

City of Falcon Heights Planning Commission

City Hall
2077 Larpenteur Avenue West

AGENDA

Tuesday, October 28, 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 ____

 Staff Liaison – Hannah Lynch ____
 Council Liaison – Eric Meyer ____

C. APPROVAL OF AGENDA

D. APPROVAL OF MINUTES

1. September 23, 2025 – Joint Workshop with City Council

E. PUBLIC HEARING

1. Planning Application 25-02 - Conditional Use Permit - Falcon Town Square, Child Daycare Center

F. NEW BUSINESS

1. Planning Application 25-02 - Conditional Use Permit - Falcon Town Square, Child Daycare Center
2. Les Bolstad Golf Course Sale Updates
3. 2050 Comprehensive Plan – 2025 System Statement for the City of Falcon Heights

G. INFORMATION AND ANNOUNCEMENTS

1. Staff Liaison Report
2. Council Liaison Report

H. ADJOURN

Next regular meeting date: November 25, 2025

CITY OF FALCON HEIGHTS
Joint Planning Commission & City Council Meeting
City Hall
2077 West Larpenteur Avenue

MINUTES

September 23, 2025 at 7:00 P.M.

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

B. ROLL CALL:

| | |
|--|-----------------------------|
| Mike Tracy <u>X</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>X</u> | |
| | |
| Randy Gustafson <u>X</u> | Melanie Leehy <u>X</u> |
| Eric Meyer <u>X</u> | Jim Wassenberg <u>X</u> |
| Paula Mielke <u>X</u> | |
| | |
| City Administrator Jack Linehan <u>X</u> | |
| Staff Liaison Hannah Lynch <u>X</u> | |

C. APPROVAL OF AGENDA

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

D. APPROVAL OF MINUTES

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

A motion was made by Commissioner Paynter to approve minutes from June 24, 2025 and August 6, 2025. Minutes were approved by consent.

E. PUBLIC HEARING – None.

F. NEW BUSINESS

1. Approval of Les Bolstad Golf Course Sale Goals and Guiding Principles
Staff Liaison Lynch presented the updated Goals and Guiding Principles for the Les Bolstad Golf Course redevelopment. Seven key topics were outlined: connectivity, green space, self-sustaining development, housing mix, sustainability, commercial uses, and development funding.

She summarized results from the public open house and online survey, noting that green space ranked as the top community priority, followed by connectivity and sustainability.

The Commission and Council discussed edits and clarifications to the document, including:

- Adding “schools” under self-sustaining development to address educational impacts.*
- Adding “St. Paul” under connectivity for regional trail linkages.*
- Inserting language on environmental mitigation under development funding.*
- Modifying “Housing Mix” to include “quality and thoughtful design.”*
- Clarifying the definition of light industrial uses as enclosed, small-scale operations (e.g. breweries, commercial kitchens).*
- Including “pollinator-friendly” plantings under sustainability.*
- Removing numerical ranking of principles and reformatting as bullet points.*
- Adding language encouraging developers to minimize construction impacts and act as good neighbors during the building process.*

Public comments were received from several residents and Leslie Krieger, Assistant Vice President for Planning, Space, and Real Estate at the University of Minnesota, who described the University’s process for sale and RFP issuance.

Resident comments:

- Bob Haight – 1477 California – Would like the Planning Commission to develop 3-5 land use alternatives with specifics and quantify how they perform.*
- Colleen Wilson – 2202 Folwell – Requested information about how the golf course will be maintained in the time between the sale and the development. Suggested a guiding principle around that timeframe and process to ensure the land is kept free from trash and fencing is placed around it.*
- Bob Cudeck – 2203 Folwell – Would like the City to coordinate with Luther Seminary to keep the two developments in sync. Link the walking paths/green space. He is concerned about Hoyt becoming increasingly busy and would like to coordinate the traffic and impact on the City with the surrounding cities.*
- Tom Fisher – Minnesota Design Center – Is working to develop a plan for the golf course redevelopment with his team to support the guiding principles, achieve comprehensive plan goals, preserve ½ of the site for green space, and provide a maximum value to the University and City of Falcon Heights.*
- Larry Overske – Roseville Resident – prior basketball player for the University of Minnesota, a golf coach, and a member of the golf club for over 50 years. He pointed to the contamination at the Hillcrest golf course as a concern and is also concerned about the over 100 years of history the city and University will lose. Stated the University will lose donors over this decision.*
- Kevin Campbell – 1722 Pascal – Would like the City to consider require electric only at the new development; no natural gas. They would also like to see electric lines buried.*
- Karen Tang – 2108 Folwell - Would like to see a mix of housing types to increase accessibility to residents of different walks of life and to create a diverse community. Would like to see higher density and possibly a small grocery and/or café.*

After discussion, a motion was made by Commissioner Meyer, seconded by Commissioner Mogen, to approve the Les Bolstad Golf Course Goals and Guiding Principles as amended. Motion passed unanimously.

A motion was then made by Councilmember Mielke, seconded by Commissioner Anderson, to approve the same document as recommended by the Planning Commission. Motion passed unanimously.

G. INFORMATION AND ANNOUNCEMENTS

1. Staff Liaison Report - *Staff Liaison Linehan thanked all participants and stated the amended document would be sent to the University of Minnesota.*
2. Council Liaison Report - *Councilmembers commended staff and volunteers for their work. No additional items were reported.*

H. PUBLIC COMMENTS

- *Jenny Allen - 1490 Idaho – Commented that the City needs to make sure any consultant the City uses is of equal level and expertise/power as the developer.*
- *Additional public comment urged the City to remain flexible and realistic about development costs.*

I. ADJOURN

A motion was made by Commissioner Hallowanger to adjourn the meeting. Meeting was adjourned by consent at 8:38 PM.



ITEM FOR DISCUSSION

| | |
|---------------------|---|
| Meeting Date | October 28, 2025 |
| Agenda Item | E1/F1 |
| Attachment | See below. |
| Submitted By | Hannah Lynch, Community Development Coordinator / Planner |

| | |
|--------------------|--|
| Item | Planning Application 25-02 – Conditional Use Permit – Falcon Town Square, Child Daycare Center |
| Description | <p><u>Background</u></p> <p>The City of Falcon Heights has received a Planning Application and request for a Conditional Use Permit (CUP) to operate a child daycare center within an existing retail suite located at Falcon Town Square, 1550 Larpenteur Avenue West. The property is part of a Planned Unit Development (PUD) and is governed by the underlying B-3 (Snelling/Larpenteur Business District) zoning standards.</p> <p>Under City Code, child daycare centers are classified as a conditional use within the B-3 district. Approval of a Conditional Use Permit is therefore required prior to occupancy and operation. The proposed daycare will utilize a tenant space in an existing mixed-use building that contains both residential and commercial components.</p> <p>If approved, the applicant intends to remodel the interior of the tenant space to accommodate classrooms, staff offices, and other program areas appropriate for a licensed daycare facility. No exterior building modifications are proposed at this time.</p> <p><u>Regulatory Considerations</u></p> <p>Conditional Use Permits are reviewed under the performance standards outlined in City Code Chapter 113, Division 3. Several of these standards – particularly those related to new construction, landscaping, or screening – are not applicable, as the proposed use will occupy an existing commercial suite within an established development.</p> <p>Per City Code, child care centers must also obtain licensure from the State of Minnesota Department of Human Services. The State will verify compliance with local zoning and permitting requirements prior to issuing a license. As</p> |

| | |
|----------------------|---|
| | <p>part of this process, the facility will be required to pass fire, building, and health inspections as well as a final walkthrough inspection prior to opening.</p> <p>The applicant will also be required to obtain a City business license before operations commence.</p> <hr/> <p><u>Proposed Operations</u></p> <p>According to the submitted materials, the daycare center proposes the following operational details:</p> <ul style="list-style-type: none"> • Hours of Operation: 7:00 a.m. – 9:00 p.m., Monday through Friday (closed weekends) • Capacity: Space allows for 129 children; applicant proposes a maximum of 95 children, divided as follows: <ul style="list-style-type: none"> ○ 15 infants ○ 20 toddlers ○ 20 preschool-aged children ○ 40 school-aged children • Tuition Rates (typical for Ramsey County): • Infant: \$26/hour, \$261/day, \$512/week • Toddler: \$24/hour, \$230/day, \$462/week • Preschool: \$21/hour, \$200/day, \$398/week • School-age: \$21/hour, \$132/day, \$375/week • Traffic and Parking: The applicant has requested 10 designated pickup and drop-off spaces in the shared Falcon Town Square parking lot. The City Code requires a minimum of 4 spaces, and discussions with property management are ongoing to confirm final parking allocations. <hr/> <p><u>Analysis</u></p> <p>The proposed use is consistent with the intent of the B-3 zoning district, which supports neighborhood-serving commercial and community-oriented uses. Establishing a daycare center within Falcon Town Square represents a compatible reuse of existing space and will enhance the site’s mixed-use character. The proposed hours of operation and anticipated traffic impacts are consistent with other commercial activities in the area.</p> <p>Staff finds that the proposed use can be accommodated without negatively affecting adjacent properties and that all required permits and inspections will ensure compliance with local and state regulations prior to occupancy.</p> |
| Budget Impact | None. |

| | |
|--------------------------------|---|
| Attachment(s) | E1.1 – Signed Planning Application E1.2 – Daycare Center Floor Plan, Advertisement of Space E1.3 – Ramsey County Maximum Child Care Rates E1.4 – City Code Chapter 113, Division 3 – Conditional Use Permits E1.5 – Public Hearing Notice - Posted E1.6 – Public Hearing Notice - Newspaper E1.7 – Newspaper Affidavit of Publication E1.8 – Public Hearing Notice – Mailed Letter E1.9 – Public Hearing Notice – Mailed Letter Addresses |
| Action(s) Requested | Staff recommends the Planning Commission make a recommendation of approval to City Council of a Conditional Use Permit for a child daycare center to be located in the Falcon Town Square building, 1550 Larpenteur, upon issuance of a license from the Minnesota Department of Human Services. |



City of Falcon Heights Planning Application

FOR INTERNAL USE:

Date received: 10/10/2025

Receipt: AP 48587639

Action Requested By:

Name of Property Owner Tilden FP Falcon Heights Apartments LLC

Phone (h/c) _____ (w) _____

Address of Property Owner 6116 Executive Blvd, Ste 100, Rockville MD

Name of Applicant (if different) Nasra Nassib 20852-4938

Address 540 Broadway St #32 Phone 612-790-9661

Property Involved:

Address 1550 Carpenter Avenue, Falcon Heights

Legal Description Falcon Heights TN SQ Second Lot 1 B121

Property Identification Number (PIN) 222923220148

Present Use of Property (check one):

☐ Single Family Dwelling

☐ Duplex/Two Family Dwelling

☒ Multi Family Complex

☐ Business/Commercial

☐ Government/Institutional

☐ Vacant Land

Action Requested (NON-REFUNDABLE):

☐ Variance (\$500.00)

☒ Conditional Use Permit (\$500.00)

☐ Rezoning, Zoning Amendment (\$500.00)

☐ Comprehensive Plan Amendment
(\$550.00)

☐ Lot Split (\$250.00)

☐ Site Plan Review (\$100.00)

☐ Subdivision (Fee on request)

☐ Other (Please Specify) _____

The above Application Fees do not include any additional fees that might be required, including legal, engineering, consulting and additional City services. Applicants should meet with City Staff prior to submitting application to discuss applicable ordinances, required attachments, timelines and fees.

Credit card charges will incur a 3.1% + \$0.30 convenience fee.

Brief Summary of Request (applicant may submit letter with details of request):

It is for a Childcare for mainly for the low income families
who live in the buildings and local areas

I certify that all statements on this application are true and correct:

Signature of Property Owner (required)

Date: 10/16/2025

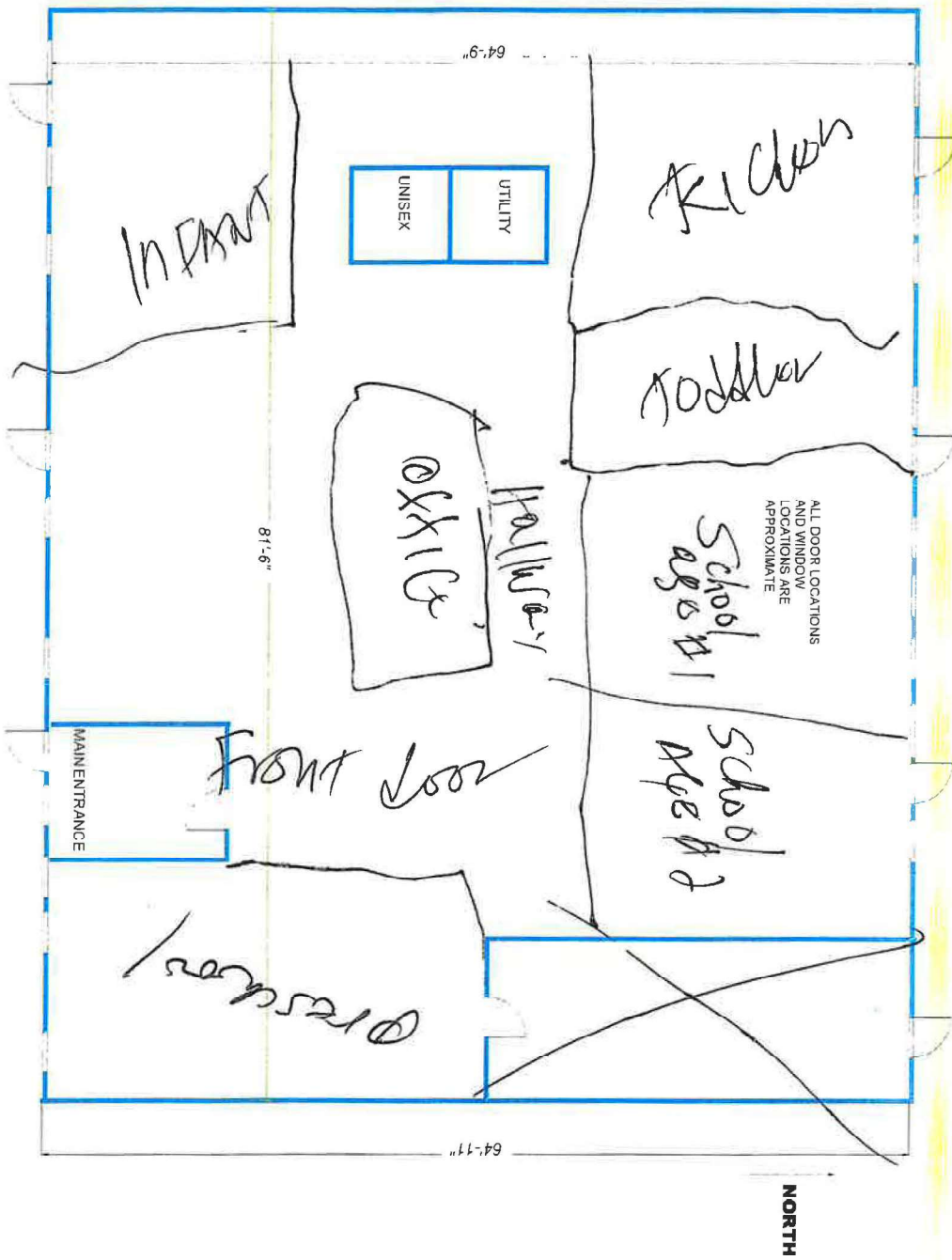
Signature of Applicant (if applicable)

Date: 10/9/25

Planning Commission meeting: 10/28/25

City Council meeting: _____

Approved ____ Denied ____



FALCON HEIGHTS TOWN SQUARE

1550 LARPENTEUR AVE W , FALCON HEIGHTS

RETAIL SPACES AVAILABLE FOR LEASE



Now offering two versatile retail suites in the vibrant Falcon Heights Town Square, ideally located at the corner of Snelling Avenue and Larpenteur Avenue—a high-traffic intersection with excellent visibility and customer draw.

Available Suites:

- Suite 153: 1,255 SF
- Suite 154/155: 4,388 SF (demisable)

Property Highlights:

- Prime mixed-use location with strong area demographics
- Retail access from both Snelling Ave and Larpenteur Ave
- Ample on-site parking is available for customers and staff
- High daily traffic counts ensure consistent foot traffic
- Ideal for a variety of retail, service, or office uses

Don't miss this opportunity to join a well-positioned center with strong co-tenancy and excellent visibility in the heart of Falcon Heights.

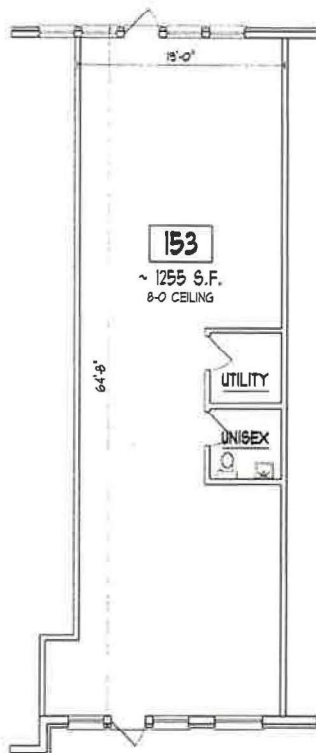


**Multi use spaces
demisable.**

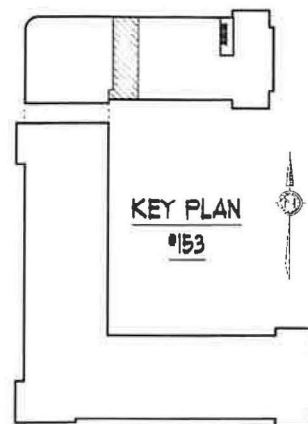


**Access from either
Larpenteur or Snelling.**

JIM MACKEY
ARCHITECT
 1723 LAFOND AVENUE
 ST. PAUL, MN 55104
 PHONE/FAX: 651-644-0869
 E-MAIL: jim.mackey.com
 REGISTRATION # 23018

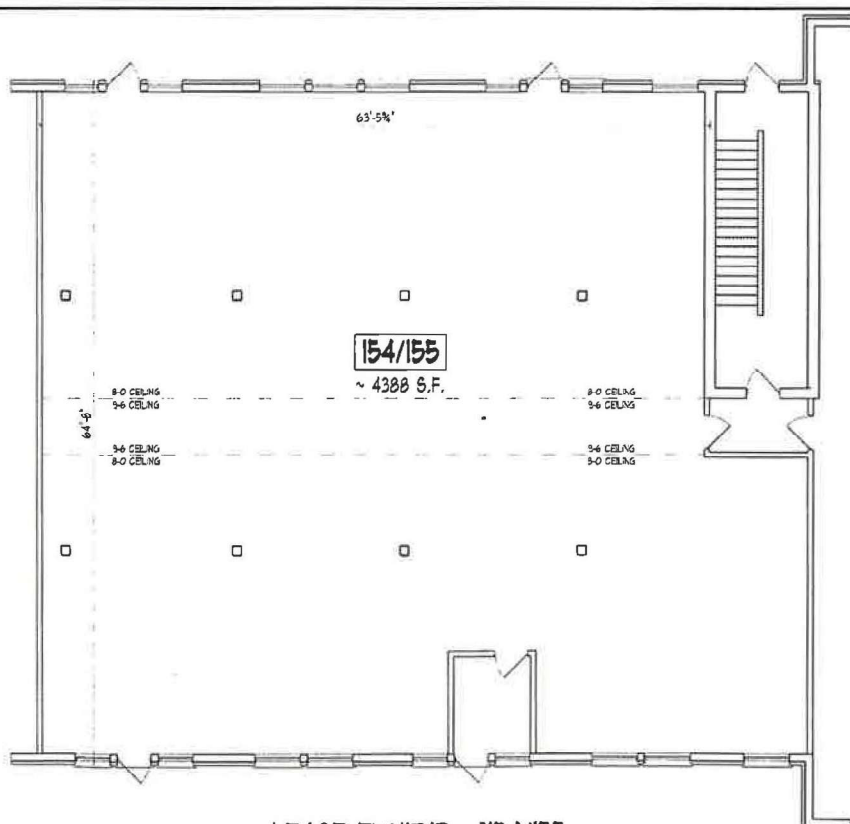


LEASE EXHIBIT - #153
 SCALE 1/8" = 1'-0"

