

**CITY OF FALCON HEIGHTS**  
City Council Workshop  
City Hall  
2077 West Larpenteur Avenue

**AGENDA**  
Wednesday, June 12, 2024  
6:00 P.M.

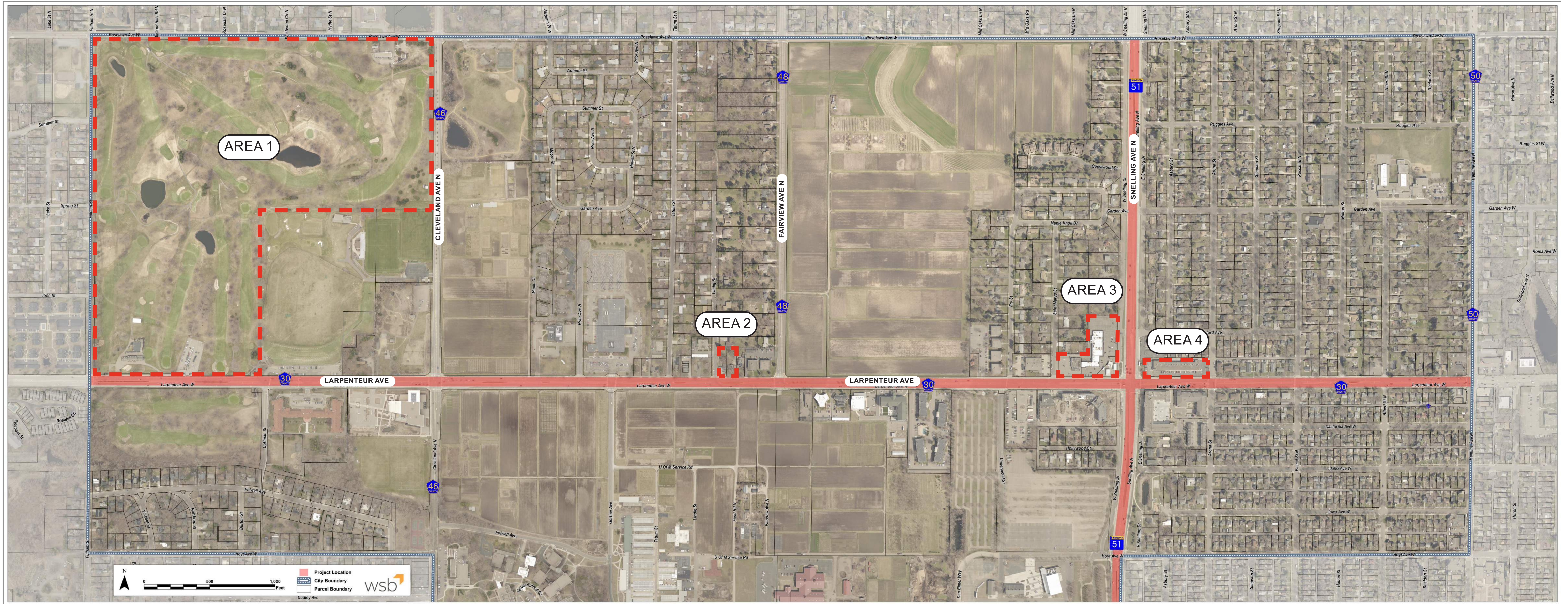
- A. CALL TO ORDER:
- B. ROLL CALL:           GUSTAFSON\_\_\_ LEEHY\_\_\_  
                                  MEYER \_\_\_ MIELKE\_\_\_ WASSENBERG\_\_\_  
  
          STAFF PRESENT:   LINEHAN\_\_\_ LYNCH\_\_\_
- C. POLICY ITEMS:
  - 1. Larpenteur & Snelling Corridor Development Study Update
- D. ADJOURNMENT:

*DISCLAIMER: City Council Workshops are held monthly as an opportunity for Council Members to discuss policy topics in greater detail prior to a formal meeting where a public hearing may be held and/or action may be taken. Members of the public that would like to make a comment or ask questions about an item on the agenda for an upcoming workshop should send them to [mail@falconheights.org](mailto:mail@falconheights.org) prior to the meeting. Alternatively, time is regularly allotted for public comment during Regular City Council Meetings (typically 2nd and 4th Wednesdays) during the Community Forum.*

