

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

AGENDA

Wednesday, November 6, 2024
6:30 P.M.

A. CALL TO ORDER:

B. ROLL CALL: GUSTAFSON___ LEEHY___
MEYER ___ MIELKE___ WASSENBERG___

STAFF PRESENT: LINEHAN___ JOHNSON___ LYNCH___

C. POLICY ITEMS:

1. 2025 Budget Workshop #4
 - a. 2025 Capital Improvement Plan Budget
 - b. 10-Year Capital Improvement Plan
2. Cannabis Regulations
3. Snelling and Larpenteur Corridor Study Draft Plan Review
4. Apartment Outreach

D. ADJOURNMENT:

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

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Meeting Date	November 6, 2024
Agenda Item	Policy C1
Attachment	Handed out at workshop
Submitted By	Jack Linehan, City Administrator

Item	Budget Workshop #4: 2025 Capital Plan and 10-Year Capital Plan
Description	<p>Staff will present the proposed capital plan and the updated 10-year capital plan.</p> <p>1. <u>2025 Capital Plan</u> The following are the highlights of the 2025 Capital Plan:</p> <ul style="list-style-type: none"> • Falcon Woods Reconstruction and California/Idaho/Iowa M&O - \$1,800,000 • Community Park / Park Improvements - \$3,000,000 <ul style="list-style-type: none"> ○ Funds included in the budget for the design, demolition of the current park building for 2025. • Machinery & Equipment - \$60,000 <ul style="list-style-type: none"> ○ John Deere 1585 TerrainCut Front Mowers - \$59,535 <ul style="list-style-type: none"> ▪ Scheduled replacement of the JD 1585 TerrainCut Mowers (used for mowing and snow blowing sidewalks). ▪ Trade-in valued at \$29,000 • Lift Station #1 Pump Replacement - \$15,000 <ul style="list-style-type: none"> ○ Lift Station #1, which is at Larpenteur / Coffman, is in need of new pumps. • City Hall Door Upgrades - \$15,000 <ul style="list-style-type: none"> ○ Capital investment to upgrade locks on city hall to key fobs. <p>2. <u>10-Year Capital Plan</u> The City updates a 10-year capital plan as part of our fixed asset financial policy. This allows for us to plan long-term for the replacement of equipment, future street projects and other strategic capital needs. This plan is updated annually and currently projects through 2034. Staff will highlight some of the changes to the plan and the projected fund balances of the capital accounts during the workshop.</p>
Budget Impact	N/A
Attachment(s)	To be handed out at workshop
Action(s) Requested	No action required at this time.

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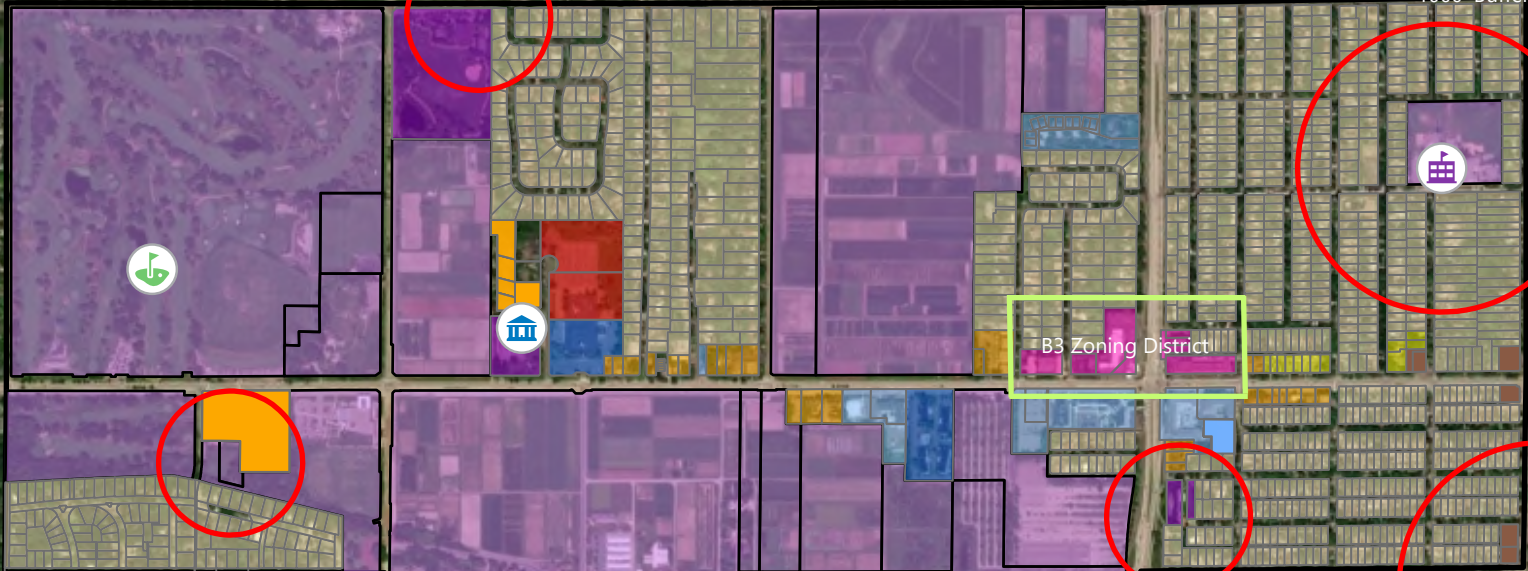
Meeting Date	November 6, 2024
Agenda Item	C2
Attachment	See below.
Submitted By	Hannah Lynch, Community Development Coordinator

Item	Cannabis Regulations
Description	<p>The Minnesota Office of Cannabis Management has issued a Guide for Local Governments on Adult-Use Cannabis and a model ordinance for zoning changes and registration with the new law around Minnesota’s new adult-use cannabis law.</p> <p>The City of Falcon Heights currently has a moratorium on permitting cannabis businesses until January 2025.</p> <p>How are local governments involved?</p> <ul style="list-style-type: none"> • Local governments serve as a near-final approval check on cannabis businesses nearing the awarding of a state license for operations. Once an applicant has been vetted by OCM and is selected for proceeding in the verification process, they are then required to receive the local government’s certification of zoning compliance and, if applicable, retail registration before operations may commence. • Local governments may issue a retail registration after verifying the business has a valid license or license preapproval issued by OCM and has paid a registration fee or renewal fee to the local government. • Local governments may not issue outright bans on cannabis businesses or limit operations in a manner beyond what is provided by state law. <p>What can local government do?</p> <ul style="list-style-type: none"> • Limit the number of retailers and microbusiness/mezzobusinesses with retail endorsements within the City, as long as there is at least one retail location per 12,500 residents. (Can issue more permits than this, however) • Local governments may adopt an ordinance limiting hours of operation between 10 a.m. and 9 p.m. seven days a week, and that State statute prohibits the sale of cannabis between 2 a.m. and 8 a.m. Monday through Saturday, and between 2 a.m. and 10 a.m. on Sundays. • Local governments may prohibit the operation of a cannabis business within 1,000 feet of a school, or 500 feet of a daycare, residential

	<p>treatment facility, or an attraction within a public park that is regularly used by minors, including a playground or athletic field.</p> <ul style="list-style-type: none"> • Local governments may zone businesses under existing zoning ordinances in accordance with the license type or endorsed activities held by the cannabis business. • The local government can determine if the use requires a Conditional Use Permit. • Local governments must conduct compliance checks for cannabis and hemp businesses holding retail registration at least once per calendar year. These checks must verify compliance with age verification procedures and compliance with any applicable local ordinances. <p>The Planning Commission held a workshop to discuss these businesses. They proposed B-3 (Snelling/Larpenteur Business District) may be the best zoning district. Originally they discussed imposing the maximum buffers permitted by the State, however after looking at the map, these setbacks don't interfere with B-3 zoning and thus would have no effect. They also discussed having a cap at one business permitted in the City and limiting the hours of operation to 10 AM - 9 PM, 7 days/week.</p>
Budget Impact	None.
Attachment(s)	<ul style="list-style-type: none"> • Zoning Map with Buffers • Zoning Map • Draft Ordinance 24-07 Amending Chapter 14 of the Falcon Heights City Code to Incorporate Cannabis and Hemp Uses - With Attorney Notes and Suggestions • Draft Ordinance 24-08 Amending Chapter 113 of the Falcon Heights City Code Allowing and Establishing Regulations for Cannabis Retail Establishments - With Attorney Notes and Suggestions
Action(s) Requested	Staff requests City Council discuss drafted ordinances and provide direction on adult-use cannabis business types in regard to zoning districts, potential buffers from schools, and number of businesses permitted.

Community Park - 500' Buffer

Falcon Heights Elementary School - 1000' Buffer

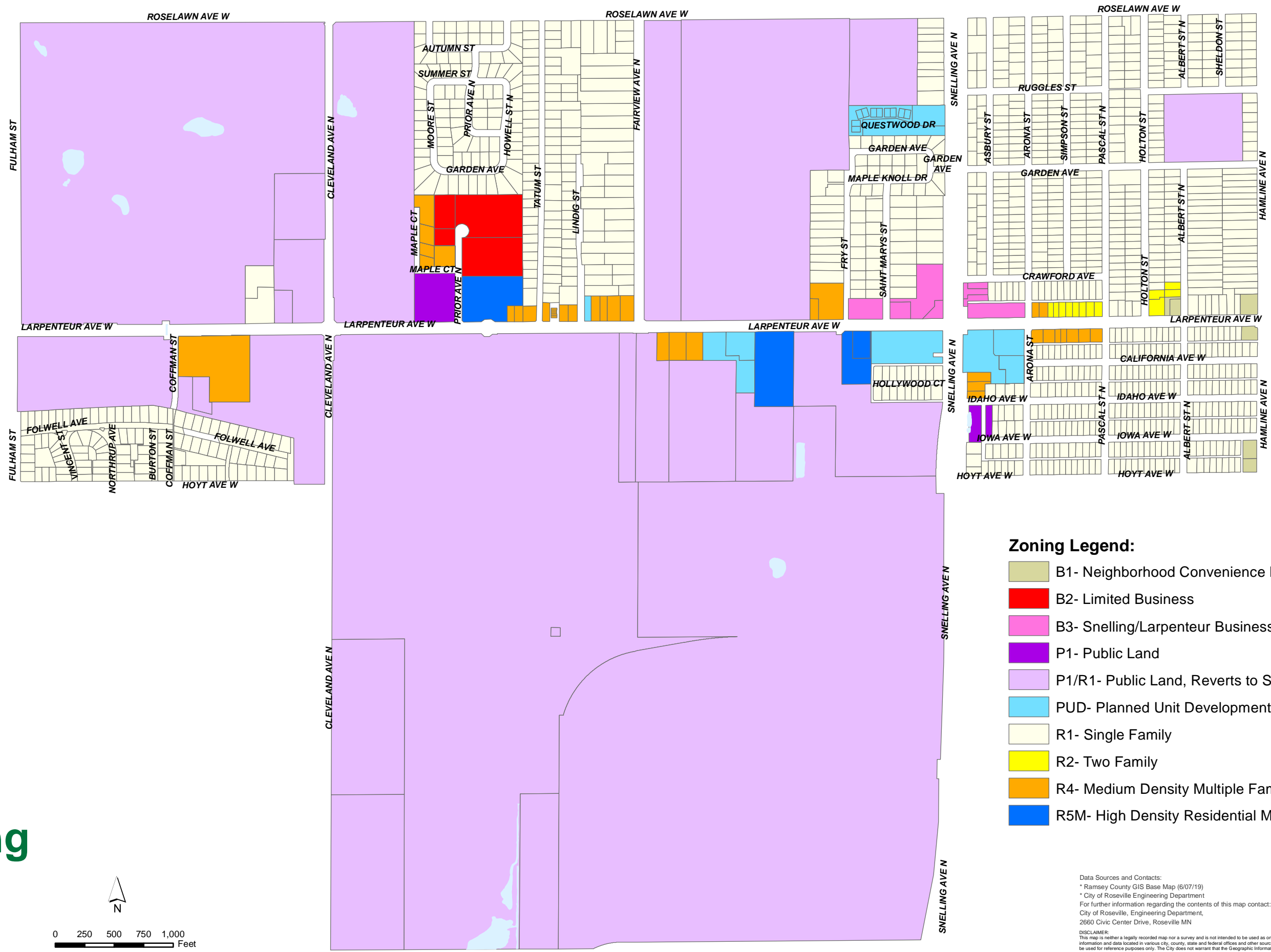


B3 Zoning District

Grove Park - 500' Buffer

Curtiss Field - 500' Buffer

Chelsea Heights Elementary School - 1000' Buffer

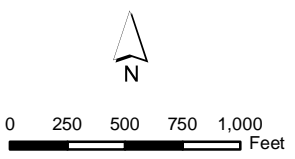


- Zoning Legend:**
- B1- Neighborhood Convenience Business
 - B2- Limited Business
 - B3- Snelling/Larpenteur Business District
 - P1- Public Land
 - P1/R1- Public Land, Reverts to Single Family
 - PUD- Planned Unit Development
 - R1- Single Family
 - R2- Two Family
 - R4- Medium Density Multiple Family and Townhouses
 - R5M- High Density Residential Mixed Use

Data Sources and Contacts:
 * Ramsey County GIS Base Map (6/07/19)
 * City of Roseville Engineering Department
 For further information regarding the contents of this map contact:
 City of Roseville, Engineering Department,
 2660 Civic Center Drive, Roseville MN

DISCLAIMER:
 This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The City does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and the City does not represent that the GIS Data can be used for navigational, tracking or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. If errors or discrepancies are found please contact 651-792-7075. The preceding disclaimer is provided pursuant to Minnesota Statutes §466.03, Subd. 21 (2000), and the user of this map acknowledges that the City shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the City from any and all claims brought by User, its employees or agents, or third parties which arise out of the user's access or use of data provided.

Zoning



Prepared by:
 City of Roseville Engineering Department
 June 19, 2019

mapdoc: BaseMap.mxd
 map: BaseMap.pdf

ORDINANCE NO. 24-07

**CITY OF FALCON HEIGHTS
RAMSEY COUNTY, MINNESOTA**

**AN ORDINANCE AMENDING CHAPTER 14 OF THE FALCON HEIGHTS CITY CODE TO
INCORPORATE CANNABIS AND HEMP USES**

THE CITY COUNCIL OF FALCON HEIGHTS ORDAINS:

SECTION I. Chapter 14 of the City Code of Falcon Heights, Minnesota, is hereby amended to add Article X as follows:

ARTICLE X – Cannabis and Hemp Businesses

Sec. 14-313 – Findings

The City Council make the following findings regarding the establishment, operations, and sales of cannabis retailers and lower-potency hemp edible retailers located in the City of Falcon Heights:

- (1) A local regulatory system for cannabis retailers is appropriate and not unduly burdensome to ensure that retailers comply with the cannabis laws and business standards of the city to protect the health, safety, and welfare of our youth and most vulnerable residents; and
- (2) The City of Falcon Heights has a substantial interest in promoting compliance with state and local laws intended to regulate cannabis sales and use, and in promoting compliance with laws prohibiting sales of cannabis and cannabis products to underage persons; and
- (3) The rapid introduction of cannabinoid products presents a significant potential threat to the public health, safety, and welfare of the general public and can interfere with brain development in youth and adolescents according to the U.S. Surgeon General.

Sec. 14-314 – Authority and Jurisdiction

The City Council is authorized to adopt this Ordinance by Minnesota Statutes sections 144.417, subd. 4(a), 145A.05, subd. 9, 412.221, 152.0263, subd. 5, Chapter 342, Chapter 412, and any other applicable state law, as may be adopted or amended from time to time.

Sec. 14-315 – Definitions

Except as otherwise provided or clearly implied by context, all terms are [defined as in Minn. Stat. § 342.01](#) or given their commonly accepted definitions. For this ordinance, the following definitions apply unless the context clearly indicates or requires a different meaning:

Advertisement means any written or oral statement, illustration, or depiction that is intended to promote sales of approved products or sales at a specific cannabis business or hemp business and includes any newspaper, radio, internet and electronic media, or television promotion; the distribution of flyers and

Commented [JSB1]: There are a number of terms included here, such as compliance check or lower-potency hemp edible, that are also defined in Ch. 342. Not necessarily a problem, I just wanted to flag that the city could also just cite to those definitions rather than re-introduce them here. This could save potential further ordinance amendments if there are further changes to state law. Ultimately left to council's discretion.

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circulars; and the display of window and interior signs in a cannabis business. “Advertisement” does not include a fixed outdoor sign that meets the requirements in Minn. Stat. § 342.64, subd. 2, paragraph (b) as amended from time to time.

Approved products means any cannabis plants, cannabis flower, cannabis products, artificially derived cannabinoids, and lower-potency hemp edibles that are a product category approved by the Office of Cannabis Management and that comply with Chapter 342 and rules adopted pursuant to Chapter 342 regarding the testing, packaging, and labeling of cannabis plants, cannabis flower, cannabis products, artificially derived cannabinoids, and lower-potency hemp edibles. “Approved products” does not include medical cannabinoid products, as defined in Minn. Stat. Ch. 342.

Child-resistant means packaging that meets the poison prevention packaging standards in Code of Federal Regulations, title 16, section 1700.15.

Compliance checks means the system the city uses to investigate and ensure that those retail establishments authorized to sell approved products and medical cannabinoid products are following and complying with age verification requirements and the requirements of this ordinance. Compliance checks may also be conducted by the city or other units of government for educational, research, and training persons or for investigating or enforcing state or local laws and regulations relating to approved products.

Delivery sale means the sale of any approved products and medical cannabinoid products to any person for personal consumption and not for resale when the sale is conducted by any means other than an in-person, over-the-counter sales transaction in a registered retail establishment. Delivery sale includes, but is not limited to, the sale of any approved product and medical cannabinoid product when the sale is conducted by telephone, other voice transmission, mail, the internet, or app-based service. Delivery sale includes delivery by registered retail establishments or third parties by any means, including curbside pickup.

Electronic delivery device means any product containing or delivering nicotine, lobelia, or any other substance, whether natural or synthetic, intended for human consumption through the inhalation of aerosol or vapor from the product. Electronic delivery device includes, but is not limited to, devices manufactured, marketed, or sold as e-cigarettes, e-cigars, e-pipes, vape pens, mods, tank systems, or under any other product name or descriptor. Electronic delivery device includes any component part of a product, whether or not marketed or sold separately. Electronic delivery device does not include any nicotine cessation product that has been authorized by the U.S. Food and Drug Administration to be marketed and for sale as “drugs,” “devices,” or “combination products,” as defined in the Federal Food, Drug, and Cosmetic Act.

Flavored product means any cannabis flower, cannabis product, hemp-derived consumer product or medical cannabinoid product intended to be inhaled as smoke, aerosol, or vapor from the product that: (1) contains any added artificial, synthetic, or natural flavoring, either in the product itself or in its components or parts; (2) presents any descriptor or depiction of flavor that would imply to an ordinary person that the product contains flavors other than the natural taste or smell of cannabis; (3) imparts a taste or smell, other than the taste or smell of cannabis, that is distinguishable by an ordinary consumer prior to or during the consumption of the product; or (4) imparts a cooling, a burning, a numbing, or another sensation distinguishable by an ordinary consumer to impart a flavor other than cannabis either prior to or during the consumption of the product.

Lower-potency hemp edible means any product that:

- (1) Is intended to be eaten or consumed as a beverage by humans;
- (2) Contains hemp concentrate or an artificially derived cannabinoid, in combination with food ingredients;
- (3) Is not a drug;

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- (4) Consists of servings that contain no more than five milligrams of delta-9 tetrahydrocannabinol, 25 milligrams of cannabidiol, 25 milligrams of cannabigerol, or any combination of those cannabinoids that does not exceed the identified amounts;
- (5) Does not contain more than a combined total of 0.5 milligrams of all other cannabinoids per serving;
- (6) Does not contain an artificially derived cannabinoid other than delta-9 tetrahydrocannabinol;
- (7) Does not contain a cannabinoid derived from cannabis plants or cannabis flower; and
- (8) Is a type of product approved for sale by the office or is substantially similar to a product approved by the office, including but not limited to products that resemble nonalcoholic beverages, candy, and baked goods.

Lower-potency hemp edible retailer means any place of business with a preapproved license, license, or endorsement to sell lower-potency hemp edible products to the public from the Office of Cannabis Management and that has a lower-potency hemp edible retail registration from the City.

Medical cannabinoid product means (a) a product that:

- (1) Consists of or contains cannabis concentrate or hemp concentrate or is infused with cannabinoids, including but not limited to, artificially derived cannabinoids; and
- (2) Is provided to a patient enrolled in the registry program; a registered designated caregiver; or a parent, legal guardian, or spouse of an enrolled patient, by a cannabis retailer or medical cannabis retailer to treat or alleviate the symptoms of a qualifying medical condition.

A medical cannabinoid product must be in the form of: liquid, including but not limited to oil; pill; liquid or oil for use with a vaporized delivery method; water-soluble cannabinoid multiparticulate, including granules, powder, and sprinkles; orally dissolvable product, including lozenges, gum, mints, buccal tablets, and sublingual tablets; edible products in the form of gummies and chews; topical formulation; or any allowable form or delivery method approved by the Office of Cannabis Management.

Medical cannabinoid product does not include adult-use cannabis products or hemp-derived consumer products.

Medical cannabis combination business means any business as described in Minn. Stat. §342.515, as amended from time to time.

Moveable place of business means any form of business that is operated out of a kiosk, truck, van, automobile, or other type of vehicle or transportable shelter and that is not a fixed address or other permanent type of structure licensed for over-the-counter sales transactions.

Pharmacy means a place of business at which prescription drugs are prepared, compounded, or dispensed by or under the supervision of a pharmacist and from which related clinical pharmacy services are delivered.

Registered cannabis retail business means any cannabis business with a preapproved license, license, or endorsement from the Office of Cannabis Management for retail sales of approved products or medical cannabinoid products and that has a retail registration from the City.

Registered retail establishment means registered cannabis retail businesses, medical cannabis combination businesses with retail sales, and lower-potency hemp edible retailers.

Retail establishment means any place of business where products are available for sale to the general public. “Retail establishment” includes, but is not limited to, grocery stores, tobacco product shops, convenience stores, liquor stores, gasoline service stations, bars, and restaurants.

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Sale means any transfer of goods for money, trade, barter, or other consideration.

Sample means any approved products or medical cannabinoid products that are offered free of charge or for sale at a nominal cost.

Self-service display means the open display of approved products or medical cannabinoid products in a retail establishment in any manner where any person has access to the products without the assistance or intervention of the registered retail establishment or its employee and where a physical exchange of the products from the registered retail establishment or its employee is not required to access the products.

Smoking means inhaling, exhaling, burning, or carrying any lighted or heated cigar, cigarette, or pipe, or any other lighted or heated product containing, made, or derived from nicotine, tobacco, cannabis, or other substance, whether natural or synthetic, that is intended for inhalation. Smoking also includes carrying or using an activated electronic delivery device. Smoking does not include the use of traditional, or sacred, tobacco used by an American Indian, Indigenous, and Alaska Native communities for spiritual or medicinal purposes.

True party of interest means any party with ownership or control over the business, as defined in Minn. Stat. § 342.185 subd. 1(g).

Vending machine means any mechanical, electric or electronic, or other type of device that dispenses products upon payment by any form by the person seeking to purchase the product.

Youth-oriented facility mean any facility with residents, customers, visitors, or inhabitants of which 25 percent or more are regularly under the age of 21 or that primarily sells, rents, or offers services or products that are consumed or used primarily by persons under the age of 21. Youth-oriented facilities includes, but is not limited to, schools, playgrounds, places of worship, recreation centers, and parks.

Sec. 14-316 – Registration and operation of registered retailers

- (a) *License required.* No person shall sell or offer to sell any approved product or medical cannabinoid product without first having obtained a license or retail endorsement to do so from the Office of Cannabis Management.
- (b) *Registration required.* No person shall sell or offer to sell any approved product or medical cannabinoid product without first being granted a registration by the city. Operating a retail establishment without first being granted a registration is a violation of this Ordinance and of Minn. Stat. § 342.22, subd. 5(e) and is subject to a civil penalty of up to \$2,000 per violation.
- (c) *Application.* An application for a registration to sell approved products and medical cannabinoid products must be made on a form provided by the city. The application must contain the full name of the applicant and any true parties of interest, the applicant's and true parties' residential and business addresses and telephone numbers, the name of the business for which the registration is sought, and any additional information the city deems necessary. Upon receipt of a completed application, the city will timely review the application. If an application is incomplete, it will be returned to the applicant with notice of the information necessary to make the application complete.
- (d) *Action.* The city shall review the application for conformance with this ordinance and all applicable state and local laws and rules, including, but not limited to, compliance with local zoning code, building code, and fire code. The city may approve or deny the application for a registration, or it may delay action for a reasonable period of time to complete any investigation of the application or the applicant deemed necessary. If the city approves the application, the city

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will issue the registration to the applicant. If the city denies the application, notice of the denial will be given to the applicant along with notice of the applicant's right to appeal the decision.