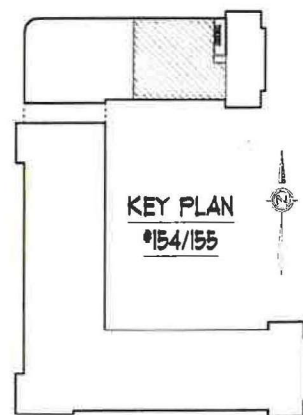


FALCON HEIGHTS
 TOWN SQUARE
 APARTMENTS
 RETAIL SPACE
 1550 LARPENEAUX AVE. W.
 FALCON HEIGHTS, MN

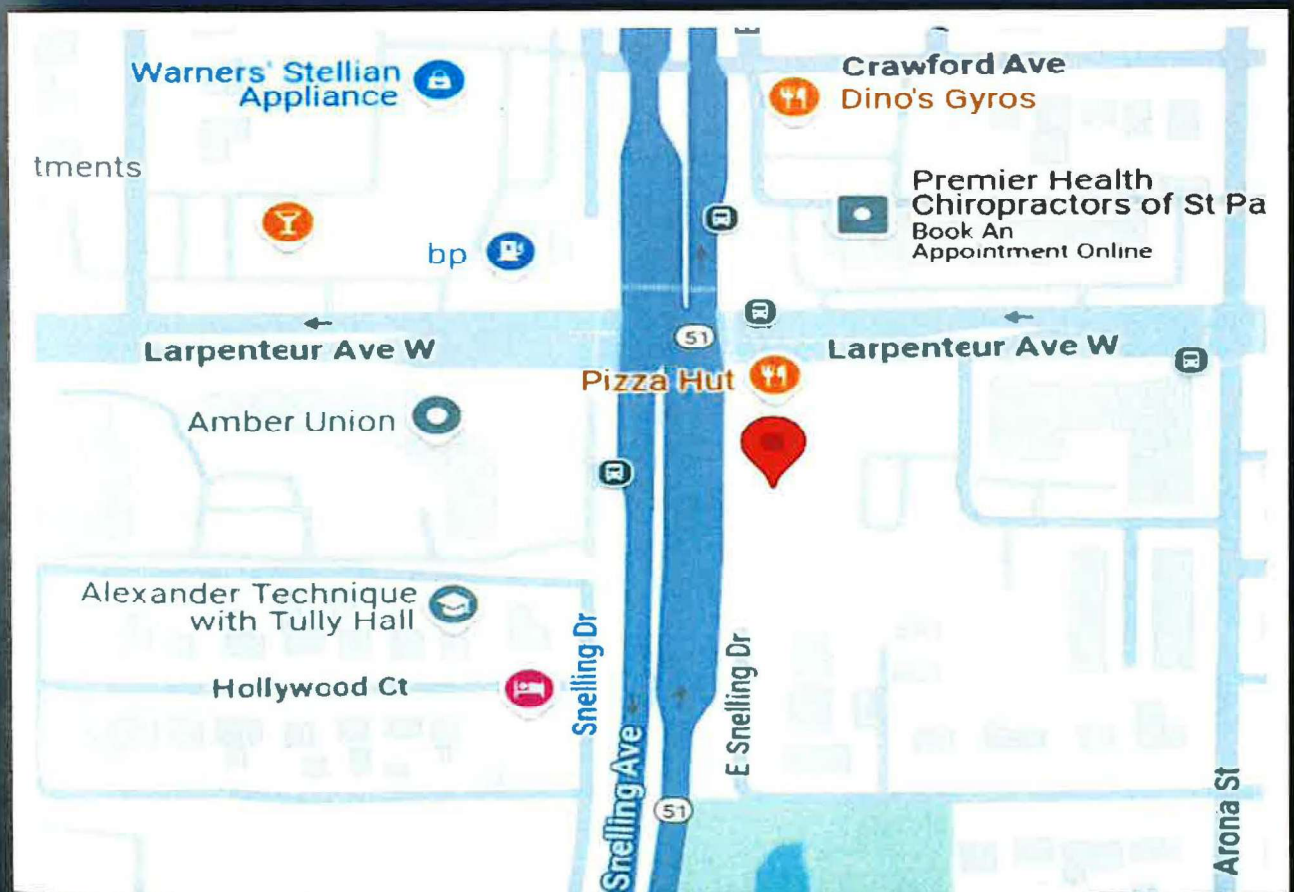
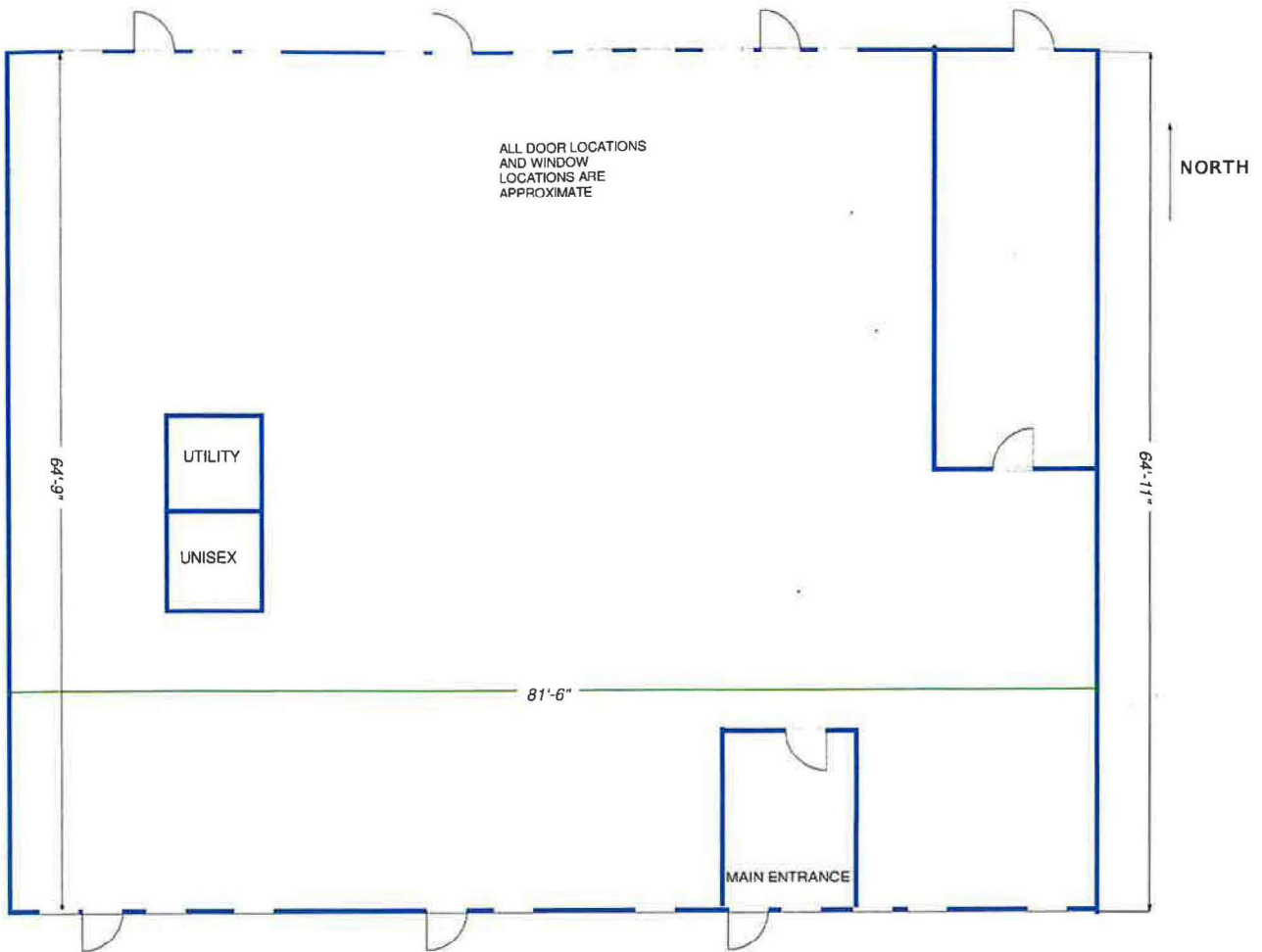
JIM MACKEY
ARCHITECT
 1723 LAFOND AVENUE
 ST. PAUL, MN 55104
 PHONE/FAX: 651-644-0869
 E-MAIL: jim.mackey.com
 REGISTRATION # 23018



LEASE EXHIBIT - #154/155
 SCALE 1/8" = 1'-0"



FALCON HEIGHTS
 TOWN SQUARE
 APARTMENTS
 RETAIL SPACE
 1550 LARPENEAUX AVE. W.
 FALCON HEIGHTS, MN



Federal shutdown impact

Pending Supplemental Nutrition Assistance Program (SNAP) applications cannot be approved until further notice. [Read more.](#)

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RAMSEY COUNTY

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Assistance & Support

Maximum Child Care Rates

Assistance

Rates are effective January 6, 2025.

- Seniors

Child Care Centers

| | Care Type | Rate Type | Infant | Toddler | Preschool | School |
|------------------------------|--|-----------|----------|----------|-----------|----------|
| - People with Disabilities | Standard | Weekly | \$512.40 | \$462 | \$398.40 | \$375 |
| | | Hourly | \$26 | \$24 | \$21 | \$21 |
| | | Full Day | \$261 | \$230.40 | \$200 | \$132 |
| - Veterans Assistance | Accredited Parent aware 3 star rating | Weekly | \$589.26 | \$531.30 | \$458.16 | \$431.25 |
| - Financial Assistance | | Hourly | \$29.90 | \$27.60 | \$24.15 | \$24.15 |
| - Emergency Assistance | | Full day | \$300.15 | \$264.96 | \$230 | \$151.80 |
| - Cash Assistance | Parent aware 4 star rating | Weekly | \$614.88 | \$554.40 | \$478.08 | \$450 |
| - Food Assistance | | Hourly | \$31.20 | \$28.80 | \$25.20 | \$25.20 |
| - Health Care Assistance | | Full day | \$313.20 | \$276.48 | \$240 | \$158.40 |
| - Child Care Assistance | | | | | | |
| - Frequently Asked Questions | | | | | | |

- Maximum Child Care Rates

Licensed Family Child Care

| | Care Type | Rate Type | Infant | Toddler | Preschool | School |
|------------------------|-----------|-----------|--------|---------|-----------|--------|
| - Financial Assistance | | Weekly | \$250 | \$250 | \$230 | \$205 |

<https://www.ramseycountymn.gov/residents/assistance-support/support-families/child-care-assistance/maximum-child-care-rates>

Page 1 of 3

DIVISION 3 - CONDITIONAL USE PERMITS

Sec. 113-83 - Purpose and public policy

Conditional uses are those uses authorized by this chapter which require special planning consideration due to traffic circulation and access needs or impacts, operational characteristics, proximity to other similar uses, impact on neighboring property, etc., and which therefore need special conditions imposed to establish or control these factors in order to protect the public health, safety and welfare and to assure compliance and harmony with the comprehensive plan of the city. In the enactment of the ordinance from which this chapter is derived, the city recognizes that there are certain uses that, because of their characteristics, limited number, or unique character, cannot be classified into any particular district or districts without providing for such districts extensive regulatory provisions herein. It is also recognized that there may be uses that are not provided for in this chapter. Certain uses, while generally not suitable in a particular zoning district, may, under some circumstances and conditions be suitable. A conditional use permit shall apply to the use and land and not to a particular person or firm; any change in land ownership, lease, rental, occupancy or similar change shall not affect the permit or its conditions except as may be specifically authorized and required by the city. Conditional use permits may be issued for any of the following:

- (1) Any of the uses or purposes for which such permits are required or permitted by the provisions of this chapter.
- (2) Public utility or public service uses or public buildings in any district when found to be necessary for the public health, safety, convenience or welfare.
- (3) To permit the location of any of the following uses in a district from which they are excluded by the provisions of this chapter: library, community center, church, hospital, any institution of an educational, philanthropic or charitable nature, cemetery or mausoleum.

Sec. 113-84 - Application; information required

- (a) *Generally; fee.* Any owner of property, or a person holding a contract to purchase property, or an optionee holding an option conditioned solely on the grant of a conditional use permit; or the duly authorized agent of such applicant, may make application for a conditional use permit; however, any proceedings to classify certain uses as conforming uses may be initiated either by such application or by the city council or by the city planning commission. The application shall be made on forms prepared by the zoning administrator, and filed with him or her. The application shall contain the section number of the chapter which permits the issuance of the permit, a brief statement describing the use and why the applicant feels that it can be permitted, a statement of the ownership interest in the property of the applicant, as well as the additional information required below. An application for a conditional use permit shall be accompanied by payment of a fee as set from time to time by the city council in addition to the regular building permit fee, if any.
- (b) *Site plan and graphic or written material; location map, etc.* A site plan and supplementary graphic or written material shall be provided with the application, containing the following

information and/or such additional or lesser information as may be required by the zoning administrator:

- (1) Name, address, and legal description of project/development.
- (2) Location map, showing zoning district boundaries including area within one-half mile of the site.
- (3) Name and mailing address of developer/owner and engineer/architect.
- (4) Date of plan preparation.
- (5) Scale and a north point indicator.
- (6) Boundary line of property with their dimensions.
- (7) Location identification and dimensions of existing and proposed:
 - a. Topographic contours of minimum intervals of two feet.
 - b. Adjacent streets and on-street right-of-way.
 - c. On-site streets and street right-of-way.
 - d. All utility and utility right-of-way easements.
 - e. Lighting plan, showing the lighting of parking areas, walks, security lights and driveway entrance lights.
 - f. Buildings and structures including:
 1. Elevation drawings of all proposed building and structures with dimensions.
 2. Elevation, height above mean sea level of all floors and roofs, when structure is sited in an area prone to flooding as determined by the city engineer.
 3. Gross square footage of existing and proposed buildings and structures.
 4. Exterior finish materials.
 5. Type of business, proposed number of employees, and times of operations.
 - g. All parking facilities.
 - h. Water bodies and drainage ditches.
 - i. Fences and retaining walls.
 - j. Landscape plan, showing size and species of each planting.
 - k. On- and off-site traffic flow.
 - l. Parking plan.
- (8) Site statistics including square footage, percentage of coverage, dwelling unit density, and percentage of park or open space.
- (9) Names and addresses of the owners of all property abutting the subject property, as contained in the current real estate tax rolls, including property located across the street, avenue or alley from the subject property.

Sec. 113-85 - Hearing; development standards

- (a) *Public hearing.* The planning commission shall hold a public hearing preceded by ten days' published and mailed notice. Mailed notice should be given to property owners within 350 feet of the property for which the conditional use permit is sought.
- (b) *Review of applicant's plan.* The planning commission and/or council shall consider to what extent the applicant's plan minimizes possible adverse effects of the proposed conditional use, what modifications to the plan and what conditions on approval could further minimize the adverse effects of the proposed use.
- (c) *General requirements.* The following development standards shall be considered general requirements for all conditional use permits except as hereinafter provided:
 - (1) The land area and setback requirements of the property containing such a use or activity meet the minimums established for the district.
 - (2) When abutting a residential use, the property shall be screened and landscaped.
 - (3) Where applicable, all city, county, state and federal laws, regulations and ordinances shall be complied with and all necessary permits secured.
 - (4) Signs shall not adversely impact adjoining or surrounding residential uses.
 - (5) Adequate off-road parking and loading shall be provided. Such parking and loading shall be screened and landscaped from abutting residential uses.
 - (6) The road serving the use or activity must be of sufficient design to accommodate the proposed use or activity, and such use or activity shall not generate such additional extra traffic as to create a nuisance or hazard to existing traffic or to surrounding land use.
 - (7) All access roads, driveways, parking areas, and outside storage, service, or sales areas shall be surfaced or grassed to control dust and drainage.
 - (8) All open and outdoor storage, sales and service areas shall be screened from view from public streets and from abutting residential uses or districts.
 - (9) All lighting shall be designed to prevent any direct source of light being visible from adjacent residential areas or from the public streets.
 - (10) The use or activity shall be properly drained to control surface water runoff.
 - (11) The architectural appearance and functional plan of the building and site shall not be so dissimilar to the existing buildings or area as to cause impairment in property values or constitute a blighting influence.
 - (12) The proposed water, sewer and other utilities shall be capable of accommodating the proposed use.
 - (13) That the proposed use conforms to the comprehensive municipal plan. Such a finding shall be based upon the following considerations:
 - a. That certain uses may not be considered appropriate within the interior of residential neighborhoods because of noise, traffic, or other conditions that would tend to affect adversely the residential character of the neighborhood and possibly reduce property

values. These uses are considered appropriate only on the periphery of residential neighborhoods, or under such conditions as the planning commission may deem proper. The uses may represent "buffer" uses for those areas lying between single-family dwellings and nonresidential uses.

- b. That certain uses are considered, as a rule, unsuitable in business districts because of inherent business characteristics (e.g. traffic, noise, glare), proximity to residential areas, the fact that they tend not to serve nearby residential areas, or may adversely affect nearby permitted business uses.
- c. That certain temporary uses that are generally not suitable within a particular zoning district are potentially suitable on a temporary basis. This may be due to the lack of development on existing property, to a short-term need (such as highway construction), or to a limited degree of adverse effects upon adjacent land use.
- (d) *Exceptions.* These standards shall be strictly applied unless it is found in the particular case that the community safety, health and welfare can as well or better be served by modifying them. Any special requirements applicable to the particular case that are imposed elsewhere in this chapter shall be met in each case.
- (e) *Recommendations.* When applications are reviewed by the planning commission but acted upon by the city council, the planning commission shall recommend to the city council whatever action it deems advisable, including all recommended conditions on the granting of the conditional use permit.

Sec. 113-86 - Action

In acting upon applications for conditional use permits, consideration shall be given to the effect of the proposed use upon the health, safety, morals, comfort, convenience and welfare of the occupants of the surrounding lands, existing and anticipated traffic conditions, including parking facilities on adjacent sites. When applications are reviewed by the planning commission but acted upon by the city council, the city council may hold whatever public hearings it deems advisable or may return the application to the planning commission for further consideration.

- (1) *Approval.* If it is determined that the general and special requirements of this chapter will be satisfied by the applicant's plan, the city may grant such permit and may impose conditions relating to the general and special requirements in each case, including durational conditions. Approval shall be by resolution.
- (2) *Denial.* Conditional use permits may be denied by resolution. Such resolution shall state the reasons for denial, but may incorporate by reference the minutes and recommendations of the planning commission, staff reports, hearing testimony and any other material relevant to the decision.

Sec. 113-87 - Violations; termination

If compliance with all of the conditions of the conditional use permit has not taken place within the time prescribed by the city, the permit is deemed terminated, unless the council, in its sole discretion, extends the time for compliance for an additional permit not to exceed one year.

Any violation of a continuing condition shall be grounds for revocation of the conditional use permit, after notice of violation served upon the permit holder in the manner of a civil summons at least ten days prior to hearing, and upon the council finding at the revocation hearing that the condition violated remains necessary to carry out the purposes of this section and that the permit holder is unable or unwilling to satisfy the condition. Such finding shall be made by majority vote, upon the preponderance of the evidence presented by the zoning administrator and anyone appearing on behalf of the permit holder.

Sec. 113-88 - Performance bond

The city may require a performance bond or other security, to guarantee performance of the conditions in any case where such performance is not otherwise guaranteed. Such security shall be provided prior to the issuance of building permits or initiation of work on the proposed improvements or development and shall be in an amount 1.25 times the approved estimated costs of labor and materials for the proposed improvements or development.

CITY OF FALCON HEIGHTS, MINNESOTA

PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN, that the Planning Commission at its regular meeting at 7:00 p.m. on October 28, 2025, in the City Hall Council Chambers, 2077 W. Larpenteur Ave, will hold a public hearing to consider the application for a Conditional Use Permit for a child care / daycare center to be located in a portion of the building at 1550 Larpenteur Ave W, Falcon Heights, MN 55113 (Falcon Heights Town Square).

The application and other planning documents will be available upon request no later than Friday, October 24, 2025. It will also be available on the City's website at www.falconheights.org. If you have any questions regarding the public hearing, please contact Hannah Lynch, Community Development Coordinator at (651) 792-7613 or hannah.b.lynch@falconheights.org.

Dated: October 16, 2025



Hannah B. Lynch, Community Development Coordinator
City of Falcon Heights, Minnesota

CITY of FALCON HEIGHTS
PUBLIC HEARING NOTICE

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**AFFIDAVIT OF PUBLICATION
STATE OF MINNESOTA
COUNTY OF RAMSEY**

I, Kayla Tsuchiya, being duly sworn on oath, says:
that she is, and during all times herein state has been,
Inside Sales Representative of Northwest Publication,
LLC., Publisher of the newspaper known as the Saint
Paul Pioneer Press, a newspaper of General circulation
within the City of St. Paul and the surrounding Counties
of Minnesota and Wisconsin including Ramsey and
Kanabec. That the notice hereto attached was cut from
the columns of said newspaper and was printed and
published therein on the following date(s):

Saturday, October 18, 2025

Monday, October 20, 2025

Newspaper Ref./AD Number#: 71535185

Client/Advertiser: City of Falcon Heights

Kayla Tsuchiya

Kayla Tsuchiya (Oct 21, 2025 13:03:37 CDT)

AFFIANT SIGNATURE

**Subscribed and sworn to before me this
21st day of October, 2025**

True Lee

True Lee

True Lee (Oct 21, 2025 13:05:25 CDT)

NOTARY PUBLIC

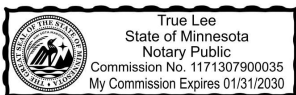
Ramsey County, MN

My commission expires January 31, 2030

**CITY of FALCON HEIGHTS
PUBLIC HEARING NOTICE**

Notice is hereby given, that the Planning Commission at its regular meeting at 7:00 p.m. on October 28, 2025, in the City Hall Council Chambers, 2077 W. Larpenteur Ave, will hold a public hearing to consider the application for a Conditional Use Permit for a child care / daycare center to be located in a portion of the building at 1550 Larpenteur Ave W, Falcon Heights, MN 55113 (Falcon Heights Town Square).