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<b>Meeting Date</b>	June 12, 2024
<b>Agenda Item</b>	Policy C1
<b>Attachment(s)</b>	See below.
<b>Submitted By</b>	Hannah Lynch, Community Development Coordinator & Kim Lindquist, WSB

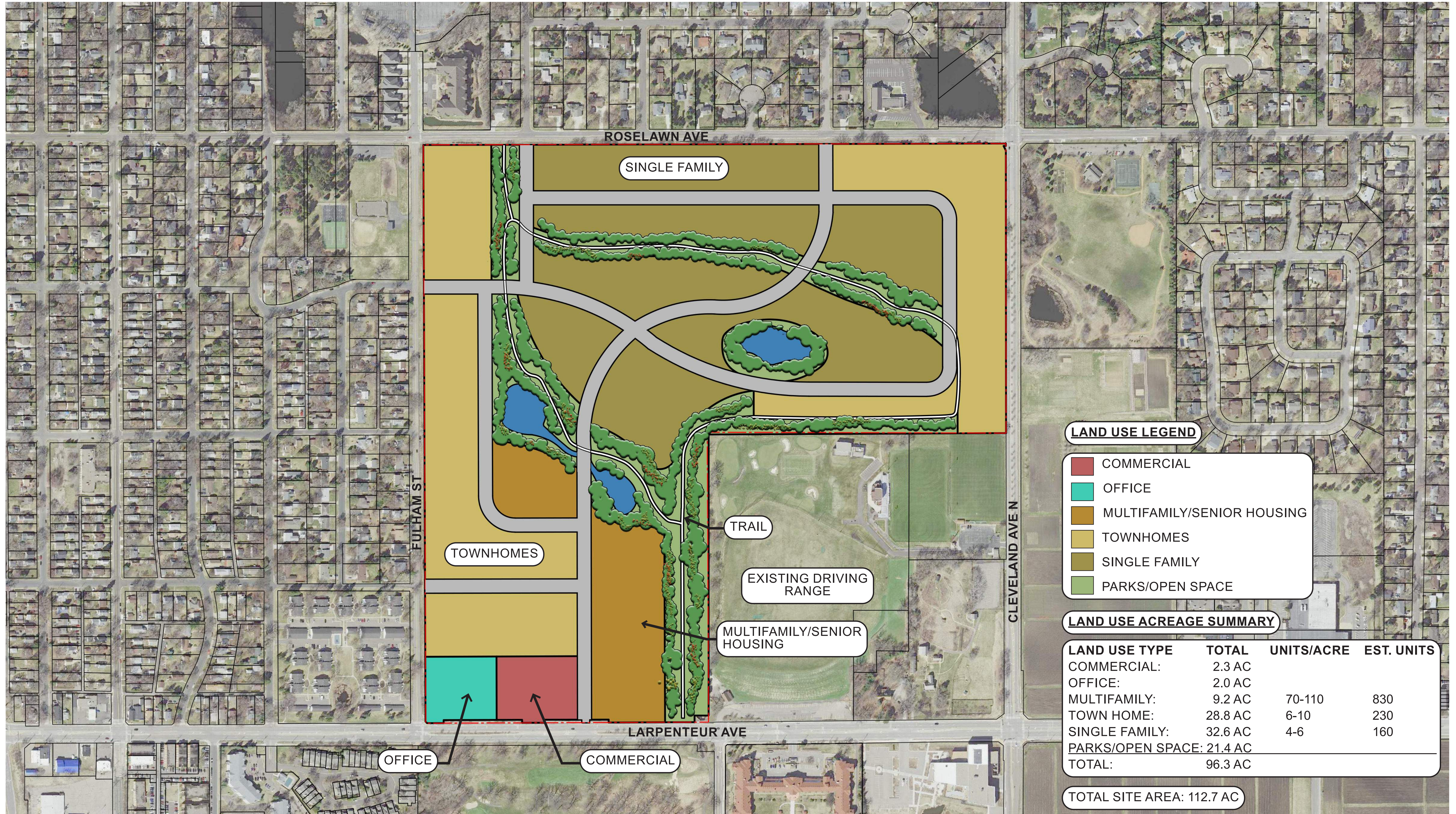
<b>Item</b>	Larpenteur & Snelling Corridor Development Study Update
<b>Description</b>	<p>One of the main goals of the 2040 Comprehensive Plan is “building connections and community identity in Falcon Heights.” A large inhibitor of achieving this goal is the disconnect in the City from Snelling and Larpenteur 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 Larpenteur &amp; Snelling Corridor Development Study has held two community meetings and one business meeting, gathering feedback from residents and business owners in the City. WSB has collected this feedback and has created concepts for review.</p>
<b>Budget Impact</b>	N/A
<b>Attachment(s)</b>	<ul style="list-style-type: none"> <li>• Draft – WSB Concept Plans for Larpenteur &amp; Snelling Corridor Development Study</li> </ul>
<b>Action(s) Requested</b>	The City Council is requested to review the materials and provide feedback on the progression of the study.



