

City of Falcon Heights

Joint Planning Commission and City Council Meeting

City Hall
2077 Larpenteur Avenue West

AGENDA

Tuesday, September 23, 2025
7:00 p.m.

A. CALL TO ORDER: 7:00 p.m.

B. ROLL CALL:

Mike Tracy ____	Laura Paynter ____
Jacob Brooks ____	Rick Seifert ____
Jim Mogen ____	Jeremy Hallowanger ____
Jake Anderson ____	
Randy Gustafson ____	Melanie Leehy ____
Eric Meyer ____	Paula Mielke ____
Jim Wassenberg ____	
Staff - Jack Linehan ____	
Hannah Lynch ____	

C. APPROVAL OF AGENDA

D. APPROVAL OF MINUTES

1. June 24, 2025 - Workshop
2. August 6, 2025 - Joint Workshop with City Council

E. PUBLIC HEARING - None.

F. NEW BUSINESS

1. Approval of Les Bolstad Golf Course Sale Goals and Guiding Principles

G. INFORMATION AND ANNOUNCEMENTS

1. Staff Liaison Report
2. Council Liaison Report

H. PUBLIC COMMENTS

I. ADJOURN

Next regular meeting date: October 28, 2025

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CITY OF FALCON HEIGHTS
Planning Commission
City Hall
2077 West Larpentour Avenue

MINUTES

June 24, 2025 at 7:00 P.M.

A. CALL TO ORDER: 7:00 P.M.

B. ROLL CALL:

Mike Tracy <u>A</u>	Laura Paynter <u>X</u>
Jacob Brooks <u>X</u>	Rick Seifert <u>X</u>
Jim Mogen <u>X</u>	Jeremy Hallowanger <u>X</u>
Jake Anderson <u>A</u>	
Staff Liaison Lynch <u>X</u>	
Council Liaison Meyer <u>X</u>	

C. APPROVAL OF AGENDA

A motion was made by Paynter to approve the agenda. Agenda was approved by consent.

D. APPROVAL OF MINUTES

1. January 28, 2025
2. March 25, 2025
3. April 22, 2025
4. May 27, 2025

A motion was made by Commissioner Seifert to approve minutes from January 28, 2025, March 25, 2025, April 22, 2025, and May 27, 2025. Minutes were approved by consent.

E. PUBLIC HEARING – None.

F. NEW BUSINESS

1. City Code Updates
Staff Liaison Lynch went through general code updates the commission has been working on. Changes specifically addressed were the following:
 - *Farmers' Markets – Previously these were permitted as an interim use in B-2 with specifically 284 parking spaces. It is assumed this was specific to the current Blaze Credit Union parking lot. Code was updated to allow in R-5M and B-2 zoning districts. Must receive a special event permit and meet all requirements of those.*
 - *Single Family Residences in R-5M – Code was updated to specifically state that single family residences that are existing in R-5M must conform to R-1 zoning*

requirements. There are a few existing homes in R-5M, so this change was to clarify how to look at updates to these properties.

- *Planned Unit Development Expirations* – It has been noted in the past that City Code does not have any language around the expiration of PUDs. Code was drafted to update that construction on these must begin within 24 months, otherwise the PUD is considered null and void and the property will revert to its previous zoning classification, or the applicant may request up to two extensions from City Council, for 12 months each. Commissioners discussed this and suggested also including language around an ending time period, such as all work must be completed in a certain amount of time, or stating that this section does not apply if the development agreement for the PUD states out specific timing. Staff Liaison Lynch stated she would draft different language.
- *Optional informal planning commission reviews for Planned Unit Developments* – Code was updated to allow for an informal review of PUD plans by the Planning Commission. Commissioner Mogen suggested adding additional language to clarify that this does not constitute an application and would not trigger MN Stat. 15.99 which requires an approval or denial on a written zoning request within 60 days.
- *Boat and trailer storage* – Currently City Code does not allow boats or trailers to be stored in a driveway. Code has been updated to allow boats and trailers, under 25' in length, to be stored in driveways from April 2 to November 14. From November 15 to April 1, they may be stored in a side yard or rear yard. Commissioners suggested cleaning up these edits slightly to make more concise and also clarify about the setback from property lines.
- *Trash bin storage* – Previously Code was updated to allow residential trash cans to be stored behind the front plane of a home, but still able to be seen from the road. This has caused slight confusion within the City, so Code has been updated to allow these to be stored in front of garages, as long as they are still behind the front plane of the home. Staff Liaison Lynch stated this was only for homes that do not abut an alley. She will be looking through this section again to ensure that all of this is clear.
- *Permeable pavement* – Code has been updated to allow for permeable pavement or pavers to be used for driveways. This does not allow for plastic grid style paving that includes gravel or grass growing in the grid. This was intended to then allow for the resident to not include the permeable pavement as part of the total impervious surface coverage for the lot. Commissioner Mogen suggested checking with one of the watershed districts as he does not believe having permeable pavement provides the same amount of permeability and that it should be a percentage of the total coverage allowed. Staff Liaison Lynch will reach out to one of the watershed districts to get their advice on moving forward with this update.

Staff Liaison Lynch stated these changes would be brought to a City Council workshop before a public hearing is scheduled with the Planning Commission to ensure everything is on the right track. She stated that workshop may not be held until August.

2. Development Updates

Staff Liaison Lynch gave an update on the current developments within the City as follows:

- *“Amber Flats” – The property to the west of Amber Union which was approved for a planned unit development and proposed Amber Flats affordable housing apartments has been put up for sale and a company has entered into an agreement to purchase the property, pending success with securing financing and grant awards. The property will need an update to the existing PUD but should not change much. It will also be changing from affordable apartments to affordable senior apartments and will include smaller units, such as 1-bedrooms and studios.*
- *1407 Larpenteur (Get Pressed) – The City has spoken with the property owner about the potential to purchase this property from him. A grant from the MPCA was awarded that allowed for an environmental investigation to occur which found pollutants. The estimated cost of remediation is \$350,000. The City has requested an appraisal and will be using that to move forward. The goal is to potentially look at doing affordable townhomes on the property for ownership, but ultimately the City will need to look at moving forward with remediation first.*
- *University of Minnesota – Les Bolstad Golf Course – The University of Minnesota has recently announced their upcoming sale of the Les Bolstad Golf Course. This course encompasses approximately 140.9 acres of land in Falcon Heights. The University has stated they will begin an RFP process toward the end of summer to select a developer. The City plans to work with the University during this process and will need to eventually create a master plan to look at rezoning and development. The City completed the Larpenteur and Snelling Corridor Development Study in 2023 which briefly looked at this site and the possibilities for development. This will be used in the RFP the University issues. While the City goes through this process, there will be many opportunities for residents and stakeholders to provide input and feedback about the plans.*

G. INFORMATION AND ANNOUNCEMENTS

1. *Staff Liaison Report – Staff Liaison Lynch announced that Ice Cream Social will be held on July 17 from 5-7 PM at City Hall, there will be a day of Lawn & Garden Tours on July 19 from 9-12 PM, and the City is going to begin paying commissioners \$50 per meeting starting in August. More information about this will be at the July meeting.*
2. *Council Liaison Report – None.*

H. ADJOURN

A motion was made by Commissioner Hallowanger to adjourn the meeting. Meeting was adjourned by consent at 7:50 PM.

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CITY OF FALCON HEIGHTS
City Council & Planning Commission Joint Workshop
City Hall
2077 West Larpentour Avenue

AGENDA
Wednesday, August 6, 2025
6:30 P.M.

A. CALL TO ORDER: 6:34 PM

B. ROLL CALL: GUSTAFSON_X__ LEEHY_X__
 MEYER_X__ MIELKE_X__ WASSENBERG_X__

 TRACY__ BROOKS_X__
 ANDERSON_X__ PAYNTER__
 MOGEN_X__ SEIFERT_X__
 HALLOWANGER_X__

STAFF PRESENT: LINEHAN_X__ JOHNSON_X__ LYNCH_X__

C. POLICY ITEMS:

1. Les Bolstad Golf Course Sale Stakeholder Discussion

Linehan explained that staff will provide background information on current work and introduced Leslie Krueger, Assistant Vice President from the University of Minnesota.

Lynch reported that on June 6, the University notified the City of its intent to sell the Les Bolstad Golf Course. She reviewed the site, noting that it is currently zoned P-1 (public land). Under City Code, if sold the property would revert to R-1 (single-family residential) zoning.

Lynch provided examples of similar redevelopment projects and their timelines, including:

- The Heights in St. Paul (former Hillcrest Golf Course)
- Century Ponds in Maplewood (former Ponds at Battle Creek Golf Course)
- Rice Creek Commons in Arden Hills (former Twin Cities Army Ammunition Plant)
- Highland Bridge in St. Paul (former Ford Motor Plant, still in progress)

Next steps include identifying stakeholders, establishing priorities, and determining the most important public outcomes. The discussion should also focus on how potential redevelopment could contribute to the quality of life in Falcon Heights.

Krueger stated that her goal was to provide context as the process begins. She noted that the University has worked with other cities, such as Rosemount, on the sale and redevelopment of University-owned land, but emphasized that each site is unique. She provided background on the Les Bolstad Golf Course, explaining that for the past

two decades the University has explored various options, including renovation studies and potential private operating partners. These efforts were unsuccessful, largely due to the significant capital investments required. The University is now pursuing a sale to avoid major capital costs, better align with its mission and finances, support strategic land use planning, and consider community redevelopment opportunities.

Krueger noted that golf course revenues have not been sufficient to cover capital needs, the site lacks an operating clubhouse, and golf operations do not align with the University's mission. Proceeds from a sale would be reinvested in facilities at the St. Paul campus. Next, she outlined the sale process: University administration will notify the Board of Regents of its intent to dispose of the property; the property will first be offered to the municipality, county, and state; if there is no interest, the University's real estate office will issue an RFP; and stakeholders will be engaged to identify an appropriate buyer and developer. The University will then negotiate purchase and sale agreements, followed by an extensive due diligence period for the buyer.

Linehan reported that, based on conversations with other organizations that have undertaken similar projects, it is important to identify stakeholders early in the process. He noted that the corridor study is not fully comprehensive, and that any subdivision of the property would go through the Planning Commission and then City Council. He emphasized the need for a unified voice and clear guidance.

Wassenberg asked if staff had developed a list of potential stakeholders. Linehan responded that no list had been created intentionally to avoid steering the discussion. He noted that St. Paul and Maplewood created advisory bodies similar to task forces for comparable projects, and that there is also the option to establish a formal body with defined authority. Wassenberg and Leehy expressed a preference for a smaller group to complete the preliminary work. Anderson agreed that it would be best to first discuss the desired outcomes before determining stakeholders.

Mogen noted that the City will not be purchasing the property and will need to work with a developer. He asked about the University's past experience with land sales and redevelopment. Krueger explained that the process is similar to the University's 435-acre project in Rosemount, where a master plan and land use plan were created, incorporating PUDs and multiple housing developers. She said the City of Rosemount had already completed environmental documentation to provide direction, and that developers presented their own visions, which were then refined with the City to align with local goals. When asked about the University's role in the RFP process, Krueger said the University used existing plans and design guidelines, while referring developers back to City codes and requirements.

Councilmember Mielke raised questions about staff involvement, and Krueger explained that University staff were engaged and worked with the City Council and Planning Commission. Linehan added that the City could consider completing a master plan prior to identifying a developer, which would require City funding. Discussion followed on the timing of forming an advisory board, with Linehan noting it would depend on the overall project schedule. McKenzie, the Director of Campus and Capital Planning, suggested the use of an Alternative Urban Areawide Review (AUAR), as Rosemount had done by hiring a planning firm to establish a baseline for development. Gustafson asked how Falcon Heights could assist the University in shaping the RFP.

Krueger responded that establishing a community vision, supported by information on infrastructure, would provide valuable direction to developers.

Meyer emphasized the importance of creating a clear picture of community goals, which would help attract a developer whose proposal aligns with local needs. He also asked about the scope of an AUAR. Krueger explained that the City would determine the level of environmental review and noted the University's goal of releasing an RFP in the near future. Mielke suggested adding recommendations to the corridor study, while Krueger proposed a co-hosted public meeting to identify community values that could be reflected in the RFP. Hallowanger added that developers often host their own community engagement sessions.

Mogen asked about the AUAR process in Rosemount and who determined development elements there. Krueger said the University had initially created its own vision but later shifted to a market-based approach when it determined direct real estate development was not aligned with its mission. Instead, land was sold in parts to developers who worked with the City. She clarified that the University does not have the resources to act as a developer and that its role will diminish once a buyer is selected, leaving the City with a greater role. Krueger also noted that the clubhouse on the golf course is designated as historic, and that the trolley path is part of the University Grove common areas and not included in the sale.

Discussion then turned to financing and infrastructure responsibilities. Meyer asked about city concessions such as TIF, and Linehan responded that those details would emerge during the due diligence process as infrastructure needs are identified. Councilmembers stressed the importance of outcomes that reflect Falcon Heights' character, with connections to surrounding cities through trail systems and more cohesive neighborhoods. Wassenberg noted the City's current disconnection and called for ways to reduce segmentation. Leehy raised the importance of involving Lauderdale, Roseville, Gibbs Farm, and the State in future conversations, while Wassenberg reminded the group to consider future Falcon Heights residents who do not yet have a voice. Other members emphasized sustainability, green development, and long-term community benefit.

Mogen urged that the project vision be forward-looking, while Leehy and Mielke pointed out that infrastructure impacts would extend to Lauderdale, Roseville, and Ramsey County, as the surrounding roads are county-owned. Gustafson referenced the corridor study, which included mixed housing and a small commercial district, and stressed the importance of creating a welcoming, connected community. Brooks added that a simple vision statement with clear goals would be helpful for developers, noting that growth in the tax base would also require expanded services.

Councilmembers also discussed the timing of the RFP. Krueger said the University hoped to issue it in the fall for a 60–75 day period but emphasized that a successful sale and closing were the priority. Wassenberg asked about the University's trust in Falcon Heights to guide development, and Krueger affirmed that the corridor study aligned with community values. She also highlighted the University's climate plan, noting the importance of transportation, and described Falcon Heights as a valuable community for the University's workforce.

Further discussion included potential housing needs, with Krueger stating that while little student housing currently exists near the St. Paul campus, the University operates housing in Minneapolis with transit options to St. Paul. She noted that no additional planning for CTC housing had been completed. Councilmembers also discussed conservation easements, with Krueger saying she did not believe they were necessary given the urban setting.

Krueger concluded by stating that infrastructure information and a clear community vision would be most helpful to the University during the RFP process. Linehan added that public engagement and envisioning would continue as the RFP moves forward, and that the University's 2030 Master Plan will soon begin. Councilmembers discussed options for an advisory group, with some preferring a small, technical body and others suggesting representatives from commissions. Members agreed that determining the composition of the advisory group should be addressed at a future meeting.

The discussion closed with acknowledgment that the Les Bolstad Golf Course is an opportunity site for both the University and Falcon Heights, and that creating a clear vision and strong partnerships will be critical to guiding redevelopment.

2. City Code Updates

Lynch provided an overview of proposed code changes, beginning with updates to the definitions section. All definitions previously scattered throughout the code have been consolidated, and new definitions have been added where needed. Any definitions that contained specific rules were amended so that the rules now appear in the appropriate sections of code rather than in the definition itself.

She explained several key changes. Variances, Conditional Use Districts (CUD), and Planned Unit Developments (PUD) now include the right to appeal and a requirement that property taxes be current. Variances also add a public hearing requirement, which is not required by state law but is strongly recommended. For PUDs, an expiration timeline is being considered, along with a new requirement for an informal meeting with the Planning Commission when a developer brings forward a PUD proposal. Additional clarifications have been made regarding accessory and utility buildings, setbacks, and rules for R-5 zoning districts, which are classified as high-density. Under the update, single-family homes in R-5 districts would follow R-1 zoning standards. The discussion then shifted to notification requirements. Meyer asked about distance thresholds, and Lynch noted that while state law requires 350 feet, the City typically uses 500 feet.