The application and other planning documents will be available upon request no later than Friday, October 24, 2025. It will also be available on the City's website. If you have any questions regarding the public hearing, please contact Hannah Lynch, Community Development Coordinator at (651) 792-7613 or hannah.b.lynch@falconheights.org.





CITY OF FALCON HEIGHTS

THE CITY THAT SOARS!

2077 Larpenteur Avenue W
Falcon Heights, MN 55113

P: 651-792-7600
F: 651-792-7610

October 16, 2025

Dear Property Owner or Resident:

You are hereby notified that the City of Falcon Heights has received an application for a conditional use permit for a child care/daycare center to be located in a portion of the building at 1550 Larpenteur Ave W, Falcon Heights, MN 55113 (Falcon Heights Town Square). The Falcon Heights City Code requires a conditional use permit for child care centers in the B-3 Snelling and Larpenteur Community Business District.

The Planning Commission will meet and hold a Public Hearing on this matter on Tuesday, October 28, 2025 at 7:00 PM at Falcon Heights City Hall, 2077 Larpenteur Avenue West, Falcon Heights, MN 55113.

During the meeting on Tuesday, October 28, city staff will present information regarding the conditional use permit. The Planning Commission will also hear public comment and discuss before making a recommendation to City Council.

The application and other planning documents will be available upon request no later than Friday, October 24, 2025. It will be also be available on the City's website. If you have questions or comments before the hearing, you may contact City Hall at 651-792-7600 or myself directly at hannah.b.lynch@falconheights.org.

Sincerely,

Hannah B. Lynch
Community Development Coordinator / Planner

RESIDENT
1502 IDAHO AVENUE WEST
FALCON HEIGHTS, MN 55108

RESIDENT
1512 IDAHO AVENUE WEST
FALCON HEIGHTS, MN 55108

RESIDENT
1604 HOLLYWOOD COURT
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RESIDENT
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APARTMENT 11
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RESIDENT
1667 E SNELLING AVENUE NORTH
APARTMENT 202
FALCON HEIGHTS, MN 55108



ITEM FOR DISCUSSION

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|--------------|---|
| Meeting Date | October 28, 2025 |
| Agenda Item | F2 |
| Attachment | See below. |
| Submitted By | Hannah Lynch, Community Development Coordinator / Planner |

| Item | Les Bolstad Golf Course Sale Updates | | | | | | | | | | | | | | | | | | |
|--|--|----------|------|--------------------------------|------------------|--|-------------------------|----------------------------|--------------------------------------|--------------|------------------------------|--|--------------|--|-------------|---|------------------------------------|--|------------------------------------|
| Description | <p>On Friday, June 6th, 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 University's intent is to sell the entire property to one buyer through a Request for Proposals (RFP) process. As part of the drafting of the RFP, the City and University worked together to ensure expectations for development were conveyed appropriately to potential buyers.</p> <p>Since the announcement of the sale in June, City staff met with staff at the University of Minnesota, Ramsey County and neighboring cities to share information and collaborate. A Visioning Committee was formed, consisting of two City Council members and three Planning Commission members, to discuss guiding principles for the development. This was conveyed to the University to be included in their RFP, along with the Larpenteur and Snelling Corridor Development Study, which was adopted in 2024 and included a high-level look at redevelopment of the golf course should it ever be sold.</p> <p>As of October 15, 2025, the RFP from the University for potential developers is live on their website. It can be accessed here: University of Minnesota - Request for Proposals for the Purchase of the University Golf Course. Everything is viewable to the public on the website. A login is only needed to respond to the RFP.</p> <p>Tentative RFP Schedule: The University's intended schedule for selection and execution of Respondent's Purchase Agreement is set forth below:</p> <table border="1"> <thead> <tr> <th>Activity</th><th>Date</th></tr> </thead> <tbody> <tr> <td>RFP Available for Distribution</td><td>October 15, 2025</td></tr> <tr> <td>Pre-Proposal Meeting and Property Visit (See Attribute # 10)</td><td>November 6, 2025 at TBD</td></tr> <tr> <td>Deadline for RFP Questions</td><td>November 13, 2025 at 12:00 PM (Noon)</td></tr> <tr> <td>RFP Due Date</td><td>December 18, 2025 at 2:00 PM</td></tr> <tr> <td>Interview with Shortlisted Respondent(s)</td><td>January 2026</td></tr> <tr> <td>Negotiation with Potential Awarded Respondent(s)</td><td>Winter 2026</td></tr> <tr> <td>University Board of Regents Review and Action</td><td>TBD based on proposed closing date</td></tr> <tr> <td>Execution of Purchase Agreement with Selected Respondent</td><td>TBD based on proposed closing date</td></tr> </tbody> </table> | Activity | Date | RFP Available for Distribution | October 15, 2025 | Pre-Proposal Meeting and Property Visit (See Attribute # 10) | November 6, 2025 at TBD | Deadline for RFP Questions | November 13, 2025 at 12:00 PM (Noon) | RFP Due Date | December 18, 2025 at 2:00 PM | Interview with Shortlisted Respondent(s) | January 2026 | Negotiation with Potential Awarded Respondent(s) | Winter 2026 | University Board of Regents Review and Action | TBD based on proposed closing date | Execution of Purchase Agreement with Selected Respondent | TBD based on proposed closing date |
| Activity | Date | | | | | | | | | | | | | | | | | | |
| RFP Available for Distribution | October 15, 2025 | | | | | | | | | | | | | | | | | | |
| Pre-Proposal Meeting and Property Visit (See Attribute # 10) | November 6, 2025 at TBD | | | | | | | | | | | | | | | | | | |
| Deadline for RFP Questions | November 13, 2025 at 12:00 PM (Noon) | | | | | | | | | | | | | | | | | | |
| RFP Due Date | December 18, 2025 at 2:00 PM | | | | | | | | | | | | | | | | | | |
| Interview with Shortlisted Respondent(s) | January 2026 | | | | | | | | | | | | | | | | | | |
| Negotiation with Potential Awarded Respondent(s) | Winter 2026 | | | | | | | | | | | | | | | | | | |
| University Board of Regents Review and Action | TBD based on proposed closing date | | | | | | | | | | | | | | | | | | |
| Execution of Purchase Agreement with Selected Respondent | TBD based on proposed closing date | | | | | | | | | | | | | | | | | | |
| Budget Impact | None. | | | | | | | | | | | | | | | | | | |

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| Attachment(s) | - Copy of University of Minnesota RFP – Sale of 140.9 Acres in Falcon Heights, MN (University of Minnesota Golf Course) |
| Action(s) Requested | No action requested. |



UNIVERSITY OF MINNESOTA

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Crookston Duluth Morris Rochester Twin Cities

10044.100925.ks

Sale of 140.9 acres in Falcon Heights, MN (University of Minnesota Golf Course)

Issue Date: 10/15/2025

Questions Deadline: 11/13/2025 12:00 PM (CT)

Response Deadline: 12/18/2025 02:00 PM (CT)

Contact Information

Contact: Kevin Sullivan

Address: Purchasing Services
West Bank Office Building
1300 S. 2nd Street
Minneapolis, MN 55454

Email: sull0198@umn.edu

Event Information

Number: 10044.100925.ks
Title: Sale of 140.9 acres in Falcon Heights, MN (University of Minnesota Golf Course)
Type: For Sales
Issue Date: 10/15/2025
Question Deadline: 11/13/2025 12:00 PM (CT)
Response Deadline: 12/18/2025 02:00 PM (CT)
Notes: The University of Minnesota is requesting Proposals for the purchase of the University Golf Course, located in Falcon Heights, MN.

Before submitting questions about the RFP via the Questions Tab, **read and review the Supplier Process and Information Attachment and ALL Attributes in the Attributes Tab, especially Background and Project Summary/Scope of Work.** These provide valuable information and address frequently asked questions.

Remember to submit your response, including attachments, early to allow time to correct errors. The submission deadline is a hard close. The system will reject responses with errors and will NOT allow late submissions.

Bid Attachments

| | |
|---|--------------------------|
| 1. Property for Sale - Alternative A and Alternative B.pdf | Download |
| 1. Property for Sale Map – Alternative A and Alternative B | |
| 2. City of Falcon Heights, Visioning Committee.pdf | Download |
| 2. City of Falcon Heights Goals & Guiding Principles for the Golf Course | |
| 3. City of Falcon Heights Snelling and Larpenteur Corridor Development Study.pdf | Download |
| 3. City of Falcon Heights 2024 Snelling & Larpenteur Corridor Development Study | |
| 4. Extrapolated Land Use Block Plan.pdf | Download |
| 4. Extrapolated Land Use Block Plan for 2024 Snelling & Larpenteur Corridor Development Study | |
| 5. City of Falcon Heights 2040 Comprehensive Plan.pdf | Download |
| 5. City of Falcon Heights 2040 Comprehensive Plan | |
| 6. Current State Infrastructure.pdf | Download |
| 6. Current State Infrastructure (golf course utilities and public water, sanitary sewer, storm sewer) | |
| 7. Phase I Environmental Site Assessment.pdf | Download |
| 7. Phase I Environmental Site Assessment | |
| 8. Existing Geotechnical Documentation (limited).pdf | Download |
| 8. Existing Geotechnical Documentation | |
| 9. Facilities Condition Assessment for Clubhouse.pdf | Download |
| 9. Facilities Condition Assessment for Clubhouse | |
| 10. Hazardous Materials Information for Clubhouse and Maintenance Facility.pdf | Download |
| 10. Hazardous Materials Information for Clubhouse and Maintenance Facility | |
| 11. Purchase and Sale Agreement - Sale of Golf Course 10.10.25.docx | Download |
| 11. Purchase and Sale Agreement – University of Minnesota Golf Course | |

12. Supplier Process and Information Document

Requested Attachments

Purchase Price and Earnest Money

(Attachment required)

Instructions: Upload your response to Attribute 31. Be sure to include all required information as noted within the Attribute/RFP and clearly label the document(s) to facilitate the evaluation process.

Future Use

(Attachment required)

Instructions: Upload your response to Attribute 32. Be sure to include all required information as noted within the Attribute/RFP and clearly label the document(s) to facilitate the evaluation process.

Purchase and Sale Agreement

Instructions: Upload your response to Attribute 33 if you do NOT accept the University's proposed Purchase and Sale Agreement. Be sure to include all required information as noted within the Attribute/RFP and clearly label the document(s) to facilitate the evaluation process.

Bid Attributes

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|---|--|
| 1 | <p>Copyright Notification</p> <p>©2025, Regents of the University of Minnesota, all rights reserved. Do not copy or publish without express, written permission.</p> |
| 2 | <p>RFP Contact</p> <p>Unless otherwise specified, your ONLY contact for this RFP is the Purchasing representative identified in the Event Details tab. DO NOT contact any other University representative regarding any aspect of this RFP during the entire RFP process, including evaluation. Unauthorized communication compromises the integrity of our process.</p> <p>If any Respondent attempts any unauthorized communication, the University may, in its sole discretion, reject that Respondent’s Proposal.</p> <p><input type="checkbox"/> Read and Understood (Required: Check if applicable)</p> |
| 3 | <p>RFP Questions</p> <p>Questions regarding this RFP should be submitted using the Questions Tab. Questions should be submitted before the Questions Cutoff Date and Time. Review all Attributes and informational Attachments before submitting your questions.</p> <p>Go to the Questions Tab, click on Ask a Question. Type in your Question. Click on Save. Your Question will be added to the queue. (Other Suppliers cannot see your question until the Category Manager posts the answers.)</p> <p>A notification will be sent out when the answers are posted. Answers will usually be provided within a few days after the initial Questions Cutoff Date.</p> |

4 Attribute Instructions

READ AND FOLLOW THESE INSTRUCTIONS. *Failure to do so may delay or compromise the evaluation of your proposal.*

Respond with a concise but thorough answer to each question in the space provided unless it is noted that a response may be provided in a separate attachment. Be as brief as possible while still providing pertinent information. If a response is lengthy, you must **summarize your answer in the allotted space** and direct us to an appropriately-labeled attachment. Additional marketing information is neither helpful nor appreciated.

Note the character limits for each attribute. If you copy and paste too much text, your answer will truncate without notice.

Unless otherwise noted, attachments should be labeled as directed in each question or as **VendorName_AttrNumber**. If we cannot locate the file or your answer is buried in a larger document, you will get zero points for that item. DO NOT USE # OR & SIGNS IN YOUR ATTACHMENT NAME.

Remember to submit your response and upload attachments early to allow time to correct errors. The submission deadline is a hard close. The system will reject responses with errors and will NOT allow late submissions.

☐ Read and Understood

(Required: Check if applicable)

5 Equal Opportunity of Sale

The University is committed to the policy that all persons shall have equal access to its programs, facilities and employment without regard for race, color, creed, religion, national origin, sex, age, marital status, disability, public assistance status, veteran status or sexual orientation.

☐ Read and Understood

(Required: Check if applicable)

6 Property Background

The Regents of the University of Minnesota (the "University") is requesting proposals from interested parties (the "Respondent") for the purchase of the University's Golf Course (the "Property"). The University has operated the Golf Course since the 1920s and has determined that sale of the property is now in the University's best interest. The University is working with the City of Falcon Heights to ensure that the selected Respondent will develop the property in a manner consistent with the City's vision for the site while maximizing a per acre price for the University (refer to attached "City of Falcon Heights Goals & Guiding Principles for the Golf Course" and "Snelling & Larpenteur Corridor Development Study").

☐ Read and Understood

(Required: Check if applicable)

7 Property Description

Location: The Property is located in Falcon Heights, MN, along Larpenteur Avenue, just east of Cleveland Avenue (refer to attached "Property for Sale Map").

Size: The Property consists of approximately 140.9 acres. Approximately 124.6 acres are located north of Larpenteur Avenue, and approximately 16.3 acres are located south of Larpenteur Avenue. As part of the sale process, the University may opt to negotiate with the selected Respondent to exclude the driving range from the sale (approximately 14.9 acres). The final acreage will be determined by a survey to be completed during the due diligence period.

Current Use: The Property is currently used as an 18-hole golf course and driving range. The northeast corner of the Property includes guy wires that support the University's radio antenna tower. The University will reserve an easement for such guy wires (refer to attached "Purchase and Sale Agreement - University of Minnesota Golf Course").

☐ Read and Understood

(Required: Check if applicable)

8 RFP Attachments

This RFP includes the following Documents (see Attachments tab), as may be modified by addenda, for use by the respondents in the preparation of their proposals:

1. Property for Sale Map – Alternative A and Alternative B
2. City of Falcon Heights Goals & Guiding Principles for the Golf Course
3. City of Falcon Heights 2024 Snelling & Larpenteur Corridor Development Study
4. Extrapolated Land Use Block Plan for 2024 Snelling & Larpenteur Corridor Development Study
5. City of Falcon Heights 2040 Comprehensive Plan
6. Current State Infrastructure (golf course utilities and public water, sanitary sewer, storm sewer)
7. Phase I Environmental Site Assessment
8. Existing Geotechnical Documentation (limited)
9. Facilities Condition Assessment for Clubhouse
10. Hazardous Materials Information for Clubhouse and Maintenance Facility (limited)
11. Purchase and Sale Agreement – University of Minnesota Golf Course
12. Supplier Process and Information Document (**Note: This document includes important information about responding to this RFP. It is highly recommended that the Respondent read and review this document prior to submitting their RFP response.**)

☐ Read and Understood
(Required: Check if applicable)

9 Tentative RFP Schedule

The University's intended schedule for selection and execution of Respondent's Purchase Agreement is set forth below:

| Activity | Date |
|--|--------------------------------------|
| RFP Available for Distribution | October 15, 2025 |
| Pre-Proposal Meeting and Property Visit (See Attribute # 10) | November 6, 2025 at TBD |
| Deadline for RFP Questions | November 13, 2025 at 12:00 PM (Noon) |
| RFP Due Date | December 18, 2025 at 2:00 PM |
| Interview with Shortlisted Respondent(s) | January 2026 |
| Negotiation with Potential Awarded Respondent(s) | Winter 2026 |
| University Board of Regents Review and Action | TBD based on proposed closing date |
| Execution of Purchase Agreement with Selected Respondent | TBD based on proposed closing date |

☐ Read and Understood
(Required: Check if applicable)

10 Pre-Proposal Meeting and Property Visit

A Pre-Proposal Meeting and Property visit is scheduled for Thursday, November 6th. The start time and meeting location for the Pre-Proposal Meeting is still being determined and will be shared via a future addenda.

Representatives from the University and the City of Falcon Heights will be present at the meeting. Attendees will also have the opportunity to walk around the golf course following the Pre-Proposal Meeting.

Attendance at the Pre-Proposal Meeting and Property visit is **non-mandatory**; however, it is highly encouraged for potential Respondents that are interested in responding to this RFP.

☐ Read and Understood
(Required: Check if applicable)

Evaluation Criteria

The selected Respondent will be the Respondent whose Proposal is the most advantageous to the University. The University is not bound to accept the highest purchase price offer if the Proposal is not in the best interests of the University as determined by the University in its sole discretion. Proposals will be evaluated on the following criteria:

1. **Financial Proposal to Purchase Property (35%):** Competitiveness and creativity of the financial proposal for purchase of the Property, with emphasis on maximizing the financial return and cash revenue to the University and accounting for the certainty and timeliness of this return and revenue. The University is requesting three different financial scenarios for the Property:
 - The first potential purchase price to be based on the Respondent's proposed highest and best use (e.g. land use, infrastructure, density, open space, etc.) for the full 140.9 acres (refer to Map Alternative A);
 - The second potential purchase price to be based on the Respondent's proposed highest and best use for the Property without the driving range (refer to Map Alternative B);
 - The third purchase price to be based on density articulated in the "City of Falcon Heights 2024 Snelling & Larpenteur Corridor Development Study" (as modified in the "Extrapolated Land Use Block Plan for 2024 Snelling & Larpenteur Corridor Development Study")
2. **Planned Strategy to Develop Property (25%):** Respondent's planned strategy to develop the property, with a demonstrated understanding of the City of Falcon Heights' vision.
3. **Demonstrated Experience and Capacity to Complete the Development (25%):** Demonstrated ability of Respondent to complete the residential development of the Property (financial strength of Respondent, time in residential development, background and similar project experience of members of project team and leader of project team; available and/or obtainable resources to the Respondent for the development project; and experience in master planning and implementation of successful residential developments of parcels 50 acres or larger (including developing and financing horizontal land improvements, including streets, utilities, storm water ponds, open space and greenways, bike and pedestrian trails, etc.).
4. **Proposed Terms and Conditions of Sale (15%):** Acceptance of the proposed terms and conditions of the sale as outlined in the draft Purchase and Sale Agreement. (Note: Respondents may propose redlines to the draft purchase and sale agreement as part of their RFP response; however, significant departures from the key business terms will result in fewer RFP points awarded for this criteria.)

☐ Read and Understood
(Required: Check if applicable)

RFP Disclosure

The information contained in this RFP (including all referenced websites and documents) is made solely for the convenience of the potential Respondents. The University makes no representation, warranty, opinion, or statement, express or implied, including without limitation representations, warranties, opinions, or statements as to the Property's merchantability, condition, habitability or fitness for a particular use or purpose; compliance with government requirements and applicable federal, state, and local laws; the physical or environmental condition of the Property or any portion thereof; or the costs related to development of the Property. Potential Respondents shall independently evaluate the information provided in this RFP for their use and shall be solely responsible for their use and interpretation of the information.

