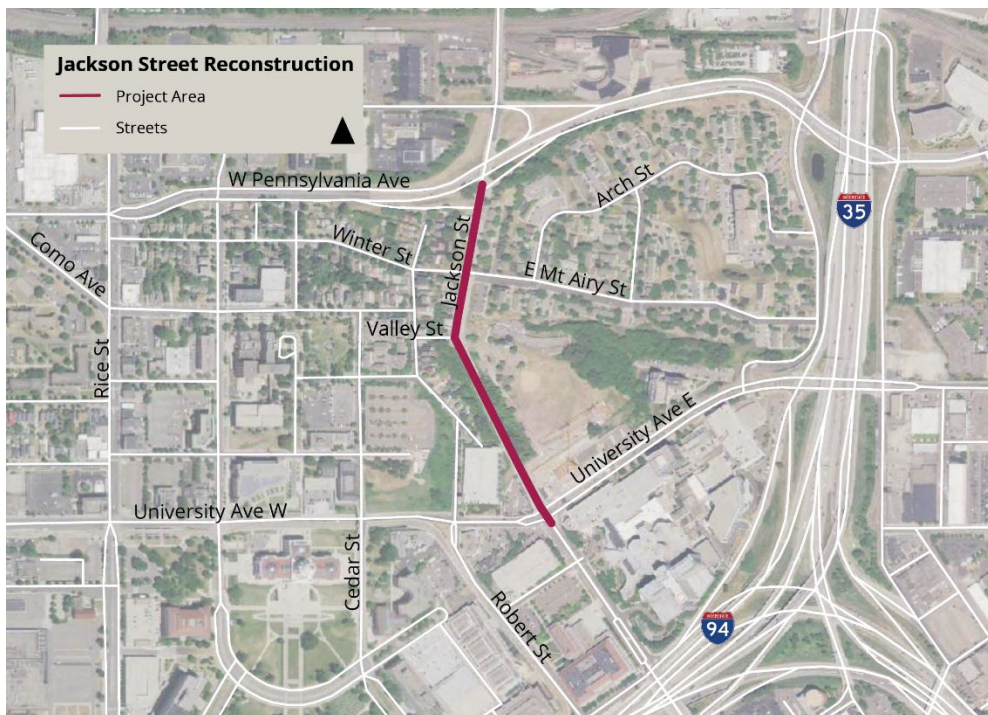
651-757-1500

<https://mn.gov/caapb/>

Date: March 24, 2025
To: Members of the Capitol Area Architectural and Planning Board (CAAPB)
From: Peter Musty, Principal Planner, CAAPB
Erik Cedarleaf Dahl, Executive Secretary, CAAPB

RE: Jackson Street Reconstruction

This overview memo is presented ahead of necessary Board action regarding the proposed redesign and reconstruction of Jackson Street from University to Pennsylvania. It accompanies and summarizes information developed for the City of Saint Paul team to assist the staff, Advisory Committee, and Board Members in their decision. As required by Statute 15B for all major improvements to public lands of buildings in the Capitol Area, it is the duty of Board Members to review the information prepared and then to deliberate before considering the recommended Board action.



Under consideration is the Board's statutory requirement to review and approve the proposed City of Saint Paul's design for total street reconstruction from University north to Pennsylvania.

The Board meeting will include an overview from CAAPB staff, opportunity for comment by Advisory Committee, Board

member questions or discussion, and then a consideration of suggested language. The presentation (with City of Saint Paul project managers present) will focus on summarizing the design process, the preferred concept, and then the design that was subsequently developed. Staff from City will be present to answer any questions.

Online Information and Project Summary (Attached)

<http://www.stpaul.gov/JacksonStreet> A four page project summary (attached to the memo) was provided by the project team that includes the following information:



- **Project Management Team and Consultant**
- **Consultant Selection Process**
- **Funding Source**
- **Timeline** (planning through construction)
- **Summary of Improvement and Key Features**
- **Innovations / Best Practices**
- **Proposed Design** (existing and proposed cross-sectional drawings)
- **Site Plan** (shows project extents)

Staff and Advisor Recommendation

CAAPB Advisors and Staff have participated in planning and design reviews for the project over the past year, with Staff attending PMT (Project Management Team) meetings. The City team has engaged the community on several levels, including the Capitol Heights neighborhood and Capitol Area residents directly affected along Jackson Street.

Existing



The condition of the existing street is deteriorated and in need of comprehensive redesign and replacement.

Proposed



The proposed design introduces safe crossings, dedicated bikeway, and enhanced pedestrian zones. Canopy trees are introduced where possible. On-street parking is maintained in limited locations.

Advisor Joe Favour performed design reviews of the 60% and 90% drawings packages, and recently shared;

*"I have read through and reviewed the 90% set. The updated drawings have addressed the few concerns that I brought up initially. The project as proposed will be beneficial for the residents of the adjacent neighborhoods and the greater St. Paul community. It will bring increased access to multimodal transit, including important improvements to walkability, bikeability and bus connections. The reductions in lane widths and improvements to street design will bring improved safety and connections to open space, the Capitol, and Regions Hospital complex and downtown St. Paul. **Overall, it is a great investment in local infrastructure that should be lauded and approved, in my opinion.**"*

CAAPB Regulatory and Policy Review (Staff Summary)

Statutory compliance

By restoring the existing functions, the project is a reconstruction and not a major departure from the current facility. The project has avoided all advanced triggers for design competition (optional for streets), and the design, as required by statute, has been reviewed regularly by staff and advisors, with one update to the Board. Bringing the design forward currently satisfies the Board duty to provide written approval of major changes to public lands in the Capitol Area.

Comprehensive Plan compliance

CAAPB staff finds the project in full compliance with the 2040 Comprehensive Plan as adopted in 2021 and helps to implement several CAAPB policies such as walkable infrastructure, connectivity, efficient stormwater management, pedestrian comfort, safe crossings, and additional continuous tree canopy.

Rules Governing Zoning and Design

There are no regulations in the Rules that present compliance issues within any Zoning District or within the General or Supplemental Regulations, and there are no commemorative works impacted or proposed.

Suggested Board Action

Executive Secretary, Principal Planner, and the Advisory Committee recommend consideration and approval of the following Board language:

The Capitol Area Architectural and Planning Board (CAAPB or Board), as required under MN Statute 15B.08, approves the 90% design for reconstruction of Jackson Street (the east boundary of the Capitol Area) from University north to Pennsylvania, as outlined in the staff memo to the Board dated March 24, 2025, with the following (1) stipulation:

- 1) Between now and construction, should the project design deviate substantially from the 90% design approved at this Meeting, CAAPB Executive Secretary may bring project information back to the full Board for further action.
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Attachment:

1. **Project Summary** – a summary furnished by lead consultant and include project summary, typical sectional design, and project layout