Lynch also reviewed new definitions for permeable and impervious surfaces. The code has been updated to allow driveways to be constructed with permeable materials, but plastic grid pavers filled with grass or gravel are not permitted. She noted that the Department of Natural Resources provides guidelines, and other cities typically do not grant stormwater credit for permeable pavers. Council discussed challenges in calculating permeable surface credit, with Mogen noting it may be difficult to enforce and Anderson and Wassenberg agreeing. Lynch suggested the provision could serve as an educational tool, while Mogen added it could be applied as a condition in variance approvals. Leehy and Meyer asked for clarification on where permeable surfaces are

allowed, and Lynch confirmed they are permitted throughout the city, except for driveways.

On boat and trailer storage, Lynch explained that updates would allow storage in driveways between April 1 and November 15, with storage in side or rear yards permitted from November 15 to April 1. Wassenberg commented that this was a reasonable approach. A discussion followed on side yard storage, with Wassenberg suggesting a five-foot setback with screening. Lynch noted that under current rules, storing boats or trailers in driveways is out of compliance.

Trash can placement was also clarified. Cans may be placed in front of garages so long as they remain behind the front line of the main structure.

Lynch then raised questions about lawn maintenance, noting that some native bee lawns may appear unkempt. Mogen suggested requiring property owners to register their bee lawns with the City by submitting a planting list, after which the City could provide an official sign designating it as a native bee lawn. This, he said, would both promote pollinator-friendly lawns and align with the City's climate action plan. Council discussed setbacks, boulevard planting rules, and safety requirements. Lynch noted that boulevard plantings require City approval, and Wassenberg emphasized maintaining height restrictions at corners for visibility. Lynch clarified that a two-foot setback is required and vegetation taller than six inches is generally restricted, though bee lawns would be exempt from the height limit except for the setback requirement.

The conversation then turned to other topics. Wassenberg asked about clear-cutting, and Lynch responded that the definition is being relocated in the code. Lynch also noted updates related to farmers markets, which are currently only allowed at Blaze Credit Union in B-2 zoning. The proposed changes would expand opportunities, allowing markets in R-5M districts with a special event permit. Mogen recommended also allowing them in B-3, while Wassenberg raised concerns about the current minimum lot size requirement of 10,000 square feet, pointing out that many Northome lots are closer to 5,000–6,000 square feet. With redevelopment at the golf course, he said, smaller lot sizes may need to be considered. Lynch agreed to research how other cities regulate duplex lot sizes and zoning standards.

The discussion closed with Council highlighting the importance of ensuring definitions and standards remain clear and practical.

D. ADJOURNMENT: 9:48 PM

Councilmember Leehy motions to adjourn;
Approved 5-0

Commissioner Brooks motions to adjourn;
Approved 5-0

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Meeting Date	September 23, 2025
Agenda Item	F-1
Attachment	See below.
Submitted By	Hannah Lynch, Community Development Coordinator

Item	Approval of Les Bolstad Golf Course Sale Goals and Guiding Principles
Description	On June 6, 2025, the City of Falcon Heights was notified of the University of Minnesota's intent to pursue the sale of the Les Bolstad Golf Course property. The area for sale is roughly 140 acres, with 124 acres north of Larpenteur Avenue and 16 acres south of Larpenteur Avenue. Currently the property is zoned Public Land. The property reverts to Single-Family Residential after it leaves University of Minnesota ownership. In August of 2025, after the sale announcement, the City of Falcon Heights formed a "Visioning Committee," consisting of two City Council members and three Planning Commission members to discuss and highlight the guiding themes for the development. Additionally, an Open House was held on September 16, with roughly 200 community members in attendance, and an online survey was created, which received 80 responses, to gather feedback about the proposed guiding themes. The drafted and attached "Goals and Guiding Principles" document is the final version as a result of weekly Visioning Committee meetings and the two opportunities for community input. It should be noted this document is intended to be submitted as part of the RFP by the University and will not be the only opportunity for City feedback in the development process.
Budget Impact	None.
Attachment(s)	• Comments from Community Open House feedback boards, ranking boards, and online survey • Final Draft - Goals and Guiding Principles
Action(s) Requested	Staff requests the Planning Commission and City Council vote to approve the Goals and Guiding Principles document as drafted.

Community Open House – September 16, 2025

Les Bolstad Golf Course Sale

Comments from Guiding Principle Boards

***In copying sticky notes, tried to match emphasis where given as much as possible. Some spelling or grammatical errors were fixed where it did not change the emphasis or content of the sticky note. Italicized notes were added by City Planner.*

Connectivity – We want to feel inviting to all. We want the new development to feel connected to the rest of the City of Falcon Heights and be inviting to all residents, not just those living in the new neighborhood. The development should be walkable, bikeable, and transit-friendly to allow for the best access.

1. “Repurpose the TUNNEL under Larpenteur.” – *To which someone replied, “yes!”*
2. “PATH & NATURAL area connecting the Bell, GIBBS & NEW Nat. Area where GC is.” – *To which someone replied, “YES! This, please! (very important)”*
3. “I recognize the challenge of a presentation of background info, but you may have created more negativity by not having one.”
4. “Are we going to have real conversations as a community on what’s best?”
5. “How will development affect flow of traffic? Also please choose a consistent speed limit on Larpenteur (Ideally 35). People drive insanely fast b/w Fairview and Eustis.”
6. “DO WE HAVE ENOUGH POLICE?”
7. “Security”
8. “I live in Lauderdale and want a good boarder of green space – not buildings right up to the road”
9. “We want something that fits in with the neighborhood, family houses & green space.”
10. “ - connect to city park
- sidewalks!
- parks throughout”
11. “Transit is a must! Also enough parking for the development”
12. “Please don’t miss the opportunity to connect this development to the cultural, material, and recreational amenities on the 4 corners of this parcel.”
13. “Make sure to keep the pedestrian under pass under Larpenteur”
14. “Trail connectors to Lauderdale”
15. “Please no huge, empty park-and-ride ramps!!”
16. “I do not like this idea”
17. “ = (” *(Just a frowny face on the sticky note)*
18. “The beauty of our area is the lack of interest from non-residents to make their way to our area. ‘The Island in the city’ does not need to become an attraction to visit.”
19. “There is a need for better walking & biking trails. Project must connect the city”
20. “Make sure the local schools can support additional students.”
21. “Single family homes with walking/biking trails”

22. "It would be good if streets that are present in areas surrounding the development could continue into the development." – *To which someone replied, "I agree"*
23. "Make Fulham a one way going north"
24. "I would like to see a continuation of our streets/grid in this development"
25. "Are schools equipped to handle new students? Buses?"
26. "Please do not develop. It won't come back."
27. "No condos on Roselawn (in front of my house)"
28. "NO ONE'S GOING TO WANT TO TRAVEL TO A PLACE THAT LOOKS LIKE ANY OTHER BORING SUBURBAN DEVELOPMENT."
29. "Keep sidewalks/walkability in mind. It would be great to keep the 'small neighborhood' feel...and feel connected to the surrounding SAP and Falcon Heights."
30. "Yes, pay attention to traffic routes"
31. "I would like to see walkable neighborhoods with sidewalks and trails throughout"
32. "Keep spaces for kids to run x country & ski too. Honor historic public use other than golf."
33. "Affordable to those on the cusp. No low income. No buses on Fulham."
34. "Maximize connection with nature as well!! Recreation (skiing, walking, biking, playing, gathering) will keep us together!"
35. "Create park & walking green space – natural area connecting to Gibbs"
36. "Trails through the site – not roads"

Green Space – We want to preserve open and green space. We want ample open and green space for recreation and park programming, and trails should be publicly accessible. As much existing mature tree stock as possible should be protected.

1. “TAKE ADVANTAGE OF GROVE COMMONS AND TROLLEY LINE ‘PATH’ TO CREATE A LARGER PARK THAT WILL SAVE AS MANY MATURE OAKS AS POSSIBLE. IF BUILDING SOUTH OF LARPENTEUR, HAVE BUILDINGS MIRROR 1666 COFFMAN TO PRESERVE THIS GREEN SPACE.”
2. “There is no inherent conflict between protecting green space and innovating, sustainable, & affordable housing for FH. With a project this big, we can do both.” – *To which someone replied*, “Amen! We have to do both: green space and affordable housing. Affordable housing adjacent to transit is necessary to fight climate change. We cannot exclude other people.”
3. “DOTS?! Show us how you are taking the wishes of residents based on “DOTS” results in developing this area.”
4. “Save SW corner of Roselawn/Cleveland Ave.”
5. “URBAN GARDEN AND LEARNING PROGRAMS”
6. “Who decides what trees, how many? What is green to one, may not be green to others.”
7. “I HOPE IT’S OKAY TO STATE THAT I’M PISSED THAT THE UNIVERSITY IS DOING THIS WHILE LAUNCHING MASSIVE BUILDING PROJECTS ON THE EAST BANK. I DON’T FEEL THEIR PAIN.”
8. “Please please do not destroy this land.”
9. “TREASURE THE GREEN SPACE WE HAVE INSTEAD OF DESTROYING IT. ONCE THE TREES ARE GONE, IT TAKES A GENERATION OR MORE TO RESTORE.”
10. “A mix of natural area, recreation and a café would be a lovely mix. An arboretum could be used for teaching, beauty and recreation.”
11. “Leave the area south of Larpenteur as a nature area. – Planting trees & native understory in order to maintain the green corridor that connects with Breck Woods.”
12. “Roads and sidewalks are not green spaces”
13. “What will the city do about the toxic dump = golf course? We should not pay for remediation”
14. “Preserve as many old trees as possible. Can we get a census of the trees?”
15. “Yes! Preserve trees!!”
16. “Keep the trail and the green space on south side of Larpenteur.”
17. “Has the UMN looked at a grant to purchase some part of the land; e.g. MN Land Trust will purchase land up to 100% of appraised value”
18. “ - The location is uniquely by the UofM Biology campus
- Perhaps an Arboretum leased to the UofM (or a similar arrangement) could be reached?”
19. “Many of our peer institutions have recreational/educational green space near campus: Michigan, Wisconsin, Georgia, etc.”
20. “The community park should extend across Cleveland Ave. into an existing park. Ski trails for winter.”
21. “USE ITS EXISTING NATURAL BEAUTY AS A REGIONAL PARK.”
22. “How will the cleanup of the UMN property happen?”
23. “WHO PAYS FOR CLEANUP??”

24. "Please preserve the mature trees. We already lost so many with the Cleveland/Raymond Ave. debacle!! a few years back"
25. "Keep the lower course green!"
26. "30 years in FH & so much clean green space gone. Can't get it back & for mental health we need it"
37. "= (" *(Just a frowny face on the sticky note; and a green ranking dot)*
27. "Preserve as many old growth trees as possible, then double that amount."
28. "Please retain access to some cross country skiing trails"
29. "STORM WATER runoff don't flood WALSH LAKE"
30. "Don't want to lose this green space – If we have to ... keep a good chunk of land to connect with the community park – maybe a walking path bridge across Cleveland to new park land. Want large homes with acreage to look less like a city – "
31. "WHO OR WHAT ORGANIZATION IS GOING TO DECIDE WHICH TREES WILL REMAIN – RESEARCHERS AT THE U NEED TO BE INVOLVED"
32. "Please keep green space and allow for reasonable public access"
33. "Once the green is gone it is gone."
34. "Leave nearly all green space, develop outdoor uses (people will pay for). This area of the metro needs more green space"
35. "More Green Space = Less Traffic, Less Crime"
36. "Condos are NOT 'green' space!"
37. "Agree to that statement! Connect the 4 corners with walking paths" *This seems to be referencing the statement/guiding principle at the top of the board. It was not connected to another sticky note.*
38. "The driving range needs to stay. Where is the green space supposed to be."
39. "Please preserve as many trees as possible"
40. "41 million trees are cut down on the planet every day. Let's do our best in Falcon Hts. to preserve them!!"
41. "1/2 Park & 1/2 Houses Tiergarten Berlin"
42. "I wish we can preserve as much green space as possible; plant pollinator-friendly plants. And trees provide home for birds. Care of nature."
43. "This is an opportunity to connect the 4 corners outside the property w/ green space – Lauderdale Park, FH park, Gibbs, & the green space / old trolley line"
44. "Keeping the driving range would be a great preservation of green space & a fantastic recreational resource!"
45. "Absolutely 306 for green space"
46. "Green space is so very important. Single family homes would be great"
47. "The golf course is peaceful & green & improves quality of life. I live across the street & am so concerned about traffic, noise & safety"
48. "More than 8-10% green space"
49. "DOWN WITH Development" – *And has a drawn down arrow.*
50. "Ample?"
51. "This is Unique Habitat in the city. I would love DNR to acquire the land and make an SNA. Rewild the golf course. Preserve habitat. Preserve sledding hill for neighborhood kids and XC-SKI for adults."
52. "MAINTAIN SKIING ON THE GOLF COURSE – GREAT EXERCISE!"
53. "Community gardens, too!"

54. “Work with Bell Museum to restore a natural woodland south of Larpenteur (one of MN’s natural habitats).”
55. “Preserve trees ‘green space’ make garden space available”
56. “Need to keep the trees but also need some tax base. Compromise is possible, but it takes work!”
57. “Leave it a golf course”
58. “Save trees by smaller housing units”
59. “KEEP GOLF” – *And has a green ranking dot*
60. “Once Green Space is Gone it is Gone!”
61. “Please leave it zoned for park, green space, skiing, etc”
62. “The 10th and 11th holes south of Larpenteur should be for green space to enhance wood area of Lauderdale.” – *Not sure of the word “for” – may have been something else, but difficult to read.*
63. “PRESERVE THE GREEN SPACE SOUTH OF LARPENTEUR! PARK OF UNIVERSITY GROVE, BRECK WOODS WALK, NEIGHBORHOOD HISTORY.”
64. “The wildlife in the trolley line & Breck Woods and the old growth trees in the golf course are precious and sustain beauty and quality of life. Preservation and restoration of green space is my priority.”
65. “UMN should follow its Climate Resilience Plan 2024 and ‘enhance the tree canopy’ & ‘maximize green space.’ Prioritize sustainability. Hae smaller parcels in the RFP that could be bought for conservation – through grants or other ways”
66. “Yes, but on the interior – frontage n Larp,. & Cleveland are too valuable as TOD opportunities” – *Referring to the statement/guiding principle at the top of the board.*
67. “This is the only option that would take advantage of a pre-existing large green space! Once destroyed, the mature trees cannot be restored. Once paved, it can never be turned into green space because it will be leveled. The hills will be gone. IT’S A ONE-WAY STREET!”

Self-Sustaining – A diverse tax base is important. The new development should include a diverse tax base that can support the (and someone wrote in the word ‘new’ here) services needed in the area. It should also have a positive impact on property taxes across the city, helping to keep them stable and affordable for residents.

1. “TRY NOT TO ESTABLISH TAX INCREMENT FINANCING (TIF) DISTRICTS – THAT WON’T HELP THE CITY OR TAXPAYERS. YOUR TAXPAYERS WILL END UP PAYING FOR DEBT SERVICING FOR DECADES IF YOU GO THE TIF ROUTE.”
2. “There is no going back. Please please do not destroy forever”
3. “Affordable student housing is needed. Too many of my students are forced to live too far away”
4. “Limited (or no) TIF financing. Create a project that people and businesses want to pay taxes to occupy”
5. “The plan should have a net positive impact. Our taxes are high because we are small. Also, bringing in new families can help our student enrollment in the FH/Roseville area.”
6. “Create a reasonable tax positive area. Mix of commercial & housing”
7. “Create revenue from golf club”
8. “No low income”
9. “Sustainable business & area needs = coop/small grocery + fitness center”
10. “We know how to make this the most economically & environmentally sustainable development in the State & let’s do it!”
11. “No TIFs”
12. “Mixed use high – low income”
13. “A mix of tax-returning uses (with appropriate green spaces) is critical!!”
14. “Yes – dense development that includes market-rate uses does not need to be in conflict with other goals / values”
15. “Commercial for personal services like coffee/restaurant /pharmacy etc.”
16. “Raise taxes and keep green space. Once gone it does not come back!”
17. “Where is the zoning plan & where will multifamily housing go? This will negatively impact people who own homes next to these areas.”
18. “We already have too much traffic on Cleveland & Larpenteur; adding more will only hurt current residents & neighbors who live near & along the golf course”
19. “Commercial, including light industry is important for our tax base”
20. “Must help with the property tax base!”
21. “How about a Trader Joes to help with tax base. No apartments!”
22. “No strip malls. Few as possible apts & condos. Keep it green”
23. “No low income housing”
24. “This is impt and means missed use-r – residential & commercial”
25. “Can the city buy the land for use as a park? Expand existing park. How much will it cost us per household to do this?”
26. “Taxes? Vs. Green Space”

Housing Mix – We want to see a variety of housing options. There should be a large variety of housing, including affordable multifamily properties, townhomes, patio homes, and single-family homes. All walks of life should be able to find a place here.