# Snelling Larpenteur Corridor Study | Overall Map

Falcon Heights, MN

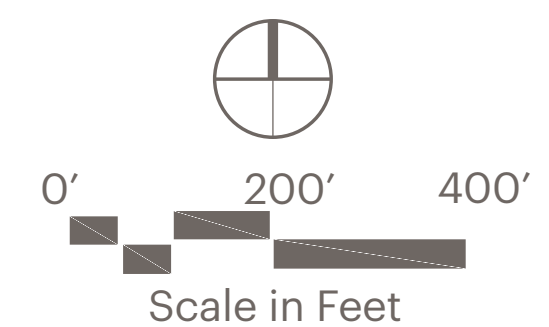
June 4, 2024 | WSB Project number: 023472-000

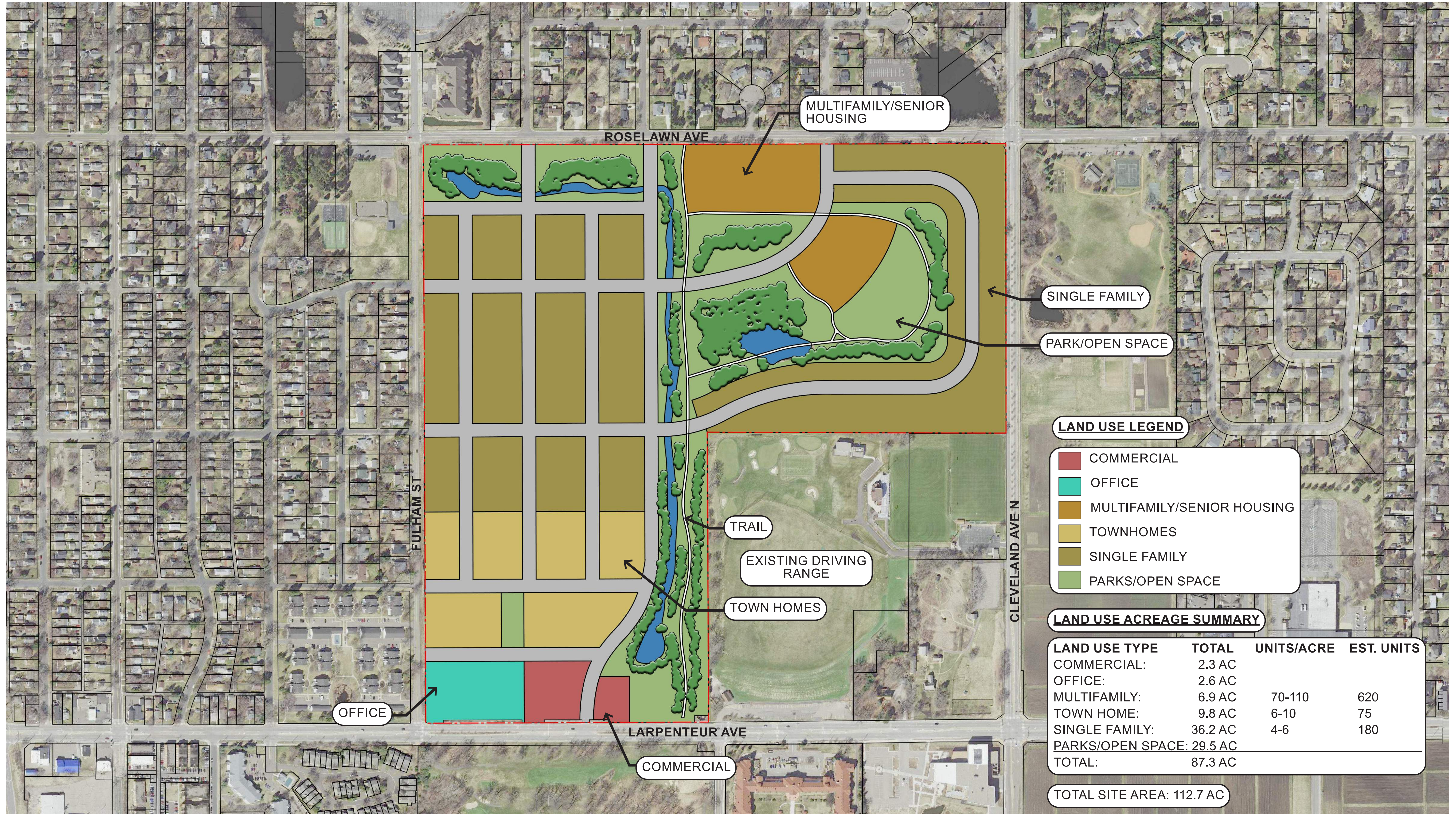


# Snelling Larpenteur Corridor Study | Area 1: Option A

Falcon Heights, MN

June 4, 2024 | WSB Project number: 023472-000





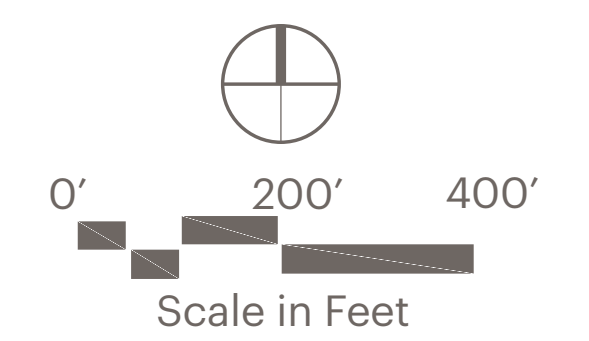
**LAND USE LEGEND**

- COMMERCIAL
- OFFICE
- MULTIFAMILY/SENIOR HOUSING
- TOWNHOMES
- SINGLE FAMILY
- PARKS/OPEN SPACE

**LAND USE ACREAGE SUMMARY**

LAND USE TYPE	TOTAL	UNITS/ACRE	EST. UNITS
COMMERCIAL:	2.3 AC		
OFFICE:	2.6 AC		
MULTIFAMILY:	6.9 AC	70-110	620
TOWN HOME:	9.8 AC	6-10	75
SINGLE FAMILY:	36.2 AC	4-6	180
PARKS/OPEN SPACE:	29.5 AC		
<b>TOTAL:</b>	<b>87.3 AC</b>		

