

City of Falcon Heights Planning Commission Workshop

City Hall
2077 Larpenteur Avenue West

AGENDA

Tuesday, August 22, 2023
7:00 p.m.

- A. CALL TO ORDER: 7:00 p.m.
- B. ROLL CALL: Scott Wilson ____ Laura Paynter ____
 Joel Gerich ____ Jacob Brooks ____
 Jim Mogen ____ VACANT
 Jake Anderson ____
- Council Liaison - Mayor Gustafson ____
 Staff Liaison - Hannah Lynch ____
- C. APPROVAL OF MINUTES
 1. N/A
- D. PUBLIC HEARING
 1. None
- E. NEW BUSINESS
 1. Larpenteur-Snelling Corridor Study Kickoff - WSB
- F. INFORMATION AND ANNOUNCEMENTS
 1. Staff Liaison Report
 2. Council Liaison Report
- G. ADJOURN

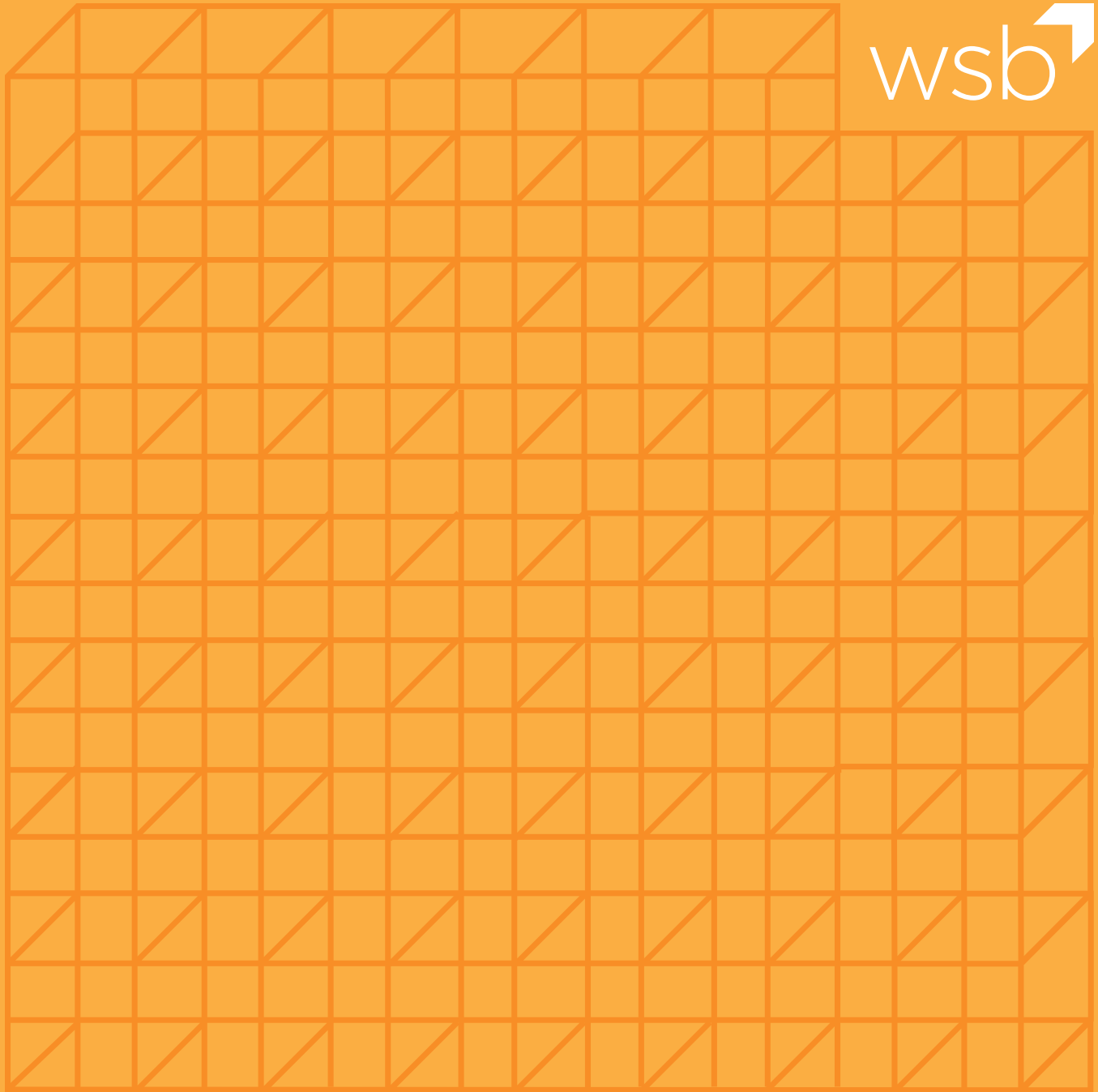
Next regular meeting date: September 26, 2023