1. “Ensure that the schools can support the increase in population.” – *To which someone replied, “great point”*
2. “No high density housing” (*Up arrow drawn*) “Single family” (*Up arrow drawn*) “Senior housing 55+ communities”
3. “Single family houses, condos, town homes are great. Falco Heights has enough apartments & low income housing”
4. “Make them cute – not cookie cutter! ‘Cottage’ like preferred =)”
5. “No apartments! Only single family homes”
6. “No apartments”
7. “Housing for seniors”
8. “Single family homes! No more low income housing, we have enough of those needs met.”
9. “It would be helpful to know more about the process.
 - Why a single buyer?
 - Why UMN selling?
 - What is the RFP process?
 - What points of input?”
10. “Assisted/senior living – something like the Pillars on University w/ a partnership w/ the U. Childcare inc.”
11. “No Low Income Housing!!!! Would consider affordable housing for those caught in the middle.”
12. “Falcon Heights Infrastructure MUST BE A PRIORITY
 - Schools
 - Police
 - Fire
 - Sanitation”
13. “Please no McMansions. Mixed type minus the big boxes”
14. “Single family on large lots. No high density”
15. “NO APARTMENTS
 - 11 new complexes within 8 years already!
 - 35 within 3 mile radius!”
16. “We do not want additional houses where there is green space”
17. “Housing for older people that provides healthy outdoor living opportunities”
18. “Neighbors 4 more Neighbors. – We have a housing crisis. Building density & green space”
19. “- Single family
 - Small businesses
 - No more apartments please”
20. “How do we encourage young families, not just more 55+ condos?”
21. “Walkable area & senior/disabled housing”
22. “NO APARTMENTS”
23. “Keep green space! Once gone doesn’t come back! EVER!”

24. "No more high density or apartments & multifamily!!! We don't need more people & problems."
25. "More dense than single family!"
26. *(Up arrow drawn)* "Single Family Home" *(Up arrow drawn)* "Green spaces" *(Up arrow drawn)* "Small Business" *(Down arrow drawn)* "Apartment complexes. No high density housing"
27. "Single family homes!"
28. "NO SECTION 8 HOUSING!" – *To which someone replied,* "But people need homes"
29. "YES, NEED THE TAX BASE. DON'T NEED MORE OF BULK AFFORDABLE OPT."
30. "NO High density housing!"
31. "This is an elitist statement!!"
32. "Please add housing to already developed areas such as HarMar Mall rather than eliminating green space"
33. "Protect skylines and route traffic appropriately i.e. Fulham St should not be treated as a main entry/exit road."
34. "Limit heights = 3 story max"
35. "Yes mixed use low & middle high income"
36. "Mix of housing to meet needs of the next generation; multifamily to multigeneration to single house"
37. "Keep houses same as other houses in Falcon Heights. No more than 2 stories. One level step out townhomes for seniors. Single family homes. Town houses. Extend community park to new park. No affordable housing."
38. "As a resident for 30+ years – I would love to stay in the community. Maybe a 1 level 2 bedroom plus office and see pricing at about \$500,000. Look at all the gray haired people at your open house."
39. "Smaller, more affordable single family homes. ie, under \$400k."
40. "No High Density. No Light Pollution. No Section 8"
41. "No cookie cutter houses! We live in an area w/ unique houses & want to keep it!"
42. "DON'T COUNT ON A DEVELOPER BEING A STEWARD OF THIS AREA. THEY'LL FLIP THE OWNERSHIP AND ABANDON FALCON HEIGHTS – ON TO NEXT!"
43. "The overall city should have a mix of housing options – it's already over-indexed on single family. Don't do a large lot subdivision"
44. "And small lots to help keep single family homes affordable"
45. "Please look to the future demographics of Falcon Heights. Roseville Area Schools are 40% white, 60% other. 35% of students are eligible for free or reduced-price lunch. Please make sure the housing mix is affordable!"
46. "NO! Section '8' We have enough!!!"
47. "Single family housing is increasingly difficult to obtain & unaffordable. With housing, please prioritize smaller homes over apartments. Reduce corporate ownership of land."
48. "Housing that supports families across income gaps would be good for ISD 623 (esp. ENROLLMENT)"
49. "Yes but less emphasis on large lot single family"
50. "Keep our community and property values high, first rate! Do not want Section 8 – Do not want Commercial – Keep Green Spaces – Want a section to connect with Community Park"

51. “*Affordable housing south of Larpenieur (apts/condos/SFH) *Mixed use businesses on the N side of Larpenieur w/ ample green space”
52. “If all senior living I worry about ambulance noise”
53. “*Some* affordable housing?”
54. “Yes in my backyard YIMBY! Affordable housing is really important. I want FH to be affordable for everyone. High density is fine” – *To which someone replied, “Amen!”*
55. “Multi-story apartments are more energy efficient and will house more people on less land → more land left for nature. We can have both housing and parks”
56. “I’D RATHER KEEP THIS AREA A QUIET BUFFER & RETREAT FROM THE LARGER METRO IF THE UNIVERSITY IS UNCEREMONIOUSLY DUMPING IT.”
57. “Be aware of our NIMBY”
58. *(Up arrow drawn)* “Density” = *(Up arrow drawn)* “Tax-base. An innovative forward looking sustainable development plan is possible... and it can increase our city tax base by a lot if we have multi-fam units”
59. “Assisted Living & skilled Nursing facility, so that 1666 Coffman has senior housing that folks can ‘graduate’ into when they need more care.”

Sustainability – We care about being climate-friendly. Development on this land should be done with sustainability at the forefront of design. We want to see rooftop solar, electric vehicle charging stations, and other climate-friendly development practices.

1. “Solar panels are ugly!” – *To which someone replied*, “Solar can be beautiful and integrated” – *To which someone replied*, “Agree”
2. “Multifamily housing (density) is the most sustainable thing of all for housing. Yes green space too for people to enjoy around them but single family homes are not the sustainable model. Use land close in for more people to prevent sprawl!” – *To which someone replied*, “Great point! Density & green space can go together”
3. “The U got the land in 1862, 10 years after the 1851 treaty stole it from the Dakota. Falcon Heights and the U has a responsibility to reach out to the Dakota for their input. See U’s land acknowledgement.” *To which multiple people replied with*, “Me too!” “Great point” “Agree”
4. “All roads should be permeable.”
5. “Care needs to be taken prior to building and during that process. Use sustainable materials.”
6. “GREEN SPACE IS sustainable”
7. “Walking trails no apartments”
8. “Single family houses with gardens. No multifamily housing”
9. “This is unique habitat in the city. I would like the DNR to make it an SNA, return it to wild space & preserve habitat for all to enjoy, and kids to sled on and adults to XC-Ski in the winter.”
10. “The best climate friendly idea is to keep as much open space as possible!”
11. “Green space. Bike paths”
12. “LOTS OF GREEN SPACE”
13. “Be reasonable regarding environmental requirements. Let private parties choose how to power their homes, etc.”
14. “Take inspiration from the Drake Landing solar community (Alberta) (dlsc.ca) (district-type solar thermal)”
15. “Preferable no rentals, single family homes owned by people who live here.” *To which someone replied*, “This is not sustainability”
16. “The U is a ‘land grant’ University. Their land grant was land taken from the Dakota by coercion & then sold to fund the U after the Civil War. If not, the U would NOT EXIST – it was bankrupt at the time! Do the right thing now”
17. “THIS GOAL CANNOT BE ACHIEVED WITHOUT PRESERVING GREEN SPACE BEING THE OVERWHELMING PRIORITY.”
18. “What about clean up before building? Arsenic”
19. “Once built the open land never comes back. No more winter sledding & XC skiing. Make a huge park system like Theo Wirth so everyone can continue to enjoy it.”
20. “Dense housing is more sustainable than single family homes by any measure”
21. “Plan an Eco village! This is a chance to LEAD the state.”
22. “No CORPORATE housing – PRIVATE co-op or private homes”
23. “Please be mindful of the impact on our streets in Lauderdale, both during the construction and after”

24. "District Energy – Geothermal. Cheaper when done for 140 acres" – *And has a green ranking dot*
25. "Keep it a golf course!"
26. "All good! Plan it into the development"
27. "What a great opportunity for the U of M to insist on all possible climate-friendly measures. Be a good neighbor, and a good citizen of the plant! =) "
28. "CAREFUL! Stormwater management – don't flood WALSH LAKE"
29. "All street lights must shine down and not be bright"
30. " = (" (*Just a frowny face on the sticky note*)
31. "Keep light pollution to a minimum"
32. "No more light pollution. Save (restore) our dark skies" – *To which someone replied, "Agree"*
33. "I want the golf course – x country skiing, driving range – park land – Please – climate needs is ridiculous – The golf course is climate friendly!" *To which someone replied, "Mowing golf courses uses huge amounts of energy. Restored prairie & woodland would be better for the climate"*
34. "I prefer more green space than housing. If you build houses make sure they do not add heat to the environment, such technology exist"
35. "This is an opportunity to showcase sustainability including use of native plants."
36. "MAKE THE NEW DEVELOPMENT WALKABLE, WITH A CENTER FOR SMALL BUSINESSES"
37. "LARGE PARK IDEA IS GOOD TO PRESERVE 4-SEASON COMMUNITY USE."
38. "Have some houses using low-carbon generating geothermal heat pumps. Low operating costs, good for the environment."
39. "Continue our priority on environment & being a Green Step city"
40. "This land historically has significance to Native peoples of MN. How will you make sustainability at the forefront of development,. And how are you or will you partner/engage with these peoples?"
41. "Agree w/ other comments on U of M not honoring the past and the land's history. This is a beautiful plot of land. It deserves treasuring, not paving over."

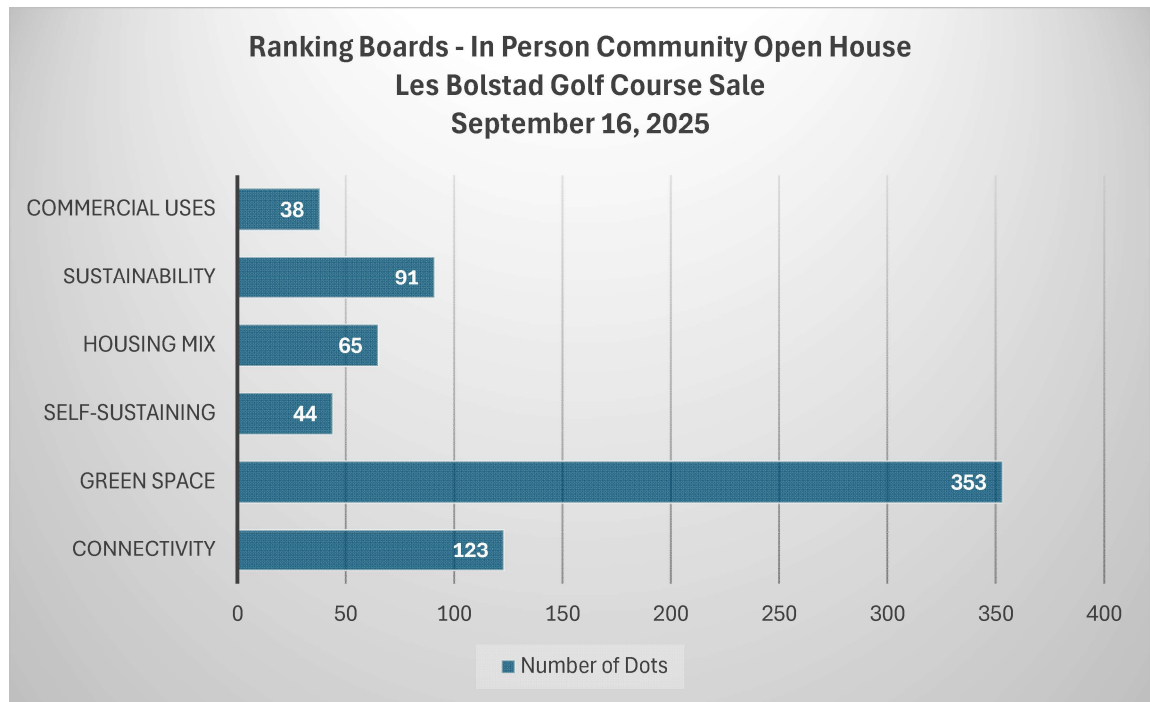
Commercial Uses – We want a mixture of residential and commercial uses. This should be a mixed-use development, and larger commercial uses should take advantage of higher-traffic count roads. Smaller commercial uses such as corner stores or coffee shops would be welcomed throughout.

1. “Small community based business one (i.e. tax paying)”
2. “STAY A GOLF COURSE!”
3. “High density – senior housing – married student housing – affordable while saving trees!”
4. “Small-local, no large stores – mix in with housing – love to see assisted living in the mix”
5. “Very close to large retail center and there’s low demand for office – nbhd-oriented retail would be nice for quality of life”
6. “We are in a bit of a Food Desert (restaurant wise) @ Larpenteur & Cleveland”
7. “Just small coffee shop, doughnut shop. Commercial building draws too many trucks – no matter what road you are the noise from the trucks would disturb neighborhoods”
8. “Could support a corp hdqtrs connected to U campus innovative work (Ag., Forestry, *<indistinguishable>*, *<indistinguishable>*)”
9. “Coffee shop(s) would be great but not essential”
10. “SELL TO NATURE CONSERVANCY!”
11. “Support small business, no mega chain tax breaks”
12. “A nice café would be terrific.”
13. “Keep the area residential – which is why we live here. Quite, less traffic”
14. “No big box / mall / commercial – Keep it green & open. Maybe low density house”
15. “Yes”
16. “The economies of the commercial space should encourage new business owners.”
17. “Design for safety: - eyes on street – small business – events, activities”
18. “Small business will DIE! As they did in the early 2000s.”
19. “Less chains, more small businesses”
20. “There is already too much traffic. Adding commercial only brings more to roads that have too many vehicles & speeding & bad driving. Keep the stores by Rosedale Mall area.”
21. “Sidewalks need to be there.”
22. “SUPPORT SMALL LOCALLY OWNED SHOPS & RESTAURANTS. NO BIG BOX”
23. “Café, coffee shop, limit truck traffic on Fulham. Connect the corners”
24. “I DEMAND A PUB”
25. “Is there any impact on Gibbs”
26. “SMALLER, NEIGHBORHOOD-CENTERED COMMERCIAL SPACE, ACCESSIBLE VIA FOOT OR BIKE (NOT JUST VIA CAR) WOULD BE WELCOME”
27. “Small business ONLY”
28. “Innovation! Start-ups! Use UM St. Paul as a resource.”
29. “Small grocery store / coop”
30. “Small businesses, arts, restaurants, coffee shop!”
31. “NO LARGE COMMERCIAL. Small businesses welcome”
32. “Sell it to someone who will keep it a golf course.”
33. “With more commercial I want thoughtful traffic flow / controls on Larp.”