- (e) *Term.* All registrations issued are valid for one calendar year from the date of issue.
- (f) *Revocation or suspension.* Any registration issued may be suspended or revoked following the procedure set forth in [Sec. 14-323\(a\)](#) of this ordinance.
- (g) *Transfers.* All registrations issued are valid only on the premises for which the registration was issued and only for the person to whom the registration was issued. The transfer of any registration to another location or person is prohibited.
- (h) *Display.* All registrations must be posted and displayed at all times at the registered retail establishment or medical cannabis combination business in plain view of the general public.
- (i) *Renewals.* The renewal of a registration issued under this Ordinance will be handled in the same manner as the original application. The request for a renewal must be made at least 30 days, but no more than 60 days, before the expiration of the current registration.
- (j) *Issuance is privilege and not a right.* The issuance of a registration is a privilege and does not entitle the registration holder to an automatic renewal of the registration.
- (k) *Maximum number of cannabis retailer registrations.* ~~The maximum number of cannabis retailers issued by the city at any time is limited to one.~~ The City shall issue a registration to no more than one cannabis retailer, cannabis microbusiness with a retail endorsement, or cannabis mezzobusiness with a retail endorsement. When the maximum number of registrations for these license types has been issued, the city may place persons seeking registration on a waiting list and allow them to apply on a first-come, first-served basis, as registrations are not renewed or are revoked. This maximum number of registrations does not apply to businesses with lower-potency hemp edible retailer registrations.

Commented [HBL2]: Add link.

Commented [JSB3]: Cap is limited to these three license types, and does not cover medical or hemp sales.

Sec. 14-317 – Fees

No registration will be issued under this ordinance until the appropriate registration fees are paid in full. The annual fee for the initial registration and renewal registrations for a cannabis business with a cannabis retail operations license or endorsement or lower-potency hemp edible retail operations license shall be established in the City Fee Schedule. The initial registration fee shall include the initial retail registration fee and the first annual renewal fee. Subsequent renewal fees shall be charge at the time of the second renewal and each subsequent renewal thereafter.

Commented [HBL4]: Draft updated fee schedule.

Sec. 14-318 – Basis for Denial of Registration

- (a) An initial application for registration or a renewal of registration with the city will be denied if:
 - (1) The applicant is under 21 years of age;
 - (2) The applicant does not have a valid retail license, preapproved license, or retail endorsement from the Office of Cannabis Management;
 - (3) The applicant fails to provide any piece of the information required on the licensing application, or provides false or misleading information;
 - (4) The applicant is prohibited by state, or local, law, ordinance, or other regulation from holding a registration; or
 - ~~(4)~~(5) There are no available registrations under [Sec. 14-316\(k\)](#) for the type of business applying; or

Commented [JSB5]: Link required

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- (5)(6) The applicant fails a pre-application inspection by the City of Falcon Heights as provided under Minn. Stat. § 342.22, subd. 3(b) as amended from time to time.
- (b) If a registration is mistakenly issued or renewed to any person, it will be revoked upon the discovery of ineligibility for registration under this ordinance or state or other local law, ordinance, or other regulation. Any revocation will comply with the requirements of Minn. Stat. § 342.22, subd. 5, as amended from time to time.

Commented [HBL6]: For City Council - Are we going to do this?

Sec. 14-319 – Prohibited Sales and Other Restrictions

- (a) *In general.* In addition to the prohibitions and restrictions set forth under Minn. Stat. § 342.46, subd. 7, and Minn. Stat. § 342.27, subd. 12, no registered cannabis retailer, lower-potency hemp edible retailer, or medical cannabis combination business shall sell or offer to sell any approved product or medical cannabinoid product:
- (1) By means of any type of vending machine.
 - (2) All approved products and medical cannabinoid products, including lower-potency hemp beverages, must be stored in a locked case behind the sales counter, in a storage unit, or in another area not freely accessible by the general public. This does not prohibit registered cannabis retailers from displaying single product samples pursuant to Minn. Stat. § 342.27, subd. 5.
 - (3) At a moveable place of business. Only fixed location businesses may sell approved products and medical cannabinoid products.
 - (4) That do not comply with the packaging and labeling required under Minn. Stat. §§ 342.62 and 342.63 as may be amended from time to time, except that:
 - a. No lower-potency hemp edible beverage may be sold outside of its original packaging; and,
 - b. No lower-potency hemp edible product may be sold that does not indicate a single serving by scoring or use of another indicator that appears on the product. If it is not possible to indicate a single serving by scoring or use of another indicator that appears on the product, the lower-potency hemp edible may not be packaged in a manner that includes more than a single serving in each container.
 - (5) By means of delivery sales except by a state-licensed Cannabis Delivery Service. All sales of approved products and medical cannabinoid products must be conducted in person, in a registered retail establishment, in over-the counter sales transactions. This does not prohibit sale of medical cannabinoid products by medical cannabis combination businesses by curbside pick-up as allowed in Minn. Stat. § 342.42, subv. 5, or the operations of a Cannabis Delivery Service under Minn. Stat. § 342.42.
 - (6) By any other means, to any other person, or in any other manner or form prohibited by state or other local law, ordinance provision, or other regulation.
- (b) *Legal age.* No person shall sell any approved product to any person under the age of 21. Businesses licensed or endorsed to sell medical cannabinoid products may sell medical cannabinoid products to persons under age 21 who are enrolled in the medical registry program pursuant to Minn. Stat. § 342.24, subd. 1.
- (c) *Age verification.* Before any sale of approved products, the registered retail establishment must verify by means of government-issued photographic identification containing the bearer’s date of birth that the purchaser is at least twenty-one (21) years of age. Businesses licensed or endorsed to sell medical cannabinoid products may allow admittance to persons under age 21 who are enrolled in the medical registry program for the sole purpose of purchasing medical cannabinoid products pursuant to Minn. Stat. § 342.24.
- (d) Cannabis retailer distance restrictions.

Commented [HBL7]: Double check that we want beverages included in this.

Commented [HL8]: Are we allowed to not include beverages?

Commented [JSB9R8]: The statute cited here references only cannabis products, which would not include hemp products (e.g. THC seltzers). The city could refrain from including lower-potency hemp products from here, or just hemp beverages. All cannabis products, including beverages, must follow these restrictions per state law.

Commented [JSB10]: There is a state category for delivery services; we are preempted from banning their operation.

- (1) No registered cannabis retail business may be located within 1,000 feet of any primary and secondary school, measured from the property line of the school to the principal structure of the cannabis retail business.
- (2) No registered cannabis retail business may be located within 500 feet of any daycare, residential treatment facility, or attraction within a public park that is regularly used by minors, including a playground or athletic field, measured from the nearest property line of a daycare, residential treatment facility, or attraction within a public park that is regularly used by minors to the principal structure of the cannabis retail business.
- (3) This restriction does not apply to lower-potency hemp edible retailers.
- (e) *Cannabis retailer hours of operation.* Sales of approved products at a registered cannabis retail business are only allowed between the hours of 10 a.m. and 9 p.m. seven days per week and may not be open to the public or sell any other products at times when the business is prohibited from selling approved products. This restriction does not apply to lower-potency hemp edible retailers.
- (f) *Minimum clerk age.* Individuals employed by a registered retail establishment and medical cannabis combination business must be at least 21 years of age to sell approved products and medical cannabinoid products.
- (g) *Samples prohibited.* No samples of any approved products or medical cannabinoid products may be distributed free of charge or at a nominal cost. The distribution of approved products or medical cannabinoid products as a free donation is prohibited.
- (h) *Smoking prohibited.* Smoking is prohibited within the indoor area of any registered retail establishment.
- (i) *On-site consumption prohibited.* No registered retail establishment may allow on-site consumption of lower-potency hemp edible products on the premises except where expressly permitted by State license.
- (j) *Child-resistant packaging.* All sales of any approved products and medical cannabinoid products must be packaged in child-resistant packaging. Upon request by the city, a registered retail establishment must provide a copy of the certificate of compliance or full laboratory testing report for the packaging used.
- (k) *Advertising restrictions.* Registered retail establishments must follow all advertisement restrictions pursuant to Minn. Stat. § 342.64, as amended from time to time.
- (l) *Products that are attractive to underage persons.* No person shall sell or offer for sale any approved products and medical cannabinoid products that are attractive to underage persons.
- (m) *Coupon and price promotion.* No registered retail establishment may accept or redeem any coupon, price promotion, or other instrument or mechanism, whether in paper, digital, electronic, mobile, or any other form, that provides any approved products to a consumer at no cost or at a price that is less than the non-discounted, standard price listed by a retailer on the item or on any shelving, posting, advertising, or display at the location where the item is sold or offered for sale, including all applicable taxes. [This provision does not apply to the sale of medical cannabinoid products.]
- (n) *Flavored product.* No person shall sell or offer for sale any flavored products indented to be inhaled as smoke, aerosol, or vapor.
- (o) *Potency and amount per sale transaction.*
 - (1) Registered cannabis retail businesses may sell or offer for sale approved products that comply with potency limits in accordance with Minn. Stat. § 342.27, subd. 2, c, d, and e, as amended from time to time.
 - (2) Lower-potency hemp edible retailers and cannabis retailers may sell or offer to sale lower-potency hemp edible products that comply with potency limits in accordance with Minn. Stat. § 342.46, subd. 6, as amended from time to time.

Commented [HL11]: Planning Commission does not want to include this. They just want sales restricted to B-3.

Commented [JSB12R11]: Policy decision left to city council discretion. No requirement to adopt any setbacks.

Commented [JSB13]: Already prohibited under state law. Not a problem to include here again. Could consider banning smoking in outdoor areas, e.g. patios, as well.

Commented [HL14]: Are we allowed to prohibit this?

Commented [JSB15R14]: No, there are state license endorsements allowing on-site consumption that preempt local ordinance.

Commented [HBL16]: For CC – Include this?

Commented [HBL17]: For CC – Include this?

Commented [JSB18R17]: State law already prohibits free promotions or giveaways, but does not prohibit sales or discounts. Left to city council discretion.

- (p) *Special events.* ~~No sales of approved products are allowed at special events.~~ No on-site use of approved products is allowed at special events.

Commented [JSB19]: Preempted by state law

Sec. 14-320 – Compliance checks and inspections.

- (a) All registered retail establishments must be open to inspection by authorized city officials or their designees during regular business hours.
- (b) In accordance with Minn. Stat. § 342.22, subd. 4, city will conduct compliance checks of every retail establishment with a retail registration issued by the city. The checks will assess compliance with age verification requirements and all provisions of this ordinance.
- (c) From time to time, but at least ~~twice per year, the city must conduct compliance checks to ensure compliance with all provisions of this ordinance.~~
- (d) In accordance with state law, the city will conduct at least ~~two annual compliance checks that involves participation of a person at least 17 years of age, but under the age of 21, to enter the registered retail establishment to attempt to purchase approved products under the supervision of a law enforcement officer or an employee of the City. Prior written consent from a parent or guardian is required for any person under the age of 18 to participate in a compliance check.~~

Commented [JSB20]: State law is at least once per year. Nothing prohibits inspections more often, but it may provide more flexibility to include only one in the ordinance and require two inspections by policy. Ultimately to council discretion.

Commented [JSB21]: Again, state law is one per year. City is free to require more if it wants to.

Sec. 14-321 – Responsibility

All registered medical cannabis combination businesses, cannabis retail businesses, and lower-potency hemp edible retailers are responsible for the actions of their employees regarding the sale, offer to sell, and furnishing of approved products or medical cannabinoid products on the licensed and registered premises. The sale, offer to sell, or furnishing of any approved product or medical cannabinoid product by an employee will be considered an act of the registrant.

Sec. 14-322 – Defenses

It is an affirmative defense to a violation of this ordinance for a person to have reasonably relied on proof of age as described by state law.

Sec. 14-323 – Violations, penalties, and administrative hearings.

- (a) *Violations.*
- (1) *Notice.* A person violating this ordinance may be issued, either personally or by mail, an administrative citation from the city that sets forth the alleged violation and informs the alleged violator of their right to a hearing on the matter and how and where a hearing may be requested, including a contact address and phone number.
- (2) *Hearings.*
- a. Upon issuance of a citation, a person accused of violating this ordinance may request in writing a hearing on the matter. Hearing requests must be made within 10 business days of the issuance of the citation and delivered to the City Administrator or other designated city officer. Failure to properly request a hearing within 10 business days of the issuance of the citation will terminate the person's right to a hearing.
- b. The City Administrator or other designated city officer will set the time and place for the hearing. Written notice of the hearing time and place will be mailed or delivered to the accused violator at least 10 business days prior to the hearing.

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- (3) *Hearing officer.* The City Council will designate a hearing officer. The hearing officer will be an impartial employee of the city or an impartial person retained by the city to conduct the hearing.
 - (4) *Decision.* A decision will be issued by the hearing officer within 10 business days of the hearing. If the hearing officer determines that a violation of this ordinance did occur, that decision, along with the hearing officer's reasons for finding a violation and the penalty to be imposed, will be recorded in writing, a copy of which will be provided to the city and the accused violator by in-person delivery or mail as soon as practicable. If the hearing officer finds that no violation occurred or finds grounds for not imposing any penalty, those findings will be recorded and a copy will be provided to the city and the acquitted accused violator by in-person delivery or mail as soon as practicable. The decision of the hearing officer is final, subject to an appeal as described in [Sec. 14-323 \(a\)\(6\)](#).
 - (5) *Costs.* If the citation is upheld by the hearing officer, the city's actual expenses in holding the hearing up to a maximum of \$. . . must be paid by the person requesting the hearing.
 - (6) *Appeals.* Appeals of any decision made by the hearing officer must be filed in Ramsey County district court within 10 business days of the date of the decision.
 - (7) *Continued violation.* Each violation, and every day in which a violation occurs or continues, will constitute a separate offense.
- (b) *Administrative Penalties*
- (1) *Registrants.* Any registrant cited for violating this ordinance, or whose employee has violated this ordinance, will be charged an administrative fine of \$. . . for a first violation; \$. . . for a second offense at the same registered premises within a 36-month period; and \$. . . for a third or subsequent offense at the same location within a 36-month period from the first violation. Upon the third violation, the registration will be suspended for a period of not less than 30 consecutive days and may be revoked. Upon a fourth violation within a 36-month period from the first violation, the registration will be revoked.
 - (2) *Registration suspension.* In accordance with Minn. Stat. § 342.22, subd. 5, the city will suspend the retail registration of any registered retail establishment for up to 30 days for violations of this ordinance or if the operation of the business poses an immediate threat to the health or safety of the public. The City shall immediately notify the Office of Cannabis Management, including a description of the grounds for the suspension.
 - (3) *Retail establishment operating without a registration.* Pursuant to Minn. Stat. § 342.22, subd. 5(3), any retail establishment found to be making or attempting to make any sales to a customer or patient without a valid retail registration will be charged a civil penalty of \$2,000 for each violation.
- (c) *Tobacco retail licenses.* In accordance with Minn. Stat. § 461.12, subd. 2a, a tobacco retail license will be suspended for no less than seven (7) days and may be revoked for certain cannabis-related violations by the licensed tobacco retailer on the licensed premises.
 - (d) *Statutory penalties.* If the administrative penalties for violations of this ordinance authorized to be imposed by Minn. Stat. Chapter 342, as amended from time to time, differ from those established in this ordinance, then the higher penalty will prevail.
 - (e) *Complaints submitted to the Office of Cannabis Management.* In accordance with Minn. Stat. § 342.13 (h), any violations of this ordinance will be submitted as complaints to the Office of Cannabis Management.

Commented [HBL22]: Impartial person?

Commented [HBL23]: Add link.

Commented [HBL24]: Amount?

Commented [HBL25]: Amount?

Commented [HBL26]: Amount?

Commented [HBL27]: Amount?

Commented [JSB28]: Length desired? For tobacco licenses we generally see 1 week for a first violation, 2 for a second, and 30 days for 3rd or beyond, with a catchall term providing that these are the presumptive suspension length and may be altered according to the circumstances of the specific violation. Cities generally seem to seek consistency with these penalties. See later in this section where tobacco licenses are suspended for 7 days upon a violation.

City could also impose 30 days suspension across the board. Left to council discretion.

Sec. 14-324 – Severability.

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If any section or provision of this ordinance is held invalid, such invalidity will not affect other sections or provisions that can be given force and effect without the invalidated section or provision.

Sec. 14-325 – Effective date.

This ordinance becomes effective on the date of its publication, or upon the publication of a summary of the ordinance as provided by Minn. Stat. § 412.191, subd. 4, as amended from time to time.

ORDINANCE NO. 24-08

CITY OF FALCON HEIGHTS
RAMSEY COUNTY, MINNESOTA

AN ORDINANCE AMENDING CHAPTER 113 OF THE FALCON HEIGHTS CITY
CODE ALLOWING AND ESTABLISHING REGULATIONS FOR CANNABIS RETAIL
ESTABLISHMENTS

THE CITY COUNCIL OF FALCON HEIGHTS ORDAINS:

SECTION I. The following definitions in Section 113-3 of the City Code of Falcon Heights, Minnesota, are hereby added, amended to read, or deleted as follows (Deletions are shown with a strikethrough. Additions are underlined):

Cannabis Related:

(1) Cannabis retail establishment means a cannabis business with a license or endorsement authorizing the retail sale of cannabis flower, cannabis plants, or cannabis products.

(2) Lower-Potency Hemp Edible Retailer has the meaning as established in Minnesota Statutes Chapter 342, as amended.

~~Cannabis retail establishment means a cannabis business with a license or endorsement authorizing the retail sale of cannabis flower, plants, cannabis products, and lower potency hemp products.~~

Special event means any temporary, outdoor privately-sponsored event open to the general public and held on privately owned property. Special events include cannabis events licensed under Minnesota Statutes Chapter 342 regardless of size, but do not include except:

SECTION II. Section 113-179(c) of the City Code of Falcon Heights, Minnesota, is hereby amended to add new subsections (36) and (37) to read as follows (Deletions are shown with a strikethrough. Additions are underlined):

(36) Cannabis retail establishment, subject to additional standards as specified in section 113-255.

(37) Lower-potency hemp edible retail, subject to additional standards as specified in section 113-255.

SECTION III. Section 113-255 of the City Code of Falcon Heights, Minnesota is hereby added to read as follows (Deletions are shown with a strikethrough. Additions are underlined):

Commented [HL1]: From Jack Brooksbank - This definition includes both hemp and cannabis. Not necessarily incorrect, but not consistent with state regulations which could be a source of confusion. The rest of the ordinance also discusses these two types of business separately (e.g. both cannabis retail and hemp retail have been added as separate zoning uses in 113-179).

For clarity, I recommend removing hemp from the cannabis retail definition and adding a definition for lower-potency hemp edible retailer, citing to 342. This will add clarity that these standards apply to both hemp and cannabis.

Commented [HL2]: From Jack Brooksbank - Added for clarity that cannabis events require a special event permit, even if under the ordinary 150 person threshold.

Sec. 113-255 – Cannabis or hemp retail establishments.

A cannabis business with a license or endorsement authorizing the retail sale or any lower-potency hemp edible retailer of cannabis flower plants, cannabis products, and lower potency hemp products must meet the following requirements and all requirements as outlined in Chapter 14, Article X:

- (1) No individual or entity may operate a state-licensed cannabis retail business within the City of Falcon heights without first registering with the City of Falcon Heights. See Chapter 14, Article X for requirements.
- (2) Only one cannabis business with a retail license or a cannabis retail endorsement cannabis retailer, cannabis microbusiness with a retail endorsement, or cannabis mezzobusiness with a retail endorsement shall be permitted in the City of Falcon Heights at a time. This does not apply to businesses licensed with the state only as lower potency hemp edible retailers.
- (3) Sales of approved products at a registered cannabis retail business are only allowed between the hours of 10 a.m. and 9 p.m. seven days per week.
- (4) No registered retail establishment may allow on-site consumption of cannabis flower, cannabis products, or lower-potency hemp edible products on the premises unless expressly permitted to do so by the terms of its license from the State of Minnesota.
- (5) Smoking is prohibited within the indoor area of any registered retail establishment.
- (6) A cannabis retail establishment is prohibited from sharing a common entrance with a business licensed as a tobacco products shop.
- (7) All operations of the business shall take place within an enclosed building.

SECTION IV. Section 113-315(r)(14) of the City Code of Falcon Heights, Minnesota, is hereby amended to read as follows (Deletions are shown with a strikethrough. Additions are underlined):

- r. Retail, including cannabis retail establishments and lower-potency edible hemp retailers. One space for each 150 square feet of gross floor area.

SECTION V. Section 113-402 of the City Code of Falcon Heights, Minnesota is hereby amended to add a new subsection (6) to read as follows (Deletions are shown with a strikethrough. Additions are underlined):

- (6) Cannabis consumption. The on-site consumption of cannabis or cannabis products, including lower-potency hemp edibles or beverages, is prohibited at all special events.

SECTION VI. Effective date. This ordinance is effective immediately upon its passage and publication.

Commented [HBL3]: Fix heading before publishing.

Commented [HBL4]: Add link when publishing.

Commented [HBL5]: Add link when publishing.

Commented [JSB6]: Our authority to cap the number of cannabis businesses is limited to these three license types. We do not have authority to limit the number of medical retailers, medical combination businesses, or hemp retailers.

Commented [JSB7]: We are preempted from prohibiting on-site consumption at microbusinesses, or from prohibiting on-site consumption of hemp edibles at certain licensed establishments (e.g. bars may sell THC seltzers).

Commented [JSB8]: This is already a requirement under the Minnesota Clean Indoor Air Act. That said it is not necessarily incorrect to include it here again.

One possible change here would be to prohibit smoking anywhere on the premises of a retail establishment. Currently smoking is not allowed indoors, but there are no general restrictions on smoking outdoors (on private property). The City could also prohibit, e.g., smoking on an outdoor patio.

Commented [JSB9]: Again, already a requirement under state law, but again not necessarily bad to include it in city code as well. Just flagging for information.

ADOPTED this ____ day of _____ 2024, by the City Council of Falcon Heights, Minnesota.

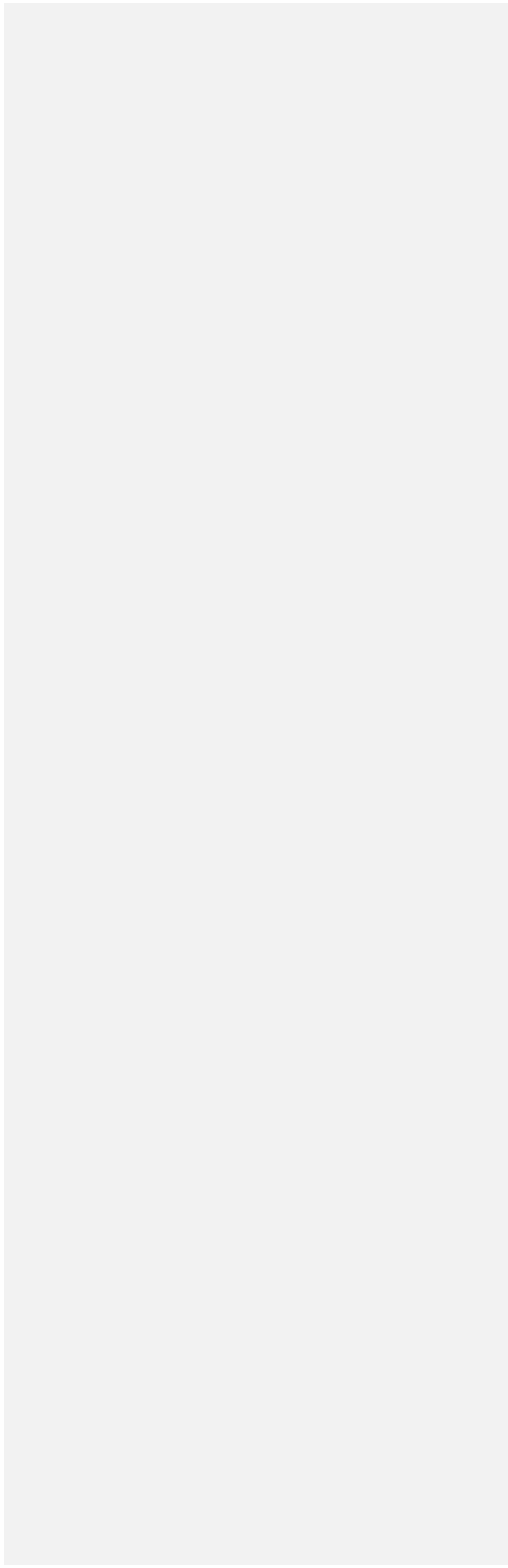
CITY OF FALCON HEIGHTS

BY: _____
Randall C. Gustafson, Mayor

ATTEST:

Jack Linehan, City Administrator

DRAFT



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Meeting Date	November 6, 2024
Agenda Item	Policy C3
Attachment(s)	See below.
Submitted By	Hannah Lynch, Community Development Coordinator & Kim Lindquist, WSB

Item	Larpenteur & Snelling Corridor Development Study Draft Plan Review
Description	<p>One of the main goals of the 2040 Comprehensive Plan is “building connections and community identity in Falcon Heights.” A large inhibitor of achieving this goal is the disconnect in the City from Snelling and Larpenteur Avenues. From the 2040 Comprehensive Plan:</p> <p><i>Built to encourage vehicle rather than pedestrian traffic, Larpenteur and Snelling also function as significant barriers between neighborhoods, fragmenting city identity. Yet these major thoroughfares offer enormous potential to become the keys to a stronger civic identity, a sense of arrival and welcome, connection and community. In-depth study of these corridors is needed in order to formulate corridor framework plans to guide public and private development aimed at realizing this potential.</i></p> <p>The Larpenteur & Snelling Corridor Development Study has held two community meetings and one business meeting, gathering feedback from residents and business owners in the City. WSB has collected this feedback and has created a draft plan for review.</p>
Budget Impact	N/A
Attachment(s)	<ul style="list-style-type: none"> • Draft - Larpenteur & Snelling Corridor Development Study
Action(s) Requested	The City Council is requested to review the materials and provide feedback on the drafted plan.