THE ACCEPTANCE OF ANY OFFER BY THE UNIVERSITY IS EXPRESSLY STATED TO BE SUBJECT TO THE FOLLOWING:

1. Proposals shall be expressed in terms of net purchase price payable to the University of Minnesota. The University will pay no commission on the sale.
2. The Property is accepted "as is", subject to easements and restrictions of record, with no warranties made or implied by the University.
3. The Property is currently tax-exempt. The selected Respondent is responsible for all future property taxes and special assessments as of date of close. The selected Respondent will be responsible for all costs associated with the sale, including any investigation costs undertaken by selected Respondent.
4. All proposals submitted shall be deemed to have been made with full knowledge of all the terms, conditions, and requirements contained herein. All information and data furnished and used in this RFP is believed to be reliable. Proposals should not be based on verbal information provided by any employee or representative of the University. The failure of any Respondent to inspect or to be fully informed about the Property will not constitute grounds for any claim or demand for adjustment or withdrawal of a proposal after the RFP Due Date. The University makes no warranties or guarantees concerning these matters.
5. Regents of the University of Minnesota reserve:
 - The right to make any investigations necessary to assure that the Respondents are properly qualified to satisfactorily consummate the transaction.
 - The right to reserve minerals and mineral rights.
6. Governmental employees are ineligible. Employees of the State of Minnesota or its political subdivisions, such as county, city, township, school districts, etc. are prohibited from bidding or purchasing real property from the University of Minnesota, as provided by [Minnesota Statutes, sections 15.054](#).

☐ Read and Understood
(Required: Check if applicable)

1
3**Respondent Certifications**

1. You certify that you have carefully examined all instructions, requirements, specifications, terms and conditions of this RFP. You acknowledge your acceptance of the evaluation process described in this RFP, and that the University may make subjective judgments as part of the evaluation in its sole discretion.
2. You certify that you have the necessary experience, knowledge, abilities, skills, capacity, and resources to satisfactorily perform the requirements, specifications, terms and conditions of this RFP. You certify that you have the financial ability, willingness and business integrity necessary to perform under this contract.
3. You certify that you are aware of, fully informed about, and in full compliance with all applicable federal, state and local laws, rules, regulations and ordinances, and neither your company nor any of its officers or directors is currently debarred or suspended from doing business with the Federal government, the State of Minnesota, any other state in the United States, or any of their respective agencies, and you have no reason to believe that condition will change over the term of the contract resulting from this RFP.
4. The University will rely on statements, information and representations in your Proposal. You certify that all statements, information and representations prepared and submitted in response to this RFP are current, complete, true and accurate.
5. You certify that you understand and agree that the University will not treat any information, document or materials submitted by you as confidential unless you strictly adhere to the procedures set forth the Supplier Process and Instructions document. You agree that the University may disregard confidentiality notices on headers/footers. You further grant the University a non-exclusive, royalty-free, perpetual license to copy and use any copyrighted materials for the purpose of this RFP. You agree that all materials and documents not conforming to the confidentiality procedures set forth in the RFP Process and Instructions will be made available for immediate public inspection and copying upon completion of this RFP process.
6. You agree to defend and settle any action seeking release of the Materials believed to be trade secret, and indemnify and hold harmless the University, its regents, agents and employees ("Releasees"), from any judgments or damages awarded against the Releasees in favor of the party requesting the materials and any and all costs connected with that defense or settlement.
7. You certify you submit your Proposal at your own risk and expense and waive and release the University from any claim for damages or other liability arising out of or relating to this RFP or award process. You certify that your Proposal is a valid, firm and irrevocable offer which the University may accept within 180 days from the Due Date of this RFP, and that your Proposal, if accepted, shall remain valid for the life of the resulting contract.
8. The University accepts electronic signatures with the same force and effect as original, physically written signatures.

☐ Read and Understood*(Required: Check if applicable)*1
4**Legal Name of the Respondent**

Provide company's legal name.

*(Required: Maximum 1000 characters allowed)*1
5**Respondent Contact**Provide the name, email address and phone number of the Primary AND Secondary person in your organization to contact during the RFP evaluation process.

(Required: Maximum 1000 characters allowed)

2
0

Experience - Example # 2

Provide an example that demonstrates your experience and abilities to develop a site of at least 50 acres. Please include the following details (at a minimum):

- Project Name
- Date of Purchase
- Size - Acres, Units, Building Square Footage, etc.
- Previous Use of the Site

(Required: Maximum 4000 characters allowed)

2
1

Financial Statements Upon Request

Upon request, will the Respondent provide a copy of audited financial statements for the past three (3) years?

☐ Will Provide Upon Request ☐ Will NOT Provide Upon Request

(Required: Check only one)

2
2

Financial Statements Not Provided Explanation

If you will NOT provide requested financial statements to the University, please provide an explanation.

(Optional: Maximum 1000 characters allowed)

2
3

Financial Ratings

If you have a D&B or other financial rating, please provide it here.

(Optional: Maximum 1000 characters allowed)

2
4

Financial Resources

Identify the capital and/or financial resources you plan on using for acquisition and infrastructure development (Lending Firm, Equity Partner, 1031 Exchange, etc.). Have you completed a transaction with this capital source before?

(Required: Maximum 4000 characters allowed)

2
5

Sale or Acquisition

Are you currently for sale or involved in any transaction to expand or to become acquired by another business entity? If you answer YES, please describe thoroughly, including but not limited to parties involved, expansion or acquisition plans and timing.

(Required: Maximum 4000 characters allowed)

2
6

Past or Pending Litigation

Provide details of all past or pending litigation or government action filed or claims made against Respondent that could affect Respondent's performance under a contract with the University. If there are none, note this.

(Required: Maximum 4000 characters allowed)

2
7

Default

Are you currently in default, or do you foresee going into default, beyond applicable cure periods on any loan agreements or financing arrangements with any bank, financial institution or other entity? If you answer YES, specify the dates, details, circumstances and prospects for resolution.

(Required: Maximum 4000 characters allowed)

2
8

Current Relationship with the University

Do you have any relationship, whether a relative, business associate, capital funding agreement or other such relationship with any University employee? If YES, explain the relation in brief. If none, note this.

(Required: Maximum 4000 characters allowed)

29

Performance Circumstances

Are there any circumstances impacting your ability to perform under any award made through this RFP process? If YES, provide detail about those circumstances. If none, note that.

(Required: Maximum 4000 characters allowed)

30

Inspection Period and Closing Date

Identify your proposed inspection period and closing date

(Required: Maximum 1000 characters allowed)

31

Purchase Price and Earnest Money

Provide as an attachment your proposed purchase prices and Earnest Money for the property, AS-IS, WHERE-IS, for all three of the following scenarios:

- Scenario 1: Purchase price to be based on the Respondent's proposed highest and best use (e.g. land use, infrastructure, density, open space, etc.) for the full 140.9 acres (refer to "Property for Sale Map - Alternative A").
- Scenario 2: Purchase price to be based on the Respondent's proposed highest and best use for the property without the driving range (refer to "Property for Sale Map - Alternative B")
- Scenario 3: Purchase price to be based on the land uses and densities articulated in the "Extrapolated Land Use Block Plan based on the City of Falcon Heights 2024 Snelling & Larpenteur Corridor Development Study"

In addition to the purchase prices and Earnest Money for each scenario, please also include the following within your attachment:

- Your cost assumptions regarding infrastructure investments, environmental remediation, site preparation, etc.
- A narrative as to how you propose to address any potential change (anticipated density, infrastructure costs, remediation costs, etc.) that may be determined during the due diligence process as it relates to your proposed purchase price.

☐ Read and Understood

(Required: Check if applicable)

32

Future Use

Provide an attachment that describes your plans for the future use of the Property. This attachment must include a block site plan for land use, infrastructure, open space, with projected densities at your perceived highest and best use for the entire 140.9 acres as well as a block site plan and projected densities with the driving range excluded from the sale. **Note: In the latter scenario, the driving range would remain a driving range for the foreseeable future.**

☐ Read and Understood

(Required: Check if applicable)

3
3

University's Purchase and Sale Agreement

Any award made as a result of this RFP will be governed by the University's proposed Purchase and Sale Agreement included in the Attachments Tab.

If you take exception or wish to propose an addition, deviation or substitute terms and conditions, you must note that here and provide the appropriate redlined document in the Response Attachments Tab. Note: We would recommend you limit your changes to those that are critically important as major departures from the key business terms will result in fewer RFP points awarded for this criteria.

- ☐ Accept University's Purchase and Sale Agreement
- ☐ Do NOT Accept and Attached Redlined Agreement
- ☐ Do NOT Accept and Attached Substitute Agreement

(Required: Check only one)

3
4

RFP Document Concerns

Identify any concerns (if any) you noted in your review of the RFP and/or its Documents.

(Required: Maximum 4000 characters allowed)

Supplier Information

Company Name:

Contact Name:

Address:

Phone:

Fax:

Email:

Supplier Notes

By submitting your response, you certify that you are authorized to represent and bind your company.

Print Name

Signature



ITEM FOR DISCUSSION

| | |
|--------------|---|
| Meeting Date | October 28, 2025 |
| Agenda Item | F3 |
| Attachment | System Statement |
| Submitted By | Hannah Lynch, Community Development Coordinator / Planner |

| | |
|-------------|--|
| Item | 2050 Comprehensive Plan – 2025 System Statement for the City of Falcon Heights |
| Description | <p>Regional Development Plan Adoption On February 12, 2025, the Met Council adopted Imagine 2050 as a comprehensive development guide for the Twin Cities metro region. Imagine 2050 includes regional systems plans, including the 2050 Transportation Policy Plan, the 2050 Water Policy Plan, the 2050 Regional Parks and Trails Policy Plan, and the 2050 Housing Policy Plan. The development guide also outlines land use policies and community designations important for local comprehensive planning updates. The Metropolitan Council is now issuing systems statements pursuant to State statute.</p> <p>Systems Statements Metropolitan systems plans are long-range comprehensive plans for the regional systems – transit, highways, and airports; wastewater services; and parks and open space – along with the capital budgets for those systems. Systems statements explain the implications of metropolitan system plans for each community in the region. They are intended to help communities prepare or update their comprehensive plan, as required by the Metropolitan Land Planning Act:</p> <p><i>Within nine months after receiving a system statement for an amendment to a metropolitan system plan, and within three years after receiving a system statement issued in conjunction with the decennial review required under section 473.864, subdivision 2, each affected local governmental unit shall review its comprehensive plan to determine if an amendment is necessary to ensure continued conformity with metropolitan system plans. If an amendment is necessary, the governmental unit shall prepare the amendment and submit it to the council for review.</i></p> <p>The system statement includes information specific to a community, including:</p> <ul style="list-style-type: none"> • community designation or designation(s) • forecasted population, households, and employment through the year 2050 • guidance on appropriate densities to ensure that regional services and costly regional infrastructure can be provided as efficiently as possible |

| | |
|----------------------------|---|
| | <ul style="list-style-type: none"> • affordable housing need allocation. In the following sections, this systems statement contains an overview of key changes and updates to the policies and plans from the previous 2040 regional development guide and specific system changes that affect your community: • Transportation, including metropolitan highways, aviation, and transit • Water Resources, including wastewater, surface water, and water supply planning • Regional parks and trails <p>Next Steps in the Regional Planning Cycle Receipt of this system statement and the metropolitan system plans triggers a community's obligation to review and amend its comprehensive plan by December 2028. Local comprehensive plans and amendments will be reviewed by the Met Council for conformance to metropolitan system plans, consistency with Met Council policies, and compatibility with adjacent and affected governmental units. Updated local comprehensive plans are due to the Met Council for review by Dec. 31, 2028.</p> |
| Budget Impact | None. |
| Attachment(s) | - City of Falcon heights - 2025 System Statement |
| Action(s) Requested | Staff requests the Planning Commission review the System Statement for the 2050 Comprehensive Plan. |



**CITY OF
FALCON HEIGHTS**

**2025
SYSTEM
STATEMENT**



IMAGINE⁵⁰



2025 SYSTEMS STATEMENT CITY OF FALCON HEIGHTS

Regional Development Plan Adoption

On February 12, 2025, the Met Council adopted Imagine 2050 as a comprehensive development guide for the Twin Cities metro region. Imagine 2050 includes regional systems plans, including the 2050 Transportation Policy Plan, the 2050 Water Policy Plan, the 2050 Regional Parks and Trails Policy Plan, and the 2050 Housing Policy Plan. The development guide also outlines land use policies and community designations important for local comprehensive planning updates.

The Metropolitan Council is now issuing systems statements pursuant to [State statute](#).

Systems Statements

Metropolitan systems plans are long-range comprehensive plans for the regional systems – transit, highways, and airports; wastewater services; and parks and open space – along with the capital budgets for those systems. Systems statements explain the implications of metropolitan system plans for each community in the region. They are intended to help communities prepare or update their comprehensive plan, as required by the Metropolitan Land Planning Act:

Within nine months after receiving a system statement for an amendment to a metropolitan system plan, and within three years after receiving a system statement issued in conjunction with the decennial review required under [section 473.864, subdivision 2](#), each affected local governmental unit shall review its comprehensive plan to determine if an amendment is necessary to ensure continued conformity with metropolitan system plans. If an amendment is necessary, the governmental unit shall prepare the amendment and submit it to the council for review.

The system statement includes information specific to a community, including:

- community designation or designation(s)
- forecasted population, households, and employment through the year 2050
- guidance on appropriate densities to ensure that regional services and costly regional infrastructure can be provided as efficiently as possible
- affordable housing need allocation.

In the following sections, this systems statement contains an overview of key changes and updates to the policies and plans from the previous 2040 regional development guide and specific system changes that affect your community:

- Transportation, including metropolitan highways, aviation, and transit
- Water Resources, including wastewater, surface water, and water supply planning

- Regional parks and trails

Regional Development Guide

The development guide adopted in February 2025 reflects the vision and plans adopted by communities for a prosperous, equitable, and resilient region with abundant opportunities for all to live, work, play, and thrive.

Regional values are shared core beliefs or principles that guide the work of developing and implementing Imagine 2050. The values build on those identified in Thrive MSP 2040 and incorporate what we've learned over the last ten years as well as the common values expressed by local governments and partners across the region. These values guide the Met Council in building partnerships and developing policies and programs to support Imagine 2050.

The Met Council has endorsed the following goals for our region to achieve through our policies, practices, programs, and partnerships:

- Our region is equitable and inclusive.
- Our communities are healthy and safe.
- Our region is dynamic and resilient.
- We lead on addressing climate change.
- We protect and restore natural systems.

Dispute Process

If your community disagrees with elements of this systems statement or has any questions about the process, please contact your Sector Representative, Merritt Clapp-Smith, at 651-602-1567, to review and discuss potential issues or concerns. The Council and local government units and districts have usually resolved issues relating to the system statement through discussion.

Request for Hearing

If a local governmental unit and the Met Council are unable to resolve disagreements over the content of a system statement, the unit or district may, by resolution, request that a hearing be conducted by the Met Council's Land Use Advisory Committee or by the State Office of Administrative Hearings to consider amendments to the system statement. According to Minnesota Statutes [section 473.857](#), the request shall be made by the local governmental unit or school district within 60 days after receiving the system statement. If the Met Council does not receive a hearing request within 60 days, the statement becomes final.

Next Steps in the Regional Planning Cycle

Receipt of this system statement and the metropolitan system plans triggers a community's obligation to review and amend its comprehensive plan by December 2028. Local comprehensive plans and amendments will be reviewed by the Met Council for conformance to

metropolitan system plans, consistency with Met Council policies, and compatibility with adjacent and affected governmental units. Updated local comprehensive plans are due to the Met Council for review by Dec. 31, 2028.

Forecasts

The Met Council uses the forecasts developed as part of Imagine 2050 to plan for regional systems. Communities should base their planning work on these forecasts. Given the nature of long-range forecasts and the planning timeline undertaken by most communities, the Met Council will maintain on-going dialogue with communities to consider any changes in growth that may have an impact on regional systems.

Imagine Forecasts for the City of Falcon Heights

| | 2020 (actual) | 2030 | 2040 | 2050 |
|------------|---------------|-------|-------|-------|
| Population | 5,369 | 5,700 | 5,700 | 5,900 |
| Households | 2,203 | 2,390 | 2,480 | 2,580 |
| Employment | 4,603 | 5,300 | 5,400 | 5,700 |

Housing Policy

The purpose of the Housing Policy Plan, adopted by the Metropolitan Council in February 2025, is to provide leadership and guidance on regional housing needs and challenges and to support Imagine 2050. The Housing Policy Plan provides an integrated policy framework that unifies our existing roles in housing and identifies opportunities to expand our role in supporting safe, affordable and dignified housing in the region.

Consistent with state statute (Minn. Stat. 473.859, subd. 2(c) and subd. 4), cities and townships must include a housing element and implementation program in their local comprehensive plans that address existing and projected housing needs.

The Met Council has determined the regional need for low-income housing for the decade of 2031-2040 (see Appendix B in the Housing Policy Plan).

Based on regional forecasts, the regional need for future affordable housing units is 39,700. Falcon Heights’ share of the region’s future need for low-income housing is 41 new units of affordable housing. Of these new units, the need is for 25 affordable to households earning at or below 30% of AMI, 10 affordable to households earning 31% to 50% of AMI, and 6 affordable to households earning 51% to 60% of AMI.

Affordable Housing Need Allocation for the City of Falcon Heights

| | Units |
|---------------------|-------|
| At or below 30% AMI | 25 |
| 31 to 50% AMI | 10 |
| 51 to 60% AMI | 6 |
| Total Units | 41 |

Future Affordable Housing Need allocations may be updated throughout the decade if local projected sewerage growth changes.

Falcon Heights should consult the complete Housing Policy Plan when preparing its local comprehensive plan. In addition, Falcon Heights should consult Imagine 2050 and the Local Planning Handbook for specific requirements necessary for the housing element and housing implementation programs of local comprehensive plans.

Climate Policy

In 2023, the State legislature amended the Metropolitan Land Planning Act ([Minn Stat. § 473.859, subd. 2 and 7](#)) to include new requirements that comprehensive plans address climate mitigation and adaptation. In climate policy, mitigation strategies focus on minimizing contributions to climate change through efficiency measures and reducing greenhouse gas emissions. Adaptation strategies focus on how to change policies and practices to adjust to ongoing and future impacts of climate change.

The Met Council will assist communities in addressing climate mitigation and adaptation elements by providing communities with greenhouse gas inventories and technical assistance for identifying appropriate strategies.

Community Designation

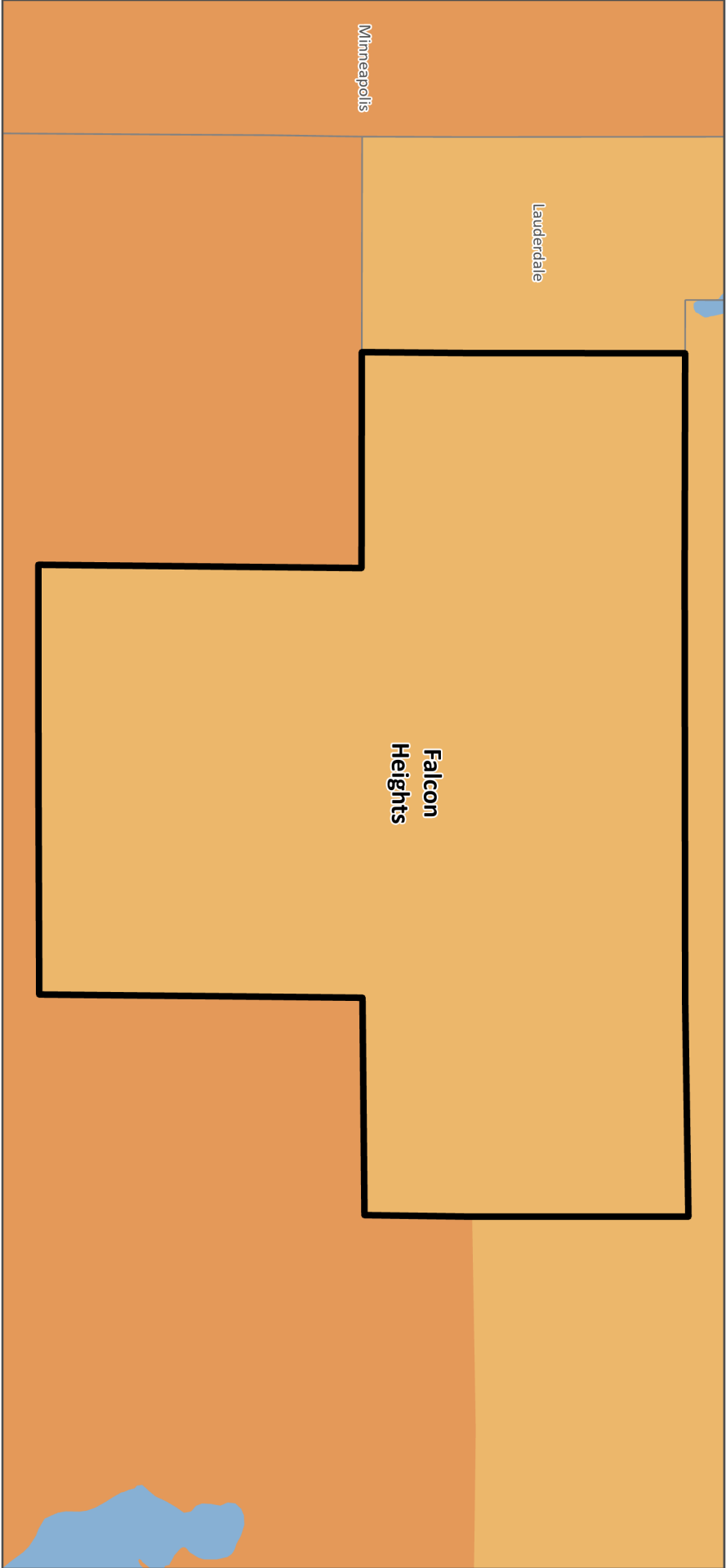
Community designations group jurisdictions with similar characteristics for the application of regional policies. The Council uses community designations to guide regional growth and development; establish land use expectations including overall development densities and patterns; and outline the respective roles of the Council and individual communities, along with strategies for planning for forecasted growth. If there are discrepancies between the Imagine 2050 Community Designations Map and the Community Designation map contained within this systems statement, communities should follow the specific guidance contained in this document. Imagine identifies the City of Falcon Heights with the community designation of Urban Edge on the Community Designation map.