ITEM FOR DISCUSSION

Meeting Date	August 23, 2023
Agenda Item	Agenda E-1
Attachment	WSB Proposal
Submitted By	Hannah Lynch, Community Development Coordinator

Item	Larpenteur-Snelling Corridor Study Kickoff - WSB
Description	<p>One of the main goals of the 2040 Comprehensive Plan is “building connections and community identity in Falcon Heights.” A large inhibitor of achieving this goal is the disconnect in the City from Snelling and Larpenteur Avenues. From the 2040 Comprehensive Plan:</p> <p><i>Built to encourage vehicle rather than pedestrian traffic, Larpenteur and Snelling also function as significant barriers between neighborhoods, fragmenting city identity. Yet these major thoroughfares offer enormous potential to become the keys to a stronger civic identity, a sense of arrival and welcome, connection and community. In-depth study of these corridors is needed in order to formulate corridor framework plans to guide public and private development aimed at realizing this potential.</i></p> <p>The City applied for and received \$50,000 in funding from Ramsey County’s Critical Corridors Pre-Development Planning grant to conduct a Larpenteur-Snelling Corridor Study. Upon notice of the grant award, Staff requested a proposal from WSB to conduct the study.</p> <p>This workshop meeting tonight is to kickoff the study. Attached is a copy of the proposal from WSB.</p>
Budget Impact	N/A
Attachment(s)	<ul style="list-style-type: none"> • Larpenteur-Snelling Corridor Study Proposal from WSB
Action(s) Requested	N/A



A PROPOSAL FOR

Snelling/Larpenteur Corridor Study

FOR THE CITY OF FALCON HEIGHTS

July 12, 2023



Hannah Lynch
Community Development Coordinator
City of Falcon Heights
2077 West Larpenteur Avenue
Falcon Heights, MN 55113

Dear Ms Lynch,

WSB is excited to provide a more in-depth proposal for the Snelling/Larpenteur Corridor Study for the City of Falcon Heights. Our team has the expertise and experience in redevelopment, land use, and a strong public engagement group to assist the City in meeting your goals for this project.

Local Knowledge | WSB has had the opportunity to work in Falcon Heights on several occasions but most importantly on the most recent Comprehensive Plan. We understand the community and its goals for the future and have ideas on how to reach those goals.

Team Expertise | The Team proposed has experience in all facets of the project scope serving communities similar to Falcon Heights. We will bring these disciplines together to provide a clear pathway to achieve city goals of inclusion, safety, resiliency, and community livability.

Public Engagement | The Team will work with city staff to identify a Steering Committee to assist in directing the project, providing invaluable feedback, and input along the various project steps. Public engagement activities throughout all aspects of the project will include both in-person and virtual, making the project more accessible to all residents.

Thank you for considering WSB to complete the Snelling Avenue and Larpenteur Avenue Corridor Study. If you have any questions or comments regarding the information that is included in this letter, please contact me at 612.670.2790. or Klindquist@wsbeng.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Kim Lindquist", written in a cursive style.

Kim Lindquist, AICP
Project Manager



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Firm Overview



Forge ahead.

WSB is a design and consulting firm specializing in engineering, community planning, environmental, and construction services. Together, our staff improves the way people engage with communities, transportation, infrastructure, energy and our environment. We offer services that seamlessly integrate planning, design and implementation.

We share a vision to connect your dreams for tomorrow to the needs of today—the future is ours for the making.