Snelling & Larpenteur

CORRIDOR DEVELOPMENT STUDY

PREPARED BY:





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Appendix A: Community Engagement

Appendix B: Transportation
Evaluation of Opportunity Sites

Appendix C: Property Inventory
Along Corridors

Introduction



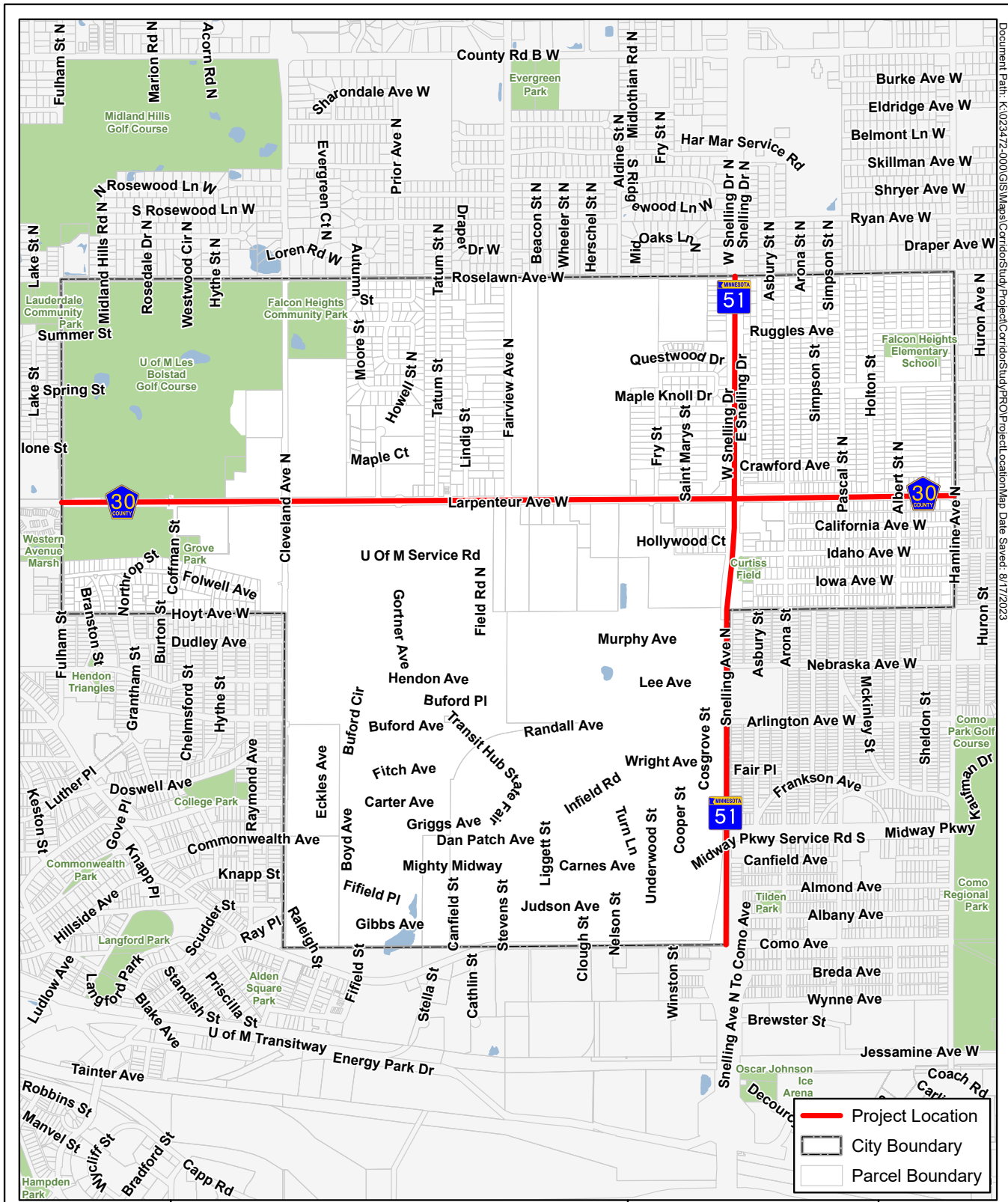
As noted in the 2040 Comprehensive Plan, Falcon Heights is a fully developed city and therefore future changes in the community will come about due to redevelopment. That means that the City, most likely with private development partners, will need to be engaged and participate in development opportunities within the city. It is recognized that it is difficult to redevelop sites without government financial and political assistance.

Most likely change will take place along the two main accessways, Larpenteur Avenue, an east/west arterial and Snelling Avenue a north/south State Highway that defines a portion of the eastern border of the community. Land use changes along these corridors are most likely given property visibility, high traffic counts and vehicular access. Because the City will play an active role in shaping the future of Falcon Heights, the City initiated the Larpenteur and Snelling Avenue Corridor Development Study.



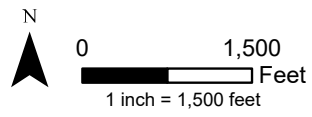
BUSINESSES AT THE INTERSECTION OF LARPENTEUR AND SNELLING AVENUES





Project Location Map

Snelling Ave/Larpenteur Ave
Corridor Study
Falcon Heights, MN



Initial discussions with the City about this project included exploration of transportation and multi-modal improvements along the Corridors. After further discussions, the decision was made to focus on land use opportunities only. The Study does note existing conditions regarding in-place transportation facilities although review and recommendations of potential improvements is out of the scope of this study. Within the Appendix a review of the four identified redevelopment sites from a transportation and permitting perspective is included.

The adopted 2040 Comprehensive Plan (adopted in January 2020) noted goals for redevelopment along Larpenteur Avenue. It noted that much of the commercial and multi-family residential development is along the corridor although additional opportunities for redevelopment are available. Specifically, the intersection of Larpenteur and Snelling Avenues, and the surrounding environment, provides the greatest opportunity for renewal and redevelopment. A mixed-use project from 2004 is an example of what could occur in the community. The Town Square Apartments/Falcon Heights Senior Apartments is a combination of 119 affordable housing apartments and 76 senior rental apartments, and 14 owner-occupied townhomes. Additionally, there are three individual commercial suites ranging from 1263 square feet to 6267 square feet. The pre-existing, but renovated Amber Union building, opened in 2022, provides an example of maintaining historic architecture and the integrity of the area while introducing housing, and affordable housing, into the city. The project has 125 units with a nonresidential space of 787 square feet.

These projects are examples of partnership structures between the public and private sectors that can bring new opportunities into the city while maintaining the character of the community.

The Comprehensive Plan noted that the goals for the corridors are locally based and are designed to enhance the livability of the community and its residents. Priorities are to increase housing opportunities, provide commercial destinations that serve the community and are not regional in nature and to incorporate safety and pedestrian access into future designs. While the main emphasis of this study is the primary intersection of Snelling and Larpenteur, there are other areas within the two corridors that lend themselves to redevelopment and revitalization. The area surrounding Cleveland and Larpenteur holds the promise of a robust civic, recreational and cultural activity area for the community and the entire Minneapolis/St Paul Metropolitan area. In partnership with invested landowners, especially the University of Minnesota, this area can further flourish as a regional destination.

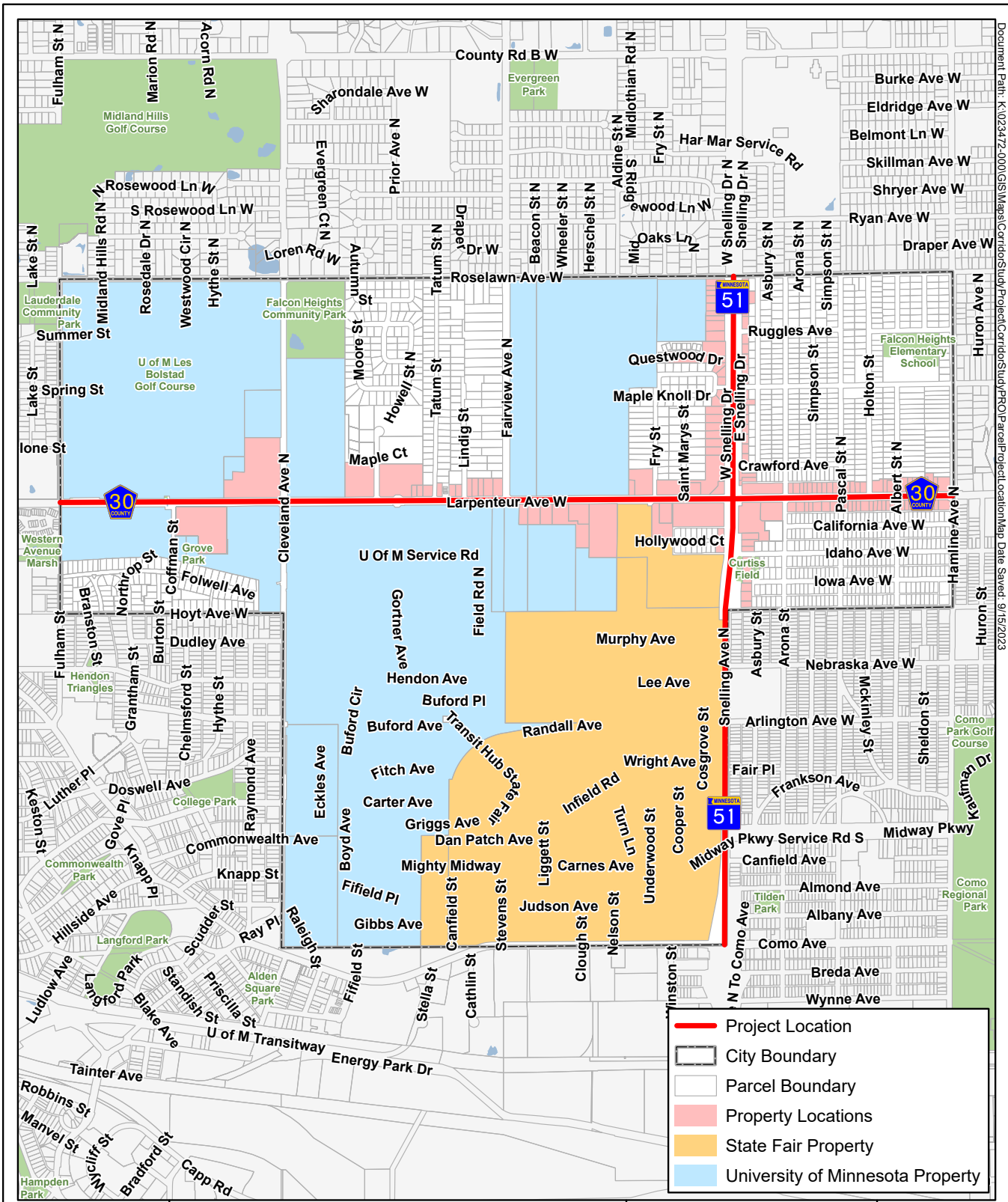
The presence of the University of Minnesota land as well as the State Fair properties creates a unique interface between local land use goals and the larger regional attractions. While it is anticipated that much will remain the same for the two larger landowners, the presence of the activities that occur at their sites, and the resulting open space and amenities, may create an attraction for commercial and housing interests. The City will continue to work with these two institutional landowners and partner when appropriate, to create a setting that is beneficial for all parties.



TOWN SQUARE APARTMENTS/FALCON HEIGHTS SENIOR APARTMENTS (1550 LARPENTEUR AVE W)

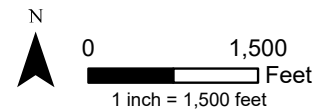


AMBER UNION BUILDING (1667 SNELLING AVE N)



Parcel Project Location Map

Snelling Ave/Larpenteur Ave
Corridor Study
Falcon Heights, MN



Demographics in the Community and along the Corridor

To better understand the present and potential future of the Snelling-Larpenteur Corridor, it is important to understand the community of Falcon Heights as a whole. Any changes made within the geographic boundaries of the 230-parcel Corridor area will not exist in a vacuum. Planning must account for the resources and needs of the entire Falcon Heights community.



Resident Demographics

As of the 2020 Decennial Census, the community consisted of 5,369 residents (Minnesota Compass 2020 Decennial Census). The American Community Survey (ACS) collects data from communities across the country – every month of every year. The survey provides insights into topics that the Decennial Census does not cover, such as gender, race, housing, and other demographic factors. The ACS often pools data from several years and provides numerical estimates of these characteristics. For example, the 2018-2022 ACS 5-year estimate provides estimates for smaller, precise locations like the City of Falcon Heights. This allows cities to view estimates on features such as population by age – as shown below.

POPULATION BY AGE – (2018-2022)

AGE (2018-2022)	NUMBER OF PEOPLE	% OF TOTAL CITY POP.
0-9 YEARS	508	9.7%
10-17 YEARS	452	8.6%
18-34 YEARS	1,580	30.2%
35-54 YEARS	1,188	22.7%
55 – 74 YEARS	1,028	19.6%
75 YEARS AND OLDER	476	9.1%
TOTAL	5,232	100%*

* Due to rounding in calculation – 99.9% rounded to 100%.

This table illustrates that the majority (52.9%) of Falcon Heights’ population is 18 – 54 years old. The female population of the City is 2,739 (52.4%), while there are 2,493 males (47.6%) who live in Falcon Heights ((2018-2022) – ACS 5-Year Survey).

As seen in the table below, Falcon Heights maintains a majority white population, with the biggest minority group being people of Asian or Pacific Islander.

RACE AND ETHNICITY (2018-2022) – ACS 5-YEAR SURVEY

RACE/ETHNICITY	NUMBER OF PEOPLE	PERCENTAGE OF TOTAL POP.
WHITE	3,908	74.7%
BLACK OR AFRICAN AMERICAN ALONE	337	6.4%
AMERICAN INDIAN OR ALASKA NATIVE ALONE	SUPPRESSED	
ASIAN OR PACIFIC ISLANDER ALONE	662	12.7%
OTHER ALONE	SUPPRESSED	
TWO OR MORE RACES ALONE	198	3.8%
HISPANIC OR LATINO (OF ANY RACE)	SUPPRESSED	



Housing Conditions

ACS data also details the housing conditions in Falcon Heights. From the 2018-2022 ACS 5-year Estimate, we can see that there are an estimated 2,155 total housing units in the City. An average of 2.3 persons live within the occupied housing units. Owner-occupied units make up the majority of occupied units across Falcon Heights.

OWNED AND RENTAL HOUSING (2018-2022)	
OCCUPIED HOUSING UNITS	2,050 UNITS
- AVERAGE HOUSEHOLD SIZE	2.3 PERSONS
OWNER-OCCUPIED	1,248 UNITS (61% OF TOTAL UNITS IN COMMUNITY)
- AVERAGE HOUSEHOLD SIZE	2.6 PEOPLE
RENTER-OCCUPIED	802 (39% OF TOTAL UNITS IN COMMUNITY)
- AVERAGE HOUSEHOLD SIZE	1.9 PERSONS

The housing stock in Falcon Heights is aging – with 51% of total housing stock 55 to 80 years old. Only 1.1% of housing stock was built within the last 14 years.

HOUSING UNITS BUILT (2018-2022)

YEAR BUILT	NUMBER OF UNITS	%
2010 OR LATER	24	1.1%
2000-2009	186	8.6%
1970-1999	547	25.4%
1940-1969	1,098	51.0%
1939 OR EARLIER	300	13.9%

Commutes and Income



As seen in the table on the right, the majority of Falcon Heights residents commute 0-19 minutes one-way to reach their workplaces.

Falcon Heights estimated household income stayed high according to the ACS 5-year survey, with 46.7% of households estimated to be making \$100,000 or more. As seen in the table below, The median household income was \$87,750.

TRAVEL TIME TO WORK (2018-2022)

TOTAL WORKERS AGE 16+ (NOT HOME BASED)	1,993	100.0%
LESS THAN 10 MINUTES	238	11.9%
10-19 MINUTES	813	40.8%
20-29 MINUTES	547	27.4%
30 MINUTES OR LONGER	395	19.8%

TOTAL WORKERS AGE 16+ (NOT HOME BASED)	1,993	100.0%
TOTAL HOUSEHOLDS	2,050	100.0%
<\$35,000	405	19.8%
\$35,000 - \$49,999	224	10.9%
\$50,000 - \$74,999	273	13.3%
\$75,000 - \$99,000	190	9.3%
\$100,000 OR MORE	958	46.7%
MEDIAN HOUSEHOLD INCOME (2022 DOLLARS)	\$87,750	100.0%

Source MN COMPASS – Decennial Census 2020

Transportation Overview within the Study Corridors

The primary study area roadways are Trunk Highway (TH) 51 (Snelling Ave N) and County State Aid Highway (CSAH) 30 (Larpenteur Ave W), both four-lane minor arterials within the study area. CSAH 48 (Fairview Ave N) intersects Larpenteur Ave W one-half mile west of the Snelling Ave/Larpenteur Ave intersection, and CSAH 46 (Cleveland Ave N) crosses Larpenteur Ave one mile west of Snelling Ave. Table 1 lists the key characteristics of these roadways. Numerous local roadways connect to these major corridors near the proposed redevelopment sites.

TABLE 1 - MAJOR ROADWAY CHARACTERISTICS

ROADWAY	JURISDICTION	FUNCTIONAL CLASSIFICATION	DAILY TRAFFIC VOLUME (YEAR) ¹
TH 51 (SNELLING AVE N)	MNDOT	MINOR ARTERIAL	31,911 (2023) HEAVY COMMERCIAL: 736-769 (2023)
CSAH 30 (LARPENTEUR AVE W)	RAMSEY COUNTY	MINOR ARTERIAL	10,492-12,522 (2023)
CSAH 46 (CLEVELAND AVE N)	RAMSEY COUNTY	MINOR ARTERIAL	6,080 (2023)
CSAH 48 (FAIRVIEW AVE N)	RAMSEY COUNTY	MINOR ARTERIAL	3,725 (2023)

1. Source: MnDOT Annual Average Daily Traffic (AADT) volumes

The Metro Transit A Line Bus Rapid Transit (BRT) travels north-south along Snelling Ave through the study area, with north- and southbound stops at Larpenteur Ave. The A Line links Rosedale Mall transit center in Roseville (north of the study area) to the 46th St Station in Minneapolis, where it connects to the METRO Blue Line LRT, connecting numerous destinations in St. Paul along the way. The Route 61 local bus travels east-west along Larpenteur Ave, ultimately linking downtown Minneapolis and downtown St. Paul.

There are sidewalks present along one or both sides of Larpenteur Ave throughout the study area. There are sidewalks along portions of Snelling Ave that connect destinations near the intersection with Larpenteur Ave as well as south of the intersection. North of the intersection, Snelling Ave begins the transition to an access-controlled segment with frontage roads and no nonmotorized facilities along the highway itself.

There are currently no projects along Snelling Ave within the study area included in MnDOT’s 2024-2033 10-Year Capital Highway Investment Plan, and no projects along Larpenteur Ave within the study area included in Ramsey County’s 2024-2028 Transportation Improvement Program.

Larpenteur Corridor

Larpenteur Ave is a unique urban corridor due to its location near the University of Minnesota St. Paul campus and the Minnesota State Fairgrounds. West of Snelling Ave, the University of Minnesota Golf Course and numerous test plots for agricultural research make up much of the adjacent land uses. While opportunities to cross the corridor for people walking and biking are limited, there is not a pattern of unserved origins and destinations based on the existing land use pattern. Should redevelopment activities along the corridor advance, the City of Falcon Heights should work with Ramsey County Public Works to evaluate pedestrian and bicycle crossing needs and potential improvements along the corridor. The existing pedestrian underpass at Coffman St provides an opportunity to maintain a grade-separated crossing with trail connections (as shown in Area 1, Options A and B) should the golf course be redeveloped in the future.

There are existing bike lanes along Larpenteur Ave between Cleveland Ave and Fairview Ave that connect existing nonmotorized facilities along these intersecting roadways as well as Gortner Ave. Given the travel speeds and the number of lanes on Larpenteur, this segment represents a potential future opportunity for a fully separated multi-use trail.

From Fry Street to the eastern study limits at Hamline Ave, the density of residential and commercial origins and destinations increases significantly. The City should work with Ramsey County Public Works to analyze the pedestrian safety concerns raised by the public during the engagement process in more detail, with a focus on this portion of the corridor. Improving walkability and pedestrian safety will further improve access to transit, which was cited by the public as a positive aspect of the corridor as it exists today.



BELL MUSEUM AT CLEVELAND AND LARPEnteUR



STATE FAIR GROUND ENTRANCE

Public Engagement Activities

To ensure the project reflected the interests and ideas of the Falcon Heights community, several public engagement activities were conducted to solicit comments from the public. Throughout the process the consultant worked with City staff and the Planning Commission who functioned as a Steering Committee providing feedback and comments. The Commission’s initial input helped to frame the activities for the first public meeting and assisted in compiling the community survey.

Community Meeting October 2023

The first community meeting was held in October 2023. The Open House had a brief presentation, introducing the public to the Corridor project and explaining the format of the meeting. The meeting mimicked the on-line engagement activities the City had initiated early in the planning process. There was an on-line survey which asked about the current mix of commercial uses in the community and what type of land uses residents would like to see in the future, along the corridors. A large corridor map was also available so participating residents could provide comments about identified “opportunity areas” along either the Larpenteur or Snelling roadway corridors. The same map was posted on the City’s website and residents were able to provide comments at their leisure. While the opportunity areas were highlighted, residents could provide comments about any property or issue within the corridors. While the focus for the project is the land uses within the two corridors, several residents provided comments relating to traffic, signalization, and pedestrian safety.



SURVEY RESULTS

Eighty-nine residents from the community completed the project survey which totaled 25 questions. Not all participants responded to all questions, which is reflected in the cumulative totals. A copy of the entire survey is provided in the appendix of this study. Age of participant is in the table below.

SURVEY PARTICIPANTS BY AGE

AGE OF PARTICIPANT	%
26-35	13.5%
36-45	18%
46-55	23.6%
56-65	24.7%
66 AND OLDER	20%

More than 60% of the respondents had lived in Falcon Heights for more than 10 years, and 68.6% do not have children under the age of eighteen in their current household. When asked what respondents liked about the area, common themes included the various options of public transit, access to small businesses and restaurants, and its location within the Twin Cities Metro Area. When asked about concerns for the area, traffic congestion, pedestrian safety, and the increase in high density housing were among the most common issues mentioned. These themes were also mentioned when residents were asked about future development opportunities in the Study area.

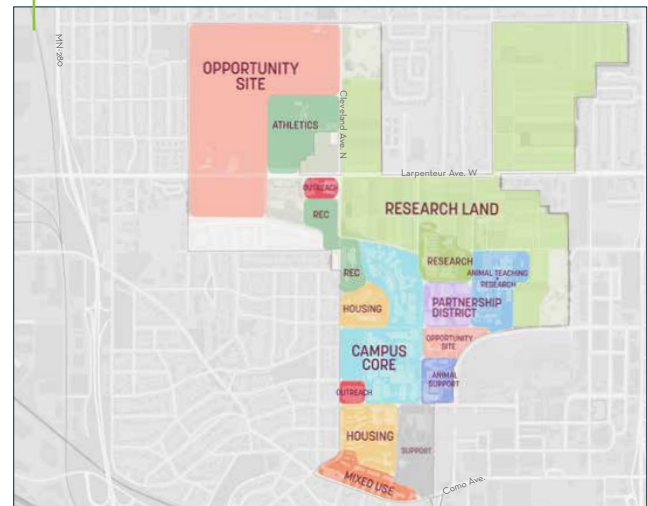
One of the surveys main areas of focus was gaining an understanding of the frequency residents used existing businesses. Falcon Heights residents certainly shop in town, with over 75% stating they visit businesses located along Snelling Ave and Larpenteur Ave at least once a month. The most popular businesses visited were New Fresh Wok, Stouts Pub, Dinos Gyros, and Jimmy Johns. Other businesses that were also named included the BP gas station, Warners' Stellan Appliances, and Merwin Liquors. Sixty-five percent of all respondents were in favor of developing more retail or services along the corridor but preferred local businesses as opposed to large regional businesses 95% to 5%. When asked what type of businesses residents would like to see in the area, answers included a coffee shop or bakery, a convenience store or small grocery store, or a local restaurant. The area had various parcels that contained some tenant vacancies during the survey time period, which could be utilized for this type of development. Residents suggested the previously empty shop space located adjacent to Stouts Pub and the vacant dry cleaners business located at 1407 Larpenteur Avenue as two areas where additional commercial uses could locate.