Urban Edge cities are characterized by growth that primarily occurred during the period between the end of the Second World War and the economic downturn of 1973-1974. These cities, adjacent to the Urban cities, experienced rapid development fueled by an expanding population and the expanding highway system. Highway accessibility led to many of these cities developing as centers of office, commercial, institutional, and industrial uses, resulting in a high density of jobs. The increased influence of automobiles resulted in a development pattern that reflects an increased emphasis on traffic movement and circulation, which contributes to their transitional character between denser urban cities and more spread-out suburban areas. Similar to Urban areas, the age of their building stock and access to transit, facilitated by their relatively high street connectivity, providing opportunities for redevelopment at high densities. Urban Edge areas face similar urban challenges, such as managing increased surface temperatures and safeguarding drinking water quality, which requires tailored environmental and infrastructure solutions.

Specific strategies for Falcon Heights can be found on your [Community Page](#) in the [Local Planning Handbook](#).

City of Falcon Heights Community Designations

Urban Edge



Urban Service Areas

- Urban
- Urban Edge
- Suburban
- Suburban Edge

Rural Service Areas

- Rural Center
- Diversified Rural
- Rural Residential
- Agricultural
- Non-Council Community

2025 TRANSPORTATION SYSTEM STATEMENT CITY OF FALCON HEIGHTS

Transportation Policy Plan Overview

The 2050 Transportation Policy Plan (TPP) is the metropolitan system plan for transportation – including highways, transit, bicycle, pedestrian, freight, aviation, and travel demand management – to which local comprehensive plans must conform. It also includes regional transportation objectives, supporting policies and actions, and regional performance measures. The full TPP can be found at the following url:

<https://imagine2050.metrocouncil.org/chapters/transportation>.

This system statement summarizes the regional systems and any significant changes to them, other important regional transportation considerations, and changes made to the 2050 TPP since the 2040 TPP was adopted in 2015. Additionally, this system statement highlights those elements of the system plan that apply to your community. The TPP incorporates the policy direction and the new 2050 socioeconomic forecasts adopted by the Met Council in the regional development guide, Imagine 2050, and extends the planning horizon from 2040 to 2050.

Federal and State Requirements

The TPP meets both state requirements outlined in statute for a metropolitan system plan, and federal requirements as a fiscally constrained long-range investment plan for surface transportation. As the region has recently received a significant number of new and increased sources of transportation revenue, the 2050 TPP does not include an increased revenue scenario, but it does include additional opportunities for investment. The plan also continues to assume competitive transportation funding (e.g., state and federal discretionary programs like INFRA and Corridors of Commerce) will be sought and amended into the plan as awarded.

Under the Metropolitan Land Planning Act, local comprehensive plans are expected to conform to the projects currently identified as funded in the fiscally constrained plan, which is the official metropolitan system plan. The additional opportunities for investment may be identified separately in local plans as unfunded proposals.

Federal requirements also call for metropolitan transportation plans to be performance based, so the TPP includes objectives, policies, and actions for the regional transportation system. These objectives, policies, and actions guide the Met Council and regional partners in planning and investment in the surface transportation system.

In addition to reviewing this system statement, consult the TPP to ensure that your community's local comprehensive plan and plan amendments conform to the metropolitan transportation system plan. Communities should also review the Imagine 2050 Land Use Policy for land use considerations near certain transportation infrastructure. The format of this plan is different than past TPPs. The plan is no longer separated by chapter, rather each modal plan is distinguished from each other as individual investment or system plans. If the Met Council has a role in the funding of a regional system, the plan is identified as an

investment plan. If not, then it is identified as a system plan. There is no appendix in the 2050 TPP, supporting documentation is combined directly with the specific investment or system plan and identified as support documentation.

2050 Transportation Policy Plan Regional Systems

Adopted by the Met Council in February 2025, the TPP identifies the regional transportation systems, regional transportation objectives and policies, and other regional transportation issues communities should consider when producing their own comprehensive plans. This section will cover descriptions of each system and key changes made to these systems.

Regional Transportation Policies and Actions

In addition to identifying regional systems and investment needs, the TPP includes a set of policies and related actions to guide investments, planning and priorities for the regional transportation system. The policies and actions cover many topics including safety, highway planning priorities, complete streets, non-motorized transportation, equity, climate, and natural systems. Communities are encouraged to incorporate regional policies in their local plans.

Regional Highway System

The Metropolitan Highway System is made up of principal arterials, shown in Figure 1 of the Highway Investment Plan and included with this system statement. This system is federally known as the National Highway System. The Metropolitan Highway System is a vital element of the regional transportation system; while minor arterials are lower order roadways that provide connectivity and relieve congestion in the principal arterial system. Principal and minor arterials combined represent the Regional Highway System.

Key Changes from the 2040 TPP

- A major shift from the previous TPP is that potential new revenues are no longer considered a means to resolve unmet needs on the system. The 2050 TPP does not have a current and increased revenue scenario as a result. Instead, it identifies funded projects in the fiscally constrained plan and additional opportunities beyond what is funded. Multiple studies completed since the 2040 TPP identified additional opportunities for investment, shown in figures 8 and 10.
- The 2050 TPP identifies highway investments in five major categories:
 - Safety: Figure 7 in the Highway Investment Plan shows regionally significant safety investments.
 - Spot mobility: Figure 8 in the Highway Investment Plan shows funded regionally significant spot mobility projects alongside identified additional opportunities for investment.
 - Interchanges: Figure 9 in the Highway Investment Plan shows funded and planned regionally significant interchange investments.
 - Managed lanes: Figure 10 in the Highway Investment Plan shows the existing, under construction, and planned E-ZPass system. It also includes managed lane corridors which are identified as additional opportunities for investment.

- Targeted regional capacity: Figure 11 in the Highway Investment Plan shows funded and planned regionally significant highway capacity investments. It also includes potential future capacity enhancements identified in studies.
- Modifications were made to the 2050 TPP that removed appendix naming found in previous plans and reworks previous chapters. Support documents for the Highway Investment Plan include Functional Classification, Preliminary Interchange Approval Process, and Congestion Management Process. The project list appendix item is now a separate section of the TPP, titled Long Range Highway and Transit Capital Project List. This updated list identifies projects from 2025 to 2050.

Regional Transit System

The regional transit system comprises the region's transitways, regular route bus services, demand response services, transit centers and park and rides, and transit advantages. This system is operated by six different service providers in the region. The COVID-19 pandemic upended transit, and some services vary dramatically from pre-pandemic levels. Many routes were suspended in the region and are still in the process of restructuring.

Key Changes from the 2040 TPP

- A major shift from the previous TPP is from new revenues raised to fill budget gaps in the system. A new source of revenue for transit was created in 2023 to fund operations and maintenance for the region. Similar to highways, the Transit Investment Plan no longer contains a current and increased revenue scenario. The projects shown in the 2050 TPP are those in the fiscally constrained plan. Additional opportunities for investment are also identified in the plan and these may be incorporated into local comprehensive plans.
- Several transitways have been implemented and opened, and additional transitways have been identified in the region. Multiple arterial bus rapid transit (BRT) routes are completed and operational, while more alignments have been identified in studies for future implementation. The Transit Investment Plan identifies investments planned to be implemented in the 2050 TPP:
 - Two light rail extensions (Green Line Extension, Blue Line Extension)
 - Two dedicated BRT routes (Gold Line, Purple Line)
 - Five arterial BRT routes (B Line, E Line, F Line, G Line, H Line)
- Modifications were made to the 2050 TPP that removed appendix naming found in previous plans and reworks previous chapters. Support documents for the Transit Investment Plan include Transit Design and Performance Guidelines.

Regional Aviation System

The regional aviation system includes Minneapolis-Saint Paul International Airport, eight publicly owned regional airports, and two privately owned seaplane bases. These regional airports are owned and operated by the Metropolitan Airports Commission (MAC) and local communities.

Key Changes from the 2040 TPP

- The MAC completed an update to the Long-Term Comprehensive Plan (LTCP) for the Minneapolis-Saint Paul International Airport in 2024. This update moves the planning horizon to 2040 with new operation forecasts, anticipated noise impacts, and capital project needs.
- The Aviation System Plan now identifies all facilities beyond regional airports with aviation activity. These facilities may be incorporated into and considered in local planning. Aviation appendix items of the TPP are now included as a single support document titled Aviation Supporting Information.

Regional Bicycle System

The regional bicycle system is identified through the Regional Bicycle Transportation Network (RBTN). It is made up of alignments and corridors. Corridors are shown where more specific alignments within those corridors have not yet been designated. The process used to develop the RBTN, the general principles and analysis factors used in its development, and studies done to analyze and update the network can be found in the Bicycle Investment Plan. The RBTN was established in the 2040 TPP to achieve the following goals:

- Establish an integrated and seamless network of on-street bikeways and off-road trails.
- Provide the vision for a “backbone” arterial network to serve daily bicycle trips by connecting regional destinations and local bicycle networks.
- Encourage cities, counties, park agencies, and the state to plan and implement future bikeways in support of the network vision.

The RBTN also incorporates regional bicycle barriers which are established in the TPP as the region’s most significant physical barriers to everyday bicycle travel. These barriers include freeways and expressways, railroad corridors, and secondary rivers and streams. They were developed and analyzed through the [Regional Bicycle Barrier Study](#). The barriers are included on the [Regional Bicycle Barriers Map](#).

Key Changes from 2040 TPP

- The RBTN has been refined and expanded since it was first implemented in the 2040 TPP. Requests from local governments to add and revise RBTN corridors and alignments prompted the [Regional Bicycle Guidelines and Measures Study](#), which developed specific measures to review updates and requests from local agencies.
- The RBTN undergoes a formal update of alignments and corridors about every two years. The next formal update will take place in 2025 prior to the 2026 Regional Solicitation.

Regional Freight System

The regional freight system includes interconnecting transportation modes, some of which are unique to freight, and some which overlap with passenger travel modes. There are five distinct modes of freight transportation: highway trucks, railroads, river barges, air freight, and pipelines. Combined with intermodal or warehouse/distribution terminals and supporting

infrastructure, these modes of transportation comprise the regional freight system, known as the Metropolitan Freight System.

Key Changes from 2040 TPP

- E-commerce has become an increasingly important segment of freight movements and deliveries of goods to homes. The [Urban Freight Distribution Study](#) focused on e-commerce trends and impacts or opportunities of last-mile parcel deliveries in regional communities. The study notes that as urban deliveries become more common, local communities are encouraged to create curb management policies, consider delivery needs in their complete streets planning, and identify microhubs for last-mile parcel distribution.

Pedestrian System

The Met Council coordinates with local partners on pedestrian issues and trends, and aids in funding for pedestrian needs.

Key Changes from 2040 TPP

- In the previous TPP pedestrian and bicycle travel were combined into one chapter and discussed together. The pedestrian system is now discussed and considered as an independent investment section.
- To address rising pedestrian danger on our streets, the Met Council developed the [Pedestrian Safety Action Plan](#) in 2022. It includes analysis of crash trends in the region, recommended actions to increase pedestrian safety, and a weighted crash score on every road to aid in future safety planning and project prioritization. Communities are encouraged to incorporate the plan's findings into the pedestrian elements of their comprehensive plans.

Travel Demand Management

Travel demand management (TDM) is the application of strategies, programs, and policies to increase the efficiency of transportation systems by reducing travel demand, or redistributing this demand in space or in time. These initiatives are intended to inspire new travel habits to support infrastructure investments while reducing the demand for personal vehicle trips.

Key Changes from 2040 TPP

- TDM has its own dedicated investment plan and discussion in the 2050 TPP. The section identifies key regional partners in TDM as well as their roles and responsibilities. Local communities are being asked to discuss how they include travel demand management strategies in their local plans, since some of them have relationships to land use controls and ordinances.
- The Met Council conducted the Regional Travel Demand Management Study in 2023. It concluded with the [Regional Travel Demand Management Action Plan](#). The action plan outlines structure for a regional TDM program to implement strategies, programs, and incentives to change travel behaviors and reduce single-occupant vehicle trips, vehicle-miles traveled, and greenhouse gas emissions. The action plan is summarized in the 2050 TPP Travel Demand Management Investment Plan.

System Plan Considerations Affecting Your Community

Your community should consult the complete TPP in preparing your local comprehensive plan. In addition, your community should consult Imagine 2050 and the current version of the Met Council's Local Planning Handbook (LPH) for specific comprehensive plan requirements. Specific system plan considerations affecting your community are detailed below.

Regional Highway System

There are no principal arterials located within your community.

Regional Transit System

Your community is located within the following Transit Market Areas: TMA 1 and TMA 2.

- TMA 1 is primarily Urban and Urban Edge communities where walkability and density of population and jobs can support higher transit service levels. Transit in these areas provides a dense network of routes with frequent, all-day service that serves a wide variety of trip purposes.
- TMA 2 is primarily Urban and Urban Edge communities where walkability and density of population and jobs can support higher transit service levels. Transit in these areas provides a dense network of routes with frequent, all-day service that serves a wide variety of trip purposes. Market Area 2 typically has a similar route structure to Market Area 1, but lower levels of service, as demand warrants.

Your community is located within the Transit Capital Levy District.

Your community should acknowledge in your local comprehensive plan existing transitway and planned investments for your community. The transitways with a mode and alignment identified located within your community are: A Line, H Line. In addition, land use density requirements are also connected to the regional high frequency bus network, the high frequency bus routes in your community are: 3. Refer to the land use section of Imagine 2050 [here](#) for residential density requirements adjacent to these networks.

Your community should also identify potential stations along planned transitways (once identified) and adopt guiding land use policies, station-area plans, and associated zoning, infrastructure, and implementation tools that support future growth around transit stations consistent with Imagine 2050. Communities can find further guidance for station-area planning in the Transportation section of the LPH and the [Transit Oriented Development Guide](#).

Regional Aviation System

All communities must include an aviation element in the transportation sections of their comprehensive plans. The degree of aviation planning and development considerations that need to be included in the comprehensive plan varies by community. Even those communities not impacted directly by an airport have a responsibility to include airspace protection in their comprehensive plan. The protection element should include potential hazards to air navigation including electronic interference. Local comprehensive plans can also begin to consider other aviation uses which do not take place at airports, like drones.

Local communities should also consider other facilities which may generate aviation activity, such as heliports or private air facilities. To see all aviation facilities in the region, including those that are not defined as a part of the regional aviation system, refer to Figure 6 of the Aviation System Plan.

Regional Bicycle Planning

The RBTN is depicted on Figure 2 of the Bicycle Investment Plan. The network consists of Tier 1 and Tier 2 corridors and alignments. These are not intended to be the only bicycle facilities in the region. Local units should also include local network plans in their communities.

In your community there is one RBTN corridor and one alignment. Your community should incorporate the RBTN map within your local bicycle plan maps and use your comprehensive planning process to identify suitable alignments within and along the RBTN corridors for future incorporation into the TPP. In addition, agencies should plan their local on and off-road bikeway networks to connect to the designated Tier 1 and Tier 2 alignments, as well as any new network alignments within RBTN corridors to be proposed in local comprehensive plans. Bikeway projects that complete segments of, or connect to, the RBTN are given priority for federal transportation funds through the Transportation Advisory Board's biannual regional solicitation.

In your community there are one or more identified bicycle barrier crossings. Please review the [Regional Bicycle Barriers Online Map](#) to determine which regional bicycle barriers and prioritized barrier crossing improvement locations are in your community. The tiered crossing improvement locations are used as one alternative criterion in the Regional Solicitation to distribute federal transportation funds. Communities are encouraged to analyze and address the need for new bicycle barrier crossings or improved bicycle facilities at existing barrier crossings.

Regional Freight Planning

The Met Council encourages all local governments to plan for freight movement in their communities. Trucks are the major mode of freight movement in the region and across the nation to distribute consumer goods as well as move manufactured goods and commodities, and they operate in every community.

The Metropolitan Freight System and the National Highway Freight Network are shown in Figures 1 and 5 of the Freight Investment Plan, respectively. There are no regional freight facilities within your community. There are no regional freight facilities located within your community. The local plan should plan for compatible adjacent land uses with local freight generators, consider last-mile freight delivery needs and curb management strategies for local deliveries, if applicable. Refer to the Urban Freight Distribution Study for specific guidance on how to consider e-commerce and local deliveries on the local transportation system.

Other Transportation Policy Plan Considerations

Pedestrian Planning

The Met Council encourages local governments to address pedestrian needs for transportation in their local comprehensive plans. An adopted pedestrian, active transportation, or multimodal plan can be included as an addendum to or in addition to the comprehensive plan. This

planning should also include ensuring your local community has a current Americans with Disabilities Act (ADA) self-evaluation that covers the public rights-of-way for transportation. Agencies with 50 or more employees must also have an adopted ADA transition plan, not just a self-evaluation.

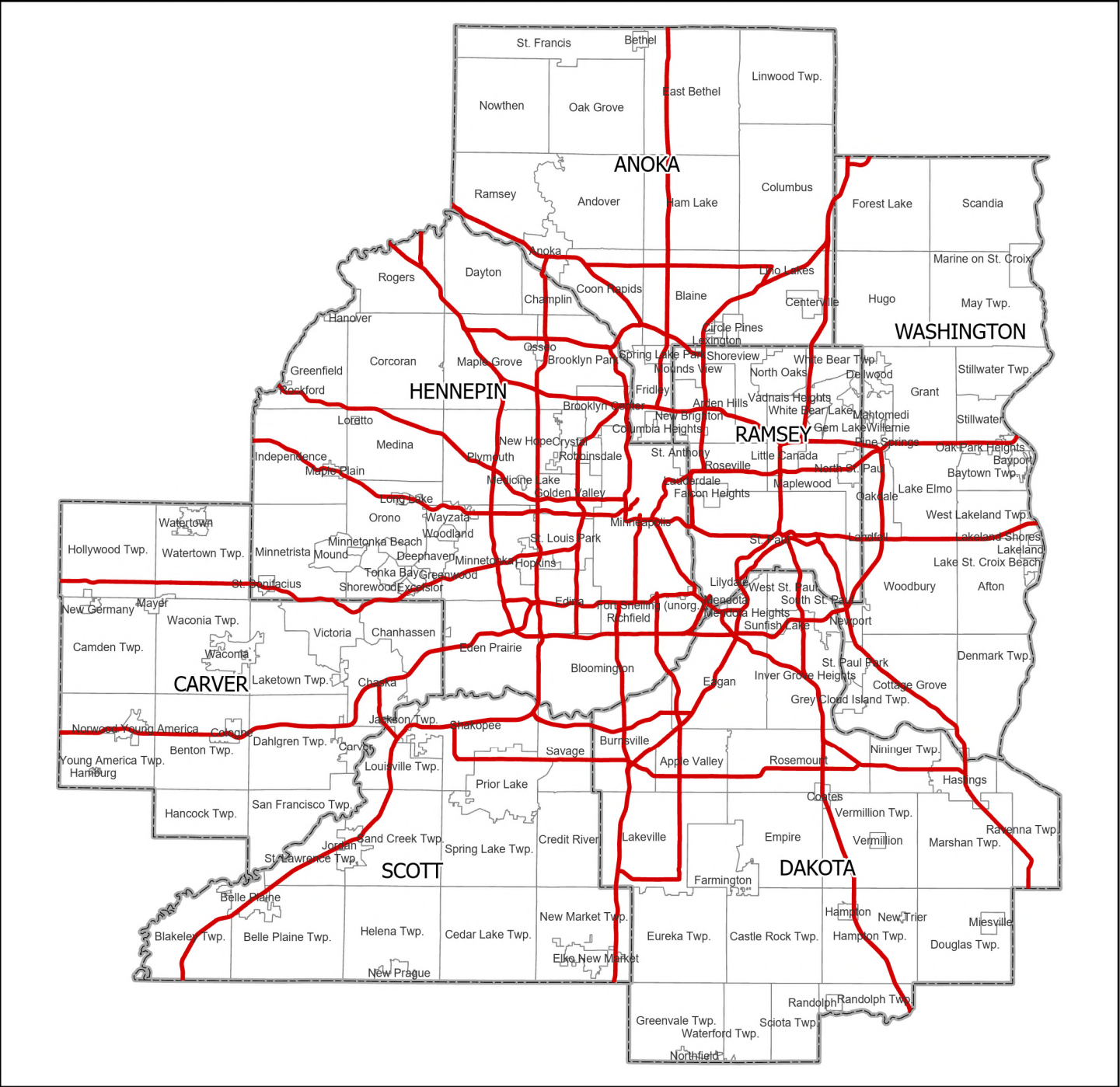
Travel Demand Management

The Met Council encourages local governments to address travel demand management needs for areas which experience traffic congestion. Your community is served by Metro Transit Commuter Services. Local governments should identify the transportation management organization which serves their community and describe any policies, ordinances, practices or programs in place which would aid in regional TDM work in their local comprehensive plans.