700+
STAFF

30+
SERVICE AREAS

16
OFFICES

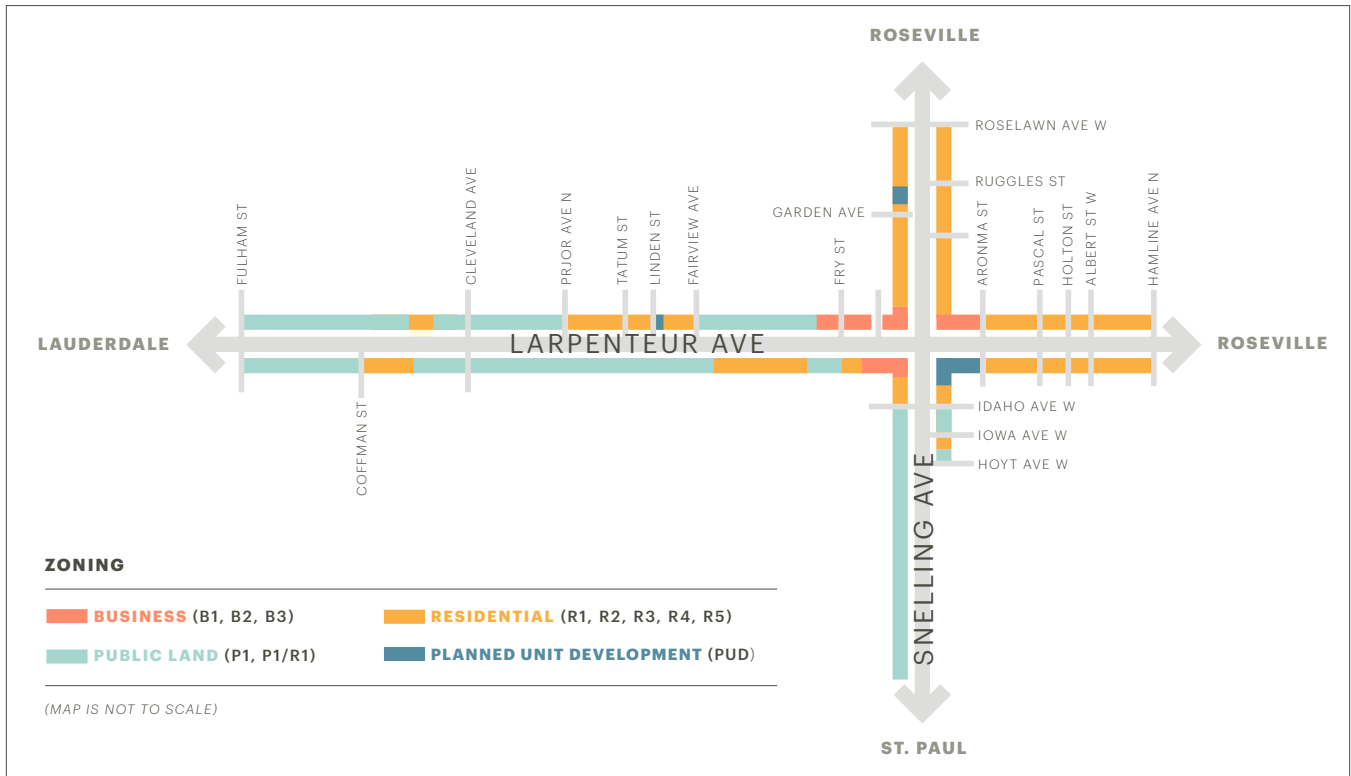
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STATES

Alternative Project Delivery | Biogas | Bridges & Structures | City Engineering | Community Planning | Constructability Review | Construction Materials Testing & Special Inspection | Contractor Modeling | Drinking Water | Economic Development | Environmental Compliance | Geohazard Risk Management | Geospatial | Geotechnical Engineering | GIS Services | Grants & Funding | Health & Safety Compliance | Intelligent Transportation Systems | Investigation & Remediation | Land Development | Landscape Architecture | Managed Services | Natural Resources | Pavement Management | Pipeline | Project Management & Construction Administration | Public Engagement | Public Works Management | Right of Way | Roadway Design | Smart Cities | Solar | Survey | Sustainability | Technology Solutions | Traffic Engineering | Transit Planning | Transportation Planning | Urban Design | Vibration Monitoring | Visualizations | Water Resources | Water Reuse | Wind

Project Understanding



The goal of the study is to explore introduction of new land uses into the Snelling Avenue and Larpenteur Avenue corridors to create a more robust and engaging commercial and mixed use area in the Falcon Heights.