34. "No banks, pharmacies, chains!!!"
35. "Falcon Heights needs a Trader Joes'!"
36. "Coffee shop"
37. "IF THIS IS GONE IT WON'T BE BACK. PLEASE PROTECT & PRESERVE"
38. "How can we ensure the retail spaces are viable and not just vacant spaces like all the downtown newly-built retail?"
39. "- Define "large – Could it remain a golf course? Manufacturing? Look nice"
40. "No big box, no industrial" *To which someone replied, "Ditto!"*
41. "Businesses will draw FH residents & others to this continuation of our city"
42. "We need a Trader Joes! To help w/ tax break. No apartments!"
43. "Add a Trader Joe's"
44. "Some commercial along Larpenetour makes sense w/ 140 acres of development!"
45. "No big box"
46. "More commercial activity in our town is needed. More neighbors will bring more demand. Zone for businesses on Larpenetour"
47. "Pedestrian malls with local / family owned businesses like nearby St. Anthony Park (Como Ave) *coffee shop *fitness center *No chains *Keep green space"
48. "If there must be commercial spaces 1) Local businesses only, no chains 2) Keep as much green space as possible 3) Make the businesses be environmentally conscious and sustainable"
49. "Commercial spaces should be priority small & local businesses!"
50. "We have plenty of government funded apartments. I would like to see individual homes built with the future & our environment kept in mind. Keep the trees!"
51. "Keep most of it green space!! Recreational uses & small businesses only. Support local community."
52. "Snelling Larpenetour intersection is already struggling. Seems we need housing more than empty commercial space."
53. "UM, DOESN'T A MASSIVE RETAIL CORRIDOR EXIST JUST DOWN THE ROAD? WHY REPLICATE THOSE SERVICES?"
54. "Walkable amenities like grocery, cafes, small store fronts like St. Anthony Park"
55. "Let's model this on the best urban developments in the country – mixed use, - affordable housing, - environmental sustainability, - beautiful & green"
56. "Definitely want some commercial space. I want to walk to grocery & restaurants. But No Big Box retail change the neighborhood to make it less walkable."
57. "The experiment with commercial and residential apartments on Larp & Snelling has resulted in empty NON-filled small commercial spaces – even the doctors clinic moved out – we do NOT need more empty possible coffee shop spaces. Keep it a golf course!!!"

Ranking Boards (In Person)			
Guiding Principle	Board # 1	Board # 2	TOTAL
Connectivity	60	63	123
Green Space	150	203	353
Self-Sustaining	18	26	44
Housing Mix	35	30	65
Sustainability	49	42	91
Commercial Uses	14	24	38
	326	388	714

Note - For the ranking boards, each attendee was given four "dots" to place on the board to mark the four principles most important to them. They were allowed to place one dot on four different principles or place multiple on less principles to notate more importance.

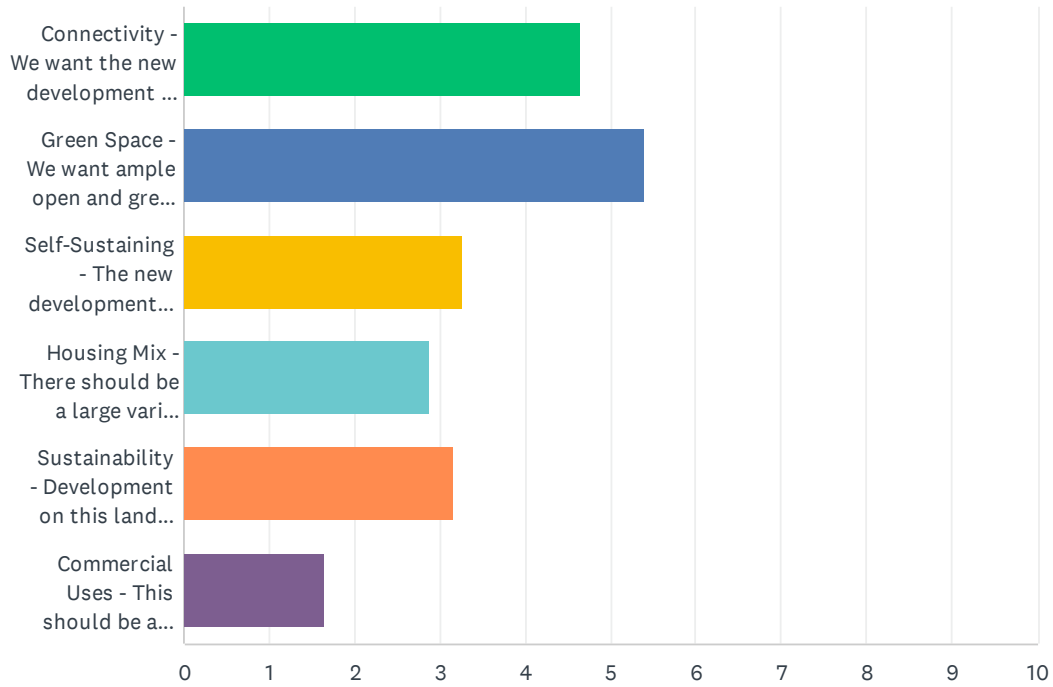


< End of In-Person Open House Comments >

< Begin Online Survey Results >

Q1 Please rank the goals below in order of most important to you to least important.

Answered: 80 Skipped: 0



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	1	2	3	4	5	6	TOTAL	SCORE
Connectivity - We want the new development to feel like part of Falcon Heights. It should be walkable, bikeable, and transit-friendly, and open for all Falcon Heights residents to enjoy.	18.75% 15	51.25% 41	12.50% 10	11.25% 9	5.00% 4	1.25% 1	80	4.64
Green Space - We want ample open and green space for recreation and park programming, and trails should be publicly accessible. As much existing tree stock as possible should be protected.	66.25% 53	20.00% 16	6.25% 5	3.75% 3	2.50% 2	1.25% 1	80	5.40
Self-Sustaining - The new development should include a diverse tax base that can support the services needed in the area. It should also have a positive impact on property taxes across the city, helping to keep them stable and affordable for residents.	3.75% 3	8.75% 7	31.25% 25	28.75% 23	22.50% 18	5.00% 4	80	3.27
Housing Mix - There should be a large variety of housing, including affordable multifamily properties, townhomes, patio homes, and single-family homes. All walks of life should be able to find a place here.	5.00% 4	5.00% 4	16.25% 13	36.25% 29	21.25% 17	16.25% 13	80	2.88
Sustainability - Development on this land should be done with sustainability at the forefront of design. We want to see rooftop solar, electric vehicle charging stations, and other climate-friendly development practices.	5.00% 4	13.75% 11	26.25% 21	12.50% 10	32.50% 26	10.00% 8	80	3.16
Commercial Uses - This should be a mixed-use development, and larger commercial uses should take advantage of higher-traffic count roads. Smaller commercial uses such as corner stores or coffee shops would be welcomed throughout.	1.25% 1	1.25% 1	7.50% 6	7.50% 6	16.25% 13	66.25% 53	80	1.65

Q2 Connectivity – We want the new development to feel connected to the rest of the City of Falcon Heights and be inviting to all residents, not just those living in the new neighborhood. The development should be walkable, bikeable, and transit-friendly to allow for the best access.

Answered: 48 Skipped: 32

#	RESPONSES	DATE
1	Falcon heights could use more integration period... it lacks a town center and thus lacks a strong identity. It would be great to make this development help generate belonging and town identity through la escape design signage with themes that are then picked up throughout the city to make it coherent.	9/17/2025 8:59 PM
2	Keep it as a park/nature area and take fences down for neighborhood access.	9/17/2025 1:46 PM
3	And we would hope that it wouldn't impact or increase traffic on the neighborhood south of the golf course.	9/17/2025 11:23 AM
4	Consider its connectivity also to St Paul, which is right across Larpentuer.	9/17/2025 10:52 AM
5	I would say it is essential that the new neighborhood have a traditional street grid and to promote biking and walking, slow speeds and safety above throughput. A traditional grid means there is redundancy and people have many ways to get to and from arterial roads. I would absolutely not want to see more suburban cul de sacs. This is also an opportunity to work with Ramsey County make sure that the arterial roads reflect the changing nature of this place. They should not be high speed arterials, but should again promote slow speeds, multi-modal access, and the ability to safely cross the street (Larpentuer in particular).	9/17/2025 10:45 AM
6	Ample safe walking and biking trails	9/17/2025 9:35 AM
7	Design should minimize automobile traffic.	9/16/2025 8:36 PM
8	Not a concern for me	9/16/2025 7:53 PM
9	Green space. No roads. No transportation.	9/16/2025 6:55 PM
10	Sidewalks are good and already feel like this area is very walkable.	9/16/2025 6:55 PM
11	I would like to see the Community Park extended into the golf course. It would be an eyesore to loose the beautiful corner of Roselawn Ave and Cleveland Ave. It is such a beautiful site after exiting the freeway. The new park could have walking paths and bike trails, along with cross country skiing in the winter. Keep the housing further closer to the housing in Lauderdale.	9/16/2025 6:50 PM
12	Linked to green spaces, this has a far different approach than a focus on housing, which is implied here. My preference is to have a majority of green space, with connectivity to the existing, surrounding neighborhoods.	9/16/2025 6:19 PM
13	Consider a pedestrian/bike over or underpass (or two!) to connect the North and South sides of Larpentuer. There is already a underpass that could be kept as long as it is safe. Do not fill Cleveland and Larpentuer with commercial buildings/parking lots that attract a lot of car traffic and cut off the various neighborhoods from each other. Make it easy to walk from one neighborhood to another to encourage walking or biking from one retail area to another.	9/16/2025 6:08 PM
14	This is a very important goal. Supporting multi-modal forms of transportation is extremely important. So many of the roadways in Falcon Heights feel hostile to pedestrians already (especially by Larpentuer Ave), so transit and sidewalks need to be prioritized. The entire community should be able to use the space freely and have access to transit, protected bike lanes, and sidewalks. Highly developed areas with little green space are not welcoming and do not support those from all income levels, ability statuses, and socioeconomic statuses.	9/16/2025 5:48 PM
15	Please maintain green space and keep it publicly accessible, not restricted to residents.	9/16/2025 5:13 PM

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16	Consider having two or more bicycle-only bridges (like the Sabo Bridge in Minneapolis over Hwy 55) to connect bikes to neighborhoods without needing to cross Larpenieur or Snelling.	9/16/2025 4:47 PM
17	This development should just not happen at all	9/16/2025 4:44 PM
18	The stated goal is good.	9/16/2025 4:27 PM
19	Using Highland Bridge as a guide as to what NOT to do, don't make this site like a gated community with high density housing surrounded by commercial space.	9/16/2025 4:02 PM
20	High priority for safe, accessible and welcoming for non motorized traffic. Sidewalks and bike paths are a high priority, especially since the high traffic streets of Larpenieur and Cleveland etc that boarder the parcel can feel unsafe for less experienced users	9/16/2025 3:37 PM
21	Protected bike lanes	9/16/2025 3:36 PM
22	Looks like a few routes already service the area for commuters, particularly Route 61.	9/16/2025 3:32 PM
23	Losing the walkable (and cross-country ski-able) green space is a hard blow. Ensuring that there are walking/rolling trails available will lessen that somewhat, and providing easy options to reduce SOV use will make the space more inviting and more environmentally sustainable.	9/16/2025 3:11 PM
24	It is important to have this area to have accessible parks, community garden space, playing fields and courts, and trails for hiking or skiing to use. Keeping the sledding hill would be wonderful.	9/16/2025 2:59 PM
25	No new housing or commercial, just open green space. The golf course is used by far more than just golfers - it is used for cross country skiing and sledding in the winter, walking and running, and by local wildlife. Please stop developing spaces and screwing up the ecosystems of the area.	9/16/2025 10:04 AM
26	You should also consider connectivity to the other communities that surround and use that area in ways that say "welcome " instead of "this is not yours" Specifically Lauderdale, Roseville, StAPk and UofM residents who currently enjoy the use of sidewalks, sledding hill, cross country ski course and that great tunnel allowing safe passage across/under a dangerous 4+ Lane Stroad	9/16/2025 9:47 AM
27	Anyway to make these feel like little villages that is easy access to get to via bikes and public transit is great.	9/16/2025 9:08 AM
28	maintaining safe spaces for people to be outside exercising and connecting with nature.	9/15/2025 8:35 PM
29	Falcon Heights is privileged to have walkable neighborhoods, it's what sets us apart. Let's keep this same feel in the new neighborhood.	9/15/2025 8:13 PM
30	Yes	9/15/2025 8:08 PM
31	This is a must. It should not feel like a separate community.	9/15/2025 7:36 PM
32	Tied to green space it should have public and common areas open to all.	9/15/2025 7:20 PM
33	It's been our family tradition to buy Christmas trees from the UMN Forestry Club, because it's been part of the walkable neighborhood. The historic railcar track/path is well used and it's part of the character of the neighborhood. We want this sort of connectivity maintained	9/15/2025 6:56 PM
34	Keeping this space green will allow for connectivity. Too much development will remove this extremely desirable green space. Many outdoor uses could be developed for residents, including xcounrty ski trails, mountain biking/fat biking, hiking, etc.	9/15/2025 5:51 PM
35	The new development should also feel connected to the nearby neighbors in Roseville and Lauderdale.	9/15/2025 4:42 PM
36	Would like to see walking and biking paths around the perimeters and also across the middle. The paths should connect with current and future transit. These paths should not count as green space.	9/15/2025 4:38 PM
37	Walkable and bikeable paths is important.	9/15/2025 3:44 PM
38	This is most important thing is not to create separate enclaves within FH. That's best accomplished by ensuring that established and new areas are accessible to everyone.	9/15/2025 3:23 PM

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Promoting public transportation use will be beneficial to the environment and hopefully get more people out of their cars.

39	As a central location in Falcon Heights, I would love to see it continue to be used by residents and visitors to support healthy activities- running, biking, skiing, sledding, and more	9/15/2025 2:05 PM
40	With easy access from the Falcon Heights park, across Cleveland, a seamless corridor should be created. A larger park could be established within the golf course grounds.	9/15/2025 12:08 PM
41	Most people don't want to other neighborhoods. I don't think people will feel connected to this space - it's on the edge of FH; it's near the Community Park which people use; it's got other spaces in between FH residential and the golf course. I don't feel connectivity is that important. FH is so disjunct already.	9/14/2025 8:58 PM
42	Yes having walking and biking paths are important.	9/14/2025 8:49 PM
43	I would like to see bike trails and walking paths in a mixture of native prairie grass and trees. An extension of the Community Park. If housing is included, keep it towards Fullman Ave, where there is other development. The last survey the residents did not want new development. Especially low income housing. Now there will taxes assessed to pay for social services. The city should follow what residents want and not their own "feel good agenda". The traffic on Roselawn Ave would be terrible. It would impact residents living on that street. The road noise will be terrible to listen to. The bus noise and metro transit running all the time would be terrible.	9/14/2025 8:41 AM
44	This should be of prime importance. The area needs to feel like the rest of Falcon Heights, not an add on.	9/13/2025 10:37 AM
45	Lots of parks and paths	9/13/2025 9:07 AM
46	Keep the golf course	9/12/2025 6:47 PM
47	Many people enjoyed the golf course for getting outside to snowshoe, cross country ski, sled, golf (obviously) and want this space to remain that way. This could include patches for the listed activities, pickleball courts, sand volleyball courts, etc.	9/12/2025 1:20 PM
48	Bike lanes and bike storage are imperative! A community rec center would be nice.	9/12/2025 9:33 AM

Q3 Green Space – We want there to be ample open and green space for recreation and park programming, and trails should be publicly accessible. As much existing mature tree stock as possible should be protected.