Greenhouse Gas Emissions

State law directs the Minnesota Department of Transportation to establish targets to meet greenhouse gas (GHG) emissions reduction for the seven-county metro region to reach net-zero emissions in the transportation sector by 2050. Your community must include plans or strategies to limit GHG emissions on the surface transportation system in your comprehensive plan to meet the designated regional targets.

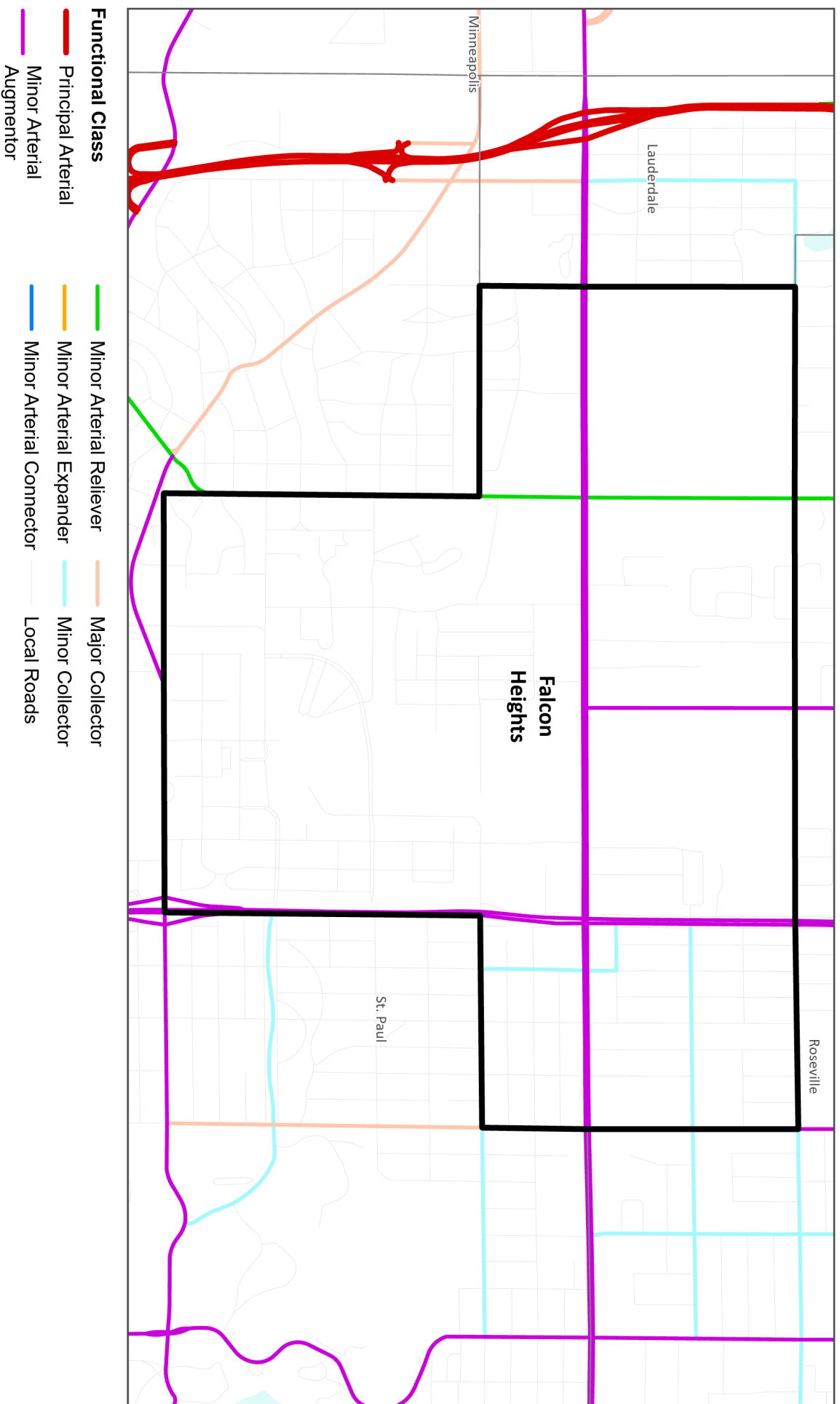
Principal Arterial Highways



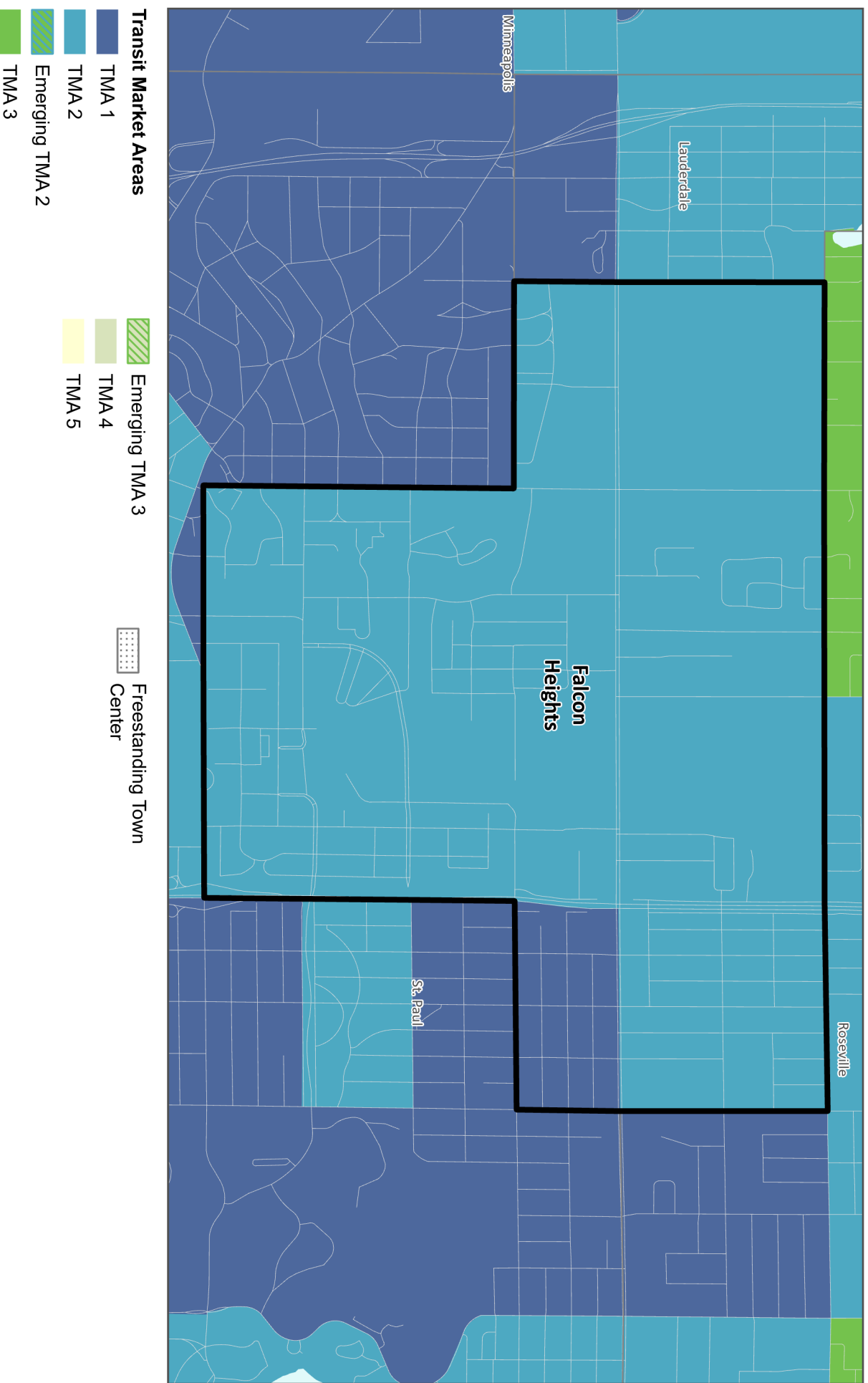
Principal Arterial Roads

City of Falcon Heights

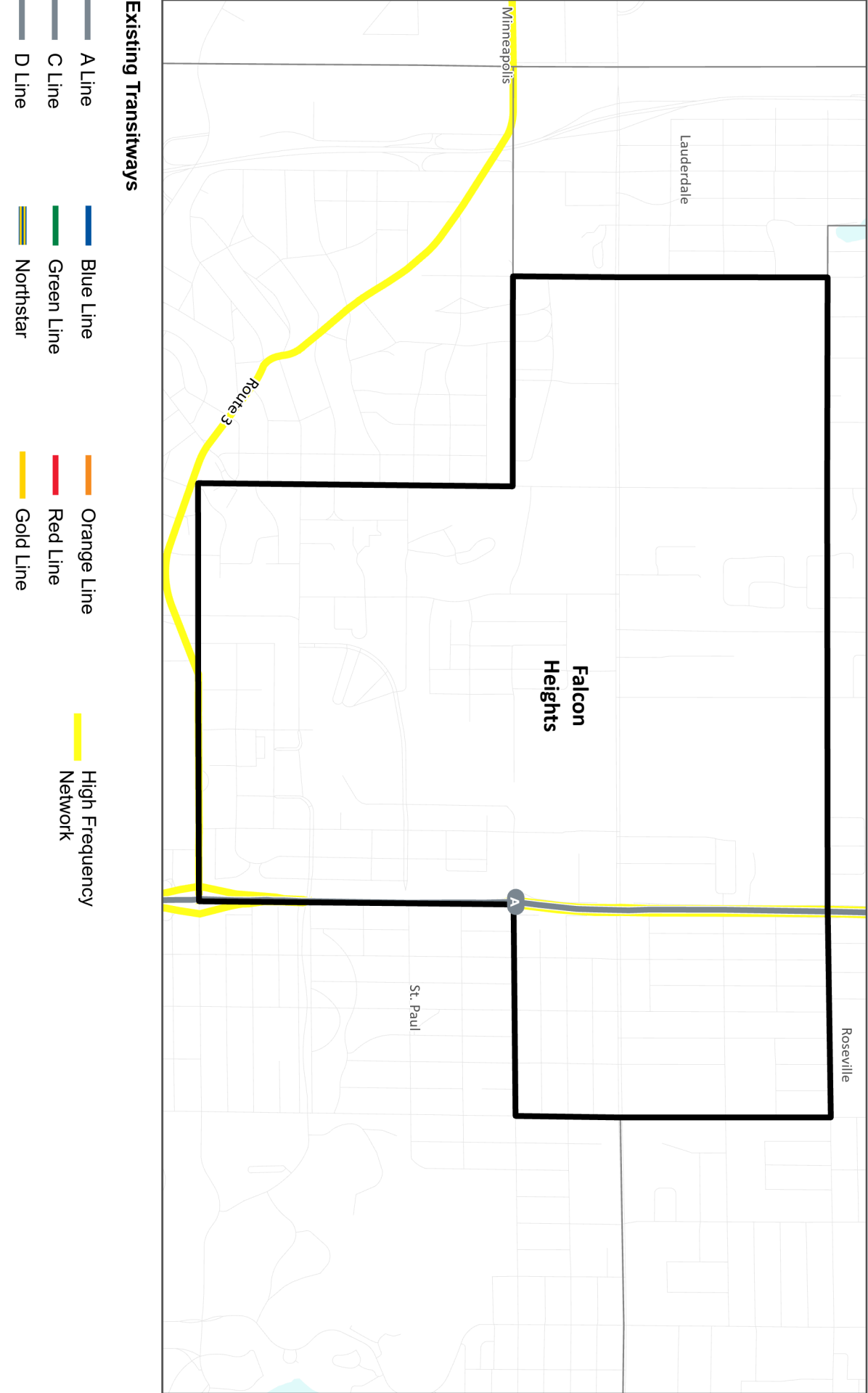
Functional Class - All Roads



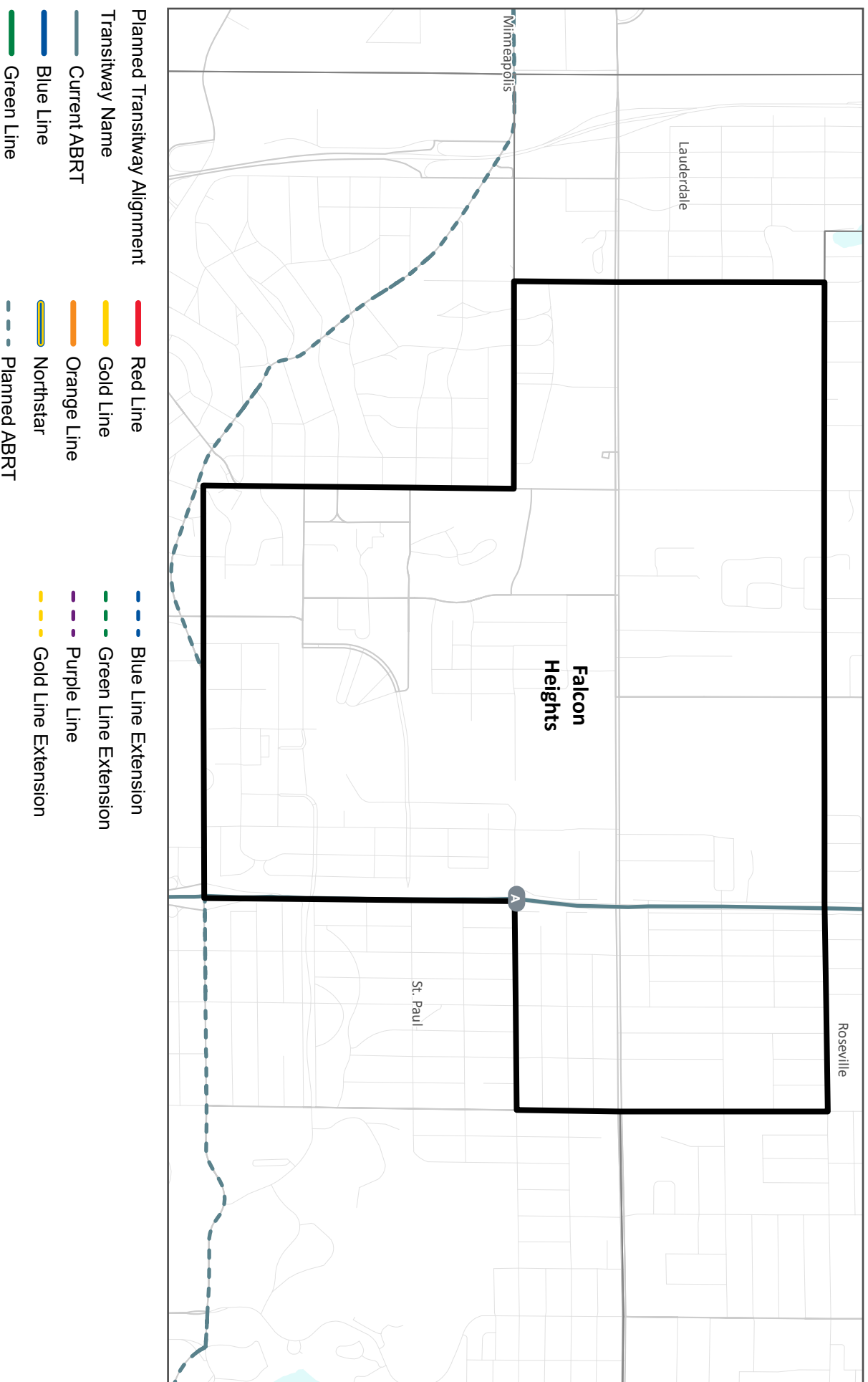
City of Falcon Heights Transit Market Areas



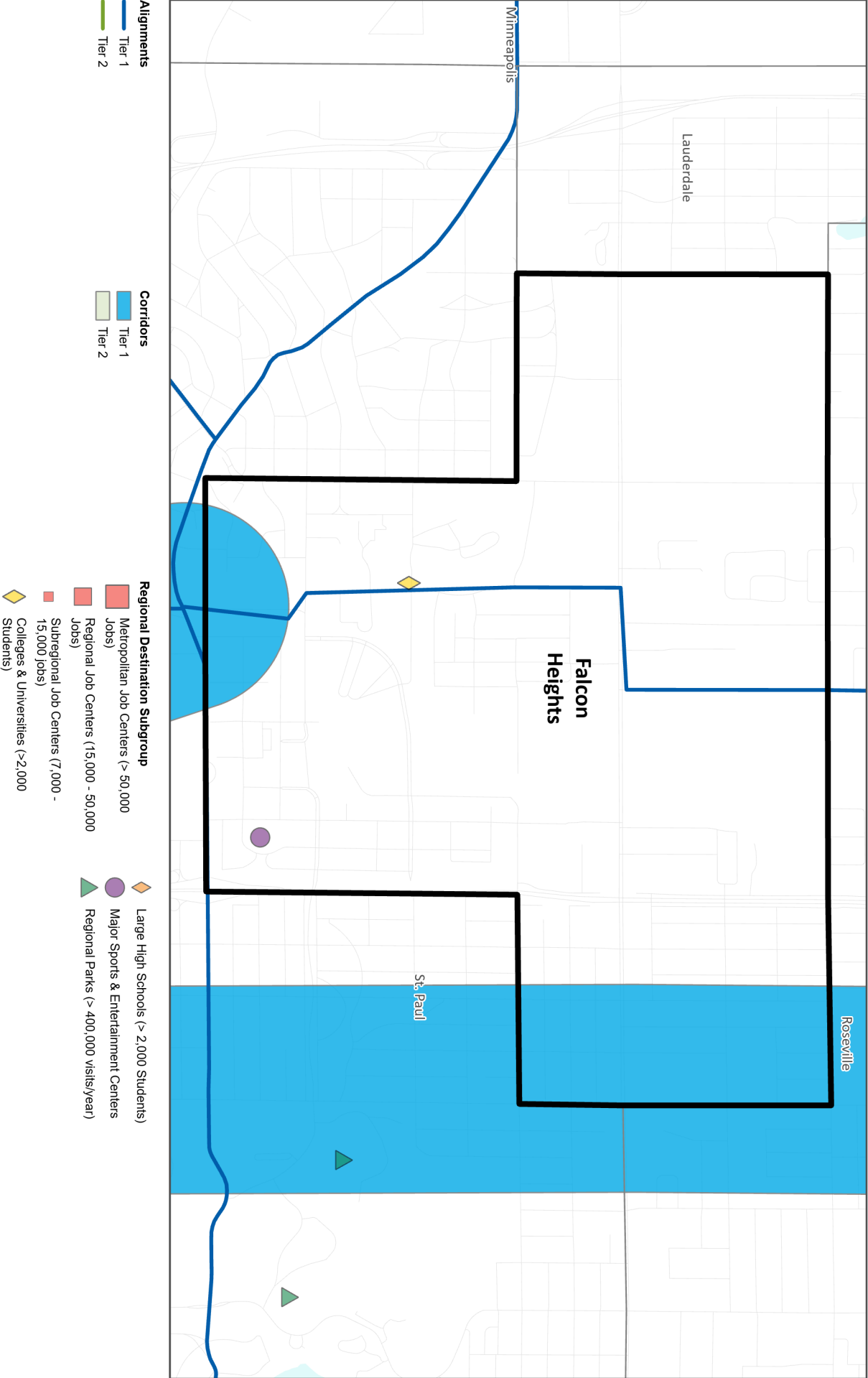
City of Falcon Heights Current Transitways and High Frequency Bus Network