Respondents were much less receptive to the idea of implementing new housing developments in the Study area compared to bringing in new businesses. Seventy percent of respondents believed there was an adequate amount of housing currently in Falcon Heights for those who want to stay and move into the area. And when asked if they would support additional housing developments. 57% of respondents were not in support of adding any additional housing. When

respondents were provided multiple housing styles for future housing 51% believed that a mixed-use development would be best suited for the area and 45% of respondents believed that duplexes would be best. Only 16% of respondents believed that apartments with over 8 units would be best for the corridors.

A larger opportunity area noted in the survey and site map exercise is the Les Bolstad Golf Course located at PID 162923340022. The University of MN (University of Minnesota Twin Cities Campus Plan Update, December 2021) has indicated that a portion of the current golf course property is considered an opportunity zone and may be disposed of in the next five to ten years.

**ST. PAUL LANDUSE FRAMEWORK,
SOURCE: UMTC CAMPUS PLAN 2021**



The survey asked about future development ideas for the Les Bolstad Golf Course, which is a significant development opportunity given the large size of the property. When asked what respondents would like to see happen at the golf course property, the overwhelming majority requested parks (72%), trails (69%), and open space (47%). Other more favorable answers included townhomes (34%), single family development (32%), or attached unit development of 2-4 units (30%). This trend continued when respondents were asked what amenities or features, they would like within the development. Nearly 85% of respondents would like to see green spaces or parks, and over 60% would like to see bike lanes and pedestrian-friendly infrastructure included.



To end the survey, respondents were asked what one change they would bring about to the existing land use within the area. The responses carried much of the same theme from the rest of the survey including a reduction of the amount of multi-family housing, increasing landscaping and pedestrian safety mechanisms, and emphasizing small business development. When asked to list their main concern regarding future development in the area, respondents did not want to receive feelings of overdevelopment or increased congestion in the area. This included concerns over including more housing developments, increasing traffic demand, and buildings that did not fit the areas' character. The following are highlights of some of the responses with a full survey overview in the appendix. There have been some changes to tenants and business along the Corridor since the survey. The information provided reflects the answers given by respondents with updated information also provided.

EXISTING BUSINESSES FREQUENTLY VISITED:

- Stouts Pub
- New Fresh Wok
- Jimmy Johns
- Dinos Gyros
- Merwin's Liquors
- BP (Falcon Heights Gas & Convenience)

BUSINESS IDEAS:

- Coffee Shops
- Convenience store
- Restaurant
- Bakery
- Small business
- Small retail
- Boutique

LOCATION OPPORTUNITIES:

- Empty shops between Stouts and Warners' Stellan (since been filled by retail tenant)
- Old Dry Cleaners on Larpenteur
- Greenhouse on Larpenteur
- U of M Golf Course
- Falcon Crossing
- Spire Site (bought by Blaze Credit Union and will remain at the site)

DEVELOPMENT FOR A LARGE OPEN SPACE:

- Park space
- Open space
- Trails
- Single family homes
- Townhomes
- Duplexes

WHAT DO YOU LIKE ABOUT THE CORRIDOR:



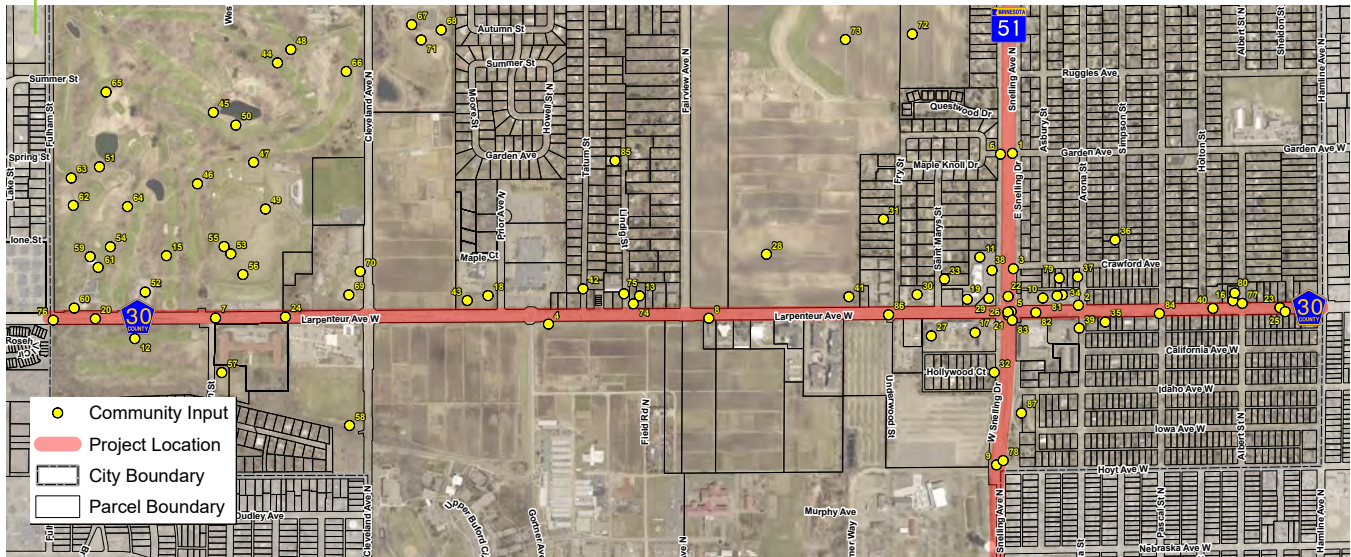
- Diversity of retail and housing
- Good transit
- Walkability
- Open space
- Small/local feel
- Location within the cities

WHAT DO YOU NOT LIKE ABOUT THE CORRIDOR:



- Traffic congestion
- Safety concerns
- Pedestrian and bike safety
- Affordable housing
- Multi-family developments
- Green space reductions
- Vacant buildings
- Noise
- High traffic

COMMUNITY INPUT MAP



After receiving community survey results and combining the comments from the on-line comment map, two focus group meetings were held. The first meeting held on February 26, 2024, was opened up to residents in the community and advertised on the City's website. Approximately 20 residents signed into the meeting and were broken into groups to provide feedback on the five identified redevelopment sites and to discuss the main Snelling and Larpenteur Avenues intersection. The number of potential redevelopment sites was reduced to four at this exercise. The group was also asked about areas east of Snelling Avenue, along Larpenteur and ideas about appropriate land uses in the future.

The write up of group comments are provided in Appendix A under community engagement. However, many of the comments are reflected in the concepts developed for the various areas. A couple of key points are listed below:

- The group would prefer more mixed use at the intersection and is interested in attracting some commercial to the southeast quadrant of the Snelling and Larpenteur intersection.
- The group wanted more parking available and easier access at several sites. Congestion at some of the commercial sites makes it difficult to navigate and less comfortable and attractive to customers.
- Due to high traffic on adjacent streets and the lot circulations systems, most development within the intersection does not feel safe for bicyclists or pedestrians.
- Attendees were intrigued with the idea of redevelopment of the University of MN golf course area, and many wanted to maintain a significant amount of open space.
- When asked about transitioning land uses east of Snelling along Larpenteur, the group felt some type of small retail, or home occupations could be acceptable over time.

Community Meeting March 25, 2024

The second focus group meeting, held on March 25, 2024 was highlighted for businesses in the community who were individually invited. Unfortunately due to the weather the meeting was lightly attended.

Community Goals for the Corridor

With the majority of land developed in the community the Study focuses on the two corridors for future redevelopment opportunities. The City of Falcon Heights contains a total of 1,408 parcels. Two hundred and thirty (230) of those are located along the Snelling and Larpenteur corridor, equaling 16.45%. According to Ramsey County’s 2023 data the total Estimated Market Value (EMV) of all the parcels in Falcon Heights is \$732,633,300. The 230 parcels within the corridor have an EMV of \$201,147,900 equating to 27.5% of the total value of the city. This is due to the fact that much of the commercial and higher density development occurs within the two corridors.

The attributes of the corridors led the City to highlight these areas for future redevelopment. Particularly Larpenteur Avenue, which doesn’t have as many restrictions as the properties along Snelling due to State control of the roadway. High traffic volumes and visibility mean these areas are more desirable for commercial and service uses, and the presence of transit reinforces commercial as well as multi-family development. Other attractions include the recreational and cultural assets in the area such as the Gibbs Farm, the Bell Museum, the University of MN golf course and women’s soccer stadium and the Minnesota State Fair. There are three city parks; Community Park on Roselawn Avenue, Curtiss Field on Snelling Avenue and Grove Park on Coffman Street (owned by the University) that

are all directly connected to Larpenteur Avenue by walkways or trails.

The 2040 Comprehensive Plan projected that additional growth would occur within the corridors. That forecast came true with the recent multi-family project, Amber Union. Amber Union, completed in 2022, has 125 apartments and one non-residential space of approximately 787 square feet. Another mixed-use project, completed in 2004, is the Falcon Heights Town Square Apartments and Senior Apartments with a total of 171 units and three individual commercial suites ranging from 1263 square feet to 6267 square feet. These projects are indicative of the type of development density anticipated at the intersection.



GIBBS FARM (2097 LARPENTEUR AVE W)



CURTISS FIELD PARK (1551 IOWA AVE W)

During this study, differing land uses were investigated in part due to the surrounding development pattern and the current zoning on the site. In recognition of the increase in multi-family that had already occurred along the corridors, much of the discussion by residents was about increasing commercial opportunities in the community. The community, through the survey and public meetings, along with assistance from the City Council, Planning Commission and staff identified four potential redevelopment sites. The four sites, from west to east along Larpenteur are:

1. The University of MN golf course site
2. 1871 Larpenteur Avenue W. on the corner of Lindig Street and Larpenteur Avenue
3. The Warners' Stellan Mall in the NW quadrant of Larpenteur and Snelling
4. Falcon Crossing, the mutitenant mall at the NE quadrant of Larpenteur and Snelling

WSB received feedback in terms of what the City may want to see along the corridor and specifically at these sites. The Steering Committee, community meetings, and the focus groups provided feedback that helped shape the concept plans created for each site, some with multiple options. These plans were presented at a joint City Council and Planning Commission meeting for feedback, and the drawings refined. The following concept drawings are the result of that feedback.

The following map illustrates the four areas reviewed in depth for this Study, exploring potential redevelopment concepts.

SNELLING LARPENTEUR CORRIDOR STUDY | OVERALL MAP



Area 1 Site

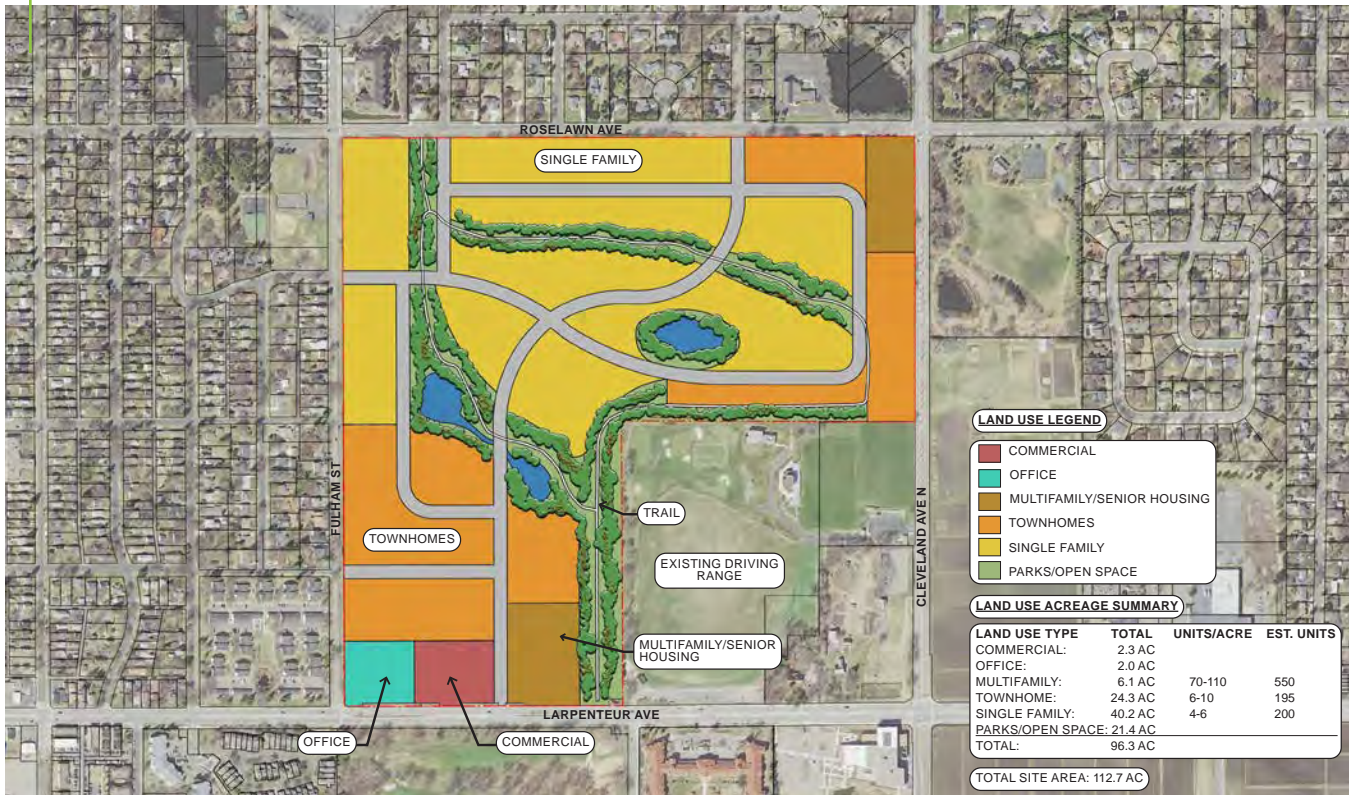


This area is currently under University of MN ownership as the Les Bolstad Golf Course and is used as the practice golf course for their teams. Within the University of Minnesota Twin Cities Campus Plan Update (12/2021) the Plan notes that the golf course may change over the next 10 years and is considered an “opportunity site”. The University does not have any specific plans for the property and has not determined if the land will be retained and reused for other University purposes or would be sold to a private landowner. The University would like to work with the City should a reuse opportunity arise in the future.

The City has included this site in the study, to begin conversations about potential changes to the property. It is expected that a more in-depth land use analysis will occur should the University choose to reuse the property. Under the current zoning, the property is zoned P1/R1 which means it is public land that reverts to single family zoning if removed from public ownership. The City believes it is prudent to provide some thoughts about future development of the site, recognizing that the entirety of the lot should not remain R1 if converted from the golf course use. Should the 113-acre site become available for private development, it provides an opportunity for the City of Falcon Heights to create a new neighborhood within the community. The question is what the right mix of uses would be on the site and how the City can meet differing and potentially competing land use desires from the community.

During the public engagement, residents expressed varied interests in terms of differing land uses for the golf course site. Several “close in” neighbors expressed a strong interest in maintaining most of the land as open space, similar in look or feel to the present situation. Many others, including most of the city decision-makers, were interested in a mixed-use project that would provide some commercial opportunities while also bringing new residential to the City. Given the age of the existing housing stock, and the changes in life cycle housing demands, new housing will provide an opportunity for the community to expand their resident and tax base.

Area 1 Concept: Option A



Concept A provides a more suburban development pattern where roads are more curvilinear with trails and open space cross the development. The concept includes all residential types; from single family to townhomes, to multi-family development which could include senior housing. Given the area size, some commercial and office uses were included to provide a mixed-use opportunity and increase the non-residential development within the city. They are located along Larpenteur Avenue to provide higher visibility and are placed at the entrance to the site so that commercial traffic would not need to pass by residential uses, reducing potential conflicts. One high density site is located along Larpenteur to take advantage of easy access to mass transit.

Area 1 Concept: Option B



Option B is designed to align more with the current development pattern in the community. The city’s residential development is more on a grid system which is reflected in this layout, particularly in the west. Land is set aside for some commercial and office development along the Larpenteur Avenue frontage, with two nodes of higher density residential adjacent to the entrance into the site. These are located to take advantage of transit opportunities along Larpenteur Avenue. The central spine in the development provides a trail that connects sidewalks on Larpenteur and Roselawn and allows for an open space corridor that benefits the entire project. The eastern portion of the plan also presents a larger park with single and multi-family ringing the open space.

CONCEPT COMPARISON

LAND USE	OPTION A (IN ACRES)	OPTION B (IN ACRES)
COMMERCIAL	2.3	1.5
OFFICE	2.0	2.6
MULTIFAMILY	6.1	7.1
TOWNHOME	24.3	11.4
SINGLE FAMILY	40.2	36.2
PARKS & OPEN SPACE	21.4	28.7
TOTAL RIGHT OF WAY	16.4	25.2
TOTAL	112.7	112.7

Although the City is aware the University has indicated they may dispose of the golf course site, there is no set time for this change. The current study would be remiss if it didn’t recognize one of the larger development opportunities in the community and therefore this discussion has been added. It is anticipated that when the land becomes available for private development, Falcon Heights will undertake a more thorough review of the site and the current market to aid in determining the appropriate land uses for the property. At this time, these concepts show that there is enough acreage on the site to permit multiple uses which could benefit the community and existing residents. After a more in-depth analysis of the site, the City would zone and guide the property accordingly to ensure the vision for future development is embodied in the regulatory framework for the parcel.

Area 2 Site



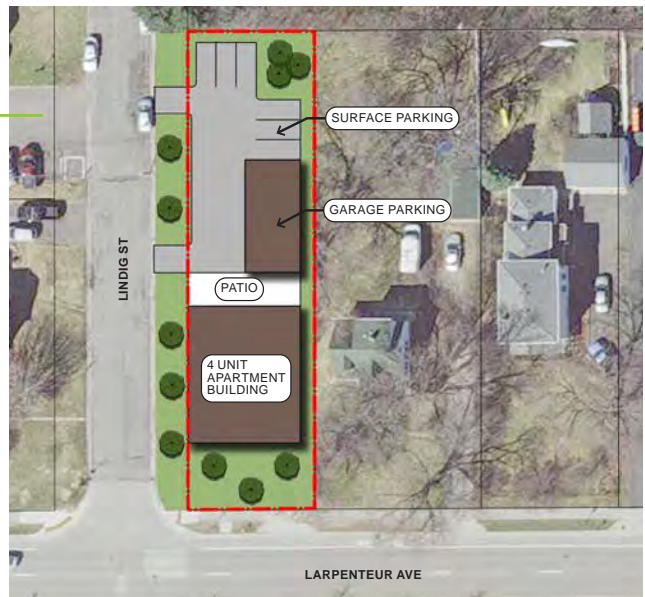
The site is small at .29 acres and designated by the County Assessor as an office building. The building has enclosed space to the east and the western section has a greenhouse appearance. There is no viable business currently operating at the site. This is a site that was mentioned for future redevelopment during public engagement activities and the City survey by residents. Given the small land area and the desire to remove access from Larpenteur Avenue, a change from commercial to residential may be warranted.

In response to community comments, and the site constraints, all three options provide residential opportunities that would be more fitting for a smaller lot. Additional investigation will be needed to understand the market demand in the area and which option would be a more economically feasible multi-family project.

Option C illustrates combining the parcel with the property to the east. There is no intention by the city to acquire the eastern site at 1867 Larpenteur Avenue to facilitate the redevelopment design noted. The option is illustrative should the property owner work together with the adjoining landowner.

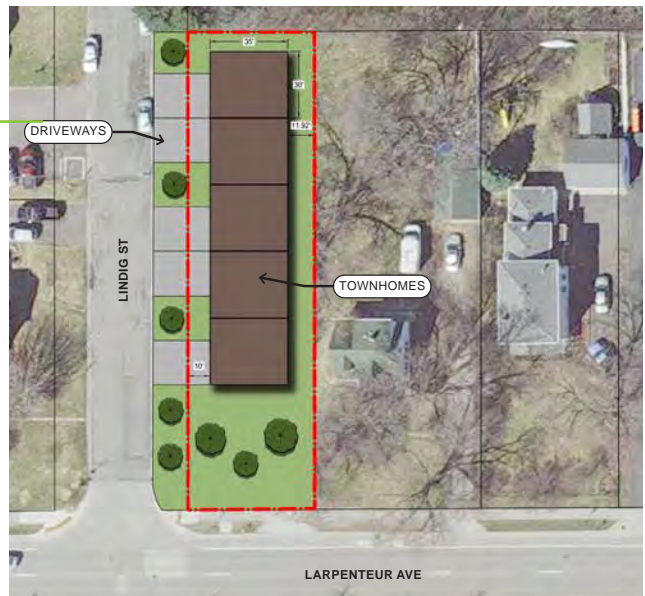
Area 2 Concept: Option A

There was a prior approval on the site which has not been constructed and Option A is similar in design to that approval. The new building would permit four smaller apartments with a detached single-story garage and some on-site parking.



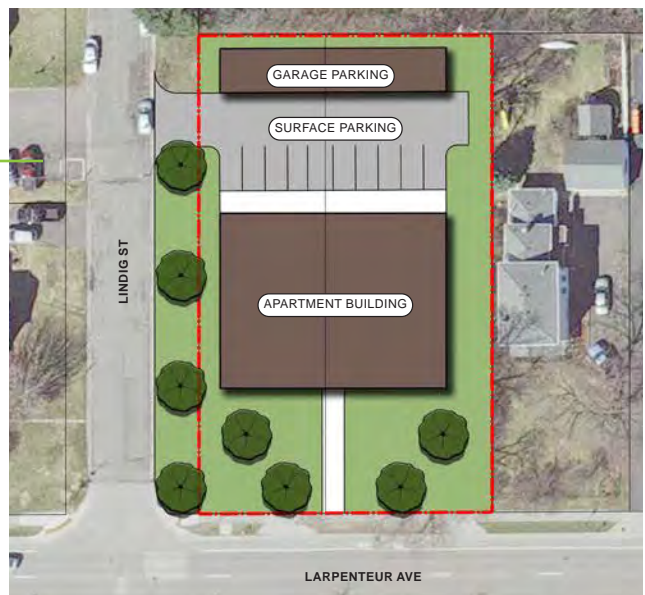
Area 2 Concept: Option B

Option B also introduces residential onto the site, but includes townhome units more fitting the longer, narrow layout of the parcel. Each townhouse would have a garage as part of the unit. It is estimated that up to five units could be provided on site, depending upon the unit size. The units would need to be multi-story.



Area 2 Concept: Option C

Option C includes the parcel immediately adjacent to the parcel to gain more land area for redevelopment. In total, the site would be .68 acres if combined. The lot size is more consistent with some of the apartment buildings to the east, along Larpenteur Avenue and the layout emulates the Larpenteur Crossing Apartments with parking and enclosed garages in the rear of the lot.



Area 3



The third area investigated was the northwest quadrant of the Snelling and Larpenteur Avenue intersection. Presently there is an existing shopping mall with the main tenant being Warners' Stellian, who is also the owner of the property. Other tenants include Hari Designs Unlimited and Phenom. There is a BP gas and convenience store on the corner which is located on a separate parcel. Stout's, a local restaurant, is immediately adjacent to the shopping mall but is under separate ownership.

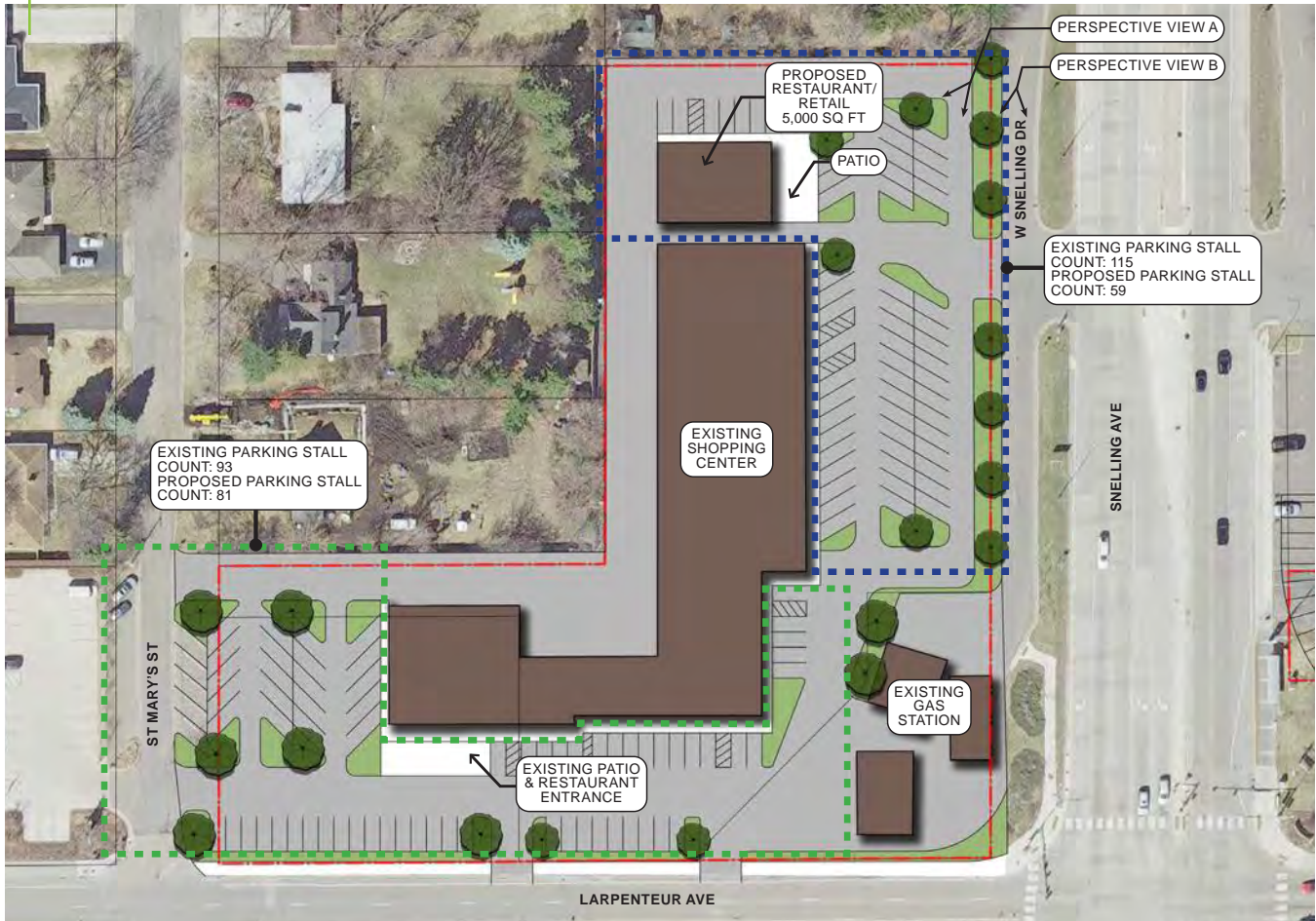
Warners' Stellian representatives indicated that they are happy with the location of their store, and they have recently remodeled the stores' interior. They are working to attract new tenants in the mall making it more of a destination for shoppers in the community.