Answered: 62 Skipped: 18

#	RESPONSES	DATE
1	Area south of Larpenteur should be preserved as a green space.	9/18/2025 11:03 AM
2	This is important —I do really want the development to take advantage of the mature trees and beautiful topography of the site that n the design. Shady tree filled residential spaces increase property values and are part of being environmentally sustainable. The natural hills and dales of the site are magnificent—it seems if the planning and design of the development is done right (eg build on the greens, not on the hills and low lying pond and grasses) thus will not create a stunning park like developments t but will also not be fighting against the flow of water. Let's think about the hydrological features of the site so that water flows naturally.	9/17/2025 8:59 PM
3	I would love a portion of the land to be preserved for a walking, running, and Nordic skiing loop, In my dreams, it would be 5K.	9/17/2025 6:17 PM
4	The oak and various other trees there are lovely, try to find a way to keep them regardless of end-use.	9/17/2025 1:46 PM
5	Cutting all the old growth trees would be a disaster. This would be an ideal spot, if there is a park, to put pickleball courts, similar to Totem Pole Park - on the eastern side of the park where neighbors would not be affected by the noise.	9/17/2025 11:23 AM
6	This is extremely important. Green open space and wooded trails — and preservation of as many mature trees as possible.	9/17/2025 10:52 AM
7	I think this is one of the most IMPORTANT things to think about. It would be a terrible shame to lose trees that are more than a century old, and there are many on the property. I would ask that developers think about innovative clustered development strategies that make use of the non-forested areas (golf courses are full of fareways and greens, after all). And give people a variety of housing types within these clustered zones - units attached and grouped together. Maybe think about how the housing can share open space in a more communitarian way. Embrace the trees as a collective resource, not just objects to be owned on private lots.	9/17/2025 10:45 AM
8	Cross country ski trails to be incorporated	9/17/2025 9:35 AM
9	One of my favorite thing about the golf course right now is the way it opens to the community in the winter. More of that, year round would be a beautiful thing.	9/17/2025 8:19 AM
10	It would be nice to keep the driving range or some small connection to the golf course. A miniature golf course for kids incorporated into a new park?	9/17/2025 12:22 AM
11	Protecting the trees, establishing pollinator-friendly gardens, and banning the use of pesticides and herbicides on any grassy areas are my top priorities.	9/16/2025 8:36 PM
12	Addressed elsewhere	9/16/2025 7:53 PM
13	Most important! More important than anything else. By far.	9/16/2025 6:55 PM
14	Looking forward to seeing the final project when the new park is complete.	9/16/2025 6:55 PM
15	All the mature trees should stay. Trails and paths can be dispersed around the trees. It's important not to disturb nature. Wildlife live amongst the golf course. Birds, frogs, other creatures. Development would disturb nature.	9/16/2025 6:50 PM
16	No Golf Course.	9/16/2025 6:39 PM
17	A nature preserve would be the most preferable green space. In addition, a relocation of the existing off leash park to a larger more wooded area with terrain features and no mud pit.	9/16/2025 6:19 PM

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18	Maintaining green space should be a top priority. Once this land is developed there is really no going back. Use native species and create wildflower gardens to attract pollinators.	9/16/2025 6:08 PM
19	This is extremely important as well. Green space should be the most important thing to sustain throughout this project. This space affects wildlife and there is great potential to turn a space that is not currently very conducive to wildlife (aka the golf course) into something that nurtures habitats (such as pollinator gardens). We deserve to have quiet spaces to be with our community. We do not need additional noise, air, and water pollution in the area.	9/16/2025 5:48 PM
20	The most important thing is to preserve PUBLIC green space, particularly on the south side of Larpenteur. I want trails for walking and running, preservation of forest and old trees. I would support putting denser, taller buildings along Larpenteur so that green space can be maximized.	9/16/2025 5:13 PM
21	This is by far and away the most important factor to me. The loss of green space is a leading reason why I am concerned about this development	9/16/2025 4:54 PM
22	EXTREMELY IMPORTANT! Preserve green space and existing trees. The area south of Larpenteur should be 100% park land with no development, just landscaping and trails.	9/16/2025 4:47 PM
23	Yes it should be like a golf course only with no golfers preserve the wildlife that lives there because it has nowhere else to go	9/16/2025 4:44 PM
24	The part south of Larpenteur should be largely green space. It should be treated as a supporting part of Breck Woods, the trolley trail, and the pond behind the apartment buildings next to the golf course.	9/16/2025 4:27 PM
25	The South of Larpenteur (SOL) site should be separated from the North of Larpenteur (NOL) site and SOL should be left as green space or very low density housing. This site borders many homes including the homes of Rose Hill, those homes on the north side of Folwell and the Coffman condominiums to the east, and those owners (and the U of MN which owns the land under many of these homes) should not have to suffer high density housing or commercial development adjacent to their homes	9/16/2025 4:02 PM
26	Yes, please!	9/16/2025 3:37 PM
27	Honor the legacy of this beautiful green space by preserving as many trees as possible. Citizens need green space to recharge, and trees contribute by consuming CO2.	9/16/2025 3:32 PM
28	This would be nice being it's been an open green space for a long time. I think it's large enough that you can bring in housing but still maintain many trees and open spaces.	9/16/2025 3:17 PM
29	Leaving the part of the golf course south of Larpenteur to become a wilderness area/park would not only be beneficial to flora and fauna, it would continue the corridor from Breck Woods (as much of that is preserved after the Luther Seminary's former land is developed) and the trail east of Coffman. Additionally, there are a number of large, mature oak trees both north and south of Larpenteur whose loss would be tragic. Losing green space (and particularly the loss of existing trees) after the recent loss of so many mature trees along Cleveland between Como and Larpenteur would be devastating, environmentally, and emotionally. A plan which doesn't preserve as much green space as possible is going to find significant push-back from neighbors.	9/16/2025 3:11 PM
30	This is crucial to the spirit and beauty of Falcon Heights. Please allow much green space and trees, plus habitat for birds and wildlife	9/16/2025 2:59 PM
31	Preserve access to cross country skiing if possible. This is a valuable resource that is not available in the nearby area.	9/16/2025 2:49 PM
32	Should be used as a golf course. Golf demand is higher than ever - proper investment in maintaining it as a course would benefit the community and city from a revenue perspective.	9/16/2025 11:02 AM
33	No development. Protect all existing trees! Protect as much land and green space as possible. Wildlife are already getting displaced from their main living areas. As wildlife are pushed out, it is taking away the predator wildlife that keeps rodent populations down. The more we push predators out, the more rodent and small wildlife are wreaking havoc on current homeowners. Development is taking out raptors, coyote, and foxes. Please don't develop the area, nearby neighborhoods cannot handle the influx of mice, chipmunks, rabbits, and other small mammal populations going unchecked. Song birds and native reptiles are dying off with no where to move to.	9/16/2025 10:04 AM

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34	With the possible exception of a fog park, I'm not so interested in parks and programming. I am in the sustainability profession and I up voted the part about preserving as many trees and as much green space as possible	9/16/2025 9:47 AM
35	One of the things that makes Falcon Heights unique and a great place to live is that we have green space so close to the city. The University of Minnesota farm fields are something cities of our size do not see so close to a downtown area. The golf course is a calming space to drive. Falcon Heights is a gem so close to downtown Minneapolis. If this space is over built I feel it would lost. There are a lot of low income housing buildings in and around us. I don't want to see what happened on County Rd. C happen in our city. Keeping our housing prices up, neighborhoods desirable and safe is of paramount importance! We live in a city with a small town feel. To lose that would be devastating.	9/16/2025 9:31 AM
36	I am sure there will be some park space but ensuring we get a good mixed use development area is a higher priority for me.	9/16/2025 9:08 AM
37	Please keep all the green and as much green space as possible. Once we lose it, it's gone forever. It would be nice to continue to maintain trails for cross country running and skiing.	9/15/2025 8:35 PM
38	We would love the area to maintain trails for walking, running, and nordic skiing. This has been a critical course for runner and skiers for decades. Please include trails for all to enjoy, not just the local residents. We will never recover greenspace if it is not preserved now.	9/15/2025 8:13 PM
39	Would be nice if you could keep the driving range	9/15/2025 8:08 PM
40	Yes I agree with all this. Green space is important. The tricky issue will be the trade off between green space area and other goals like an adequate amount of housing, retail space, and a sustainable tax base.	9/15/2025 7:36 PM
41	In addition to mature trees there should be nice landscaping with flowers and shrubs, etc.	9/15/2025 7:20 PM
42	Yes!! Not only for our mental health, but also there is diverse wildlife that the current greenery is supporting. We should honor the thoughtful preservation of the natural terrain the original developers of the University Grove followed in this development proposals.	9/15/2025 6:56 PM
43	This space staying green space will keep property values high. The area surrounding the course is some of the most valuable single family property in the metro, because of green space like this. There is a variety of wildlife and plant life that would be destroyed by any development. This is by far the most important item to consider.	9/15/2025 5:51 PM
44	What an asset to now and the future residents to have a beautiful area with mature trees and space.	9/15/2025 5:23 PM
45	Have addition soccer fields to pull some of the soccer games off of community park. Those fields are overused and there is way too much traffic in the area on game days.	9/15/2025 4:55 PM
46	I'm not sure what park "programming" means; examples of this should be given (e.g., sports fields, pavilions, etc.) I think it's important that there is ample open and green space and as many trees remain in keeping with the character of surrounding neighborhoods.	9/15/2025 4:42 PM
47	8-10% green space is the minimum but perhaps it could be increased. Hopefully if any ponds are developed or preserved they can be accessed by the public.	9/15/2025 4:38 PM
48	Maintaining green space is extremely important. I do not want existing mature trees to be cut down.	9/15/2025 3:44 PM
49	The Twin Cities are known nationally for our green spaces and we should endeavor to continue our emphasis on that aspect of urban planning.	9/15/2025 3:23 PM
50	parks and green spaces are so important to the families in the area. We have used the golf course as a place to go sledding for several years and would continue to like to leverage this green space for years to come	9/15/2025 2:05 PM
51	The golf course is on beautiful land. As much of its natural beauty should be maintained, as possible.	9/15/2025 12:08 PM
52	Yes!!!!!!! Set backs that keep green space around the edges and tuck the housing in the middle would help accomplish the goal of green space, trails and mature trees.	9/14/2025 8:58 PM
53	Would like to see as much of the trees protected as possible. The golf course was a beautiful	9/14/2025 8:49 PM

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green space and the healthy trees should be preserved as much as possible.

54	Keep the beautiful nature trees. Add an extension of the Community Park to the new park, with bike trails and walking paths. And then some cross country skiing in the winter. There are lots of residents that enjoy that. Keep the housing towards Fullman Ave is, where there is other development. Tue last survey, majority of residents wanted to keep it green space. The city has an obligation to work for the residents and their own feel good agenda. Keeping the wildlife and environment is important. Destroying this would be irreparable. Yesterday I saw an eagle fly over the golf course.	9/14/2025 8:41 AM
55	Development should consider greenspace and trail corridors to take advantage of the resources that ancho all four corners of the site. (SE corner-Bell Museum and Gibbs farm cultural resources, NE Corner - Falcon Heights Park, NW Corner - Lauderdale Park, SW Corner - Lauderdale nature area and Breck Woods trails)	9/13/2025 10:37 AM
56	Around 50% of the land should be used for green space, specifically the land adjacent to larpentuer ave.	9/13/2025 9:07 AM
57	It should be a county park and maintained as green space. Not developed	9/12/2025 6:47 PM
58	In conjunction with my connectivity comment, the most important aspect of what is done to this space is keeping it as unoccupied by buildings as it currently is.	9/12/2025 1:20 PM
59	It's a shame that this has to happen in the first place. It's a beautiful property. Full of mature trees, peaceful. Why does every piece of land have to be developed. So it's a golf course, it seems that the truth as far as sustainability has not always been spoken.	9/12/2025 11:43 AM
60	Preserving existing trees should be a huge priority. It would take decades to replace what's already there. At *minimum*, the entire portion of the land that is south of Larpenteur should be preserved as green space, with trails. The tunnel should be kept as well, as long as it is safe	9/12/2025 9:33 AM
61	This is the most inportant element. Our greenspaces are so vulnerable yet life-giving for creatures big and small. Please have this at the forefront and protect it for generations.	9/12/2025 7:50 AM
62	Yes! The university has worked hard to maintain healthy trees, and remove ash trees.	9/11/2025 9:09 PM

Q4 Self-Sustaining – The new development should include a diverse tax base that can support the services needed in the area. It should also have a positive impact on property taxes across the city, helping to keep them stable and affordable for residents.

Answered: 47 Skipped: 33

#	RESPONSES	DATE
1	Should consider how additional residents will impact public schools in the area.	9/18/2025 11:03 AM
2	I think the mix of housing will help with this tax base question. But yes, let's go into this for the long haul— a great plan will increase the revenue for FH, but that cannot be the sole consideration.	9/17/2025 8:59 PM
3	I don't see tax revenue as something that should drive goals, tax revenue from this property could even be a net-negative sort of like Como Zoo is for Saint Paul. Falcon Heights should dream big.	9/17/2025 1:46 PM
4	Absolutely - a positive financial impact is essential to the plan	9/17/2025 11:23 AM
5	Stable affordable property taxes are impoertant but shouldn't be the end goal of use of this property.	9/17/2025 10:52 AM
6	St. Paul is doing some very innovative things in terms of sustainability with some of the design for The Heights redevelopment of the former Hillcrest Golf Course on the east side. I'm thinking district heating, for instance. There are opportunities for doing things very differently and in a novel and model way that showcases how innovative Falcon Heights is. I think a mix of tax base is a great idea, just don't let that become a proxy for massive parking lots and big box stores. I don't think it needs to look like that, nor does the housing have to follow typical suburban patterns to be desiraeable. This is an extremely desirable location, roughly equidistant between downtown Minneapolis and Saint Paul.	9/17/2025 10:45 AM
7	This sounds vague and just a cool sounding catch-phrase.	9/17/2025 12:22 AM
8	See #8	9/16/2025 7:53 PM
9	What kind of question is this? It should have a positive impact? Rather than.,, what? A negative impact?	9/16/2025 6:55 PM
10	No comment	9/16/2025 6:55 PM
11	That is always the goal of any new development. However, you need the proper planning, oversight, oversight to have that happen.	9/16/2025 6:50 PM
12	Real tax base. No Golf course	9/16/2025 6:39 PM
13	With a nature preserve or large, multi-use green spaces, the value of surrounding properties increases, aiding in sustainability. With a UofM horticulture partnership, a well-thought out nature preserve would be low maintenance and expenses offset by increased neighboring community tax revenues.	9/16/2025 6:19 PM
14	Taxes are necessary and should not be ignored but there are other concerns that are higher priority.	9/16/2025 6:08 PM
15	We need to ensure that gentrification of the area is mitigated as much as possible. Building countless "luxury" apartments makes housing unaffordable and office buildings or parking lots take space away from the community and do not offer any meaningful support to the community.	9/16/2025 5:48 PM
16	Increasing housing supply is good for home and rental prices in the area.	9/16/2025 5:13 PM
17	Falcon Heights already charges high property taxes! Perhaps use the additional tax revenue	9/16/2025 4:47 PM

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from the development to LOWER property taxes across the city.