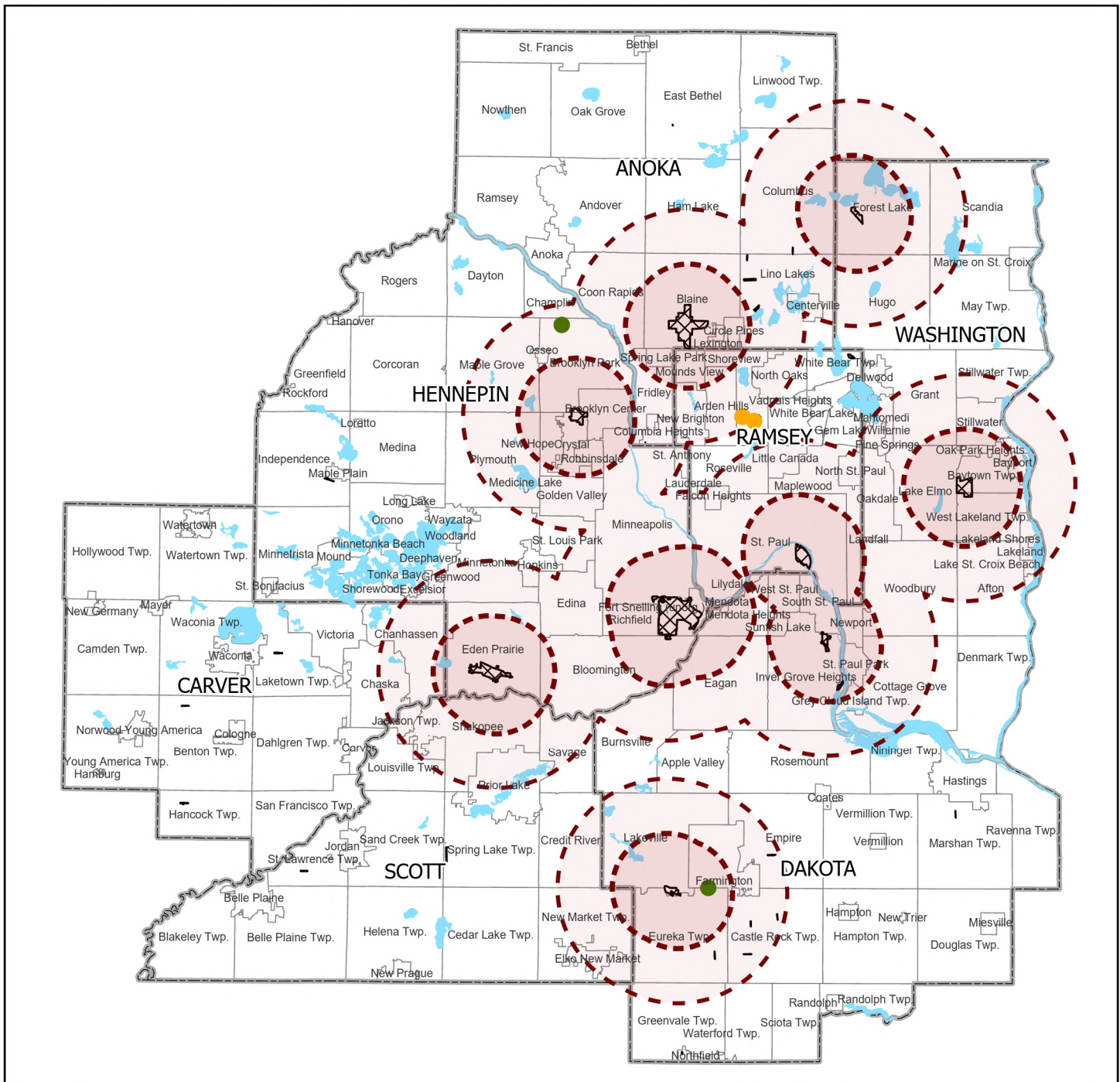
City of Falcon Heights Transitway Expansion Investments



City of Falcon Heights Regional Bicycle Transportation Network



Regional Aviation System and Airport Influence Areas



- Tall Tower
- VOR
- ⊞ 3 Mile Airport Influence Area - Noise, Zoning, Infrastructure
- ⊞ 6 Mile Airport Influence Area - Landfills, Wind Towers
- ⊞ Airport Land Area
- Aircraft Permitted Water

2025 WATER RESOURCES SYSTEM STATEMENT CITY OF FALCON HEIGHTS

Water Policy Plan Overview

The 2050 Water Policy Plan includes policies and strategies to achieve four objectives that support our regional goals:

- **CLIMATE:** The region's waters and water services are protected from and made resilient to the ongoing and future effects of climate change.
- **INVESTMENTS:** Water protection, planning, management, and infrastructure investments are optimized to ensure public and ecosystem health are fully protected now and for future generations.
- **HEALTH:** Natural waters, source waters, water services, and infrastructure are managed, restored, and enhanced to protect public and ecosystem health that ensures a high quality of life in the region.
- **EQUITY:** The benefits of clean and abundant water and water services are defined by local needs and environmental context, accessible, and justly shared by all residents and communities.

These objectives help to protect our region's groundwater and surface water, ensure the sustainability of water sources and utility service providers, support public and ecosystem health, and promote a thriving economy, sound development decisions, and a high quality of life for all who call this region home.

The Water Policy Plan strives to generate innovative actions, including water reuse, resource recovery, and nature-based approaches, that have multiple benefits at both the local and regional scales. Additionally, the plan includes policies and strategies to address the impacts of climate change, equitable access to water benefits, and water sector workforce concerns. The region has a strong history of water planning and management, and the 2050 Water Policy Plan continues this tradition. It progresses our organization and the region to ensure clean and abundant water for current and future generations.

Key Concepts

Adopted by the Metropolitan Council in February 2025, the 2050 Water Policy Plan - including the regional water policies, Wastewater System Plan, and the Metro Area Water Supply Plan - outline the conditions for regional wastewater service, surface water management, and water supply planning. Local comprehensive plans shall conform to these conditions. The Policy Plan incorporates the following changes:

Integrated Planning (next steps)

The Water Policy Plan is a guide for managing wastewater, water supply, surface waters, and groundwater. It takes an integrated approach to water planning and management from local to federal and Tribal levels, which helps to ensure a clean and plentiful water future. Water planning organizations need to work together to address issues that transcend political boundaries to achieve holistic water management.

Subregional Approach to Planning

The Met Council is committed to continuing and broadening the subregional approach to integrated water planning. Subregional groups will be expanded to include stakeholders from Tribal Nations, state agencies, county planning staff, municipal public works and planning staff, watershed organizations, non-governmental organizations, and others who want to participate in discussions about localized, integrated water concerns.

Water Equity

The Water Policy Plan prioritizes equitable access to clean water and water services, especially for historically marginalized communities. Reaching these outcomes requires initiatives such as prioritizing investments in overburdened communities, addressing historical harms, creating accessible information and communications, and including diverse perspectives of community members in water planning and management decisions.

Climate and Natural Systems

The Water Policy Plan includes climate and natural systems objectives, policies, and actions, which guide the Met Council and communities to employ approaches that lead to sustainable water and water services. This includes building water resiliency, limiting risks, and benefiting a growing and a thriving economy through convening partners, new tools and technologies, water conservation and protection efforts, and water planning and technical assistance.

Considerations Affecting Your Community

Regional Sewer Service

The treatment of wastewater is foundational to ensure public health and protect the region's natural environments. Reclamation of water and byproducts from the wastewater treatment process can help our region meet sustainability and climate goals. To operate and steward the regional wastewater system, it is essential for the Met Council to understand local conditions, identify current and future needs, and take innovative approaches to address the region's water sustainability challenges.

Local governments are required to submit both a wastewater plan element to their comprehensive plan and a comprehensive sewer plan describing service needs from the Met Council (Minnesota Statutes 473.513). A complete list of requirements for the comprehensive sewer plan, depending on wastewater service methods in your community, can be found in the Water Resources section of the [Local Planning Handbook](#).

Forecasts

The forecasts of population, households, employment, and wastewater flows for Falcon Heights can be found on your Community Page in the Local Planning Handbook. These forecasts are for sewered development. The sewered forecasts were estimated using Met Council's census block forecast data, individual and communal sewage treatment system data, Sewer Availability Charge (SAC) data, annual city reports, current trends, existing and future local wastewater service areas and other municipal information. The wastewater flows are based on historical wastewater flow data, future wastewater generation rates, and the sewered population and employment forecast data.

The Met Council will use these growth and wastewater flow forecasts to plan future regional wastewater conveyance and treatment system improvements needed to serve your community.

Falcon Heights, through its comprehensive planning process, must decide the location and staging of development, and then plan and design its local wastewater collection system to serve this development.

Wastewater Service

Metropolitan Council Environmental Services (Environmental Services) designs, constructs, and operates the regional wastewater system (Metropolitan Disposal System): a publicly owned system of regional sanitary sewers and water resource recovery facilities (wastewater treatment plants), for the conveyance, treatment and disposal of domestic waste, industrial waste and other waste from residential, commercial, institutional, and industrial users in the metropolitan area. The regional wastewater system currently serves 111 communities and through its work it protects public health, protects the environment, and fosters the economic growth of the seven-county Twin Cities Metropolitan Area.

A Regional Sanitary Sewer System map is provided to assist in the completion of your community's comprehensive sewer plan. The map shows Environmental Services' wastewater infrastructure located within your community's boundaries, if your community is provided regional wastewater service.

A complete list of items required for inclusion in your community's comprehensive sewer plan, depending on wastewater service methods in your community, can be found in the Local Planning Handbook. A comprehensive plan will be found incomplete for review if all submittal requirements are not met.

If your community has multiple methods of wastewater service (including regional service, local (municipal) wastewater treatment system, private communal systems, and/or subsurface sewage treatment systems), review the information in each corresponding section and refer to the Local Planning Handbook for a complete list of requirements that must be included in the comprehensive sewer plan for these systems. We strongly encourage you to include this information in a water chapter of your comprehensive plan.

Areas Served by the Regional System

Current wastewater treatment services are provided to the City by Environmental Services. All wastewater generated within the City is conveyed through Met Council Interceptors 1-SP-224 and 1-SP-255. All flow is treated at the Metropolitan Water Resource Recovery Facility in St. Paul.

Regional Inflow and Infiltration Program

The Met Council is continuing implementation of its inflow and infiltration (I/I) reduction program and will continue to establish I/I goals for all communities discharging wastewater to the regional wastewater system. Communities that have excessive I/I in their sanitary sewer systems will be required to eliminate the excessive I/I. Those communities will be required to submit a work plan that details work activities to identify and eliminate I/I sources from both municipal and private sources. The Met Council will not design future regional sanitary sewer improvements or water resource recovery facilities to handle peak hourly flows in excess of the allowable rate for your community. Increases in service may be limited in communities that do not demonstrate progress in reducing excess I/I.

Two grant programs are currently available for communities with excessive I/I in their sanitary sewer systems: The Municipal Inflow and Infiltration Grant Program and the Private Property Inflow and Infiltration Grant Program. It is recommended that communities review these programs and determine if participation fits into their I/I work plan. The Municipal Inflow and Infiltration Grant Program is based on annual legislative action and funding amount and availability may vary year to year.

Areas Served by Local Wastewater Treatment System

The requirements of this element do not apply because Falcon Heights does not have a local wastewater treatment system.

Areas Served by Private Communal Treatment Systems and/or Subsurface Sewage Treatment Systems

The Met Council's position is that private communal wastewater treatment systems should only be permitted in areas not programmed for regional sewer service in the foreseeable future and they are provided for in a community's comprehensive plan. The community is responsible for permitting all private communal or cluster wastewater treatment systems consistent with current Minnesota Pollution Control Agency standards (Minnesota Rules Chapter 7080-7083). The Met Council will not provide financial support to assist communities if these systems fail.

Communities with individual subsurface sewage treatment systems (SSTS), commonly known as septic systems, must adopt a management program consistent with current Minnesota Pollution Control Agency regulations (Minnesota Rules Chapter 7080-7083). A description of the management plan and current SSTS ordinance must be included in the community's comprehensive sewer plan.

Surface Water Management

The metro region consists of hundreds of miles of rivers, streams, thousands of acres of wetlands, and nearly a thousand lakes. These surface waters define our region. They are where we play, exercise, find peace, and celebrate with friends and family. They support the region's ecosystems and biodiversity. They provide drinking water for the region's residents and energy for industry. They are critical transportation corridors and places to recreate, fueling local economies. Yet these waters are threatened by complex issues like ongoing pollution stress, climate change, and unsustainable development pressures. Comprehensive community planning includes surface water planning to ensure the region's residents, businesses, and ecosystems can benefit from clean and abundant water.

In 1995, Minnesota Statutes Section 473.859, subd. 2 was amended to make the local water plan (often referred to as local surface water management plans) required by Section 103B.235 a part of the land use plan of the local comprehensive plan. Minnesota Rules Chapter 8410, updated in July of 2015, includes the requirements for local water management plans. All communities in the metro region must update their local water plan between Jan. 1, 2027 and Dec. 31, 2028. This means that Falcon Heights must update its local water plan as part of the comprehensive plan update. The community's updated local water plan should be submitted to the Met Council for its review concurrent with the review by the local watershed management organizations.

The Surface Water Features map shows the watershed management organizations, Capitol Region WD and Rice Creek WD, that have jurisdiction in Falcon Heights.

Failure to have an updated local water plan approved by your watershed management organizations will result in the comprehensive plan being incomplete for review. Local water plans shall be submitted to the Met Council for review in the timeframe described above, comments are sent from the Met Council to the appropriate watersheds for inclusion in their review and approval of the plan, and finally the plan is approved by the appropriate watersheds.

Local water plans must meet the requirements for local water plans in Minnesota Statutes, section 103B.235 and Minnesota Rules Chapter 8410. In general, local water plans need to include a summary of the priorities and problems in the community; structural, nonstructural and programmatic actions to take to address the priorities and problems; and clearly identified funding mechanisms to fix the problems.

More detailed guidance for the local water plans can be found in Appendix A of the [2050 Water Policy Plan](#) and in the Met Council's current Local Planning Handbook.

Priority Waters List

The Met Council updated its Priority Waters List (formerly Priority Lakes List) in July 2022. This new version includes rivers, lakes, and streams. With more than 950 lakes and hundreds of miles of rivers and streams in the region, waterbodies needed to be prioritized to adequately dedicate staff and financial resources. The Met Council uses the Priority Waters List to focus

its limited resources. The list is also used in the environmental review process. Falcon Heights does not have any waterbodies on the Priority Waters List.

Water Supply

Water supply is not a regional system. However, water supply information is required for local comprehensive plan updates to meet statutory requirements and for consistency with regional policy.

To ensure that there is a safe and plentiful supply of water—for a wide range of residential, commercial, institutional, industrial, recreational, and other purposes—it is important to make sure local water supply sources, infrastructure, and planned investments are aligned with planned land use changes.

The Met Council recognizes the local responsibility and authority for water supply planning. However, a regional perspective is also valuable, because the effects of local water supply decisions do not stop at community boundaries. The Met Council provides regional planning, guidance, and resources to support communities and help safeguard our shared water resources.

Water supply plan-related requirements generally include:

- Clearly identifying the locations of water sources and amount of water that is currently used and is planned to be used for things like agriculture, homes, businesses, industries, and other public and private purposes. This includes areas that affect those water sources, such as source water protection areas.
- Creating a program for how to implement local rules and regulations about water supply, including when and how these rules will be developed, adopted, and administered.

Communities served by a municipal community public water supply system must fulfill part of these requirements by attaching a local water supply plan approved by the Minnesota Department of Natural Resources as an appendix to the comprehensive plan.

The Water Supply Considerations map illustrates some key content for your community, including Drinking Water Supply Management Areas, Special Well and Boring Construction Areas, and Priority Waters qualifying as drinking water sources.

We strongly encourage you to include any required information that isn't in the local water supply plan—such as source water protection and privately-owned wells—in a water chapter of your comprehensive plan.

A customized checklist of minimum requirements for your community is included in the Local Planning Handbook, along with resources to help you meet and go beyond minimum requirements.

Source Water Protection

Your comprehensive plan should consider water use (including water supply sources) as part of land use planning, to promote land use practices and development decisions that protect public health for your community and the region. Include information about the location of both groundwater and surface water source water protection areas and their vulnerability for all

community public drinking water source(s) within your community's borders and associated contaminant threats. Also include a commitment to collaborate with neighbors on source water protection, when applicable.

Privately-Owned Wells and Nonmunicipal Public Water Supply Systems

Your comprehensive plan should include information about the current and planned use and management strategies for privately-owned wells and nonmunicipal public water supply systems, because people, institutions, and businesses in your community use those sources for a wide range of agricultural, residential, commercial, industrial and/or other nonmunicipal purposes.

If a new municipal community public water supply system is planned by 2050, a water chapter of the updated comprehensive plan should include details about the planned system.

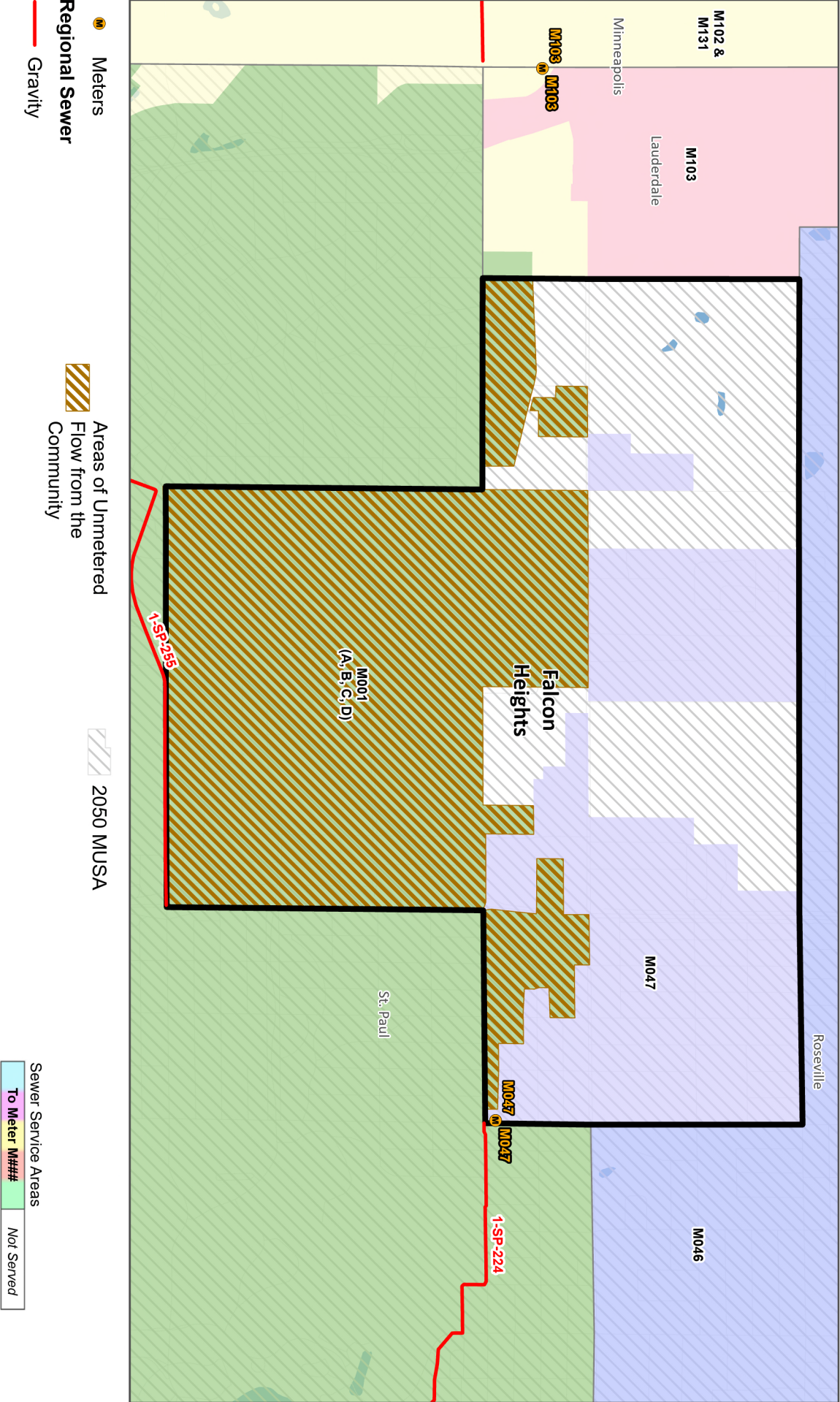
Municipal Community Public Water Supply Systems