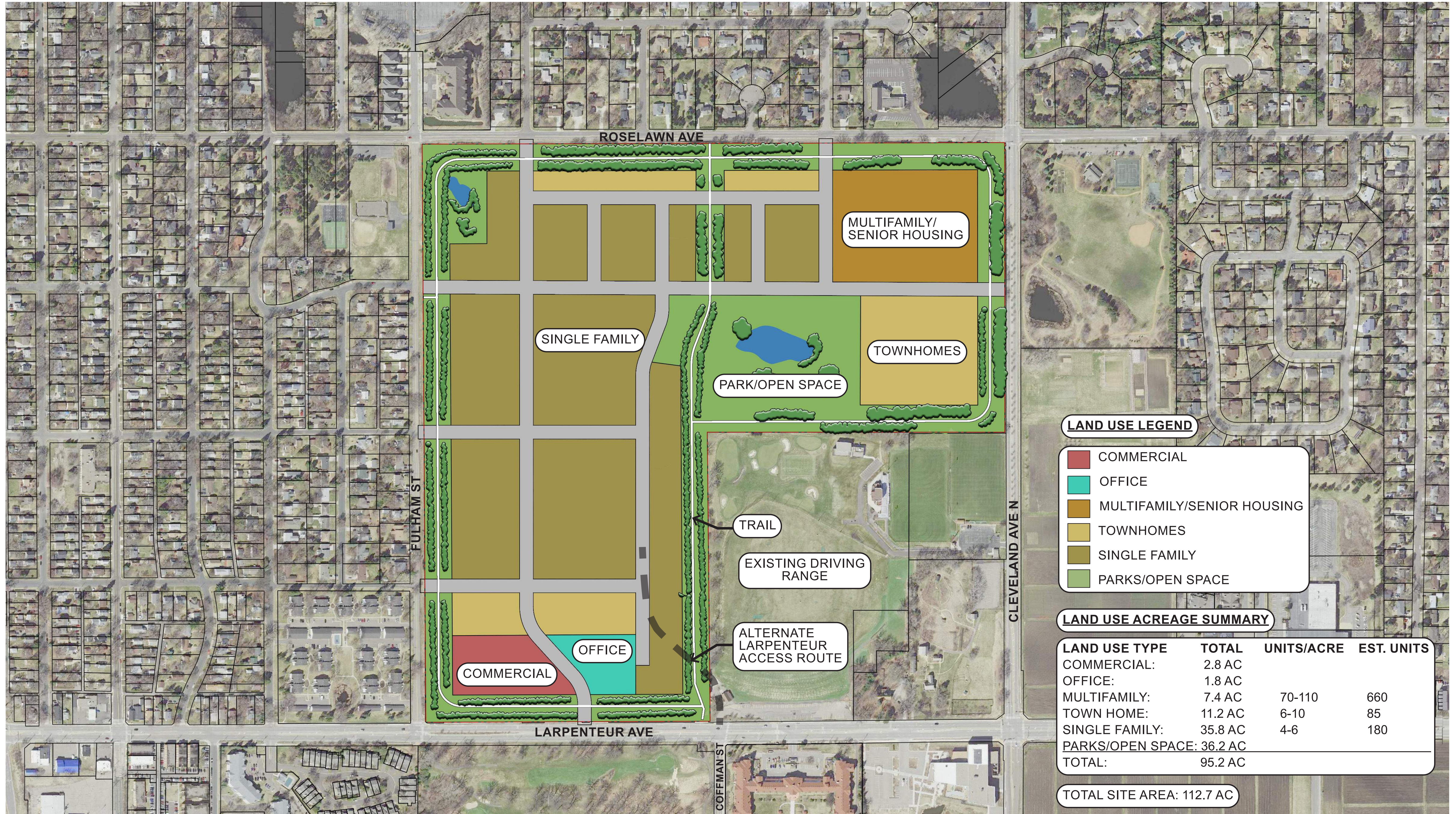
**TOTAL SITE AREA: 112.7 AC**



# Snelling Larpenteur Corridor Study | Area 1: Option B

Falcon Heights, MN  
 June 4, 2024 | WSB Project number: 023472-000





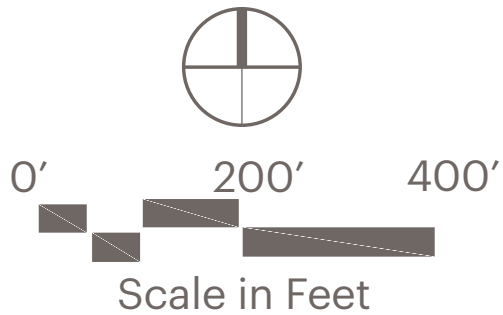
**LAND USE LEGEND**

- COMMERCIAL
- OFFICE
- MULTIFAMILY/SENIOR HOUSING
- TOWNHOMES
- SINGLE FAMILY
- PARKS/OPEN SPACE

**LAND USE ACREAGE SUMMARY**

LAND USE TYPE	TOTAL	UNITS/ACRE	EST. UNITS
COMMERCIAL:	2.8 AC		
OFFICE:	1.8 AC		