18	If you put so much as a porta potty on that land it better have solar and a self-pumping wheel and not recontaminate the groundwater	9/16/2025 4:44 PM
19	The stated goal is good.	9/16/2025 4:27 PM
20	Highland Bridge has the potential to develop about 3,800 housing units on 122 acres. This site has 124 acres NOL. The SOL site should be the major green space for this development to buffer what is likely to be lots of commercial development along the north side of Larpenteur.	9/16/2025 4:02 PM
21	Why isn't this danged question titled Positive Impact On Tax Base instead? You would get better feedback that way. See my comments on Housing Mix. If you cave to developers on Tax Increment Financing, your development will not have a positive community impact for years.	9/16/2025 3:32 PM
22	You would need to bring in some businesses to accomplish this: coffee shops? a small grocery store?	9/16/2025 3:17 PM
23	Yes, but please refrain from building dense, ugly apartment complexes. Nothing over three stories like the new apartment building near the Good Acre on Larpenteur, which is a HUGE eyesore.	9/16/2025 2:59 PM
24	Golf course would sustain itself.	9/16/2025 11:02 AM
25	NO development It's not just Falcon Heights affected by this. Lauderdale, Roseville, and St Anthony Park Neighborhood should be included in this at the very least. It affects them as much as or more than FH.	9/16/2025 10:04 AM
26	I am realistic re:FHCH motivation to increase its tax bases. I upvoted this because of the language re: positive impact/ not adding to The burden I ask that you consider other burdens besides taxes during and after development/construction: traffic, noise, surface water and drainage (esp Fulham/Roselawn corner flooding) , utilities such as aging sewer and water , added overhead & underground wire utilities. Also light pollution and added heat island FX	9/16/2025 9:47 AM
27	You would take care of property taxes at the expense of quality of our neighborhoods.	9/16/2025 9:31 AM
28	Building some dense area to provide mixed use and larger tax base is my preference. This also reduces maintenance expense since more pipes and wires serve more people.	9/16/2025 9:08 AM
29	less of a priority	9/15/2025 8:35 PM
30	No nonprofit please! We need tax income	9/15/2025 8:08 PM
31	Absolutely this should be planned to be a net financial benefit to the community and not an extra cost burden.	9/15/2025 7:36 PM
32	Mixed housing with an emphasis on some higher end properties should help address the property tax aspect.	9/15/2025 7:20 PM
33	If it's not self-sustaining, what's the point?	9/15/2025 6:56 PM
34	Property values surrounding the course are high for this area. Too much development in this area will decrease property values and drive people away from the area.	9/15/2025 5:51 PM
35	The new development should have a positive impact on property values across Falcon Heights and neighboring communities.	9/15/2025 4:42 PM
36	Assuming that multi-housing will deliver more tax revenue, that should be a large percentage of the mix. Retail should not be addressed here at the expense of improvements at Snelling & Larpenteur.	9/15/2025 4:38 PM
37	Not sure what other options are available for taxation. But for sure no commercial entities should be given any tax breaks or incentives. If they want to do business in the area they can support the development and upkeep like everyone else.	9/15/2025 3:23 PM
38	Falcon Heights is a community with diversity and capacity to provide good standard of living for our residents and families. Whatever goes into this space should be able to support a high quality of living	9/15/2025 2:05 PM
39	We need to improve the tax base of Falcon Heights, but not at the expense of the quiet	9/15/2025 12:08 PM

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community we have already. A grocery store, perhaps a Trader Joe's, smaller retail, and then higher end homes and townhomes would increase the tax base while keep crowding at a minimum.

40	FH needs more tax base. It'd be nice to have this lower property taxes. I'm in a single family home and almost priced out given purchase cost and tax increases.	9/14/2025 8:58 PM
41	We have many affordable, low income housing in Falcon Heights. Would like to see more mid-level income housing options.	9/14/2025 8:49 PM
42	Bringing in low income housing and commercial industry will effect the selling prices of the surrounding homes in the golf course. It won't effect people further away. This is a huge disadvantage for people near the golf course. Our home values still go up, but the selling price will not be as good. Having a park and walking paths and bike trails would be much better for the community in the future. As well for nature.	9/14/2025 8:41 AM
43	Yes, but not at the expense of radically changing the character of Falcon Heights.	9/13/2025 10:37 AM
44	Do what you can	9/13/2025 9:07 AM
45	This is a bad use of a beautiful green space. The legacy of this area is going to be destroyed just for moneymaking.	9/12/2025 6:47 PM
46	As long as you don't increase my taxes, I don't care.	9/12/2025 1:20 PM
47	Yes, what an opportunity to increase the tax base.	9/11/2025 9:09 PM

Q5 Housing Mix – There should be a large variety of housing, including affordable multifamily properties, townhomes, patio homes, and single-family homes. All walks of life should be able to find a place here.

Answered: 53 Skipped: 27

#	RESPONSES	DATE
1	See above. Not all McMansions and also not all affordable or senior housing.	9/17/2025 8:59 PM
2	Don't care about housing.	9/17/2025 1:46 PM
3	Absolutely	9/17/2025 11:23 AM
4	One third of new housing should be affordable to working people at minimum income levels especially families with children who need 3-4 bedroom homes. Mix rentals and owned homes. Consider Emma Norton housing in the mix.	9/17/2025 10:52 AM
5	In the Greenspace comments, I made the case for clustering housing in such a way as to preserve mature trees and outstanding greenspace opportunities. I think attaching housing is a great idea. There can be a wide variety of options here, and I think this would be a golden opportunity to experiment with some really innovative and different ideas. Like shared community space. Look to the communitarian models. Look at ideas like housing clustering around shared open spaces (University Grove shows some of this). Even think about models for shared structures like community kitchens, etc. And of course a variety of units makes sense. Think along the age continuum - places that appeal to families with children, single young people, young couples, single professionals, retirees, grandparents living intergenerationally with their children and grandchildren. Don't be afraid of density. Density also means vitality, and you can add density in smart ways at critical places, while preserving and creating high quality open spaces.	9/17/2025 10:45 AM
6	Yes	9/17/2025 12:22 AM
7	Not a concern for me	9/16/2025 7:53 PM
8	There should be no housing at all. It should be green space.	9/16/2025 6:55 PM
9	Even 55+ community (condos/apartments) or assisted living. More interested in seeing patio homes...don't bring in a lenar, ryland, or pulte builders if cookie cutter neighborhoods you see in lino or blaine	9/16/2025 6:55 PM
10	I thought whoever wrote, "all walks of life should be able to find a place here", has an elitist attitude. Is this group looking down at the rest of the Community? According to the other survey, the majority of the citizens think there is enough affordable multifamily housing in Falcon Heights. Multiple research has shown affordable housing does attract crime. The development should keep the neighborhood character. The city should be looking after the residents in Falcon Heights. The reason everyone stays here until they are elderly, is because it's a nice community. Since population is older, the city should consider building more one level townhouses for seniors to move into. Why not make a neighborhood for seniors. Mixed with townhouses, patio houses and single family housing? This would help the residents already here.	9/16/2025 6:50 PM
11	This implies and assumes residential development and while it may be an outcome, it seems to draw a conclusion before community input has been collected.	9/16/2025 6:19 PM
12	Don't make this a high end development that only attracts the folks who can afford top end homes. The Twin Cities need places that are safe and affordable for a range of socioeconomic levels. Single level living for seniors or folks with mobility limitations is a good idea. Attached garages for these dwellings also help seniors stay in their homes longer.	9/16/2025 6:08 PM
13	Emphasis on having a VARIETY of housing. Multi-unit housing that's affordable is key here. We do not need to build a hundred single-family homes that gatekeep the green space from the	9/16/2025 5:48 PM

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community. Also, it's important to avoid building "luxury apartments" that make housing unaffordable.

14	Not a top priority for me. I do think denser housing would allow for more preservation of green space. That's a bigger priority.	9/16/2025 5:13 PM
15	Disagree. Denser housing will increase traffic in the area, which is frequently often dreadful. Packing more people and cars into the neighborhood will adversely affect current residents	9/16/2025 4:54 PM
16	Nothing taller than three stories. "All walks of life?" Even people who cannot afford to buy a house or pay rent?	9/16/2025 4:47 PM
17	We've tried affordable housing here in Lauderdale it's not so great people can buy a house if they can afford one how about regulating real estate property management and property development to the point where it's not inflated past the point of the working class to live. A great big no thanks to exporting your social problems to our neighborhoods	9/16/2025 4:44 PM
18	The stated goal is good.	9/16/2025 4:27 PM
19	Any developer that purchases this property will try to jam as many units as possible onto the site. It will NOT look like the rest of Falcon Heights unless Falcon Heights is willing to limit the number of units possible, which will reduce what a developer will pay the U of Mn for the privilege of developing the site. I would imagine that the idea of some sort of a bucolic site with parks, winding streets and a pleasant neighborhood setting is a pipe dream that will succumb to the U of Mn's desire to maximize their sale price and Falcon Height's desire to maximize tax base	9/16/2025 4:02 PM
20	Be realistic. Whichever development teams get the bids, their practice is to build and flip. Do not get caught up in any pitches about their long-term commitment to the community. Limit use of Tax Increment Financing (TIF). It may be attractive on the surface, but too many TIF districts in a city are a drain on taxpayers, as the properties must be maintained through city services and a portion of property taxes go toward debt servicing for the districts. Not a great win for anyone but the developers.	9/16/2025 3:32 PM
21	Not much to add to this. I agree with this.	9/16/2025 3:17 PM
22	Yes, this is good - but please, please make the housing attractive (not too dense, cheap siding, nor too high!)	9/16/2025 2:59 PM
23	NO development. No housing. This area cannot sustain more housing. Traffic and road damage is already an issue. No more development!	9/16/2025 10:04 AM
24	Seems pretty obvious considering the metro is expected to grow so much more I would like to emphasize that there should be a mix of owned & rentals as well as household sizes. Too often it's assumed all single people, regardless of ages, want 1bedroom apts I would also suggest alternatives such as co-ops, community living and land trust models	9/16/2025 9:47 AM
25	We have a lot of low income housing. I would not like to see multi level apartments in this area!!! Please do not overbuild for tax money! Quality of life and keeping our friendly small town feel is worth more than money for the city. My fear is that you will see people move, housing values go down in current neighborhoods. More people, more traffic, more crime, quality of life go down. What about affordable housing for the people that are the working poor. They don't qualify for low income housing.	9/16/2025 9:31 AM
26	For sure. It a dense village area where people can walk to all the basic needs of a city is welcomed including mixed use developments where we see businesses on the lower floors and condos and apartments above allows good mixed use and safe walking and biking spaces. This would allow multi generational living and nearby family support in the community. We have plenty of single family homes in falcon heights and cost of living and affordable housing shall be a top priority.	9/16/2025 9:08 AM
27	affordable housing is always great, but i wish the emphasis was only on keeping this a green space for community use.	9/15/2025 8:35 PM
28	Falcon Heights is not a very affordable community, but we are welcoming. We should ensure that there are a variety of housing options available so that different people can find a home here.	9/15/2025 8:13 PM
29	Honestly, I'm done with affordable housing. We've got a lot of it already.	9/15/2025 8:08 PM

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30	This is essential	9/15/2025 7:36 PM
31	A good mix without too much low income housing.	9/15/2025 7:20 PM
32	Please include student housing (for professional, undergraduate, and graduate students) in the mix.	9/15/2025 6:56 PM
33	This is not an ideal area to develop high density housing and would likely decrease property values. Perhaps a few buildings on Larpenteur near Fulham.	9/15/2025 5:51 PM
34	More single family homes.	9/15/2025 5:23 PM
35	"Affordable" is a loaded word. The City needs to be specific about what it means by affordable (e.g., market rate, government subsidized such as Sec. 8, Sec. 42, etc.). Also, "all walks of life" is expansive; does it include a homeless shelter?	9/15/2025 4:42 PM
36	Falcon Heights has a good supply of single family homes so multifamily homes of all stripes should be the main focus. I suspect there are currently older residents that would like to stay in FH but give up the yard work, etc. so please consider them in the mix.	9/15/2025 4:38 PM
37	For apartments/multi unit complexes, I would like to see retail spaces on the main level	9/15/2025 3:44 PM
38	These goal should be front of mind in everything we do.	9/15/2025 3:23 PM
39	This is not that critical to me. I think we have a lot of housing options in Falcon Heights, and don't think we need more housing	9/15/2025 2:05 PM
40	This is entirely irrelevant. What we do NOT need is high congestion. Hi density, multifamily properties will not help the area. We can increase the tax base, maintain (or increase) property values, and keep congestion at a minimum by focusing on higher end properties.	9/15/2025 12:08 PM
41	Please please please put the housing in the middle or with large set backs from the residential areas. Keep the green space around the edges as much as possible.	9/14/2025 8:58 PM
42	Would love to see more mid-level income housing options. A mixture of townhomes, patio homes, and single family homes is preferred. The large high rise complexes, are a huge eye-sore and not sustainable for school systems as well as our city resources.	9/14/2025 8:49 PM
43	Falcon Heights should not devalue it's community. Residents do not want affordable multifamily properties. Especially when this requires the work of social services. We need to follow Federal Government and limit social services to people who really need it. That is why Ramsey County cut it's services. We are not a welfare city. We are not an extension of St. Paul or Roseville. There would be too much traffic in area to support all these homes. The quiet neighborhood that exists around the golf course now in terms of noise, relaxation, and amount of people would be destroyed.	9/14/2025 8:41 AM
44	There should not be housing for low income/subsidized	9/13/2025 7:49 PM
45	Definitely, but high rise structures should be avoided to keep the character of the neighborhood in mind.	9/13/2025 10:37 AM
46	No high density housing units!!! Figure out how to pay the bills without turning Falcon heights into a neighborhood of Saint Paul. Make housing affordable, not affordable housing.	9/13/2025 9:07 AM
47	As a city park the space would be a more equitable use of the land giving "all walks of life" a public park to enjoy free	9/12/2025 6:47 PM
48	Would not prefer affordable housing projects	9/12/2025 1:30 PM
49	The very last thing that I want in this neighborhood, is low income housing. We want Roseville & Falcon Heights to feel safe again.	9/12/2025 1:20 PM
50	We would like to move to a detached townhome. We have been looking to buy our retirement home while staying in our neighborhood. Most of these types of home are in Woodbury, Lake Elmo, etc. I would love to be able to have this here in FH.	9/12/2025 12:44 PM
51	Can that area really sustain all of that?	9/12/2025 11:43 AM
52	Whoever develops this property should focus not only affordability of *all* properties, but also the aesthetics, avoiding the hideous designs so pervasive now. A wide variety of housing designs/materials/plans should be utilized, so the area doesn't end up looking like a generic	9/12/2025 9:33 AM

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prefabricated suburb. I'd hate to see a neighborhood with only a handful of different housing designs repeated throughout. And please don't plat it out as a grid - follow the nature lay of the land, to minimize altering the landscape.

53	This is so important. The lower campus of Luther Seminary development will not have affordable housing, and our residence will have to pay an HOA fee.	9/11/2025 9:09 PM
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Q6 Sustainability – Development on this land should be done with sustainability at the forefront of design. We want to see rooftop solar, electric vehicle charging stations, and other climate-friendly development practices.

Answered: 45 Skipped: 35

#	RESPONSES	DATE
1	This is my number one criterion. But again not just in features of the buildings but how the buildings are sited and how the plan will remain relevant and the properties will retain their value over the long run. Rows upon rows of 4 story apartment boxes will start depreciating the minute after they are purchased.	9/17/2025 8:59 PM
2	Sustainability for the property doesn't have to include property redevelopment that involves rooftop solar or electric vehicle charging stations.	9/17/2025 1:46 PM
3	There is no other way to go - forward thinking. 100 years ago they thought a golf course was the way to go - and now that is not the case, what will people think about our choices in 2125? Plan for solar and climate friendly developments.	9/17/2025 11:23 AM
4	Definitely important as the climate worsens.	9/17/2025 10:52 AM
5	I mentioned district energy above. Look at the Ford site and The Heights to see what innovative strategies have been successful so far, and which have not and could be improved. You should include innovative stormwater management practices here. Preservation and enhancement of green canopy. Habitat preservation and creation - areas with native plantings and pollinator benefits, for instance. Rooftop solar should be standard. Easy, safe, accessible access to transit stops. Excellent pedestrian and bicycle opportunities, planned along with neighbors to make connectivity a reality.	9/17/2025 10:45 AM
6	New development is uniquely suited to bring a positive, climate-friendly future into being. Let's do this, Falcon Heights!!	9/17/2025 8:19 AM
7	Agree	9/16/2025 7:53 PM
8	It should be green space. No vehicles.	9/16/2025 6:55 PM
9	If residential properties are built...whichever builder comes in should have requirements as to using things like solar, energy efficient products, charging stations and be eco friendly...installing pollinator gardens and behind mindful of preserving habitats for wildlife	9/16/2025 6:55 PM
10	All this green energy would be too expensive for a developer. A lot of people do not drive electric cars.	9/16/2025 6:50 PM
11	Or a nature preserve with a focus on global sustainability.	9/16/2025 6:19 PM
12	This is an opportunity to build a sustainable neighborhood from the ground up. EV charging, solar, urban run-off management, and green building practices should be prioritized.	9/16/2025 6:08 PM
13	Sustainability should always be the guiding factor. We have the chance to make spaces with energy conservation at the forefront. Prevention measures must be taken to prevent pollution or wildlife habitat destruction. A qualified sustainability expert should be assisting with the plan and ensuring that the development on the land is sustainable and mitigating climate change and pollution to the fullest extent.	9/16/2025 5:48 PM
14	The sustainability aspects I care about most are the preservation of old trees and forest, putting denser housing along Larpenteur so people can use public transportation, and pollinator-friendly landscaping.	9/16/2025 5:13 PM
15	Yes to this.	9/16/2025 4:47 PM
16	It would be very sustainable to build no buildings plant more trees diversify the ground cover	9/16/2025 4:44 PM

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and not have a bunch of golfers or building contractors running through it do you see where I'm heading with this?