Anecdotally, the consultants were informed that the BP station is busy, and the convenience store is used by nearby residents for quick trips for necessity items.

It is noted that the circulation in the area of the gas station, mall parking lot and West Snelling Drive (the frontage road) is difficult and confusing particularly if a driver is not familiar with the area. Access to the site from Snelling going southbound must either enter onto West Snelling Drive at Crawford Avenue (with a right turn lane) or further north at Garden Avenue, which also has a right turn lane.

From the frontage road, visitors may enter into the mall by the curbcut aligned with Crawford Avenue. To access the BP station, vehicles would continue down the frontage road which ends in the BP parking and staging area. There isn't another access into the Mall parking area from the east except the one previously mentioned. To access the mall from the BP site, or to leave the gas station, a traveler would need to go through the BP property and get into the southern drive aisle of the mall parking area, or turn-around and leave along the eastern service drive. The BP site is constrained and does not provide a lot of maneuvering space for vehicles. A more obvious circulation path may reduce potential accidents and increase safety.

Area 3 Concept



It is not anticipated that the existing mall would be removed and the site redeveloped. In discussions, the owner gave no indication that they would like to redevelop the site. Rather, the concept plan suggests some changes to the site that can increase the amount of leasable square footage on the property, improve existing site circulation, and organize parking to be more consistent with ordinance standards.

The concept proposes adding a new detached retail space in the north section of the existing parking lot. The plan depicts a 5,000 square foot restaurant for retail use and provides some additional space on the site for an outdoor patio. Parking in this area would be lost due to the new lease space but there continues to be parking in and around the new building as well as various sections of the mall and adjoining Stouts Pub. Residents indicated their desire for more localized commercial services or restaurants. This location would provide enough space and has high visibility which could lead to a successful project.



Near the gas station, to the east of the site, the separation between the frontage road and the parking lot is more pronounced with the addition of some green space and plantings which are carried down to the BP station. The circulation route is formalized with straight-line curbing, and which helps travelers to differentiate between areas for driving or not. A more raised curb, particularly near the gas station may help to delineate drive aisles.

The final change is to realign the parking west of Stout's, generally consistent with the existing conditions. Care should be taken to make sure the drive aisles and parking stalls are sized appropriately so they are workable and allow adequate circulation.

The concept provides for the inclusion of more landscaping than the current circumstances. The use of landscaping, along with curbing, rather than painted stalls and drive aisles should help circulation on the site and improve the aesthetics of the parking areas.

This corner is a highly visible corner in the city. Minor improvements to the site would reduce the amount of pavement on the site and could improve the aesthetics. The opportunity to increase the amount of leasable space on the site would meet the city goals of increasing the city's tax base and providing additional services to existing residents.



Area 4



The final site evaluated in the plan is the mall located in the northeast quadrant of the Snelling and Larpenteur intersection, Falcon Crossing. The multi-tenant mall building from 1985 was recently updated and is successful from the standpoint that there are few vacancies, and if so, not for long. There are approximately 13 tenant bays on the site.

The building is surrounded by parking on four sides and there are several access points into the property. There are two curbcuts from Larpenteur Avenue. The site can be accessed from the northeast, from Crawford Avenue, through the Dinos restaurant parking lot (drive aisle) and south into the parking lots. There is an alleyway north of the building that can be accessed from Arona Street. The alleyway provides access to the adjoining single-family homes, directly north of the mall, and also is at times used as a parking area for some of the mall tenants. In general, much of the conversation about this site was related to the difficult site circulation and disorganized parking. In review of site aerials, the parking areas are reasonably laid out and well stripped and most likely business patrons are not parking or loading in appropriate locations. However, some of the drive aisle dimensions are narrower than desirable.

Area 4 Concept: Option A



The first concept for the site maintains the existing building as is. Modifications to the site include removal of the most western curbcut, which is in close proximity to Snelling Avenue. There is more emphasis on using the northwest access into the site and additional signage may be necessary. A few parking stalls are removed to introduce some landscape islands in the parking area, providing some green space on site. The other reduction is caused by the realignment of the drive aisle from Crawford Avenue into the Falcon Crossing parking area.

Area 4 Concept: Option B

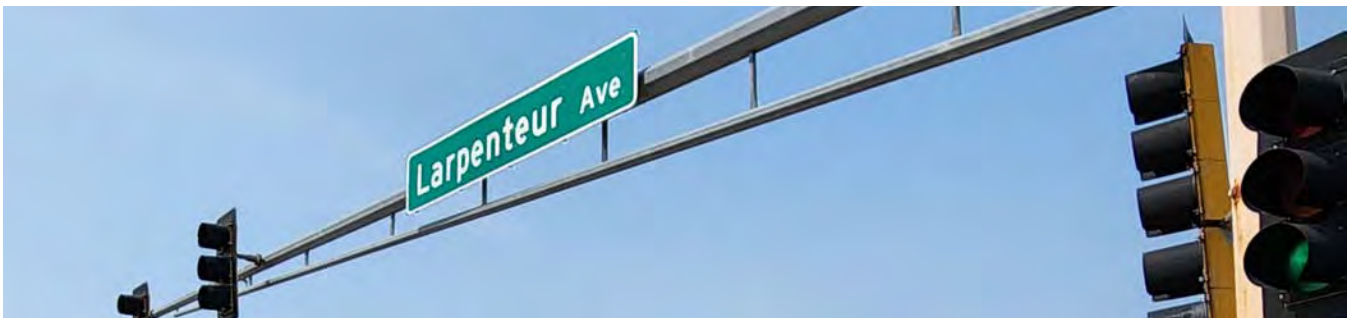


The second concept plan assumes the site is redeveloped. New site development has been broken into two buildings to assist in circulation around the site. Other attributes of Option A remain, removal of the western curbcut along Larpenteur Avenue, highlighting the access from the northeast, and increasing site landscaping.

It is understood that many redevelopment projects in the Metropolitan Area result in more dense site development, providing a mixed-use project, often including commercial on the first floor and residential on the two stories above. It is the consultants opinion that the site does not have the depth to provide underground parking for a 3-story building. Without the provision of adequate parking, it does not seem reasonable to anticipate a denser development project. The depth and size of the lot would also constrain the buildability of a mixed-use project.

Project Recommendations

Falcon Heights is looking to reinvigorate portions of the community to increase the services available to residents, both in terms of commercial and retail services and also provide differing housing options to increase sustainability of the City. Given the size of the City and its' developed nature, redevelopment is the most likely vehicle to bring new development into the community. Areas of potential redevelopment were explored along the Snelling and Larpenteur Avenues corridors, although the primary focus of this study settled on the Larpenteur corridor which has more land in private ownership, and within the City, than Snelling Avenue.



As noted in the report, concepts for identified redevelopment opportunity parcels were created. These concepts illustrated major and minor site adjustments that could be made to address issues and meet community goals as identified in the public engagement activities throughout this project. The following provides some recommendations for future implementation of plans.

- The potential private ownership of the University of MN golf course property provides a unique opportunity in the community. The City should work with the developer and the University, so they understand the City goals for the future of the area.
- Based upon public feedback, residents wanted the golf course area to become a mixed-use project that provides both life-cycle housing with varied densities and also permits some additional non-residential development opportunities along Larpenteur Avenue. There is strong interest in maintaining open space and some natural features of the current site.
- The City should encourage a master plan for the entire golf course site so that there is a cohesive plan and a community-wide understanding of the future development, including the provision of park land and open space as a central tenet for any development plan.
- Community feedback for the golf course site supported a development pattern that is more consistent with the existing residential development pattern within Falcon Heights, rather than introduction of a more suburban or larger residential lot design.

- While there is strong interest in providing more commercial development along the corridor, study participants want to ensure that adjoining residential users are not negatively impacted by any new non-residential land uses. This leads to keeping commercial areas within the existing nodes near the Snelling and Larpenteur intersection and not placing non-residential development indiscriminately along the corridor.
- There is a strong interest in providing new development that is generally consistent and mimics the development pattern of adjoining properties.
- The City should work with commercial property owners to provide safer site circulation and organized parking to help navigate individual lots. This can be accomplished by introducing more curbing to channel traffic and define open spaces with landscaping to upgrade sites and delineate traffic patterns.
- The City should review existing ordinances to ensure they are up to date and promote the redevelopment plans desired by the community residents and city decision makers.
- The City should investigate prioritizing redevelopment areas and work with “willing sellers” over time to assemble land to achieve redevelopment goals.
- In the long-term, the City should explore redevelopment goals which may include allowing smaller, home-based commercial uses east of Snelling Avenue along Larpenteur Avenue to continue to provide flexibility for business owners and increase local economic resiliency.
- Redevelopment generally requires financial assistance. The City should identify potential public funding sources to assist in redevelopment within the Corridors, should the opportunity arise.
 - The city should explore the use of grants and loans to achieve redevelopment projects.
 - The city should understand their options for use of TIF to assist in redevelopment and revitalization within the Corridors.
 - The city should explore partnering with property owners to achieve mutually beneficial goals.

Of final note, as reported earlier, this study was focused primarily on land use within the Corridor and not on transportation improvements in the area. However, there was significant feedback during all aspects of the public engagement about improving safety for bicyclists and pedestrians within the Corridor.

There were also numerous comments about vehicular safety. The concerns about safety and recognition that access to some of these sites within the corridor are difficult due to roadway restrictions or safety concerns, is in conflict with some of the community goals for redevelopment and creation of a more walkable city. These transportation issues, and potential solutions should be explored with Ramsey County whenever an opportunity arises, especially if there are any modifications to the Larpenteur and Snelling Avenue corridors made in the future.



Appendix A: Community Engagement

Planning Commission/Steering Committee Notes August 2024 Mtg

Survey results

On-line comments (map with comments on excel ss)

Focus Group 1 write up (with questions)

Focus Group 2 write up

Future Discussion Issues

Redevelopment of the University Golf Course:

- The Golf Course could become an entry point to the community.
- What and how should the potential closure of the University Golf Course be handled
- Long term goal for the University of Minnesota Golf Course
- Over 300 acres for potential development.
- Create a new development similar to the redevelopment of the old Ford Plant in Highland Park/St. Paul.
- Large-Scale mixed-use type of development .
- Blended density for the site with higher density along Larpenteur Avenue and lower density as you move further away from the road.
- Significant trails, parks and open space in the area and connecting to the community.
- Potential for “larger scale” retail development to provide services for the area based on potential new residential growth.
- What would be the best use for the redevelopment of the golf course?
- The development of more housing and commercial development for the area
- What is the vision for the University Golf Course and how can that be conveyed to the University?
- What is the relationship with the University and the future development and use of their property?
- How to create a joint mission and vision with the University for the future
- Are there opportunities to capitalize on the Bell Museum and Gibbs Farm?

Housing Development:

- What is senior housing – single level/full spectrum of care?
 - Rental
 - Ownership
- Higher density should be considered but the location of the density should be carefully considered.
- Define what is considered high density.
- What height should be encouraged and allowed 3-4 stories or higher?
- The combination of both market and affordable housing opportunities should be combined to reduce the potential for the development of long-term issues.
- Met Council wants higher densities.
- Move toward higher density residential development along corridors when commercial not appropriate.
- Need to acquire multiple parcels to create higher density residential sites.

Business Attraction and Support

- How do we provide the desired services for the residents in the community and along the corridor
- How to assist businesses to survive in the community and the locations available.
- Type of businesses that should be targeted:
 - Ice Cream Shop
 - Coffee Shop
 - Neighborhood type meeting places
 - Smaller Mom and Pop convenience store
- The width of the Snelling and Larpenteur corridors affects the ability of the businesses to survive.
- Should we focus on and encourage local businesses?
- How to balance the growth while keeping the smaller town feel of the community?
- Should the business attraction be focused on small local type businesses?
- Should the community work to create destination type of businesses (Warner Stellian) for the area.
- Current businesses in the area are vehicle focused.
- Demand for new retail/commercial space appears to be weak.
- Significant vacancies in the mixed use building on the intersection.
- How to create interaction with commercial property owners
- How in-home businesses should be handled and potentially encouraged for future growth; are there some opportunities along Larpenteur, east of Snelling in the longer term time horizon?
- Pizza hut has been the most successful to locate in the building.
- Some of the businesses have been successful and needed to relocate to other areas of the community.
- Will the traffic counts affect the type of businesses that will be located in the community?
- Are there opportunities to increase commercial development density at high visibility sites along Larpenteur Ave?

Community Support/Relationships

- City financial support for projects is limited, however assistance outside of direct financial would be considered.
- Not in favor of committing community dollars for projects.
- What are developers looking for in the community?
- How do we encourage the development that we want to occur
- Need to begin to work on the repositioning of the underutilized sites.

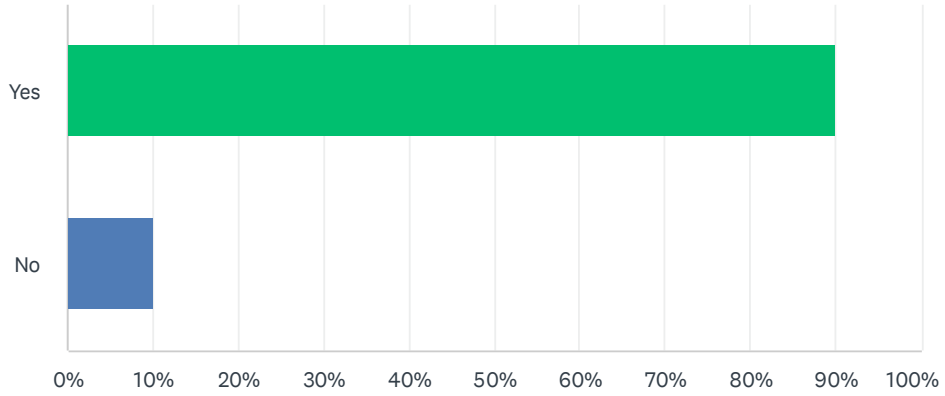
- The community is a good location for families, but Roseville has most of the needed large scale retail services; good with community commercial in Falcon Heights.
- Pedestrian friendly development for routes and work with state and county for their development.
- Why don't businesses want to locate in some areas?
- Pedestrian routes and movement for safety and to encourage less reliance on car trips.
- Residents walking to local businesses.
- How will the increased population due to new development affect the sense of community?
- What is the goal of redevelopment in the community?
- Creation of additional community connections across Snelling Avenue
- The Larpenteur Corridor has some of the same connection issues as the Snelling corridor, especially around the school area; how to cross streets safely.
- Increasing walkability of both corridors both along and across need to be increased.
- These are the main thoroughfares of the community.
- Significant number of vehicle trips per day
- Can we retain the feel of the community with the high level of traffic?

Zoning Changes and Design

- Correct zoning for the development that is envisioned.
- City control over open spaces
- Consistent zoning in the corridors to encourage and allow redevelopment and potential new development.
- How handle parking for businesses that is visible but does not create a barrier to the use of the property and business access
- Building design needs to be reviewed to encourage people to enter the business.
- Is the city a barrier to the attraction of businesses locating to the community?
- Is the current zoning a barrier to the use of the existing buildings?
- The zoning ordinance should be redone to allow for the new development types and uses.
- Main level of the multi-use building has not been successful in the attraction of the viable businesses.
- Acknowledge the need to update the zoning districts and uses.
- Are zoning districts correct and are they correctly defined?
- There may be spot zoning occurring along the corridors.
- Make sure zoning meets the vision for the intended growth in the community.
- The use of PUD's seems to be overused and causing difficulties for developers.
- Defining what is considered mixed use development:
 - Flexible depending on the intended uses proposed.
 - Old school mixed use with housing on top and commercial on the main level.
- The study area includes most of the identified commercial areas and uses in the community.

Q1 Do you shop at businesses within the City of Falcon Heights that are located along these corridors. If so, how frequently?

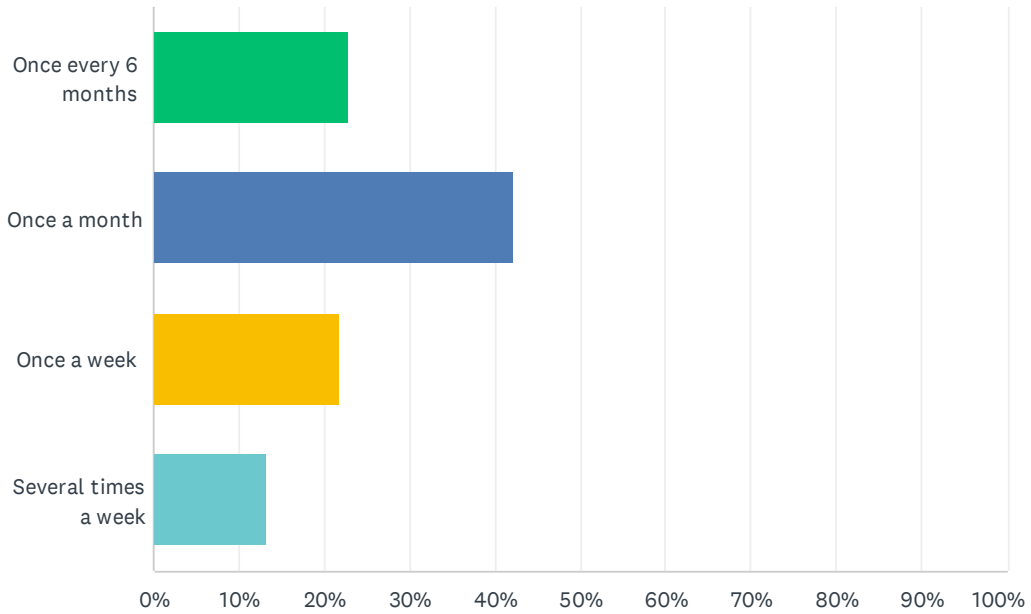
Answered: 89 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	89.89%	80
No	10.11%	9
TOTAL		89

Q2 If yes, how frequently?

Answered: 83 Skipped: 7



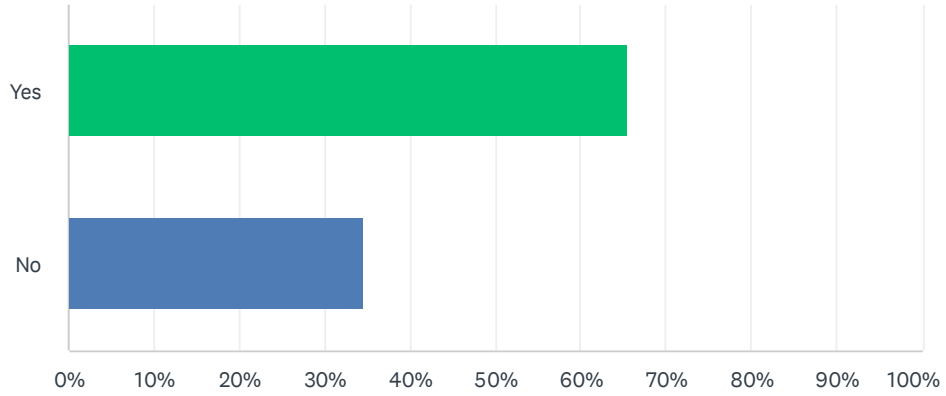
ANSWER CHOICES	RESPONSES	
Once every 6 months	22.89%	19
Once a month	42.17%	35
Once a week	21.69%	18
Several times a week	13.25%	11
TOTAL		83

Q3 Please name one business you frequent located within Falcon Heights and along Snelling or Larpenteur Avenue.

Answered: 83 Skipped: 7

Q4 Would you like to see more retail or services along Snelling and Larpenteur Avenues?

Answered: 87 Skipped: 3



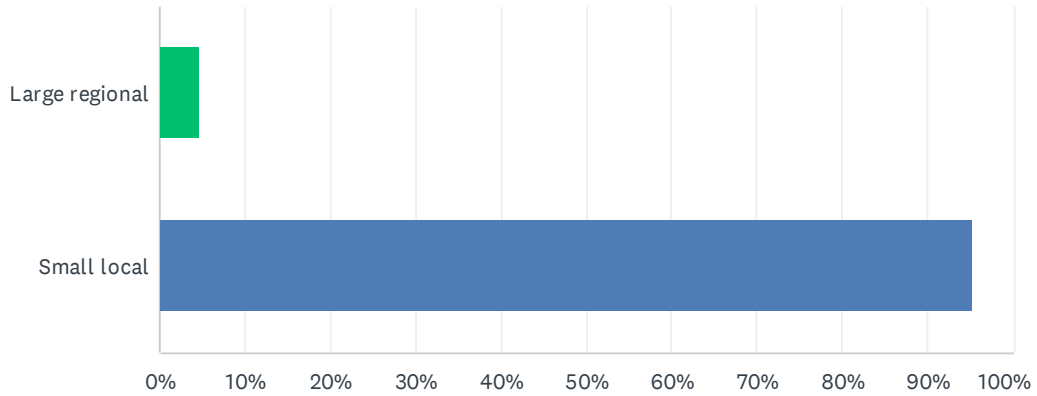
ANSWER CHOICES	RESPONSES	
Yes	65.52%	57
No	34.48%	30
TOTAL		87

Q5 If yes, what kind of businesses/services would you like in Falcon Heights?

Answered: 63 Skipped: 27

Q6 Would you prefer the City of Falcon Heights try to attract large regional businesses or small local businesses?

Answered: 87 Skipped: 3



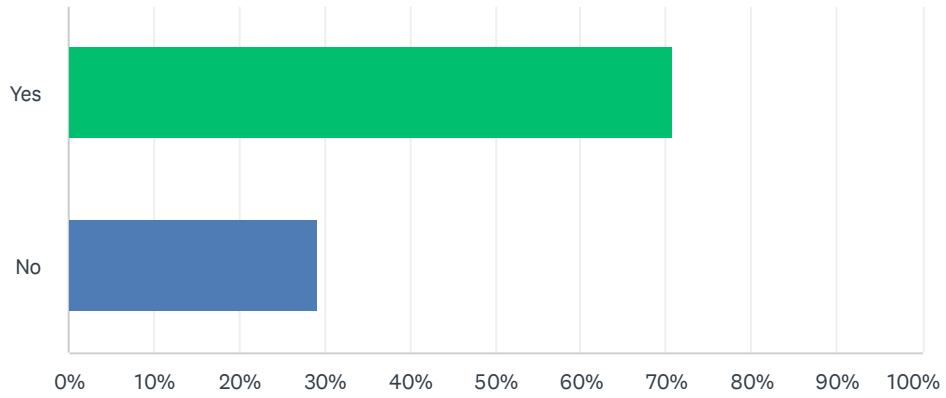
ANSWER CHOICES	RESPONSES	
Large regional	4.60%	4
Small local	95.40%	83
TOTAL		87

Q7 Is there any parcel you would like the city to specifically review as part of this study?Name or address of site:

Answered: 33 Skipped: 57

Q8 Do you think there is enough housing for people who want to stay and those who want to move into Falcon Heights?

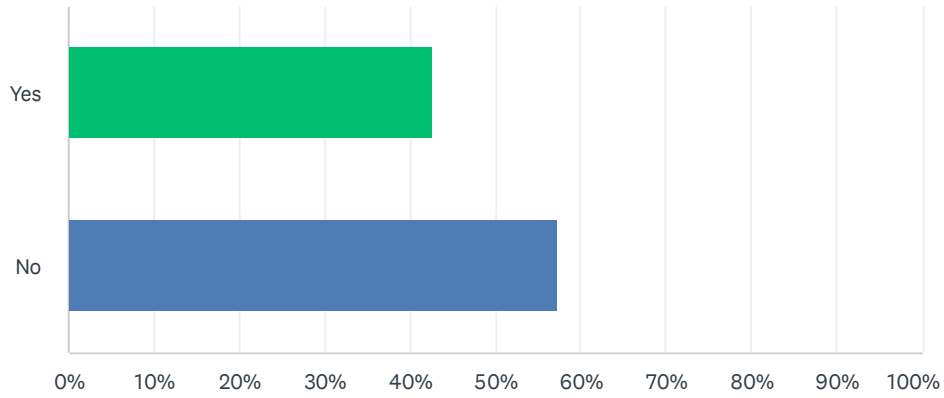
Answered: 89 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	70.79%	63
No	29.21%	26
TOTAL		89

Q9 Would you support additional housing in Falcon Heights, along the two roadway corridors?