MULTIFAMILY:	7.4 AC	70-110	660
TOWN HOME:	11.2 AC	6-10	85
SINGLE FAMILY:	35.8 AC	4-6	180
PARKS/OPEN SPACE:	36.2 AC		
<b>TOTAL:</b>	<b>95.2 AC</b>		

**TOTAL SITE AREA: 112.7 AC**



# Snelling Larpenteur Corridor Study | Area 1: Option C

Falcon Heights, MN  
 June 4, 2024 | WSB Project number: 023472-000

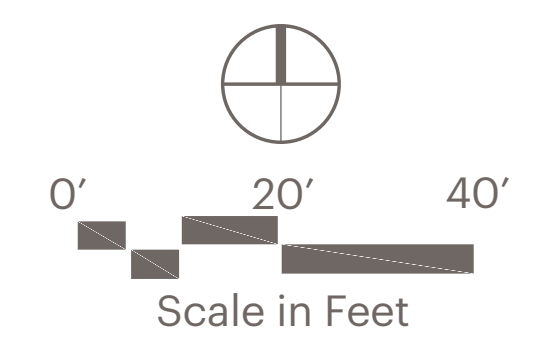




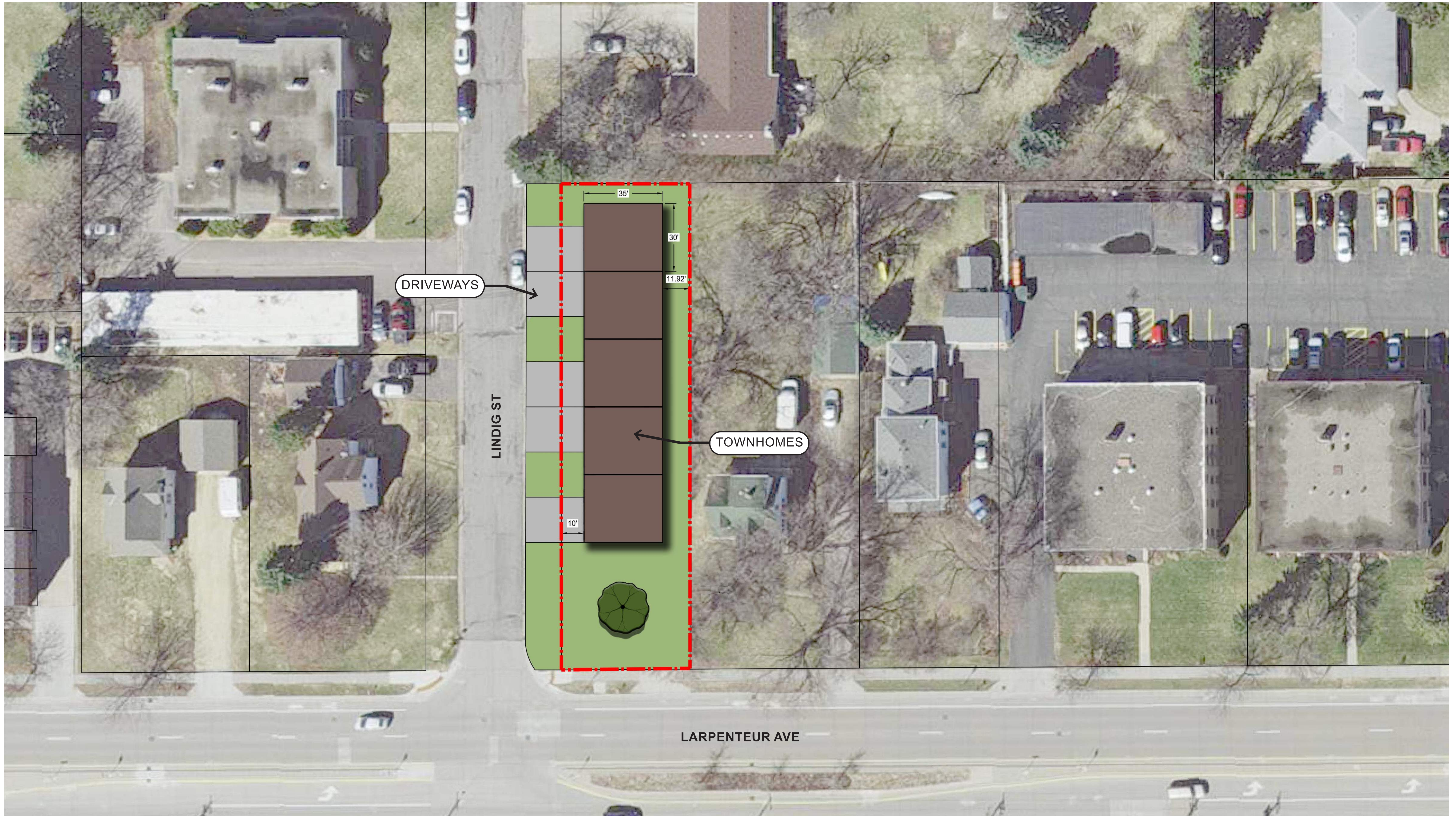
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# Snelling Larpenteur Corridor Study | Area 2: Option A