17	Very important to design buildings with very low energy needs. Falcon Heights should require very high levels of insulation wherever it has leverage to do so – ideally buildings would attain a Passive House certification. North of Larpenteur, the buildings should all be connected to a networked ground-source heating/cooling system, following the example of The Heights development in St. Paul.	9/16/2025 4:27 PM
18	Sure	9/16/2025 4:02 PM
19	Prioritizing safe, usable and accessible non motorized transportation throughout will also help sustainability goals. Planning the neighborhood to not rely on cars and not prioritize cars over other types of transport (walking rolling biking) will help cut down on trips and unsustainable movement.	9/16/2025 3:37 PM
20	Great ideas. Sustainability to me also includes maintenance. With the developer flipping mentioned above, larger dwelling spaces can deteriorate without ownership commitment. Be vigilant and take care of this aspect of expanding the community.	9/16/2025 3:32 PM
21	Sounds nice and it would be cool if it could happen but I don't see this as the number one priority.	9/16/2025 3:17 PM
22	Environmental sustainability is crucial in absolutely every development or improvement made these days. Climate-friendly development also means designing to make SOV use exceptional instead of normal.	9/16/2025 3:11 PM
23	Absolutely! Please make this a model for sustainability.	9/16/2025 2:59 PM
24	Electric vehicle parking is not utilized anywhere it has been instituted. No new development is the most sustainable idea.	9/16/2025 10:04 AM
25	It's the 21st century. No need to build with early 20th century systems Climate change is already happening If adaptation and mitigation are not your 1st priority, you're being irresponsible	9/16/2025 9:47 AM
26	This shall be considered but drivability shall not be the top priority as we continue to build a sustainable community and welcoming area for all.	9/16/2025 9:08 AM
27	climate friendly green space is ideal	9/15/2025 8:35 PM
28	I am in full support of sustainability. We should include as many sustainable development practices as possible, but don't let it infringe on affordability.	9/15/2025 8:13 PM
29	Yes yes!	9/15/2025 8:08 PM
30	Green rooftops	9/15/2025 6:56 PM
31	Sustainability should not be at the forefront. Certain sustainable amenities can be included provided they do not detract from the curb appeal of the development. Rooftop solar units and EV charging stations can detract from the aesthetic appeal of a neighborhood, much as an unleaded gasoline pumps would.	9/15/2025 4:42 PM
32	Yes Yes Yes	9/15/2025 4:38 PM
33	Sustainability is important	9/15/2025 3:44 PM
34	100%	9/15/2025 3:23 PM
35	Responsible use of resources is important for longevity. Climate-friendly is in the best interest of all.	9/15/2025 2:05 PM
36	Would be nice but not high priority.	9/15/2025 12:08 PM
37	This is a given in my opinion.	9/14/2025 8:58 PM
38	Whatever climate friendly ammenities are available, I am in favor of.	9/14/2025 8:49 PM
39	That would be too expensive for the development of housing.	9/14/2025 8:41 AM
40	Definitely, it would be foolish to miss the opportunity to think ahead to the needs of the community in the decades to come.	9/13/2025 10:37 AM

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41	Do what you can.	9/13/2025 9:07 AM
42	The environment is better served as a green space instead of over developed and destroyed.	9/12/2025 6:47 PM
43	I don't want to see solar panels or electric vehicle charging stations. Can we please just leave this place non electronic?	9/12/2025 1:20 PM
44	Sustainability is imperative. In addition to solar, and EV charging, also included should be pollinator gardens, rain gardens, permeable pavement choices, and the like. As the land has been a golf course for ~100 years, the land has surely been poisoned by toxic fertilizers and herbicides for decades; it's important to bring back native plants and to let the land heal. A community farm/garden would be excellent	9/12/2025 9:33 AM
45	This is a great opportunity to build a thermal energy network, similar to The Heights in the north eastern corner of Saint Paul. Try to eliminate gas wherever possible.	9/11/2025 9:09 PM

Q7 Commercial Uses – This should be considered a mixed use development, and larger commercial uses should take advantage of higher-traffic count areas such as along Cleveland and Larpenteur Avenues. Smaller commercial uses such as corner stores or coffee shops would be welcomed throughout.

Answered: 54 Skipped: 26

#	RESPONSES	DATE
1	No big box stores! Leave that to Roseville.	9/18/2025 11:03 AM
2	Hoping more for a town center kind of feel here—like Saint an Anthony park. big box stores? Is that what “large commercial” means? I certainly hope not. This is a site surrounded by residences. It is not out in the suburbs where people want big box stores.	9/17/2025 8:59 PM
3	I have no interest in seeing commercial go in here. There are already massive warehouse/commercial buildings immediately west of 280, many that are vacant. I see no reason to include warehouses on the former golf course.	9/17/2025 1:46 PM
4	There is sooooo much commerical just to the west and north, and very little green spaces left in the twin cities. We have a chance to make something great for the entire twin cities. A Hub of something truly worthwhile - let's not use it for more heavy commercial uses. That would be a waste.	9/17/2025 11:23 AM
5	Fine.	9/17/2025 10:52 AM
6	I welcome commercial opportunities, but please don't just make these big box stores with acres of parking. That would be a terrible loss. I think there are other ideas that could work here. Look at places like Excelsior and Grand in St. Louis Park showing how density can fit alongside and on top of commercial uses. There are other similar places.	9/17/2025 10:45 AM
7	There is a lot of commercial around us - from industrial to retail. Is this needed?	9/17/2025 8:19 AM
8	What the neighborhood needs most is a locally-owned pharmacy.	9/16/2025 8:36 PM
9	No	9/16/2025 7:53 PM
10	No commercial development. None.	9/16/2025 6:55 PM
11	Least important as proximity to Rosedale and already an abundance of empty commercial property within the city (get pressed laundry building - would love to see this be turned residential/townhouses placed) ubundance of coffee shops already Starbucks and caribou very nearby...or Karlas or mudslingers.	9/16/2025 6:55 PM
12	Traffic will be bad on every road around this development. With delivery trucks,workers, people going to the businesses. The noise from all the delivery trucks would be unendurable. The noise from all the people in a small congested area would be heard for miles. Roselawn Ave would be so congested with cars. Cleveland Ave would be so congested with cars. Will there be ample parking. Are people going to park on residential streets, like they do during the summer when the Community Park gets used a lot? This would be an issue with the existing residents.	9/16/2025 6:50 PM
13	Absolutely no large commercial development, there is not enough space for that, residential and small business spaces. It would feel like a 2nd/3rd ring suburb, long standing residents will move out, property values will drop and the Falcon Heights Vision, Values and Objectives will be ignored.	9/16/2025 6:19 PM
14	Commercial development should be focused on small commercial uses, creating a walkable "downtown" for a neighborhood feel, avoid big box retail with large parking lots. There should be a grocery store. If residents can walk or bike to a decent grocery store, that goes a long way towards reducing car trips (carbon footprint)	9/16/2025 6:08 PM

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15	I highly disagree that "larger commercial uses" are needed. We don't need more traffic along Larpenteur Ave or the surrounding area. High traffic volume makes it even more dangerous to walk or bike in the area, and it contributes greatly to pollution (noise, air, water, etc.) while degrading the roadways. The businesses that are allowed to use the space should be essential (such as grocery stores) or small, locally-owned businesses. NO big chain stores should be allowed to dominate the space. Huge chains populating the area makes the neighborhood feel sterile and unwelcoming.	9/16/2025 5:48 PM
16	This could be nice.	9/16/2025 5:13 PM
17	Disagree. There is plenty of commercial development elsewhere on Larpenteur	9/16/2025 4:54 PM
18	NO! Residential and corner store "mom and pop" retail only. No national chains, no strip mall, no gas stations, no big box stores, no factories, no warehouses,	9/16/2025 4:47 PM
19	This whole area is a wash with failing businesses retail and Commercial why not just put up a few more cell phone towers so that people can get what they actually want from Amazon or other places and not stick three or four more loser malls in here don't you people see what's happening	9/16/2025 4:44 PM
20	The stated goal is good.	9/16/2025 4:27 PM
21	Sure	9/16/2025 4:02 PM
22	Totally disagree. This goal is at odds with the green space initiative. Numerous commercial spaces are minutes away.	9/16/2025 3:32 PM
23	This sounds great.	9/16/2025 3:17 PM
24	Commercial use needs to be carefully planned to prevent an overwhelming increase in SOV use and the vehicle parking that people expect to accompany commercial development.	9/16/2025 3:11 PM
25	Not a huge fan of this. Some coffee shops or smaller pedestrian-friendly businesses are fine.	9/16/2025 2:59 PM
26	No commercial or property development. It is too much demand on the area. We don't want more development.	9/16/2025 10:04 AM
27	This is my lowest priority because of the fear commercial interests will dominate My wish is for a mixed use style more similar to the old trolley car modes of older inner suburbs. Live and work and shop and maybe some entertainment all within walking or biking distance My fear is huge warehouse or data center type commercial development due the the central metro location near power substation & highways/rail	9/16/2025 9:47 AM
28	We have empty buildings close to us in Roseville. It would be a shame to have big box stores in Falcon Heights. Larpenteur is already a very busy street. I sure would not like to see new businesses go in and then themselves go out of business and have an empty building! Empty buildings invite graffiti, homelessness and much more!!!	9/16/2025 9:31 AM
29	This should be a priority. Studies suggest that when people have the needs they need in a walkable and bike-able area they are happier people and feel more connected to the community.	9/16/2025 9:08 AM
30	please no	9/15/2025 8:35 PM
31	I like mixed use development-- study the communities that have been most successful in incorporating commercial and housing development. Make the designs fit our community and not big-box retailers. Keep it local.	9/15/2025 8:13 PM
32	I'd rather see more homes and green space. A few new stores or restaurants would be fine, but I'm leery about commercial. Would rather see the driving range still there with a nice green space staying as it is and then some more homes	9/15/2025 8:08 PM
33	Totally agree and support this. Don't make the new residents have to hop in their car and drive to everything.	9/15/2025 7:36 PM
34	Adequate parking should be taken into consideration.	9/15/2025 7:20 PM
35	Smaller commercial uses similar to the Como Ave business area would be lovely	9/15/2025 6:56 PM
36	Commercial should be very limited, perhaps only along Larpenteur and toward the western	9/15/2025 5:51 PM

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portion of the course.

37	Would be wonderful to see small businesses such as restaurants, small unique shops all walkable.	9/15/2025 5:23 PM
38	It would be nice to see a Kwik Trip	9/15/2025 4:55 PM
39	Commercial uses should be limited to the high traffic roads of Larpenteur and Cleveland Avenues.	9/15/2025 4:42 PM
40	No, let's concentrate on improving Snelling & Larpenteur. The (mostly) aged retail is well situated but needs refreshing and better access for both cars and pedestrians.	9/15/2025 4:38 PM
41	For apartments/multi unit complexes, I would like to see retail spaces on the main level. Would prefer more local businesses vs large corporations	9/15/2025 3:44 PM
42	I don't like the idea of Cleveland being highly commercialized. The quality of life using the park and for residents north of Roselawn would be diminished with higher traffic volumes.	9/15/2025 3:23 PM
43	I'd love to see some small businesses in this area, including a coffee shop or yoga studios and maybe a small daycare to provide community spaces of importance to residents.	9/15/2025 2:05 PM
44	Not sure what this means. Some retail, on a smaller scale, could be supported. Perhaps a smaller grocery store, like a Trader Joe's, would positively improve the area.	9/15/2025 12:08 PM
45	Trader Joe's and other unique draws would be great.	9/14/2025 8:58 PM
46	We would love a Trader Joe's in Falcon Heights. :)	9/14/2025 8:49 PM
47	With the walking paths and bike trails in this nice park with prairie grass and tall trees, it would be nice to see a corner store, coffee shop, and doughnut shop.	9/14/2025 8:41 AM
48	Larger commercial uses should be avoided lest the character of the neighborhood be radically changed. Small shops, small office building, etc would be fine but no big box stores are needed. There's already enough of that close by.	9/13/2025 10:37 AM
49	There should be some commercial development (maybe 15%), on the corners.	9/13/2025 9:07 AM
50	Not very environmentally friendly and only contributing to global warming.	9/12/2025 6:47 PM
51	I don't want any buildings to be put on the Les Bolstad golf course.	9/12/2025 1:20 PM
52	I'm not in favor of large commercial- we don't need more tractor trailers and traffic volume. A coffee shop or restaurant would be great!	9/12/2025 1:15 PM
53	No	9/12/2025 11:43 AM
54	Prioritize small, locally-owned shops over chains/big-box retailers. I'd hate to see strip malls and large swaths of parking lots there. If there must be commercial uses, it would be nice to have it in the form of a small business district, similar to Saint Paul's Saint Anthony Park neighborhood. Alternatively, interspersing small businesses among housing, like a true city (seen more in Minneapolis than SP) would make the area more useful to residents who live there. And that should be a focus - the needs of the residents in the new neighborhood, rather than luring people off high-traffic roads.	9/12/2025 9:33 AM

Q8 Do you have any other suggestions or topics that should be considered?