From a land use perspective, these two corridors are the primary areas for growth and redevelopment providing opportunities for additional multi-family, commercial, and mixed-use development. Understanding the local market and community desires will aid in targeting new development ideas. Identification of potential sites and neighborhood services will aid in future business attraction serving local residents and the immediate community.

All endeavors associated with the review of the corridors will be undertaken with several opportunities for public input and engagement. The community will have the

opportunity to review project documents through the city's website and provide feedback on specific areas of interest and comment on potential recommendations. Both in-person and virtual activities will allow people to participate on their schedule, allowing more engagement than typical traditional methods.

The creation of the corridor plan will document the goals and vision for the corridors, assess the existing infrastructure and land uses, and provide implementable strategies and ideas for the creation of a more resilient, equitable, and accessible city center.



Kick-off

(COST INCLUDED IN ENGAGEMENT)

WSB will begin by meeting with the City Council or Steering Committee to discuss the vision and strategic goals for the corridors. This kick-off meeting will be both an introduction to the team members and city decision-makers but will also be an opportunity to provide feedback on community goals and appropriate background on various sites and areas of interest. A mini visioning session will help guide the future steps in the project.

DELIVERABLE:

A write-up of the meeting will be provided identifying the goals and objectives of the project.



Backgrounding

(\$3000)

The Team will review relevant documents relating to the corridor including the Comprehensive Plan and other roadway or land use studies and plans. Team members will also document the existing corridor, mapping existing land uses and properties.

DELIVERABLE:

Map of corridors and background information

Development and Redevelopment

(\$14,090)

The Team will review the existing conditions and analyze potential redevelopment areas. Specific sites will be highlighted for potential redevelopment based on development parameters, potential market demand, and local interest. Various land uses will be explored based on the strategic vision goals. The Team will also “test the market” reaching out to local real estate professionals to gain a better understanding of how the private sector views the project area. This market review will be included in the plan and will assist in guiding future ideas and decision-making.

After discussions with the Steering Committee, the Team will provide 3 high-level street renderings of redevelopment concepts for the city's review and use. The Steering Committee will have the opportunity to review the drawings and request modifications for final approval.

DELIVERABLE:

Redevelopment opportunities and market review to be included in the final Corridor Plan. Street elevations and redevelopment concepts for selected portions of the Snelling and Larpenteur corridors.



Transportation Planning

(\$1860)

The Team will conduct an existing conditions analysis of the two corridors. Issues will be identified that may impact the success of potential land uses and noted within the final plan.

DELIVERABLE:

Transportation existing conditions will be included in the Corridor Plan. Issues identified will be noted within the land use sections of the Plan.



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Public Engagement

(\$26,091)

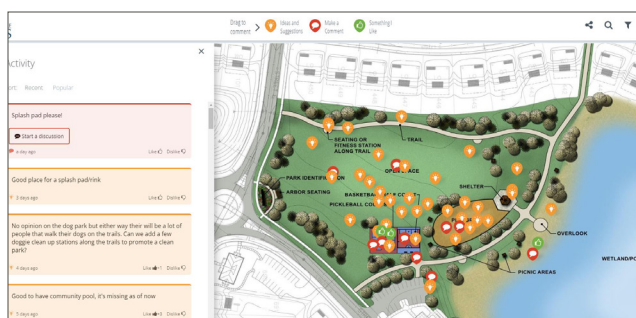
The Team will work with the City to identify an appropriate engagement strategy and modifications to the proposal below can be accommodated. The following lists the engagement activities that were indicated in the initial proposal:

- Kick off Strategic Visioning Meeting (above) with City Council or Project Steering Committee or both.
- Two Community in-person Meetings-one scheduled earlier in the process to gain input into the goals and areas of study and the second meeting later in the process to unveil the draft recommendations prior to finalizing the document for City Council approval.
- Three Focus Group Meetings- three different focus group meetings representing specific interests in the Corridor. This could include the local businesses, residents of the Amber Union Apartments, property owners, or other groups identified by the City.
- Website- WSB will rely on the City to provide space for the project on the city website and will provide all materials, maps, meeting announcements, and other engagement tools to the city for posting.