Falcon Heights, MN  
June 4, 2024 | WSB Project number: 023472-000



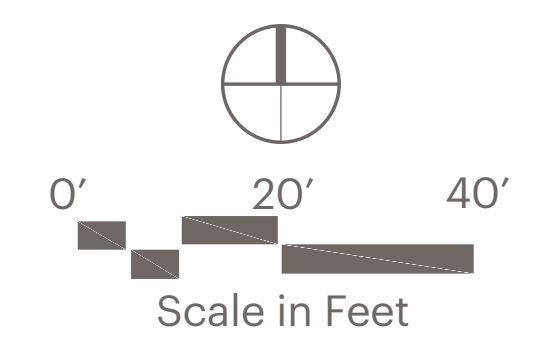


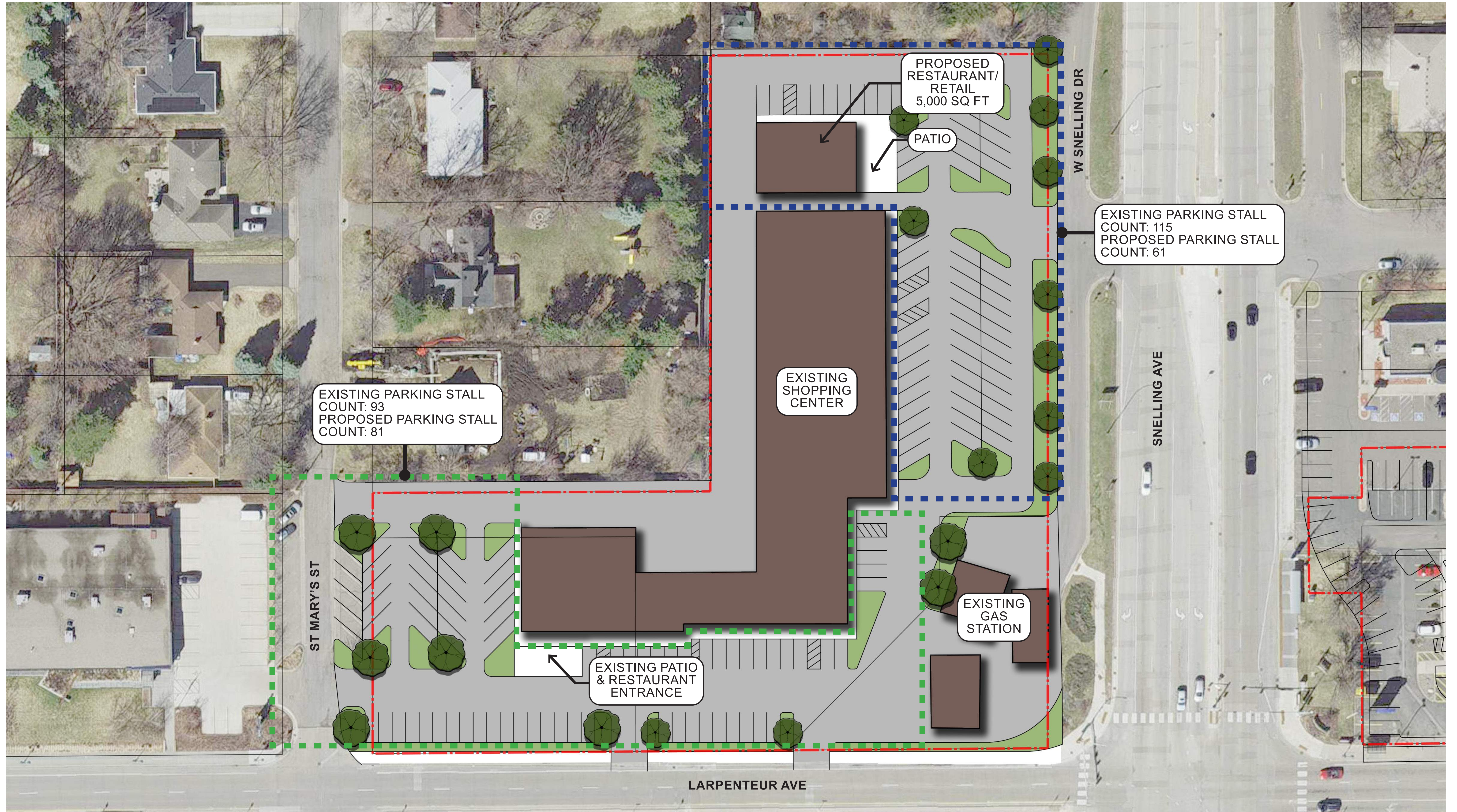


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# Snelling Larpenteur Corridor Study | Area 2: Option B

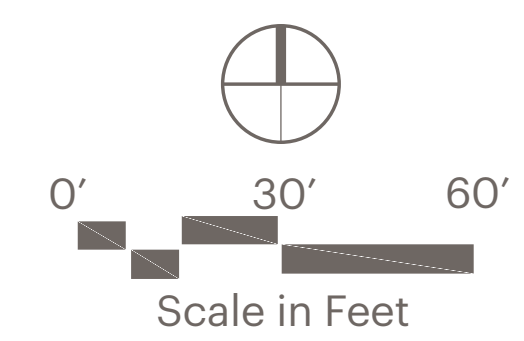
Falcon Heights, MN  
June 4, 2024 | WSB Project number: 023472-000





# Snelling Larpenteur Corridor Study | Area 3

Falcon Heights, MN  
 June 4, 2024 | WSB Project number: 023472-000



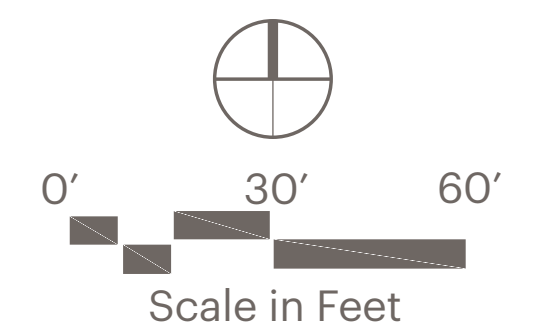


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# Snelling Larpenteur Corridor Study | Area 4: Option A

Falcon Heights, MN

June 4, 2024 | WSB Project number: 023472-000





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# Snelling Larpenteur Corridor Study | Area 4: Option B

Falcon Heights, MN

June 4, 2024 | WSB Project number: 023472-000