Answered: 42 Skipped: 38

#	RESPONSES	DATE
1	Please hire Tom Fisher and his Minnesota Design Center or others to give some ideas on examples around the country and the world where development is both financially and environmentally sustainable and adds to the aesthetic of the neighborhood. Designs that are the best and most innovative. This development could double the population of FH! It's a great opportunity to build something Amazing for Falcon Heights residents to be proud of for decades to come.	9/17/2025 8:59 PM
2	Seems I missed providing input before yesterday's meeting. I hope this will be considered for future meetings and hopefully I will hear about them before they happen.	9/17/2025 1:46 PM
3	Please consider a public pickleball court - many communities have outstanding pickleball courts - Totem Pole Park https://www.pickleheads.com/courts/us/minnesota/new-brighton/totem-pole-park , Assembly Unit Park https://www.youtube.com/watch?v=-O0lj7wjcTk	9/17/2025 11:23 AM
4	Please please please preserve trees. These have been around far longer than any of us commenting. And many of them could be around long after we are gone if we are good stewards. They are community-serving in so many ways; do not think of them as an afterthought in the design process. Design to preserve. Embrace this resource.	9/17/2025 10:45 AM
5	Let's increase the minimum green space required in this development from the 10% (or so) required now. Not sure the right percent, but let's try to make the development positive for habitat, climate, water, and people.	9/17/2025 8:19 AM
6	The more greenery, the better. It is a terrible loss to lose the golf course and its wide open spaces.	9/17/2025 12:22 AM
7	I would like to see part of the land redeveloped as an executive (9 hole) type of golf course like the one in St. Paul's Highland Park. Not a pitch and putt like Cedarholm, but a layout with a mix of par 3, 4, and 5 holes with longer distances that are more consistent with how the game has progressed recently. The U golf teams have not competed at Bolstad for years because it is considered out of date. It's really a shame that such a fine facility has become "expendable" and I would like to retain at least a part of it going forward.	9/16/2025 7:53 PM
8	Green space. Don't fumble this ball.	9/16/2025 6:55 PM
9	The traffic noise, traffic congestion, the people noise, the loss of quiet neighborhood, the parking on residential streets. Keep the housing close to Fullman Ave where other houses are.	9/16/2025 6:50 PM
10	The priority categories defined here demonstrate a predetermined intent for the land, with either a residential or commercial focus and greenspace as an accessory to those priorities. With this being the first and possibly only input session, that seems premature.	9/16/2025 6:19 PM
11	Avoid creating parking lots as much as possible. Parking lots create a lot of heat and take away space that could be used for green space, homes, community gatherings, etc. The businesses that would be appreciated in the community should be locally owned (ex: coffee shop, restaurant, art store/studio, movie theater, community education center, thrift store, etc.) Don't just sell this land off to the highest bidder. Please consider the lives of the people, animals, plant life, and community that deserves to thrive in Falcon Heights.	9/16/2025 5:48 PM
12	Think through the downstream consequences of the development, unlike what Lifestyle Communities is doing with its Luther Seminary project. Traffic, congestion, quality of life issues for existing neighborhoods, etc.	9/16/2025 4:47 PM
13	I hope that the federal and state governments take a good long look at the University's constant arrogant use of the land and other resources that they've been given and I hope that they get decertified as a federal land grant University I hope they have to pay some money back and become a mail order diploma Mill at least they'll be honest	9/16/2025 4:44 PM

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14	Please leave the South of Larpenteur site in somewhat of a natural state, or very low density housing.	9/16/2025 4:02 PM
15	Whoever decided to call two priorities Self-Sustaining and Sustainability was just asking for confusion from survey takers, even if the sub-wording explains both. Nobody outside of city meetings understands either term at face value. I will miss this vast stretch of green space. Please take care of whatever it morphs into well.	9/16/2025 3:32 PM
16	I would like it to stay a golf course	9/16/2025 2:31 PM
17	9-hole course or par-3 course could could maintain use of undevelopable land component and continue to support the local golf demand	9/16/2025 11:02 AM
18	There should be a "carrying capacity" so to speak for the property. As my father once said - don't try putting 10 lbs. of s**t in a 5 lb. bag. Traffic, available services and community impact need to be part of the equation.	9/16/2025 10:43 AM
19	1. The U should consider keeping the land and creating a program in creating sustainable golf courses and use the golf course so that it benefits the U and surrounding communities by making it healthier. 2. Land grant universities are not supposed to profit from or sell land - if land is no longer "wanted" by the land grant university, legally and ethically, it should be returned as tribal lands. The U should not be able to financially benefit from illegal land sales, more broken treaties, or being allowed to wage further atrocities on the Native people.	9/16/2025 10:04 AM
20	I see an opportunity for a bigger picture view, not just what's beneficial to FHCH For instance: the property on the south side of Larpenteur as a park/dog park/ green space to offset green space lost to development on the Eustis/Como end of the old trolley line Maintaining and enhancing the tunnel under Larpenteur as safe bike and pedestrian (and wildlife) passage for all the current and future residents, neighbors and visitors = reinforcing connections between FH, UofM, StA Pk and Lauderdale	9/16/2025 9:47 AM
21	Do not overbuild a beautiful green space!!! There is not a lot of it left.	9/16/2025 9:31 AM
22	To ensure that we have affordable housing by including properly dense areas with good mixed use area's and add the types of homes and businesses that can be further developed and changed based on the future needs. Do not build an ultimate plan now because it is likely to change. See "Strong Towns" for great examples of proper construction and growth of a community.	9/16/2025 9:08 AM
23	This is a excellent space to be outside in nature. Please try to keep the ski and running trails, mature trees and create a place of connection, activity and community for this neighborhood.	9/15/2025 8:35 PM
24	No nonprofits please. One of something is built for property tax and then they leave and a nonprofit move in there? I don't know if they're zoning around that but we can't afford to have any more nonprofit entities. And don't let the state fair take it over!	9/15/2025 8:08 PM
25	Thoughtful consideration should be given to the entire project from planning to development to execution.	9/15/2025 7:20 PM
26	Please preserve the historic railcar track/path intact. It takes decades for trees to mature.	9/15/2025 6:56 PM
27	Please keep most of this space green, and develop along Larpenteur only. Perhaps develop some uses for outdoor activities, like running/hiking, x-country skiing, fat biking, mountain biking, etc.	9/15/2025 5:51 PM
28	At the forefront of planning for the new development should be the effect on property values in FH and the surrounding neighborhoods in Roseville and Lauderdale. At the very least, values should not be negatively impacted. At best, the new development should enhance existing property values.	9/15/2025 4:42 PM
29	Plan car access to all 4 sides carefully. Larpenteur is already noisy and sometimes hard to cross, so more traffic signals only adds to that. Fulham and Roselawn are mostly single family and may be impacted. Cleveland will need to slowed down and probably widened.	9/15/2025 4:38 PM
30	Maintain green space and safety of the community. If there are commercial uses, encourage local businesses	9/15/2025 3:44 PM
31	I would love to see as many of the existing trees as possible left as they are.	9/15/2025 3:41 PM

32	Is there any possibility of it remaining a golf course after sold? Or, is the University only selling to a developer?	9/15/2025 2:03 PM
33	Although we are sad to lose the beautiful green space of the golf course, we hope that the city and county will take into account the residential feedback in these surveys.	9/14/2025 8:49 PM
34	A Trader Joe's would be perfect for this development! Perhaps a coffee shop. We have so many apartments on Larpenner. It would be great to see single family homes and especially green space.	9/14/2025 8:47 PM
35	This is an opportunity to be creative in housing, community, and the environment. Give people a reason to want to move to the area that they can't already find.	9/14/2025 4:59 PM
36	The traffic along Roselawn Ave is really heavy, especially during the summer months. It is very difficult to cross Roselawn Ave, by the Community Park. A cross walk should be placed between Autumn Street and Autumn Place. The street noise now is very loud for residents living along Roselawn Ave. The sound of the tires on the road is very annoying to listen to when you are trying to enjoy sitting outside, or even sleeping at night. The city should put in lots of trees along the boulevard of Roselawn Ave to block the road noise, especially by Autumn Street and the park. The new development should be closer to Fullman Street where there is other development. Keep Cleveland Ave clean and not congested with houses. It would be nice to see the extension of the Community Park over into the golf course with bike trails and walking paths. The noise all the new people would not be pleasant. And the amount of people would be too cramped for little Falcon Heights. The noise from buses would be very distracting. Metro Mobility would be really tying up traffic. The use of tax payers dollars for social services is not an option. The displacement of wildlife from the development at the park and the harm to the environment would be irreversible.	9/14/2025 8:41 AM
37	Please add a side walk on Fulham St that borders Lauderdale.	9/13/2025 7:49 PM
38	Please don't miss out of the opportunity to weave this development into a seamless connection with the surrounding neighborhoods. This is a once in a lifetime opportunity and it would be a shame to waste it and end up with an area that isn't seen as compliment to the rest of Falcon Heights.	9/13/2025 10:37 AM
39	Crime and graft have increased by a ridiculous amount since y'all packed TIES with government housing, we've had more incidents in the last 3 years than the previous 17 that we've lived here, and you are putting 150 more units in the same spot. Our schools aren't equipped for the amount of students we already have (which violent incidents have also increased dramatically in the last three years). Please keep Falcon heights low density and safe.	9/13/2025 9:07 AM
40	It is sad that this decision seems to have been already made....destroying a century old golf course merely for money without considering the loss	9/12/2025 6:47 PM
41	Can the city buy this and make it park land? This space is infinitely valuable for enjoying the outdoors, and it would be a shame to fill it with buildings.	9/12/2025 1:20 PM
42	PLEASE require that the beautiful original clubhouse be preserved and restored. Any developer who indicates intent to tear it down clearly disregards the beauty and history of the property. Please reach out to diverse communities nearby who may have an interest in living in/utilizing this area. Minnesota is so much more than just 25-35yo white people. Solicit input from every age group, race, culture, community so that the property doesn't develop into another generic suburbia. Development should also recognize and honor the history of the land, just as adjacent Gibbs Farm does. And please don't allow anything that will encroach on or impede the land and mission of Gibb's Farm! Lastly - a dog park please!	9/12/2025 9:33 AM

The City of Falcon Heights
Visioning Committee – Les Bolstad Golf Course Development

Goals and Guiding Principles

September 23, 2025

On June 6, 2025, the City of Falcon Heights was formally notified of the University of Minnesota’s intent to sell the Les Bolstad Golf Course property. The area under consideration is approximately 140 acres, with 124 acres located north of Larpenteur Avenue and 16 acres to the south. The property is currently zoned as Public Land but would revert to Single-Family Residential once it leaves University ownership.

Given the size of the site and its potential impact on Falcon Heights and surrounding communities, it is essential that the City and the University work collaboratively to shape the Request for Proposals (RFP) issued to developers. Redevelopment of the golf course presents a rare opportunity for a first-ring suburb: the ability to design and establish a new neighborhood from the ground up. To prepare for this process, Falcon Heights must first define its goals and guiding principles, which will help ensure that developers respond in ways that reflect the City’s vision and priorities.

In 2024, the City adopted the Larpenteur & Snelling Corridor Development Study, which provided a high-level review of the golf course property. However, the study did not include the driving range or the 16 acres south of Larpenteur Avenue, both now part of the sale. At the time, the University had not yet announced its intent to sell, and the study was intended only as an early framework for potential future planning.

Following the sale announcement, the City established a Visioning Committee in August 2025, composed of two City Council members and three Planning Commission members. While the 2024 study serves as a foundation for discussion, the Visioning Committee’s role is to identify and refine the guiding themes that should shape future development. By incorporating these themes into the RFP, the City will ensure that prospective developers clearly understand the community’s priorities and the expectations for creating a new neighborhood that reflects Falcon Heights’ values and long-term vision.

Following the initial draft of principles developed by the Visioning Committee, a Community Open House was held on September 16, 2025, to gather input on the proposed goals. To ensure broader participation, an online survey was also created to replicate the activities from the Open House for those unable to attend. At the event, the six draft goals and guiding principles were presented on display boards for community feedback. Each participant received four green dot stickers to identify the four (out of six) principles they considered most important. Participants were permitted to place multiple dots on a single principle if they felt strongly about it, though no more than four dots in total could be used. Feedback from both the in-person Open House and the online survey was then reviewed, with goals prioritized as follows:

- **In Person Open House:** 1 - Green Space, 2 - Connectivity, 3 - Sustainability, 4 - Housing Mix, 5 - Self-Sustaining, 6 - Commercial Uses
- **Online Survey:** 1 - Green Space, 2 - Connectivity, 3 - Self-Sustaining, 4 - Sustainability, 5 - Housing Mix, 6 - Commercial Uses

The following guiding principles, selected by the Visioning Committee, will be included in the RFP for the sale of the Les Bolstad Golf Course. The principles are presented without ranking, as the Committee believes each is equally important to the City of Falcon Heights.

1. **Connectivity.** The development of the Les Bolstad Golf Course should not result in a neighborhood that feels isolated from the rest of Falcon Heights. Transitions between areas should be seamless, particularly along the borders shared with Lauderdale, Roseville, and historic Gibbs Farm. Development adjacent to Gibbs Farm must be buffered to preserve its historic character. Pathways and green spaces created within the site should be open and accessible to all city residents, regardless of whether a homeowners' association is established. New buildings should reflect the existing character of Falcon Heights, drawing inspiration from the University Grove neighborhood for areas south of Larpenteur Avenue and from Northhome or the Northeast Quadrant for areas to the north. Street layouts should connect with existing streets in Roseville, Lauderdale, and Falcon Heights, with limited use of cul-de-sacs or dead ends. Sidewalks, bike paths, and trails should be incorporated

throughout the development and along its borders to enhance walkability and provide strong connections to nearby parks, including Community Park, Grove Park, and Lauderdale Park.

2. **Green space.** The City of Falcon Heights' Subdivision Ordinance requires that 8%–10% of new developments (depending on zoning district) be dedicated to parkland, or that a fee in lieu be paid to the City. While this is the minimum requirement, the City strongly values the benefits of accessible green space and encourages a future development that exceeds this standard by setting aside additional land for parks, natural areas, and other publicly accessible open spaces. Preserving and enhancing green space is viewed not only as a recreational amenity, but also as an essential contributor to environmental health, neighborhood character, and community well-being. The City also places a high priority on the protection of mature tree stock, requesting that as many existing trees as possible be preserved during development. Where tree removal is unavoidable, the City expects replacement at a one-to-one ratio, with replanting occurring promptly to ensure the long-term vitality and beauty of the site.
3. **Self-sustaining.** The development should be financially self-sustaining, meaning that the property taxes and related revenues generated from the site must be sufficient to cover the full cost of City services associated with it. This includes, but is not limited to, policing, infrastructure maintenance, utilities, and other public services required to support the development. The intent is to ensure that the project contributes positively to the City's fiscal health and does not create an additional financial burden for existing Falcon Heights residents. In short, the development should be planned and executed in a way that it pays for itself over the long term, maintaining fairness and stability in the City's overall tax structure.
4. **Housing mix.** The City of Falcon Heights places a strong value on providing a diverse and balanced mix of housing types, with an emphasis on thoughtful design that responds to the regional housing crisis and expands the supply of "missing middle" housing within the community. A variety of housing forms should be considered, including townhomes, duplexes, apartments, single-family homes, and patio homes, ensuring options that meet the needs of residents at different life stages and income levels. Higher-density, transit-oriented

housing is encouraged along Larpenteur Avenue, where existing bus service provides convenient access to the broader region. At the same time, single-family homes should be designed with smaller lot sizes, less than 10,000 square feet, and sited to reflect the grid pattern of surrounding neighborhoods in Lauderdale and the Falcon Heights neighborhoods east of Snelling Avenue. This approach promotes efficient land use, supports transit, and helps maintain continuity with the character of adjacent communities.

5. **Sustainability.** The City of Falcon Heights has long been a leader in climate action and is committed to ensuring that future development strengthens this legacy by prioritizing sustainability in all aspects of design, construction, and long-term operations. Developments should incorporate renewable energy technologies such as rooftop solar, geothermal systems, and wind energy where feasible, and buildings should be designed to meet or exceed recognized energy efficiency standards, including SB2030, LEED Gold, Enterprise Green Communities, or ICC/ASHRAE 700. Site design should minimize dark, impervious surfaces that contribute to heat gain and runoff, instead favoring reflective materials, permeable pavements, shading, and natural ventilation strategies. Where parking areas are needed, they should include tree cover, landscaped planting islands, stormwater management features, and electric vehicle charging stations. Together, these measures will ensure the project supports Falcon Heights' environmental goals while creating a resilient, healthy, and livable neighborhood.
6. **Commercial uses.** The City of Falcon Heights is open to incorporating a mix of commercial uses, such as retail, office space, and light industrial, into the redevelopment of the Les Bolstad Golf Course, provided they are designed to complement the surrounding community. Higher-intensity commercial uses should be concentrated along existing higher-traffic corridors, including Larpenteur Avenue and Cleveland Avenue, where access and visibility are strongest. Smaller-scale neighborhood businesses, such as cafés, local shops, or service providers, may be thoughtfully integrated throughout the development to create walkable amenities that serve both new residents and the broader community. Commercial areas should be designed with pedestrian- and bicycle-friendly access, landscaping, and sustainable

site features, ensuring they enhance the overall character of the neighborhood while contributing to the City's economic vitality.

7. **Development funding.** The City of Falcon Heights is open to considering assistance with grant applications to help support the development; however, it is expected that the developer will assume primary responsibility for funding all associated costs. This includes the construction of new streets, installation of water lines, upgrades to public utilities, and any other infrastructure improvements required to complete the project.

These guiding principles are intended to establish a clear framework for the redevelopment of the Les Bolstad Golf Course site and to ensure alignment between the City of Falcon Heights and prospective developers. By setting forth expectations related to connectivity, green space, sustainability, housing diversity, fiscal responsibility, and appropriate commercial uses, the City seeks to promote a development that is both responsive to community priorities and consistent with long-term policy objectives. Inclusion of these principles in the RFP will provide a transparent foundation for evaluation, ensuring that proposals advance the City's vision for a well-integrated, financially sound, and future-oriented neighborhood.