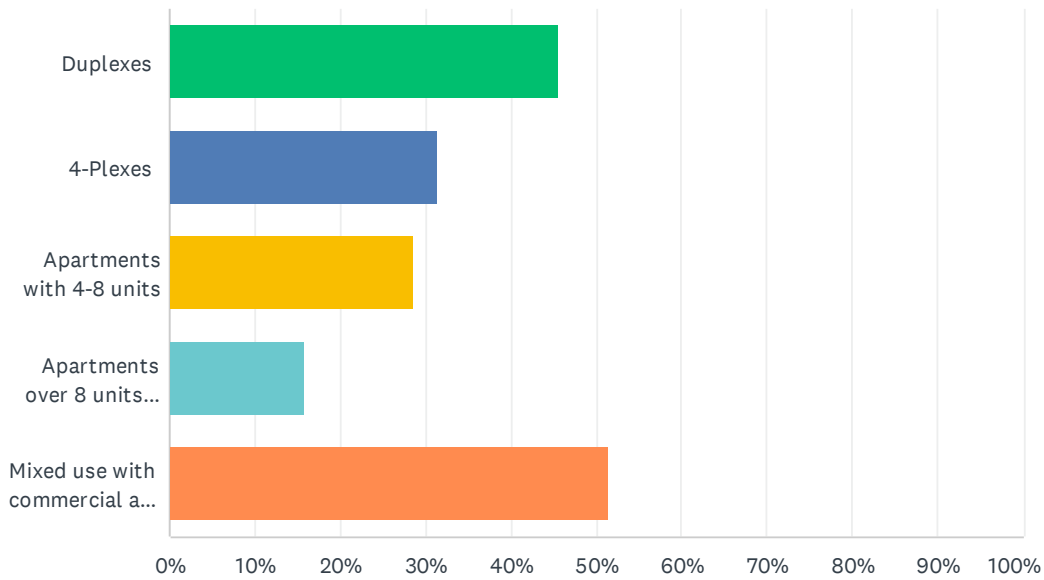
Answered: 89 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	42.70%	38
No	57.30%	51
TOTAL		89

Q10 What type of housing would best be suited for the corridors?

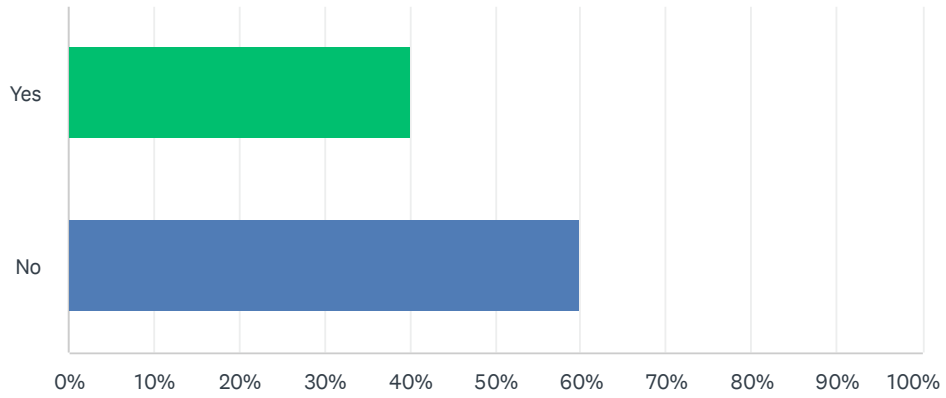
Answered: 70 Skipped: 20



ANSWER CHOICES	RESPONSES	
Duplexes	45.71%	32
4-Plexes	31.43%	22
Apartments with 4-8 units	28.57%	20
Apartments over 8 units; 3 stories	15.71%	11
Mixed use with commercial and residential mix	51.43%	36
Total Respondents: 70		

Q11 Do you support introducing additional affordable housing into Falcon Heights?

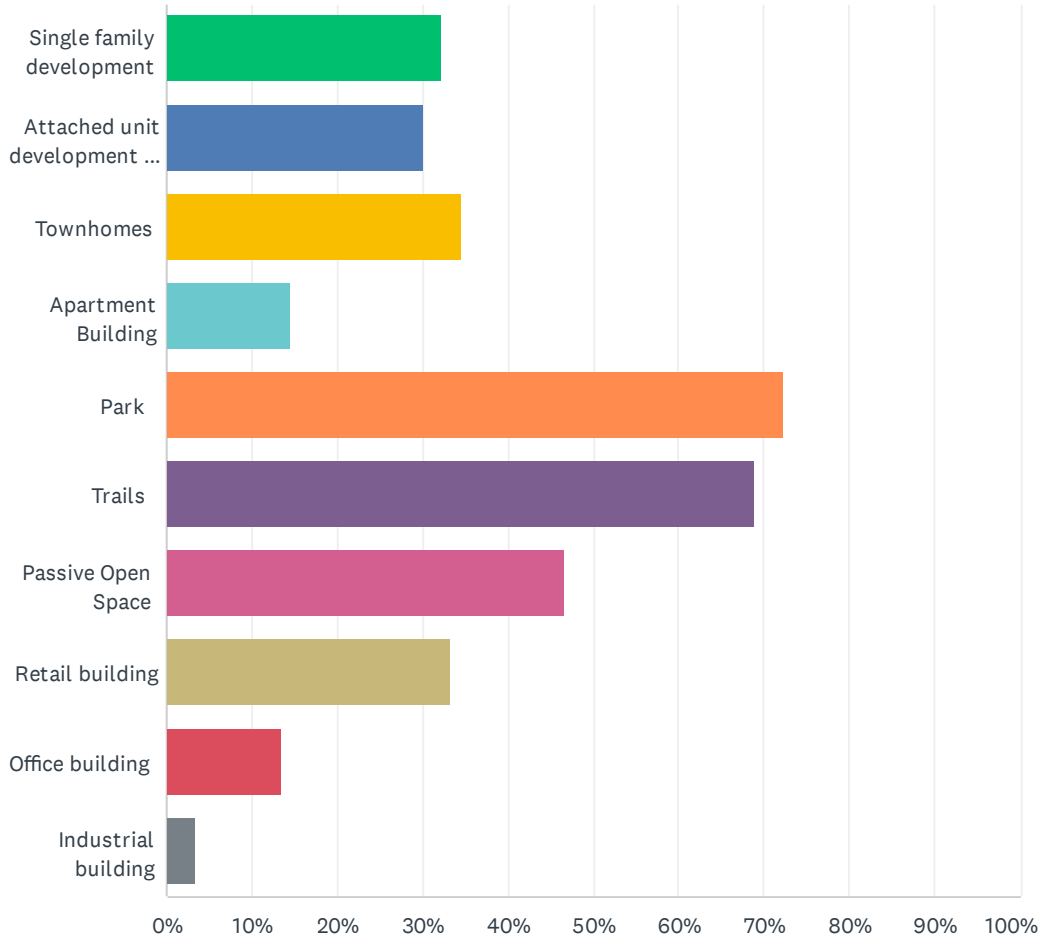
Answered: 85 Skipped: 5



ANSWER CHOICES	RESPONSES	
Yes	40.00%	34
No	60.00%	51
TOTAL		85

Q12 If a large amount of land became available in Falcon Heights for development, what would you like to see happen on the property. You can pick more than one.

Answered: 90 Skipped: 0



Falcon Heights Community Survey

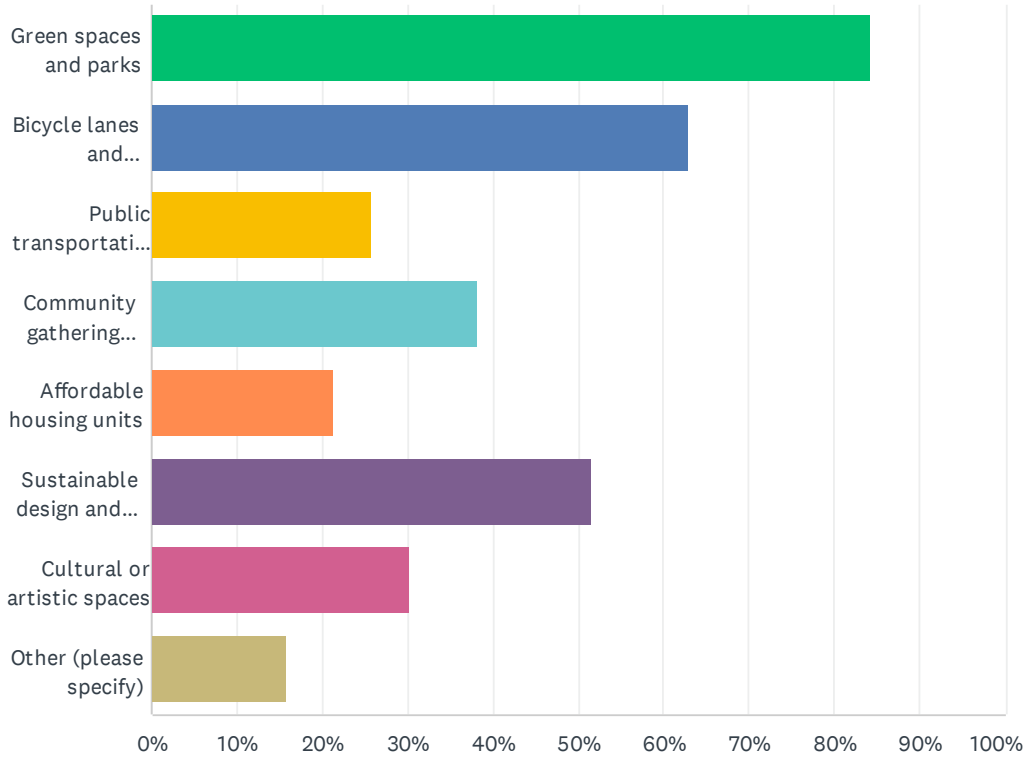
ANSWER CHOICES	RESPONSES	
Single family development	32.22%	29
Attached unit development 2-4 units	30.00%	27
Townhomes	34.44%	31
Apartment Building	14.44%	13
Park	72.22%	65
Trails	68.89%	62
Passive Open Space	46.67%	42
Retail building	33.33%	30
Office building	13.33%	12
Industrial building	3.33%	3
Total Respondents: 90		

Q13 If you could only pick two uses from the list above, what two would they be?

Answered: 84 Skipped: 6

Q14 What amenities or features would you like to see incorporated into the development? You may select multiple options

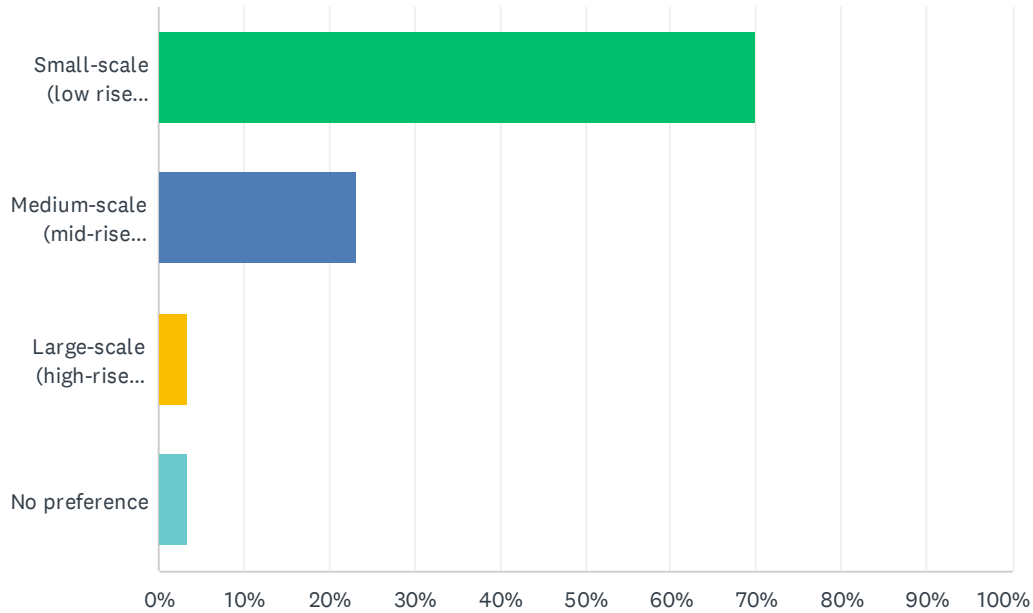
Answered: 89 Skipped: 1



ANSWER CHOICES	RESPONSES	
Green spaces and parks	84.27%	75
Bicycle lanes and pedestrian-friendly infrastructure	62.92%	56
Public transportation options	25.84%	23
Community gathering spaces	38.20%	34
Affordable housing units	21.35%	19
Sustainable design and practices	51.69%	46
Cultural or artistic spaces	30.34%	27
Other (please specify)	15.73%	14
Total Respondents: 89		

Q15 Keeping in mind your response above, what scale of development do you prefer?

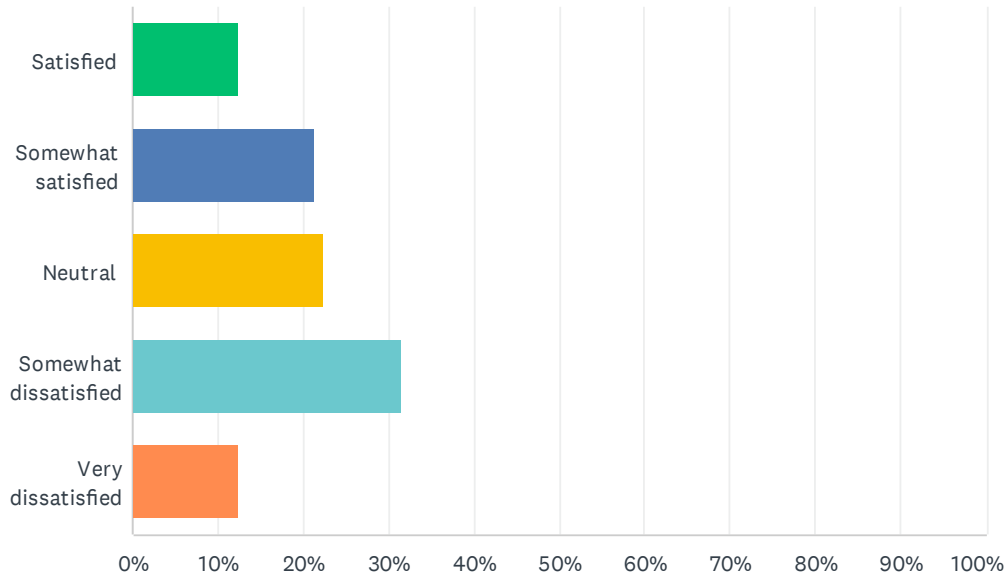
Answered: 90 Skipped: 0



ANSWER CHOICES	RESPONSES	
Small-scale (low rise buildings, lower density)	70.00%	63
Medium-scale (mid-rise buildings, moderate density)	23.33%	21
Large-scale (high-rise buildings, higher density)	3.33%	3
No preference	3.33%	3
TOTAL		90

Q16 How satisfied are you with the current land uses and development along the Snelling and Larpenteur Avenues?

Answered: 89 Skipped: 1



ANSWER CHOICES	RESPONSES	
Satisfied	12.36%	11
Somewhat satisfied	21.35%	19
Neutral	22.47%	20
Somewhat dissatisfied	31.46%	28
Very dissatisfied	12.36%	11
TOTAL		89

Q17 What do you like most about the Larpenteur Avenue and Snelling Avenue corridors?

Answered: 68 Skipped: 22

Q18 What do you like least about the Larpenteur Avenue and Snelling Avenue corridors?

Answered: 83 Skipped: 7

Q19 If you could change one thing about the land uses in the project area, what would it be and how would you change it?

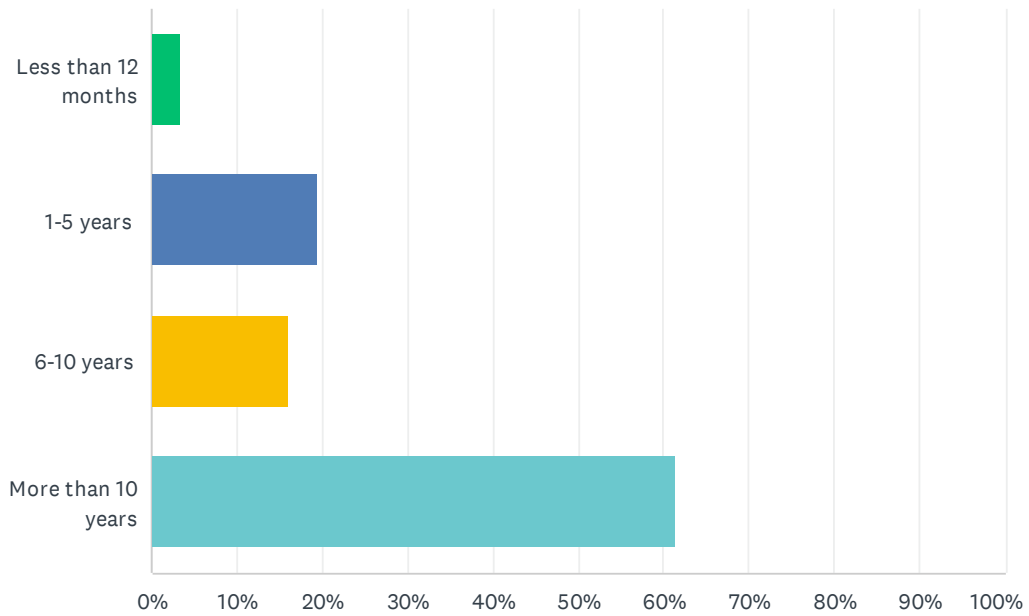
Answered: 64 Skipped: 26

Q20 What are your main concerns regarding future land uses and development in the Snelling and Larpenteur Avenues area?

Answered: 78 Skipped: 12

Q21 How long have you lived in Falcon Heights?

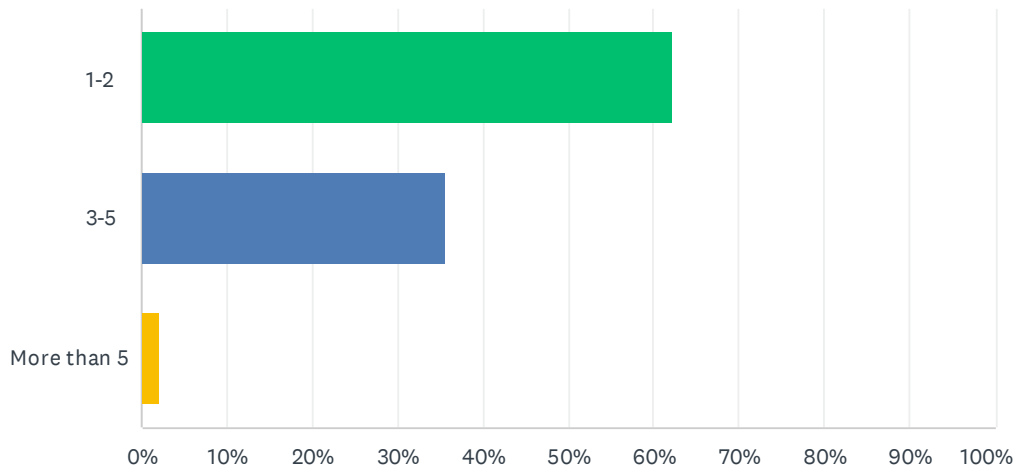
Answered: 88 Skipped: 2



ANSWER CHOICES	RESPONSES
Less than 12 months	3.41% 3
1-5 years	19.32% 17
6-10 years	15.91% 14
More than 10 years	61.36% 54
TOTAL	88

Q22 How big is your current household?

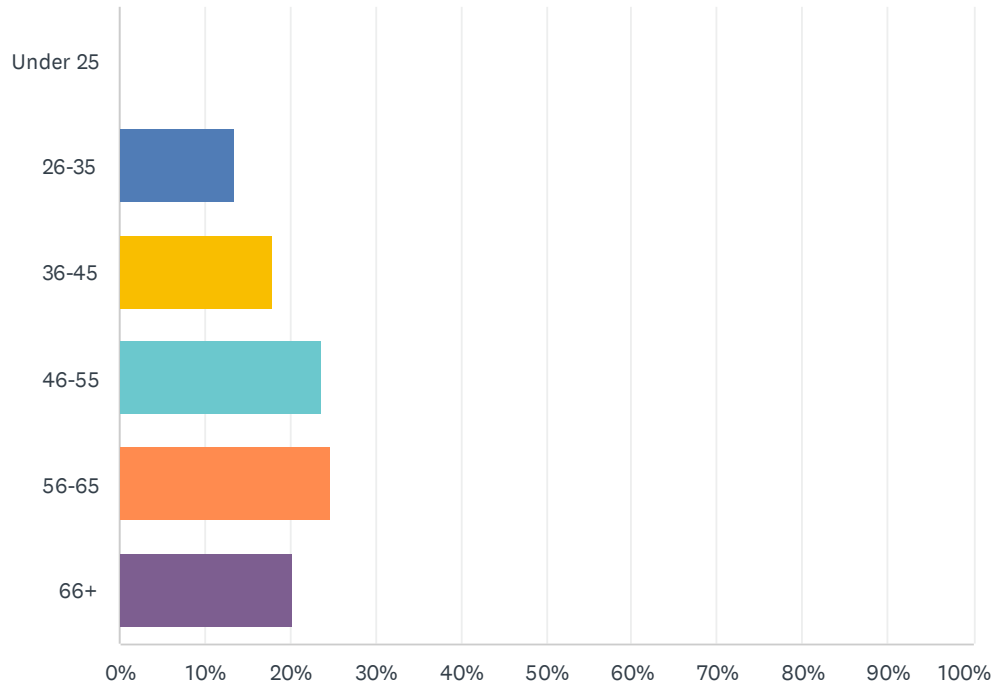
Answered: 90 Skipped: 0



ANSWER CHOICES	RESPONSES
1-2	62.22% 56
3-5	35.56% 32
More than 5	2.22% 2
TOTAL	90

Q23 What is your current age?

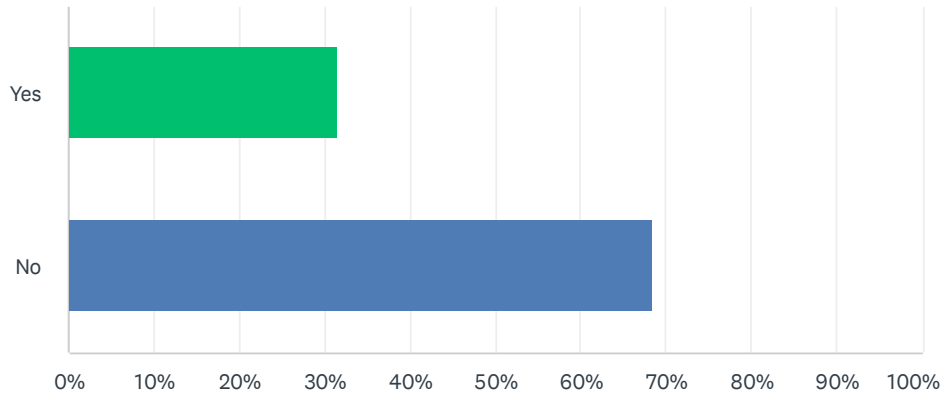
Answered: 89 Skipped: 1



ANSWER CHOICES	RESPONSES	
Under 25	0.00%	0
26-35	13.48%	12
36-45	17.98%	16
46-55	23.60%	21
56-65	24.72%	22
66+	20.22%	18
TOTAL		89

Q24 Does your household include anyone under the age of 18?

Answered: 89 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	31.46%	28
No	68.54%	61
TOTAL		89

Q25 Please provide any additional comments, suggestions, or ideas you may have regarding the future land use and development of the Snelling and Larpenteur Avenues area.

Answered: 32 Skipped: 58

Falcon Heights Open Ended Responses Aggregated

Q3. Please name one business you frequent located within Falcon Heights and along Snelling or Larpenteur Avenue.

Merwin	New Fresh Wok	BP Gas	Warner Stellian	Toppers Pizza	Hair Design Unlimited	Speedway	CUB	State Fair Ground	Chick-Fil-A	Caribou	Good Acre	City Hall	Stouts Pub	Dino
7	20	13	6	1	2	3	3	1	1	1	2	1	20	18

Q5. If yes, what kind of businesses/services would you like in Falcon Heights?