Water Supply System Information

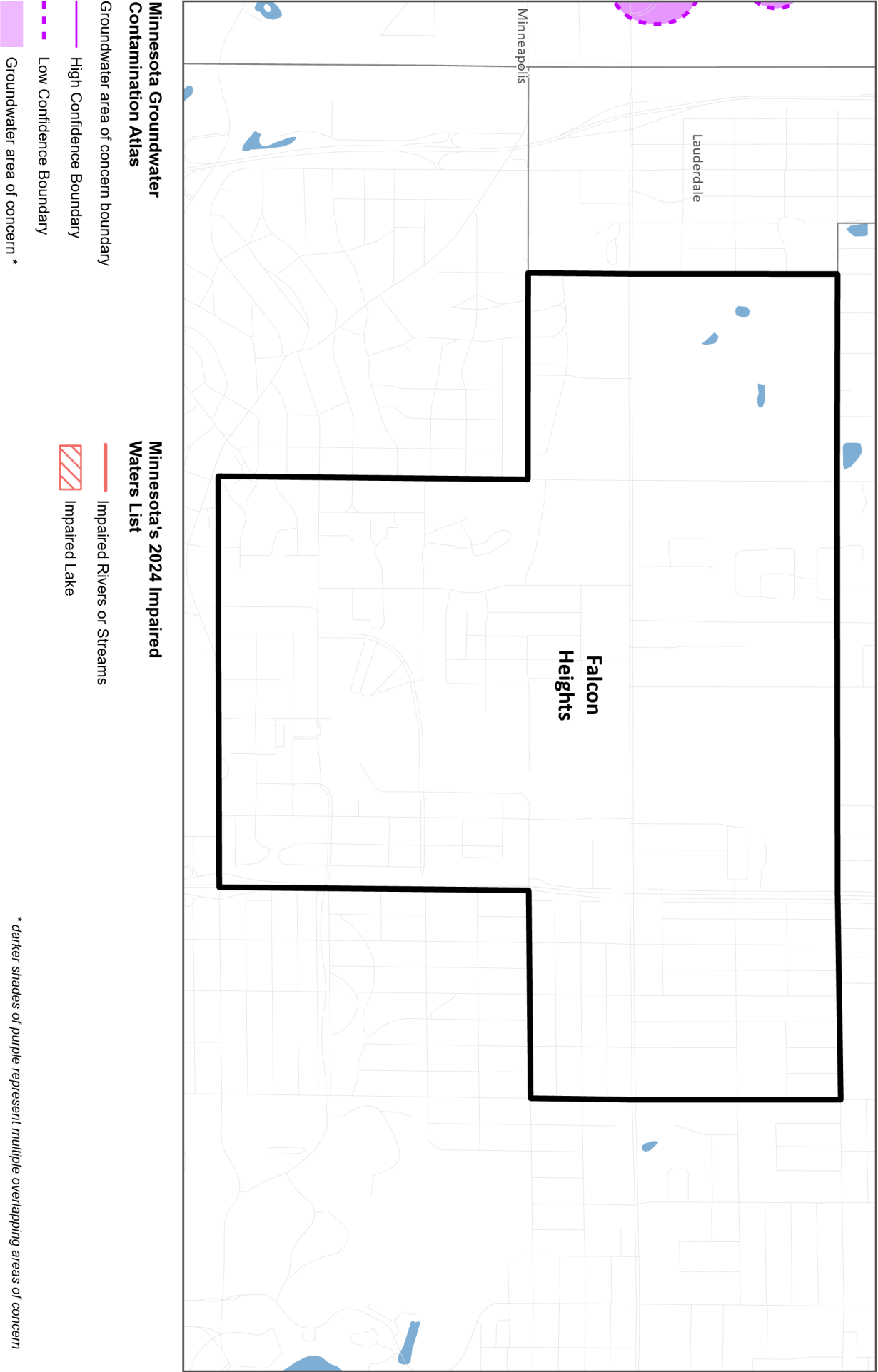
Because people, institutions, and businesses in your community get water through a municipal community public water supply system, you must include information about that system and an implementation program in your comprehensive plans, to demonstrate the availability of clean, safe drinking water to meet projected water demand consistent with the Met Council's forecasts.

The Minnesota Department of Natural Resources (DNR)-approved local water supply plan for the municipal public water supplier providing service to your community must be attached as an appendix to the comprehensive plan. To ensure that the DNR-approved local water supply plan is consistent with regional policies and is compatible with adjacent and affected governmental units, you should provide the Met Council and adjacent and affected jurisdictions with the opportunity to review and comment on your draft local water supply plan update. Failure to include an updated local water supply plan approved by the DNR will result in the comprehensive plan being incomplete for review until the required plan is submitted to the Met Council.

City of Falcon Heights Regional Sanitary Sewer System



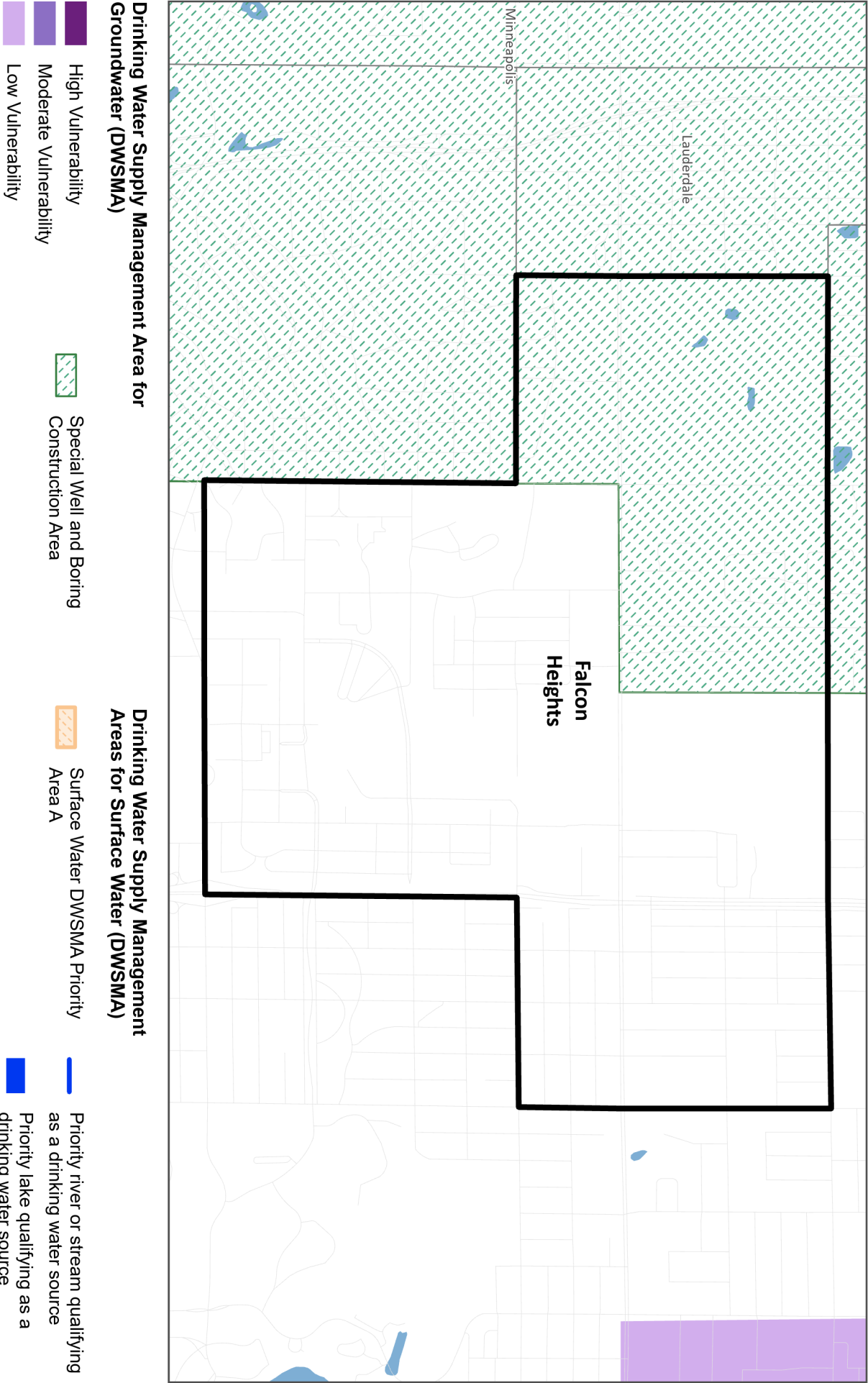
City of Falcon Heights Water Contamination and Impaired Waters



City of Falcon Heights Surface Water Features



City of Falcon Heights Water Supply Considerations



REGIONAL PARKS AND TRAILS SYSTEM STATEMENT CITY OF FALCON HEIGHTS

Overview of the Regional Parks and Trails System

The Regional Parks and Trails System includes 66 regional parks, park reserves, and special features, plus more than 487 miles of regional trails that showcase the unique landscapes of the region and provide year-round recreation. The Regional Parks and Trails System is well-loved by our region's residents and attracted over 69 million visits in 2023.

The organizational structure of the Regional Parks and Trails System is unique, built upon a strong partnership between the Met Council and the ten regional park implementing agencies that own and operate Regional Parks and Trails System units. The regional park implementing agencies are:

| | |
|---------------------------------------|----------------------------|
| Anoka County | Ramsey County |
| City of Bloomington | City of Saint Paul |
| Carver County | Scott County |
| Dakota County | Three Rivers Park District |
| Minneapolis Park and Recreation Board | Washington County |

The 2050 Regional Parks and Trails Policy Plan advances the Imagine 2050 regional goals and core values including Equity, Leadership, Accountability, and Stewardship by striving to:

- **Foster equity and belonging:** Connect people with nature, community, and cultural landscapes to better support their physical, mental, and emotional well-being
- **Take care of what we have:** Reinvest in existing regional parks and trails to maintain and enhance visitor experiences
- **Protect and restore:** Protect and restore natural systems to safeguard the well-being of all living things
- **Adapt and mitigate:** Increase the region's resilience to climate change through land stewardship practices that mitigate greenhouse gases and adapt to future climates
- **Meet future needs:** Meet the growing demand for regional parks and trails through strategic and timely land acquisition and development.

Key Concepts in the 2050 Regional Parks and Trails Policy Plan

The 2050 Regional Parks and Trails Policy Plan includes the following policies, each with specific associated strategies:

- **System Plan policy:** Maintain a robust and current set of data, maps, plans, processes, and applications to support regional parks and trails planning.
- **Natural Systems policy:** Identify lands with high-quality natural features and/or with high restoration potential that are desirable for Regional Parks and Trails System activities and put these lands in a protected status so they will be available for recreational uses and preservation purposes in perpetuity.
- **Climate Resilience policy:** Adapt and enhance the Regional Parks and Trails System to promote resilience to climate change, including the mitigation of greenhouse gas emissions.

- **Planning policy:** Promote long-range planning and help provide integrated resource planning across jurisdictions in order to create a seamless system that connects everyone to the outdoors.
- **System Protection policy:** Protect public investments in acquisition and development by assuring that every component in the system is able to fully carry out its designated role.
- **Recreation, Facilities, and Programming policy:** Foster a sense of belonging by providing a wide spectrum of leisure and play opportunities while connecting people, places, and the natural world.
- **Finance policy:** The Met Council administers, provides financial oversight, and collaborates with a range of partners to fund the ten regional park implementing agencies in support of the Regional Parks and Trails System.

The 2050 Regional Parks and Trails Policy Plan is the metropolitan system plan for regional recreation open space with which local comprehensive plans must conform. This system statement highlights the elements of the system plan which apply specifically to your community. Find the complete text of the 2050 Regional Parks and Trails Policy Plan at the following url:

<https://imagine2050.metrocouncil.org/chapters/regional-parks-and-trails>.

Key Changes in the 2050 Regional Parks and Trails Policy Plan

Adopted by the Met Council in February 2025, the 2050 Regional Parks and Trails Policy Plan incorporates the following changes:

- Unit name changes
 - Anoka County
 - “Northwest Search Area” changed to “Sugar Hills Search Area”
 - Dakota County
 - “Lebanon Hills-Big Rivers Greenway Trail Search Corridor” changed to “Lebanon Hills-Minnesota River Greenway Trail Search Corridor”
 - “Lebanon Hills-Mendota Greenway Regional Trail, Highway 62 segment” changed to “Lebanon Hills Greenway Regional Trail”
 - Scott County
 - “Scott West Regional Trail” changed to “Big Woods Regional Trail”
 - “Minnesota River Bluffs Extension and Scott County Connection Regional Trail” changed to “Merriam Junction Regional Trail”
 - “Louisville Trail Search Corridor” changed to “Merriam Junction Regional Trail”
 - Portion of “Southern Scott Trail Search Corridor” changed to “Shallow Waters Regional Trail”
- Trail refinements
 - Three Rivers Park District’s Dakota Rail Regional Trail Search Corridor Extension moving the trail terminus from Highway 494 to Minnetonka City Hall
 - Three Rivers Park District is transferring a portion of the Lake Minnetonka Regional Trail to Carver County
- Future 2028/2029 system additions process candidates
 - Ramsey County’s Rice Creek North Regional Trail Boundary Adjustment adding 2,407 acres to the current 792 acres at the former Twin Cities Army Ammunition Plant
 - Three Rivers Park District’s 5.5-mile West Minnehaha Creek Trail Corridor Study Area
 - Dakota County’s 58-acre Thompson County Park Study Area in West St. Paul serving the outdoor recreational needs of the more than 50,000 residents who live in the northern portion of Dakota County

The 2050 Regional Parks and Trails System Plan Map is depicted in Figure 1. Falcon Heights should consult the complete 2050 Regional Parks and Trails Policy Plan in preparing its local comprehensive plan. In addition, your community should consult Imagine 2050 and the current version of the Met Council's Local Planning Handbook for specific comprehensive plan requirements.

2050 Regional Parks and Trails System Units

The Regional Parks and Trails System comprises four main types of units: regional parks, park reserves, special features and regional trails.

- **Regional parks** contain a diversity of natural features, either naturally occurring or restored, and are typically 200-500 acres in size. Regional parks accommodate a variety of outdoor recreation activities. In 2024, a total of 46 regional parks are open to the public.
- **Park reserves**, like regional parks, provide for a diversity of outdoor recreation activities. One major distinguishing feature is that the minimum size for a park reserve is 1,000 acres. Additionally, regional park implementing agencies are required to manage at least 80% of the park reserve as natural lands that protect the ecological functions of the native landscape. As of 2024, a total of 12 park reserves were open to the public.
- **Special features** provide opportunities not generally found in the regional parks, park reserves, or trail corridors. Special features often require a unique managing or programming effort. As of 2024, there are eight special features open to the public.
- **Regional trails:** The Met Council has defined two major types of trails to serve the region: destination or greenway trails and linking trails. Destination or greenway trails typically follow along corridors with high-quality natural features that make the trail itself a destination. Linking trails are predominately intended to provide connections between various Regional Parks and Trails System units. As of 2024, 56 regional trails totaling approximately 487 miles were open for public use.

2050 Regional Parks and Trails System Components

The 2050 Regional Parks and Trails Policy Plan identifies five components which together comprise the vision for the Regional Parks and Trails System in 2050, as described below.

- **Existing Regional Parks and Trails System facilities** are open for public use and include land that is owned by regional park implementing agencies. They may include inholding parcels within the boundaries of these parks and trail corridors that have not yet been acquired. Existing regional trails may include planned segments that will be developed in the future.
- **Planned Regional Parks and Trails System facilities (not yet open to the public)** have a Council-approved long-range plan and may be in stages of acquisition and development but are not yet open for public use.
- **Regional Parks and Trails System boundary adjustments** include general areas identified as potential additions to existing Regional Parks and Trails System facilities to add recreational opportunities or protect natural resources. Specific adjustments to park or trail corridor boundaries have not yet been planned.
- **Regional Park and Special Feature search areas** include general areas for future regional parks and special features to meet the recreational needs of the region by 2050 where the regional park boundary has not yet been planned.
- **Regional trail search corridors** include proposed regional trails to provide connections between Regional Parks and Trails System facilities where the trail alignment has not yet been planned.

System Plan Considerations Affecting Your Community

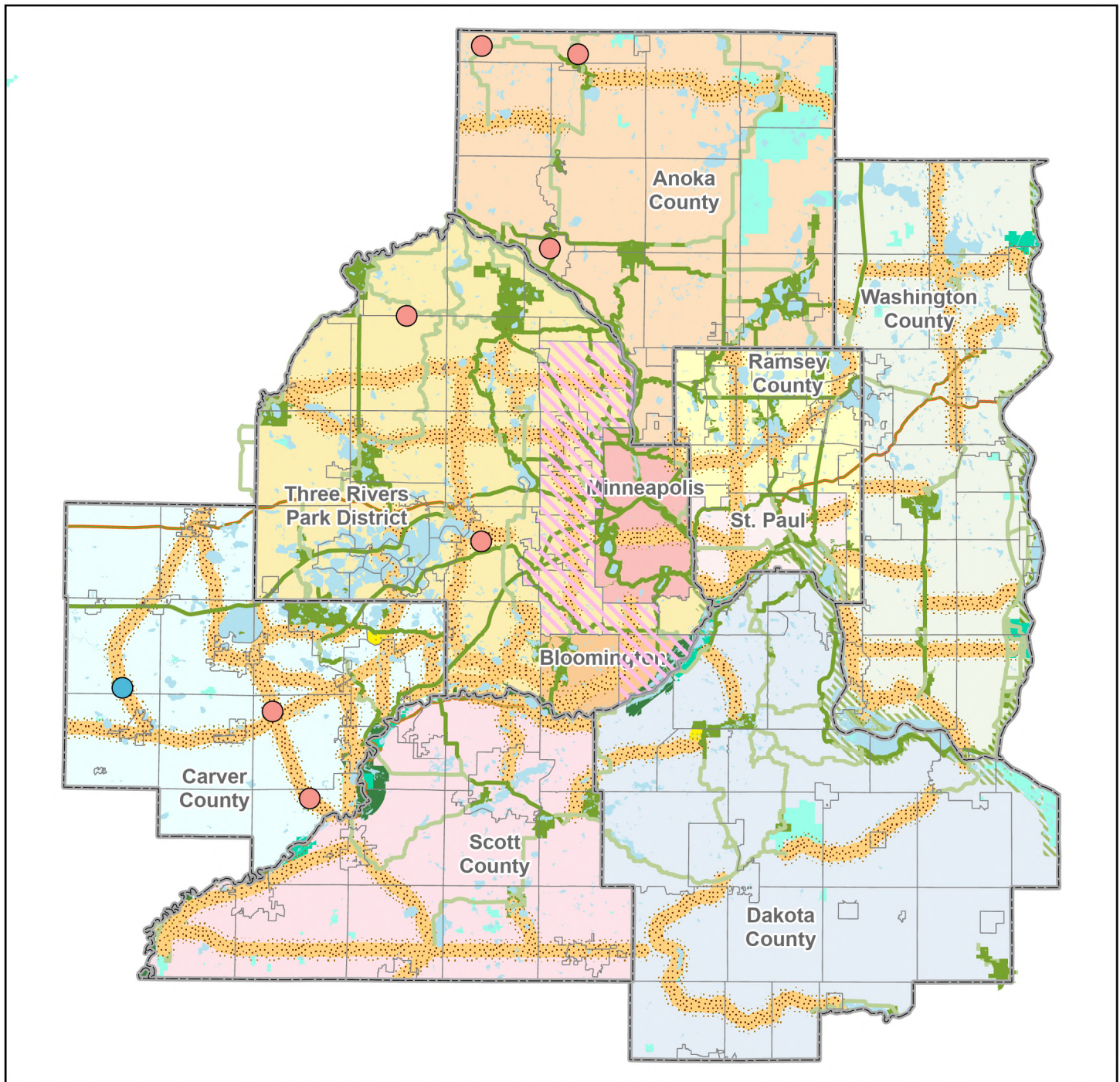
The following Regional Parks and Trails System Components within Falcon Heights are identified in the 2050 Regional Parks and Trails Policy Plan:

Regional Trails

- **Grand Round North Regional Trail:** This is an existing regional trail that is open to the public. The regional trail travels through Saint Paul and Falcon Heights as it connects to Mississippi Gorge Regional Park, Mississippi Gorge Regional Park (Saint Paul) to Samuel Morgan Regional Trail Search Corridor, Como Regional Park (including the Como Park Zoo and Marjorie McNeely Conservatory Special Features), Lexington Avenue/Parkway Regional Trail Search Corridor, Trout Brook Regional Trail, Gateway State Trail, Phalen-Keller Regional Park, Bruce Vento Regional Trail, and the Grand Round-Lake Elmo Park Reserve Regional Trail Search Corridor. The regional trail alignment as shown in Figure 2 should be acknowledged in the comprehensive plan.

Please contact Ramsey County for more information regarding Regional Parks and Trails System Components in Falcon Heights.

Regional Parks and Trails System



Long-Range Plan Boundary Adjustments and Search Areas

- Boundary Adjustment
- Park Search Area
- Special Feature Search Area
- Regional Trail Search Corridor
- Regional Trail (Open to the Public)
- Planned Regional Trail (Not Open to the Public)
- State Trails
- Regional Park (Open to the Public)
- Planned Regional Park (Not Open to the Public)
- ▨ Lower St. Croix National Scenic Riverway
- ▨ Mississippi National River & Recreation Area
- State Wildlife Management Areas
- State Parks and Recreation Areas
- MN Valley National Wildlife Refuge
- Special State Recreation Features

City of Falcon Heights Regional Parks and Trails System