- Community Survey- WSB will create a community survey to solicit feedback from the public prior to finalizing plan recommendations.
- Online Comment Map- An online comment map will be placed on the City website for easy access. The comment map will allow residents early in the process to note particular areas of interest along the corridor or provide site-specific comments.
- Five Steering Committee Meetings- These meetings will be with the group who will assist in providing feedback and direction throughout the planning project. This group will be chosen in concert with the City and could be the City Council if they so choose.

DELIVERABLE

All public engagement activities and outcomes will be documented in a final summary document to be included in the final Corridor Plan.

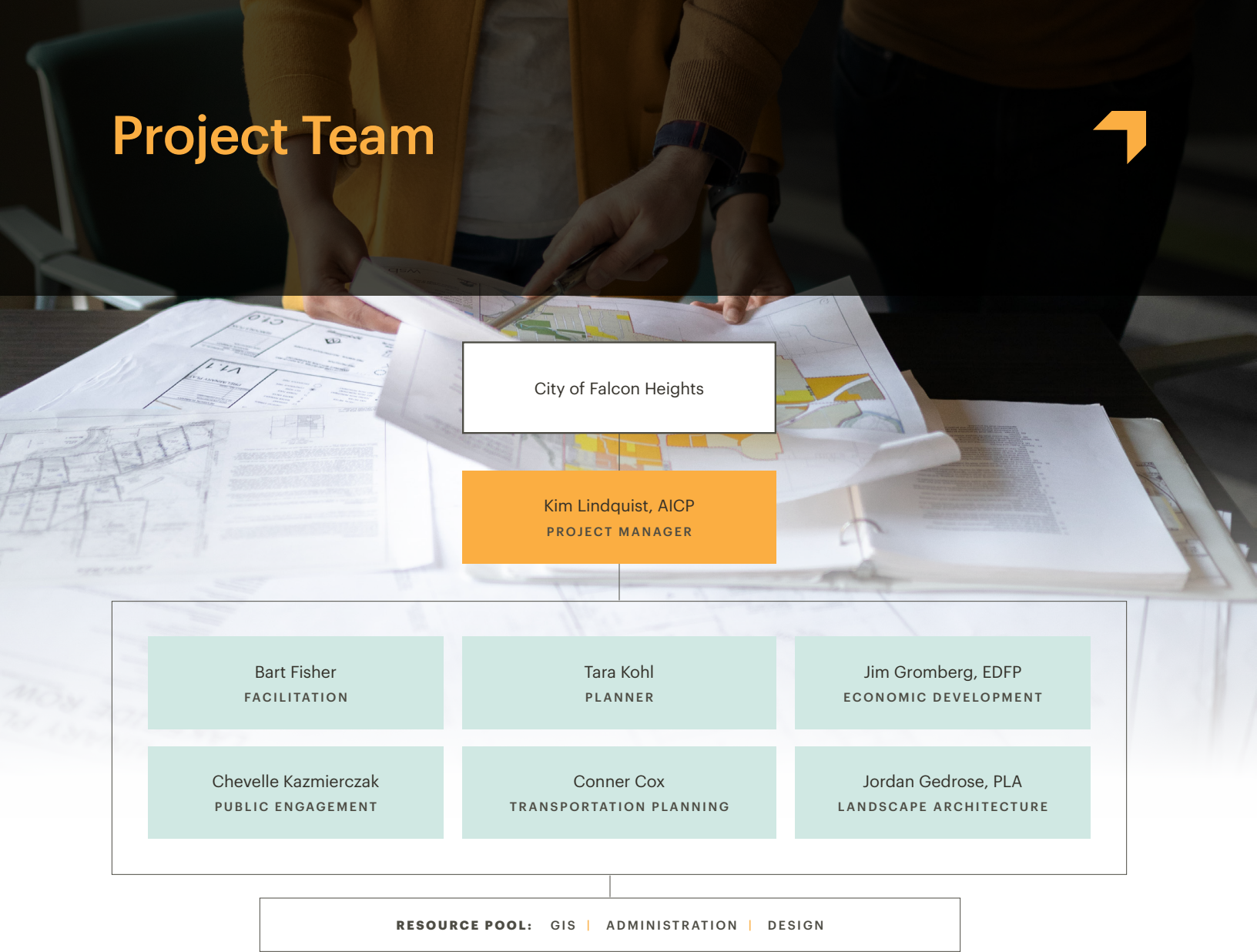


Final Plan and Approval

(\$9,644)

The Team will compile all background information, public comments, and write-ups from the various subject areas into one final document with appropriate graphics for legibility and ease of reading. The document will be brought to the City Council for final approval after review by the city staff and Steering Committee.