Coffee Shops	Convenience Stores	Restaurant	Bakery	Small Business	Small Retail	Boutique	Gym/Fitness	Bar / Brewery	Personal Services (Grooming, Medical, Wellness)	Grocery
23	8	32	8	3	9	3	2	4	5	10

Q7. Is there any parcel you would like the city to specifically review as part of this study? Name or address of site:

Old Dry Cleaners on Larpen- teur	Empty Shops Between Stouts and Warner's Stellian	Greenhouse on Larpen- teur	U of M Golf Course	Falcon Crossing	Spire Site	Empty Storefronts on Larpen- teur	Hamline Larpen- teur Inter- section	Pizza Hut (Larpen- teur)	Empty Retail at Larpen- teur/Snellin- g Intersecti- on
11	4	3	3	1	2	2	2	2	3

Q13. If you could only pick two uses from the list above, what two would they be?

Park Space	Open Space	Trails	Single Family homes	Townhomes	Duplexes	Apartment Building	Retail Building	Office Building
48	15	31	17	21	9	14	12	8

Q17. What do you like most about the Larpenteur Avenue and Snelling Avenue corridors?

Diversity of Retail and Housing	Good Transit	Walkability	Open Space	Small/Local Feel	Location within the cities	Civic Aesthetic	Nothing
27	20	6	9	2	8	4	7

Q18. What do you like least about the Larpenteur Avenue and Snelling Avenue corridors?

Traffic Congestion	Safety Concerns	Pedestrian and Bike Safety	Affordable Housing	Multi-family Developments	Green Space Reductions	Vacant Buildings	Noise	High Traffic	Unattractive Infrastructure	Limited Retail and Housing
4	17	17	5	6	0	4	7	26	18	11

Q19. If you could change one thing about the land uses in the project area, what would it be and how would you change it?

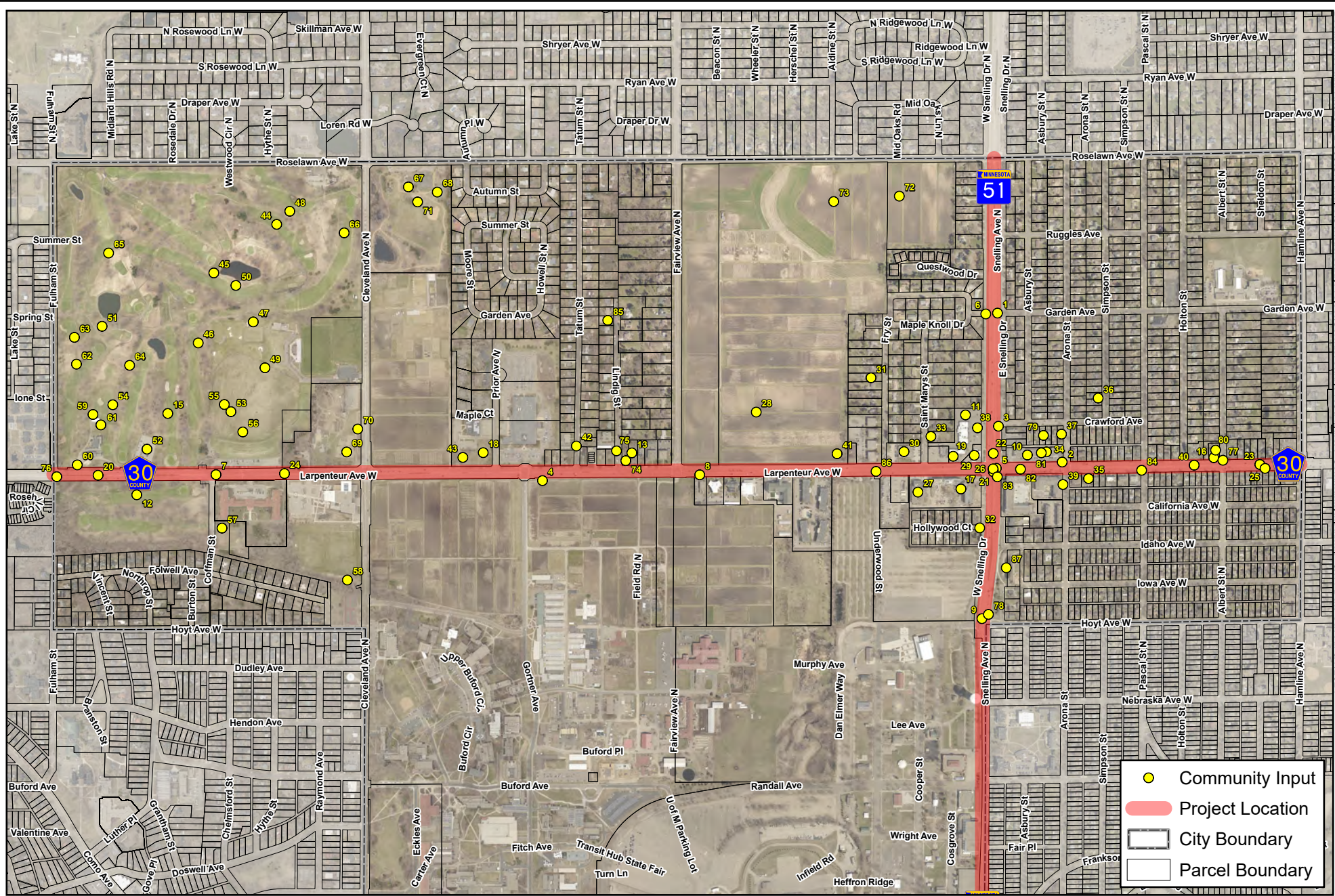
Limit Affordable Housing	Better Pedestrian and Biking Resources	Change Traffic Levels	Improve Infrastructure Aesthetics	Increase Green Spaces/Parks/Trails	Spatial Accessibility	Limit Density	Limit Multi-family Housing	Improve Retail Options	Increase Low-Density Housing	Increase Multi-family Housing	Decrease Noise	Improve Safety	Increase Affordable Housing	Increased Mixed-Use Housing/Commercial
4	11	7	11	10	2	9	10	8	2	4	2	3	2	1

Q20. What are your main concerns regarding future land uses and development in the Snelling and Larpenteur Avenues area?

Too Much Density	Losing City Character	High Traffic	Safety	Environmental Sustainability	Negative Effects to Local Economy	Preserving Green Space	Aesthetics	Too Much Low-Income Housing	Commerce	City Connectivity
27	10	22	17	1	6	7	10	8	9	1

Q25. Please provide any additional comments, suggestions, or ideas you may have regarding the future land use and development of the Snelling and Larpenteur Avenues area.

Safety	Transportation	City Character	Density	Economy	Green/Open Space	Community Participation Requested	Environment	Connectivity
3	11	6	3	1	5	3	1	1



Community Input Map

Snelling Ave/Larpenteur Ave Corridor Study
Falcon Heights, Minnesota



Public Comments received through On-line Community Input Map

GIS ID	Details:	Location:
1	Many vehicle accidents. cars exit Snelling at high speeds	Snelling Ave N, Saint Paul, Minnesota, 55113
2	Pedestrian and bike traffic have to be on street next to cars on Arona. This is a crossing for many people in NE Quadrant to get to Curtiss Field or State Fair	1523-1537 Larpenteur Ave W, Saint Paul, Minnesota, 55113
3	Cars exit Snelling at high speeds and pedestrian side walk ends abruptly and is right up against the highway with no boulevard	Snelling Ave N, Saint Paul, Minnesota, 55113
4	Why was money spent on a wall along this field? The money could have been used for more important things.	1958-2058 Larpenteur Ave W, Saint Paul, Minnesota, 55113
5	Snelling appears to have more traffic, and should get priority, but the time allowed for traffic on Larpenteur often allows only a few cars to go through.	Snelling Ave N, Saint Paul, Minnesota, 55113
6	The traffic lights at Roselawn and Larpenteur are timed so it's difficult to use this intersection. The median isn't big enough to go halfway and wait for a break in cross traffic. There's not enough traffic from Garden to justify a light. If a safe waiting space can't be constructed, consider stopping cross traffic and allowing right turn only from Garden on both sides.	Snelling Dr, Saint Paul, Minnesota, 55113
7	Flashing pedestrian crosswalk	Larpenteur Ave W, Saint Paul, Minnesota, 55113
8	Work with the State Fair to allow bike access to state fair grounds. Keeping the should open at minimum for safe biking. Ideally adding off road and/or on road bike lane.	1830 Larpenteur Ave W, Saint Paul, Minnesota, 55113
9	There is a bike lot during the state fair just inside the grounds here. But it is really difficult to find a safe path to get a bike in from this side of the city. Need safer dedicated routes and signage.	Snelling Ave N, Saint Paul, Minnesota, 55108
10	Some difficulty driving in/out of this retail area. There are too many access points and not enough space for people to back out with traffic coming in. It isn't configured well to utilize the space.	Golden Tailor
11	Excess surface parking in this development. It's never full.	1729 Snelling Ave N, Saint Paul, Minnesota, 55113
12	This green space is a nice buffer from the residential housing.	2246-2262 Larpenteur Ave W, Saint Paul, Minnesota, 55113
13	Would really like to see this eyesore building be redeveloped. It was a local coffee shop maybe 15 years ago, but it failed. A minimal amount was invested in the property and the coffee wasn't very good.	1867 Larpenteur Ave W, Saint Paul, Minnesota, 55113
14	The wait for Larpenteur traffic to cross Snelling can be very long.	Larpenteur Ave W, Saint Paul, Minnesota, 55113

15	There is a large overpopulation of golf courses in this area. At least 5 within only 2 miles of Snelling/Larpenteur (Como, Roseville Cedarholm, Les Bolstad, Midland Hills, Gross). It would be really great to see this area redeveloped into a large public, passive open space like Harriet Alexander Nature Center.	U of MN les Bolstad Golf Course
16	Seems like a good spot for low to moderate density residential.	1407 Larpenteur Ave W, Saint Paul, Minnesota, 55113
17	I really liked my home and neighborhood until Amber Union was built. Now I'm treated to slamming doors all night long and eye sores parked in front of my house. They leave trash and block the entrances to the street. I can't believe you people used my tax dollars to actually make me hate my house. It was literally going to be my forever home.	Minnesota Academic Excellence
18	In 2018, UMN floated building a hotel, brewpub, retail store and new student union where Commonwealth Terrace is located. Obviously it didn't happen. But has FH ever explored hospitality? A hotel within walking distance to the campus, soccer stadium and State Fair? Shucks, can we fit a hotel on the green space in front of city hall? Or it could be part of golf course development.	Prior Ave N, Saint Paul, Minnesota, 55113
19	There is a shortage of shared commercial kitchen spaces for Start up food businesses and restaurants. State Fair can be involved, tie it to diversifying food vendors. Involve Good Acre.	Jay Blank Realty
20	I would like to see a sidewalk added to the south side of Larpenteur from Coffman Street to the sidewalk in Lauderdale. Would also like to see the city work with the U of M to add shade trees wherever possible along the Larpenteur sidewalks to encourage walking in the warmer months.	Larpenteur Ave W, Saint Paul, Minnesota, 55113
21	Improve intersection Snelling & Larpenteur for pedestrians. Wait times for walk signal are too long and walk time is too short. Limit right turns on red, or alter design to include "pork chops" for pedestrians to allow right turn on red.	Larpenteur Ave W, Saint Paul, Minnesota, 55113
22	Long term, consider redeveloping both of the commercial districts on the north side of Larpenteur at Snelling to include retail on first level with residential above. Design structures to front the streetside sidewalks and put parking below or behind the buildings. This would better match the south side corners with a more urban look.	Snelling Ave N, Saint Paul, Minnesota, 55113
23	Work with Metro Transit to get more frequent bus service. This will be easier to attain if and when more density occurs on or near Larpenteur.	Larpenteur Ave W, Saint Paul, Minnesota, 55113
24	Ask Ramsey County to add a crosswalk on Larpenteur at the east end of Bolstadt Driving Range for Bell Museum employees and visitors. Almost no one who parks there uses either the crosswalk at Cleveland or the one at 1666 Coffman.	Larpenteur Ave W, Saint Paul, Minnesota, 55113

25	Larpenteur is a county road, but it has speed limits that vary from 35 in Lauderdale, 40 and 35 through Falcon Heights, and up to 45 further east. How about 35 all across Falcon Heights? Snelling is a State Road, and the speed limit is 30 at Pierce Butler Route and then 45, 40, then 45 again at Garden. Perhaps lower limits on both would discourage the heavy trucks and provide a bit less noise for residents.	1362 Larpenteur Ave W, Saint Paul, Minnesota, 55113
26	Please eliminate "Left turn yield on green". Drivers wait to turn left, often looking into the sun, anxiously looking at traffic for an opening so then can quickly accelerate through their left turn. Only once they start their turn, do they notice any pedestrians who may be crossing at the time at which point the drivers either slam on their brakes, or sometimes actually try to barely miss the pedestrians. It's horribly dangerous and should be eliminated here any everywhere else in America!	Larpenteur Ave W, Saint Paul, Minnesota, 55113
27	Student housing or assisted living along with daycare.	1644 Larpenteur Ave W, Saint Paul, Minnesota, 55113
28	Keep all of the fields	Falcon Heights, Minnesota
29	Our major intersection (Larp & Snelling) is not welcoming. Gas station, liquor store on NW & NE corner is a bad look. Green it up a little please!	BP
30	Apartment buildings are needed for students. Too many students drive to class = traffic. More low income housing = less traffic.	1639 Larpenteur Ave W, Saint Paul, Minnesota, 55113
31	Make driveways and parking lots permeable	1739 Fry St, Saint Paul, Minnesota, 55113
32	Safety with Hollywood Ct Alley & Amber Union Exit	1582 Hollywood Ct, Saint Paul, Minnesota, 55108
33	Keep FH as it is - We do not need any more multiple housing units.	1700 Saint Marys St, Saint Paul, Minnesota, 55113
34	Need better businesses in strip mall. More restaurants.	Young Spa
35	Stop licensing halfway houses. These, not low income, are ruining neighborhoods.	1504 Larpenteur Ave W, Saint Paul, Minnesota, 55113
36	no more low income housing	1735 Simpson St, Saint Paul, Minnesota, 55113
37	Better pedestrian access.	1522 Crawford Ave, Saint Paul, Minnesota, 55113
38	Assisted living. No more subsidized housing.	1703 Snelling Ave N, Saint Paul, Minnesota, 55113
39	For safety before accident. Please put a stop sign.	1530 Larpenteur Ave W, Saint Paul, Minnesota, 55113
40	Install protected bike lanes on both sides of Larpenteur throughout FH, Hamline to Cleveland	Larpenteur Ave W, Saint Paul, Minnesota, 55113
41	Protected bike lanes.	1683 Larpenteur Ave W, Saint Paul, Minnesota, 55113

42	Stop Tatum as a corridor cut-through.	1707 Tatum St, Saint Paul, Minnesota, 55113
43	No more low income housing.	2027-2077 Larpenteur Ave W, Saint Paul, Minnesota, 55113
44	Keep the cross-country skiing and running.	U of MN les Bolstad Golf Course
45	ground source heat pump land	U of MN les Bolstad Golf Course
46	Keep some park/nature areas here. Open for public use.	U of MN les Bolstad Golf Course
47	No fossil gas. Net zero	U of MN les Bolstad Golf Course
48	Keep golf course	U of MN les Bolstad Golf Course
49	9 hole golf course & housing wrapped around it.	U of MN les Bolstad Golf Course
50	urban forest	U of MN les Bolstad Golf Course
51	Little park areas; keep the water	U of MN les Bolstad Golf Course
52	Maintain the clubhouse; make it like Highland Add Park	2201-2275 Larpenteur Ave W, Saint Paul, Minnesota, 55113
53	townhomes with front porches	U of MN les Bolstad Golf Course
54	front porches, hide the garages	U of MN les Bolstad Golf Course
55	some housing but preserve public greenspace	U of MN les Bolstad Golf Course
56	The driving range is where apartment buildings should be built. The rest of the golf course should be left to nature.	U of MN les Bolstad Golf Course
57	Keep this park	Coffman St, Saint Paul, Minnesota, 55108
58	The brand new chain link fence here blocks the only through point. Please remove it.	1591-1649 Cleveland Ave N, Saint Paul, Minnesota, 55108
59	Keep the ski trails	1728-1742 Fulham St, Saint Paul, Minnesota, 55113
60	Perimeter walk ski bike	2277-2299 Larpenteur Ave W, Saint Paul, Minnesota, 55113
61	Don't let it look like Roseville 2.0 Co Rd C behind Lunds	U of MN les Bolstad Golf Course
62	Affordable housing	1744-1798 Fulham St, Saint Paul, Minnesota, 55113
63	Senior living	1744-1798 Fulham St, Saint Paul, Minnesota, 55113

64	Highland bridge project?	U of MN les Bolstad Golf Course
65	Eagle's nest somewhere up here	U of MN les Bolstad Golf Course
66	Develop the golf course north of Larpenteur - mixed housing, affordable housing	1801-1919 Cleveland Ave N, Saint Paul, Minnesota, 55113
67	New community bldg for rental & use	2050 Roselawn Ave W, Saint Paul, Minnesota, 55113
68	Fix the cracks on the basketball courts	1946-1998 Autumn St, Saint Paul, Minnesota, 55113
69	Ask UofM to reduce toxic chemicals on turf fields	1681-1693 Cleveland Ave N, Saint Paul, Minnesota, 55113
70	Keep the fields; lower the Snelling speed limit	Cleveland Ave N, Saint Paul, Minnesota, 55113
71	Community park bldg to rent for grad parties etc - like the bldg @ Lex & Co Rd B	Falcon Heights Community Park
72	Keep the field	1620-1652 Roselawn Ave W, Saint Paul, Minnesota, 55113
73	Keep the hazelnuts! Research	Falcon Heights, Minnesota
74	Make owner of junky NE corner of Lindig & Larpenteur clean up his lot.	1871 Larpenteur Ave W, Saint Paul, Minnesota, 55113
75	Better signage that Lindig is NOT a through street	1875 Larpenteur Ave W, Saint Paul, Minnesota, 55113
76	Maintain a consistent speed limit on Larpenteur from Eustis to Snelling and ideally at 30mph. Going from 30mph to 40mph for the short distance between these two streets is a speed trap. Also, when you set a speed limit, many drivers think it's a guideline and go 5-10mph over. With a 40mph speed limit, that means there are drivers going 45-50mph on Larpenteur where there is a significant amount of pedestrian and bike traffic.	Larpenteur Ave W, Saint Paul, Minnesota, 55113
77	A crosswalk across Larpenteur at Albert would help families crossing from south of Larpenteur to FH elementary.	1681-1687 Albert Ave, Saint Paul, Minnesota, 55113
78	Sf continues to block this gate to pedestrians and bikes. Very annoying.	Snelling Ave N, Saint Paul, Minnesota, 55108
79	What's the deal with this house. It's an eyesore. Is it ever going to be finished?	1538 Crawford Ave, Saint Paul, Minnesota, 55113
80	When is something going to be done on this property. It's embarrassing	1407 Larpenteur Ave W, Saint Paul, Minnesota, 55113
81	I like what the new owner is doing to this center. Looks a lot better.	Jimmy John's
82	Some better landscaping in the median would be nice	Snap Fitness
83	Crossing at this intersection, especially at Snelling is so dangerous. I'd love to see this be pedestrian friendly.	Snelling Ave N, Saint Paul, Minnesota, 55108

84	Flashing pedestrian lights for Pascal or Albert (if a crosswalk is added) similar to what they have at Hamline and Garden.	1466 Larpenteur Ave W, Saint Paul, Minnesota, 55113
85	Past discussion of stormwater BMP to address flooding along Lindig. Contact CRWD.	1783 Lindig St, Saint Paul, Minnesota, 55113
86	Drainage collaboration possibilities between FH, Ramsey County, State Fair. Contact CRWD.	Larpenteur Ave W, Saint Paul, Minnesota, 55113
87	Curtiss Pond is a landlocked basin and volume reduction in the drainage area is critical for mitigating flooding from redevelopment. Contact CRWD.	Curtiss Field

The first Focus Group meeting was held in February with 20 residents signing up to participate. The City had advertised this event and therefore there were people from various areas of the community, representing different demographics within the city. Participants broke into smaller groups and were asked to review specific locations within the Corridor. Each group was to provide responses to the attached questions. Each small group then reported out to all attendees where there could be additional discussion. The following is an overview of the comments received from the groups for the eight locations provided.

SW Quadrant (Amber Union)

- Strengths
 - Not Vacant
 - Very nice visual preservation
- Weaknesses
 - Jaywalking is an issue (folks not using the crosswalks at the intersection), especially to BP
 - Short on parking
 - No retail
 - Accessibility
 - Turnover of Amber Union managers
 - Rodent issues with trash
 - Safety issues with no management overnight
- Suggestions
 - Get business on first level
 - Amber Union should have security on-site, including overnight
 - The property could use evergreens/pine trees (without creating vision/safety issues)
 - Park space might be a good use of non-used areas

SE Quadrant (Pizza Hut)

- Strengths
- Weaknesses
 - Building feels cold/is not visually appealing/is not cohesive with the other buildings at the intersection/feels useless
 - Vacant retail space (could be due to perceived lack of parking)
 - Parking lot is poorly designed with too few spots for the space
 - Feels unsafe to be on the sidewalk
 - Brick walls of the building amplify road noise
- Suggestions
 - Create signage or other notice about parking and access to retail

- Enhance connections of existing building to Curtiss Field Park
- Establish a coffee shop/café on the first level

NE Quadrant (Dino's)

- Strengths
 - Better looking than it used to be
- Weaknesses
 - Not conducive to foot traffic/feels dangerous for walking
 - Dance studio traffic and restaurant delivery driver traffic makes for a dangerous situation in the alley with cars going both ways
 - Alley is used as the main exist which creates a safety concern
 - Alley doesn't get cleared of snow and ice
 - Confusing for drivers
 - Business signage is too small for passersby
 - Parking is a problem
 - Loiterers
- Suggestions
 - Make the alley a one-way/not the main exit
 - Develop townhouses above the retail space
 - Establish better landscaping
 - Get new/more businesses into the area
 - Create better walking conditions

NW (Warners' Stellian)

- Strengths
 - Provides needed services
 - Stout's and Warners' Stellian look good
 - BP is nicely lit
- Weaknesses
 - Unused parking land
 - Not walking and biking safe
 - BP is ugly, bumpy, and hard to get in and out of
 - Loitering is an issue
- Suggestions
 - Not a good place for new parks/gathering spaces

Greenhouse

- Strengths
 - On a bus line
 - Parking
- Weaknesses

- No one lives there and neighbors mow the lawn - just used as storage
- Eye sore
- Poor pedestrian space
- Suggestions
 - Might not be good for retail
 - Could have tiny homes for visiting University of Minnesota students/staff
 - Could have a four-unit housing development, possibility two to three stories
 - Shouldn't be park space – not a good use of University of Minnesota space

Laundromat (later removed from consideration due to XXXX)

- Weaknesses
 - Ugly, potentially toxic and polluted
 - Building is abandoned and squatters have been seen in it (safety issue)
- Suggestions
 - Get rid of the laundromat
 - Could be used for a burger stand/take-out/drive through business - big parking lot
 - Could be re-imaged into housing (duplex, four- or six-unit building)
 - Could be a garden store like Egg Plant or a beer garden at night
 - Could be a park
 - Area should be pedestrian friendly
 - Needs to be neighborhood friendly (adjacent to housing)

East of intersection

- Strengths
 - Provides “naturally occurring” affordable housing
- Weaknesses
 - Concern about parking
- Suggestions
 - If there's a loss of a home, the city could buy and/or redevelop the property, potentially for parking
 - Keep an eye toward green space/livability and impact on neighbors
 - Consider negative impacts on the neighborhood
 - Mixed zoning is good for this area
 - Be careful to not build into street (allow green space)
 - Prefer green space when developing

Golf course

- Suggestions
 - Would be a good spot for nurseries or other farm-to-table outlets
 - Keep green space
 - Amphitheater/outdoor music venue
 - Arboretum

- Promote cross country skiing/trails/other outdoor activities
- Turn into a restorative landscape
- Walking/biking spaces
- Use opportunity to become real walking green city
- Potentially give back to Native American communities
- No more big houses on tiny lots

Falcon Heights Larpenteur and Snelling Corridor Development Study
Focus Group 2 Write Up-Business Community
March 26, 2024

The City of Falcon Heights hosted a public meeting for local businesses on March 25 at the Warners' Stellian Appliance Showroom (1711 Snelling Ave N, Saint Paul). The meeting was the second public input meeting the City hosted regarding future land uses along the Snelling and Larpenteur Corridors. Turnout was light, with only four community members showing up and participating. Attendees identified the need for more diverse businesses to make the area appealing to current community members. At the same time, they want to see the corridor made more physically accessible. This comment was in recognition of the fact that the area is currently bisected by the two major roadways.

City officials and WSB staff provided: poster boards with pictures of the Larpenteur/Snelling Corridor and two sites for proposed redevelopment, a map of the University of Minnesota golf course slated for redevelopment, and a collaborative idea map for community-members to submit opinions. Upon entry, attendees were asked to check-in and fill out a questionnaire about their relationship with the corridor. During the two-hour event, four community-members attended and mingled with the City/WSB staff. Attendees consisted of (1) a co-owner of Warners' Stellian (2) the owner of Stout's Pub on Larpenteur (3) the site manager of Gibbs Farm and (4) a city council member. The results are discussed below.