Project Team



Kim Lindquist, AICP

PROJECT MANAGER

Kim is a planning professional with over 30 years of experience overseeing a variety of complex planning projects that are similar to project in many local communities. Kim worked in high growth communities working with developers and the public on entitlements for residential development and business attraction to the city. She was project manager for Rosemount Downtown redevelopment projects which were public/private partnerships that resulted in construction of over 250 new multi-family units and creation of 16,000 square feet of new commercial space. She was responsible for the writing and compilation of the Rosemount 2040 Comprehensive Plan, including the economic competitiveness and new sustainability sections. Kim is excited to work with new clients to help them achieve their economic development goals.



Bart Fischer

FACILITATION

Bart is a strategic leader known for relationship development and connecting people around common themes and goals. Bart has over 23 years of experience in the public sector leading and creating an organizational culture of collaboration where the whole becomes greater than the sum of its parts. He thrives in developing partnerships between the public and private sectors. In his role at WSB, Bart fosters existing client relationships, develops new opportunities to support business development, helps mentor staff, and manages strategic client pursuits.



Tara Kohl

PLANNER

Tara has experience working in multiple communities providing day-to-day planning services as well as assisting with long-range projects. She specializes in zoning regulation and ordinance development for new and old concepts, providing research and suggestions to assist in the decision-making process. Tara also has experience with research and data analysis to identify trends for multiple comprehensive plans to aid in the creation of long-term goals. When not working on long-range projects she analyzes new development applications to ensure compliance with zoning standards and compatibility with the comprehensive plan.



Jim Gromberg, EDFP

ECONOMIC DEVELOPMENT

Jim has over 25 years of experience in economic development, including both redevelopment and greenfield development projects. In addition, Jim has worked with communities to acquire grant funding for several grants including rail infrastructure, water and sewer infrastructure, public facilities and small cities redevelopment grant implementation. Most recently, Jim was the State of Minnesota's Business Development Representative for the Twin Cities metro area, responsible for attracting new businesses to the state and assisting businesses in expanding their current locations. In addition, he managed Minnesota's Shovel Ready Certification Program, which prepares a community for projects that are interested in locating or expanding in their communities. Jim led the State's Data Center Attraction Program which also promotes Minnesota as a site for new data center development using tax credits and incentives.



Chevelle Kazmierczak

PUBLIC ENGAGEMENT

Chevelle is an organized and detail-oriented strategist with over five years of professional experience in strategic communications. She is passionate about creating intentional public engagement that fosters participation and communication. Her experience includes public relations, data analytics, media reporting, stakeholder engagement, and digital marketing.



Connor Cox

TRANSPORTATION

Connor has been a project manager and transportation planner on Complete Streets and multimodal planning and design projects for nearly a decade. He has worked on a variety of MnDOT projects, from statewide planning projects to corridor studies for MnDOT district offices. Connor's project experience includes bicycle and pedestrian master plans, trail planning and conceptual design, corridor studies, community engagement, and complete streets design and implementation.



Jordan Gedrose, PLA

LANDSCAPE ARCHITECTURE

Jordan is a landscape architect with a passion to harmoniously integrate design into the natural environment. Throughout his career Jordan has worked with many communities to deliver visionary and achievable park master plan projects. He brings his conceptual, graphical, and technical expertise to projects including streetscapes, park and trail planning, playground design, and athletic complexes. Jordan is committed to collaborating with the client and providing thoughtful design input to create unique outdoor spaces and experiences. He has worked closely with communities throughout the public engagement process to understand the public's desires and concerns through in person events and online forums. Jordan looks forward to continuing to develop transformational projects that generate social, environmental, health, and quality of life benefits for communities.



Cost Breakdown

Backgrounding	\$3000
Development and Redevelopment	\$14,090
Transportation Planning	\$1860
Public Engagement	\$26,091
Final Plan and Approval	\$9,644
Total	\$54,685

Timeline

The plan will be completed within eight months of the execution of the contract. This time frame does not include the approval process with the City Council.