1. How frequently are you in this area and for what purpose?

The majority of respondents are in the Corridor area frequently; with answers ranging from a few times a month to daily.

2. In your opinion, what are the strengths of the current land uses in this area?

Attendees appreciate the presence of local businesses in the Corridor. Legacy businesses give the area a sense of heritage. The space has good roads and good visibility. One attendee liked the proximity to the State Fair and the area's position as the Gateway to Rosedale.

3. In your opinion, what are the weaknesses of the current land uses in this area?

Accessibility was a common concern. Heavy traffic in the corridors and lack of safe pedestrian routes make accessing businesses and restaurants difficult. The placement of development along the Highway prevent the commercial areas from being tied together.

4. Are there certain uses or businesses that could be introduced in the Corridor that would help your business or the overall retail area be more successful?

Only two participants responded. They would like to see additional local businesses, restaurants, and residences.

5. How would you describe the overall business climate for your business and why: (circle one)

- a. Excellent – 1 Response

“(Falcon Heights) has been our home since 1949. We very much appreciate the community.”

- b. Good – 1 Response

“We have no issue booking field trip visits to Gibbs Farm, but our public hours are less busy. I do hear from a number of people that they wish there were more places to get lunch after a visit to Gibbs on the weekend.”

- c. Fair – 1 Response

No Comment.

- d. Poor

6. What changes, if any, would you like to see in terms of land use in the area? How do you envision the future of the area in terms of land use and community development? Does anything stick out as most important?

Two attendees responded. One is excited about the potential to redevelop the U of M golf course site and would like to see investment in “very professional planning process” regarding the site. The other respondent reiterated the desire for more local businesses and restaurants in the area, but with work done to increase accessibility at the Larpenteur and Snelling intersection.

7. What role do you believe public spaces, such as parks or gathering areas, should play in the overall land use plan for this area?

Attendees had nuanced answers. All four respondents believe that public space should play a role in future land use in this area. One attendee believes “the more park space the better,” so long as it is accessible. Another specifically called out the need for better amenities at Curtiss Field. One respondent wants to see a more moderate, tailored inclusion of public spaces in future land use planning.

8. Other comments or concerns?

Attendees ended their questionnaire on a positive note. They thanked staff for the inclusion of local businesses and are excited about the future of Falcon Heights.

Summary

Attendance was low at the meeting. Overall, attendees feel that the corridor would benefit from more local businesses that can be easily and safely accessed (potentially through alternatives to automotive travel).

Appendix B: Transportation Evaluation of Opportunity Sites

Snelling-Larpenteur Corridor Study - Transportation

Overview

The primary study area roadways are Trunk Highway (TH) 51 (Snelling Ave N) and County State Aid Highway (CSAH) 30 (Larpenteur Ave W), both four-lane minor arterials within the study area. CSAH 48 (Fairview Ave N) intersects Larpenteur Ave W one-half mile west of the Snelling Ave/Larpenteur Ave intersection, and CSAH 46 (Cleveland Ave N) crosses Larpenteur Ave one mile west of Snelling Ave. **Table 1** lists the key characteristics of these roadways. Numerous local roadways connect to these major corridors near the proposed redevelopment sites.

Table 1 - Major Roadway Characteristics

Roadway	Jurisdiction	Functional Classification	Daily Traffic Volume (Year) ¹
TH 51 (Snelling Ave N)	MnDOT	Minor Arterial	31,911 (2023) Heavy Commercial: 736-769 (2023)
CSAH 30 (Larpenteur Ave W)	Ramsey County	Minor Arterial	10,492-12,522 (2023)
CSAH 46 (Cleveland Ave N)	Ramsey County	Minor Arterial	6,080 (2023)
CSAH 48 (Fairview Ave N)	Ramsey County	Minor Arterial	3,725 (2023)

1. Source: MnDOT Annual Average Daily Traffic (AADT) volumes

The Metro Transit A Line Bus Rapid Transit (BRT) travels north-south along Snelling Ave through the study area, with north- and southbound stops at Larpenteur Ave. The A Line links Rosedale Mall transit center in Roseville (north of the study area) to the 46th St Station in Minneapolis, where it connects to the METRO Blue Line LRT, connecting numerous destinations in St. Paul along the way. The Route 61 local bus travels east-west along Larpenteur Ave, ultimately linking downtown Minneapolis and downtown St. Paul.

There are sidewalks present along one or both sides of Larpenteur Ave throughout the study area. There are sidewalks along portions of Snelling Ave that connect destinations near the intersection with Larpenteur Ave as well as south of the intersection. North of the intersection, Snelling Ave begins the transition to an access-controlled segment with frontage roads and no nonmotorized facilities along the highway itself.

There are currently no projects along Snelling Ave within the study area included in MnDOT’s 2024-2033 10-Year Capital Highway Investment Plan, and no projects along Larpenteur Ave within the study area included in Ramsey County’s 2024-2028 Transportation Improvement Program.

Larpenteur Ave Corridor

Larpenteur Ave is a unique urban corridor due to its location near the University of Minnesota St. Paul campus and the Minnesota State Fairgrounds. West of Snelling Ave, the University of Minnesota Golf Course and numerous test plots for agricultural research make up much of the adjacent land uses. While opportunities to cross the corridor for people walking and biking are limited, there is not a pattern of unserved origins and destinations based on the existing land use pattern. Should redevelopment activities along the corridor advance, the City of Falcon Heights should work with Ramsey County Public Works to evaluate pedestrian and bicycle crossing needs and potential improvements along the corridor. The existing pedestrian underpass at Coffman St provides an opportunity to maintain a grade-separated crossing with trail connections (as shown in Area 1, Options A and B) should the golf course be redeveloped in the future.

There are existing bike lanes along Larpenteur Ave between Cleveland Ave and Fairview Ave that connect existing nonmotorized facilities along these intersecting roadways as well as Gortner Ave. Given the travel speeds and the number of lanes on Larpenteur, this segment represents a potential future opportunity for a fully separated multi-use trail.

From Fry St to the eastern study limit at Hamline Ave, the density of residential and commercial origins and destinations increases significantly. The City should work with Ramsey County Public Works to analyze the pedestrian safety concerns raised by the public during the engagement process in more detail, with a focus on this portion of the corridor. Improving walkability and pedestrian safety will further improve access to transit, which was cited by the public as a positive aspect of the corridor as it exists today.

Redevelopment Sites

Area 1: The University of MN Golf Course

Area 1 is bordered on the south by Larpenteur Ave, on the east by Cleveland Ave, on the north by Roselawn Ave (Minor Collector with 1,924 AADT as of 2021), and on the west by Fulham St (CR 128) (local road with 723 AADT as of 2023). Roselawn Ave has an existing bituminous multiuse trail along the south side of the road adjacent to the site and is identified as a County-wide Connector Corridor in Ramsey County's Countywide Pedestrian & Bicycle Plan.

Implementation Considerations:

- Option A includes two public street access points to Fulham St, while Option B includes five access points.

- In Option B, the three central access points are located at existing intersections with public streets that continue west of Fulham St. The northern- and southernmost access points would create new intersections with Fulham St. This would reduce the distances from Larpenteur Ave and Roselawn Ave to the nearest public street intersections along Fulham St. Ramsey County and the City of Falcon Heights, respectively, may have concerns with the proximity of new local street accesses to these existing intersections depending on the number of trips expected from the redevelopment site.
- Ramsey County reviews site plans for developments located along county roads. As early as possible, a sketch plan should be submitted to Ramsey County Public Works for comments prior to formal site plan review.
 - Because of the proposed land use change, new driveway access applications would be required for Larpenteur Ave and Fulham St.
 - If an environmental document is required based on the final development proposal, Ramsey County would conduct its review through the Environmental Quality Board (EQB) process.
 - Ramsey County requires a traffic impact study if an environmental document is prepared, and the estimated peak hour traffic generated by the proposed development approaches 100 vehicles or the total daily trips approach 1,000 or other unique traffic patterns are anticipated as a result of a proposed development. If an environmental document is not being prepared, Ramsey County will encourage the local governmental unit to require a traffic impact study when similar traffic generation numbers are estimated.
 - Depending on the final redevelopment proposal, Ramsey County may require a different access configuration at the Larpenteur Ave site access than is currently in place at the golf course.
- In both options, the office/commercial and multifamily areas in the southern portion of the site would be served by the existing bus stop at Larpenteur Ave & Fulham St
- Continuation of the traditional street grid as depicted in Option B is generally more conducive to walking and biking because it increases connectivity and minimizes out of direction travel.
- Both options would provide north-south trail connectivity through the entire site, linking the existing trail along Roselawn Ave to the existing sidewalks along Larpenteur Ave.
- The City of Falcon Heights should consider preserving a continuous east-west trail corridor through the site for a future connection to Cleveland Ave.

- The final development proposal, including designs for new streets internal to the site, should be reviewed for consistency with the City of Falcon Heights Complete Streets Policy.

Area 2: 1871 Larpenteur Avenue Site

Area 2 is located on the east side of Lindig St at the intersection with Larpenteur Ave. The primary difference between the proposed options from a transportation perspective is the number of driveways on Lindig St.

Implementation Considerations:

- All options would remove at least one driveway access from Larpenteur Ave and provide all motor vehicle access via Lindig St, improving safety for users.
- Ramsey County reviews site plans for developments located along county roads. As early as possible, a sketch plan should be submitted to Ramsey County Public Works for comments prior to formal site plan review.
 - Ramsey County may require new driveways to be located a specific distance from the intersection of Lindig St and Larpenteur Ave.
- A direct pedestrian connection should be provided from the new building to the existing sidewalk along Larpenteur Ave, as shown in Option C.
- There are existing bus stops at Lindig St, which serve local bus Routes 61 and 87.

Area 3: NW Quadrant of Larpenteur and Snelling

Area 3 is located in the NW Quadrant of the Larpenteur Ave and Snelling Ave intersection. The proposed concept would convert existing parking spaces to a new restaurant/retail space, improve internal site circulation, and include new landscape improvements.

Implementation Considerations:

- The number of parking stalls in the southern portion of the site would be reduced from 93 to 81.
- The number of parking stalls in the northern portion of the site would be reduced from 115 to 59.
- The proposed concept would not change the existing access of the site to/from Snelling Ave or Larpenteur Ave.
- The proposed landscaping would better delineate access points to the site for westbound traffic on Larpenteur Ave and southbound traffic on Snelling Ave.

- The proposed landscaping would improve circulation by providing improved visual differentiation between the W Snelling Dr frontage road and the mall parking lot and reinforcing the intended route to/from the BP gas station.
- Options to provide an accessible pedestrian route from the existing sidewalk between Snelling Ave and the BP station to the mall should be explored further. The existing configuration directs users onto the W Snelling Dr frontage road.

Area 4: NE Quadrant of Larpenteur and Snelling (Falcon Crossing)

Area 4 is located in the NE Quadrant of the Larpenteur Ave and Snelling Ave intersection. The proposed concepts are intended to improve site circulation and aesthetics with either the existing building (Option A) or with redevelopment into two buildings (Option B), and would reduce access to the site from Larpenteur Ave.

Implementation Considerations:

- The number of parking stalls would be reduced from 112 to 96 with Option A, and to 81 with Option B.
- Options A and B would close the existing access to the site from Larpenteur Ave near the intersection, improving safety for users.
- Option B would relocate the existing eastern Larpenteur Ave access to the west to align with the new north-south route through the site.
- Ramsey County reviews site plans for developments located along county roads. As early as possible, a sketch plan should be submitted to Ramsey County Public Works for comments prior to formal site plan review.
- While Option B provides more routes for site circulation, it also increases the number of potential conflict points between vehicles and between vehicles and pedestrians. Special attention should be paid to maintaining sight lines at new locations where traffic intersects.
- The proposed concept should consider providing an accessible pedestrian route directly from the adjacent A Line BRT station to the existing businesses. Recent aerial imagery indicates that a temporary path with paving stones has been created through the existing grass boulevard.

Appendix C: Property Inventory Along Corridors

Address	1666 Coffman St Falcon Heights Mn 55108-1330
Parcel ID	Multiple PIDs
Property Owner	
Existing Zoning	M4 – Medium Density Multiple Family and Townhomes
Existing Use	Condos
Lot Size (acres)	
Building Size (SF)	
Notes	PIDs only exist for the units and not the total building, come back to it.



Address	2097 LARPELVEUR AVE W
Parcel ID	172923440011
Property Owner	RAMSEY COUNTY HISTORICAL
Existing Zoning	B-3 - Snelling/Larpenteur Business District
Existing Use	EXEMPT, CULTURAL AND NATURE EXHIBIT
Lot Size (acres)	8.40
Building Size (SF)	
Notes	Gibbs Farm museum



Address	2077 LARPEUR AVE W
Parcel ID	162923330053
Property Owner	CITY OF FALCON HEIGHTS
Existing Zoning	P1 – Public Land
Existing Use	EXEMPT PROP. OWNED BY MUNICIPALS
Lot Size (acres)	3.27
Building Size (SF)	
Notes	City Hall



Address	2025 LARPEUR AVE W
Parcel ID	162923340094
Property Owner	
Existing Zoning	RM5 – High Density Residential Mixed Use
Existing Use	OFFICE BUILDING 1-2 STORIES
Lot Size (acres)	4.13
Building Size (SF)	
Notes	Commercial businesses/SPIRE Credit Union



Address	1957 LARPEUR AVE W
Parcel ID	162923340073
Property Owner	SARAH BENSON
Existing Zoning	R4- Medium Density Multiple Family and Townhouses
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.18
Building Size (SF)	
Notes	Rental Home



Address	1907 LARPEUR AVE W
Parcel ID	162923340074
Property Owner	AYAN ASKAN
Existing Zoning	R4- Medium Density Multiple Family and Townhouses
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.22
Building Size (SF)	
Notes	Rental Home



Address	1905 LARPEUR AVE W
Parcel ID	162923340056
Property Owner	CHRISTOPHER J KNIGHT
Existing Zoning	R4- Medium Density Multiple Family and Townhouses
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.35
Building Size (SF)	
Notes	Owner Occ



Address	1899 LARPEUR AVE W
Parcel ID	162923340055
Property Owner	CYNTHIA CYD WICKER
Existing Zoning	R4- Medium Density Multiple Family and Townhouses
Existing Use	MIXED RESID/COMMERCIAL
Lot Size (acres)	0.23
Building Size (SF)	
Notes	Home occupation



Address	1879 LARPEUR AVE W
Parcel ID	162923340027
Property Owner	OPHELIA TOLBERT
Existing Zoning	R4- Medium Density Multiple Family and Townhouses
Existing Use	TWO FAMILY DWELLING - UP/DWN
Lot Size (acres)	0.24
Building Size (SF)	
Notes	Owner Occ



Address	1875 LARPEUR AVE W
Parcel ID	162923340026
Property Owner	PAUL F SEBASTIAN
Existing Zoning	R4- Medium Density Multiple Family and Townhouses
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.25
Building Size (SF)	
Notes	Owner Occ



Address	1871 LARPEUR AVE W
Parcel ID	162923340022
Property Owner	JAMES S CARPENTER
Existing Zoning	PUD – Planned Unit Development
Existing Use	OFFICE BUILDING 1-2 STORIES
Lot Size (acres)	0.29
Building Size (SF)	
Notes	Vacant



Address	1867 LARPEUR AVE W
Parcel ID	162923340021
Property Owner	JESSE C NICKOLS
Existing Zoning	R4- Medium Density Multiple Family and Townhouses
Existing Use	TWO FAMILY DWELLING - UP/DWN
Lot Size (acres)	0.39
Building Size (SF)	
Notes	



Address	1865 LARPEUR AVE W
Parcel ID	162923340020
Property Owner	MICHAEL J DOCKRY
Existing Zoning	R4- Medium Density Multiple Family and Townhouses
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.31
Building Size (SF)	
Notes	Owner Occ



Address	1855 LARPEUR AVE W
Parcel ID	162923340019
Property Owner	FAMILY EMPIRE HOLDINGS LLC
Existing Zoning	R4- Medium Density Multiple Family and Townhouses
Existing Use	APARTMENTS 7-19 RENTAL UNITS
Lot Size (acres)	0.54
Building Size (SF)	
Notes	



Address	1845 LARPEUR AVE W
Parcel ID	162923340018
Property Owner	LEGACY APARTMENTS LLC
Existing Zoning	R4- Medium Density Multiple Family and Townhouses
Existing Use	APARTMENTS 7-19 RENTAL UNITS
Lot Size (acres)	0.57
Building Size (SF)	
Notes	



Address	1683 LARPEUR AVE W
Parcel ID	162923440023
Property Owner	RANDI WINTER
Existing Zoning	R4- Medium Density Multiple Family and Townhouses
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.32
Building Size (SF)	
Notes	Owner Occ



Address	1687 FRY ST
Parcel ID	162923440022
Property Owner	ANNA SPIEGLER
Existing Zoning	R4- Medium Density Multiple Family and Townhouses
Existing Use	APARTMENTS 50-99 RENTAL UNITS
Lot Size (acres)	1.72
Building Size (SF)	
Notes	



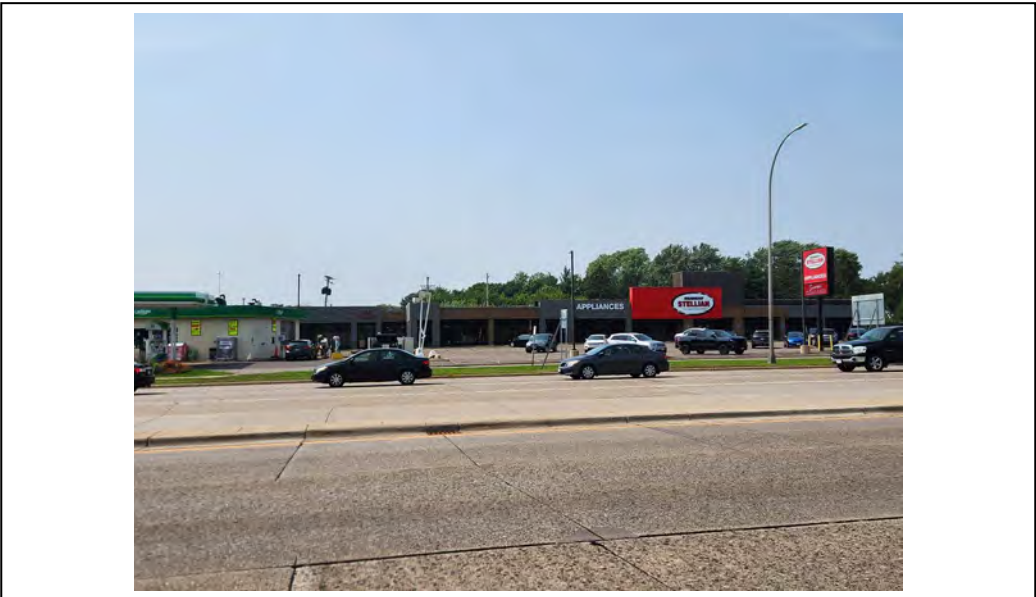
Address	1639 LARPEUR AVE W
Parcel ID	162923440047
Property Owner	COX BUILDING LLC
Existing Zoning	B-3 - Snelling/Larpenteur Business District
Existing Use	OFFICE BUILDING 1-2 STORIES
Lot Size (acres)	1.16
Building Size (SF)	
Notes	Cox Insurance



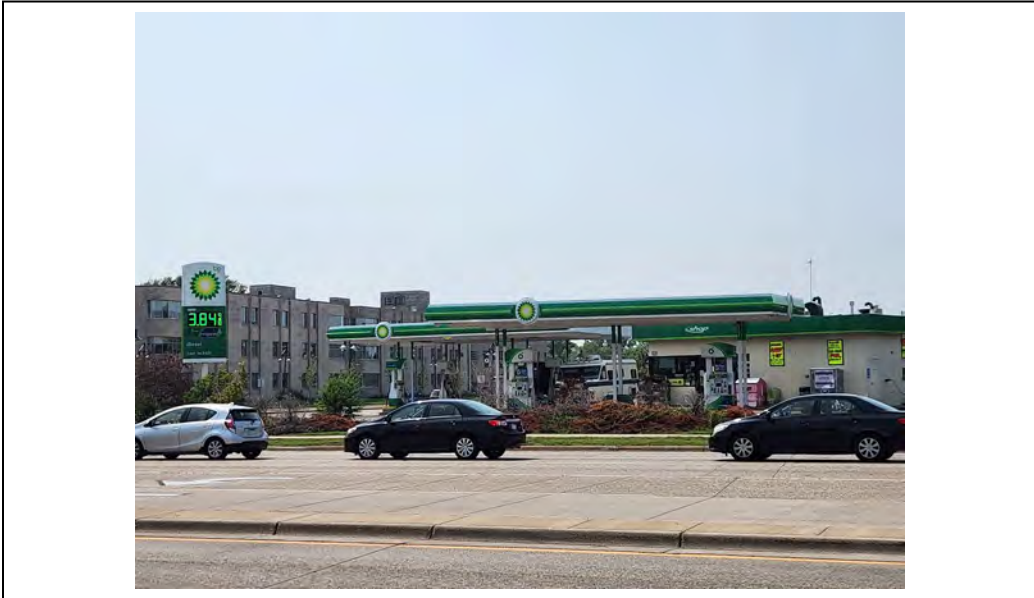
Address	1611 LARPEUR AVE W
Parcel ID	162923440074
Property Owner	421 KOEHLER ROAD LP
Existing Zoning	B-3 - Snelling/Larpenteur Business District
Existing Use	RESTAURANT AND/OR BAR
Lot Size (acres)	0.58
Building Size (SF)	
Notes	Stouts Pub



Address	1701 SNELLING AVE N
Parcel ID	162923440073
Property Owner	WARNER PROPERTIES OF MN LLP
Existing Zoning	B-3 - Snelling/Larpenteur Business District
Existing Use	NEIGHBORHOOD SHOPPING CENTER
Lot Size (acres)	2.10
Building Size (SF)	
Notes	Warner Stellation, Hair Designs unlimited, and Open space



Address	1691 SNELLING AVE N
Parcel ID	162923440067
Property Owner	FALCON HEIGHTS PROPERTY LLC
Existing Zoning	B-3 - Snelling/Larpenteur Business District
Existing Use	CONVENIENCE STORE
Lot Size (acres)	0.38
Building Size (SF)	
Notes	BP Gas Station



Address	1533 LARPEUR AVE W
Parcel ID	152923330136
Property Owner	FALCON CROSSING LLC
Existing Zoning	B-3 - Snelling/Larpenteur Business District
Existing Use	NEIGHBORHOOD SHOPPING CENTER
Lot Size (acres)	1.40
Building Size (SF)	
Notes	Strip Mall



Address	1688 ARONA ST
Parcel ID	152923330135
Property Owner	LAKEARMEY
Existing Zoning	R4- Medium Density Multiple Family and Townhouses
Existing Use	APARTMENTS 7-19 RENTAL UNITS
Lot Size (acres)	0.17
Building Size (SF)	
Notes	



Address	1511 LARPENTEUR AVE W
Parcel ID	152923330134
Property Owner	GARY E CARLSON
Existing Zoning	R4- Medium Density Multiple Family and Townhouses
Existing Use	APARTMENTS 7-19 RENTAL UNITS
Lot Size (acres)	0.22
Building Size (SF)	
Notes	



Address	1503 LARPEUR AVE W
Parcel ID	152923330133
Property Owner	BRIAN J BIGELBACH
Existing Zoning	R-2 – Two Family
Existing Use	TWO FAMILY DWELLING - SIDE/SIDE
Lot Size (acres)	0.13
Building Size (SF)	
Notes	Owner Occ



Address	1499 LARPEUR AVE W
Parcel ID	152923330132
Property Owner	MELISSA M MATTSON
Existing Zoning	R-2 – Two Family
Existing Use	TWO FAMILY DWELLING - SIDE/SIDE
Lot Size (acres)	0.13
Building Size (SF)	
Notes	



Address	1495 LARPEUR AVE W
Parcel ID	152923330131
Property Owner	MATTHEW LANGE
Existing Zoning	R-2 – Two Family
Existing Use	THREE FAMILY DWELLING,
Lot Size (acres)	0.16
Building Size (SF)	
Notes	Owner Occ



Address	1491 LARPEUR AVE W
Parcel ID	152923330130
Property Owner	KATHRYN T FRABLE TR
Existing Zoning	R-2 – Two Family
Existing Use	THREE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.16
Building Size (SF)	
Notes	



Address	1483 LARPEUR AVE W
Parcel ID	152923330129
Property Owner	HINRICHS PROPERTIES LLC
Existing Zoning	R-2 – Two Family
Existing Use	THREE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.16
Building Size (SF)	
Notes	



Address	1475 LARPEUR AVE W
Parcel ID	152923330128
Property Owner	ADAM DREW HEIL
Existing Zoning	R-2 – Two Family
Existing Use	THREE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.16
Building Size (SF)	
Notes	Owner Occ



Address	1469 LARPELVEUR AVE W
Parcel ID	152923330127
Property Owner	WILLIAM P OROURKE
Existing Zoning	R-2 – Two Family
Existing Use	TWO FAMILY DWELLING - SIDE/SIDE
Lot Size (acres)	0.20
Building Size (SF)	
Notes	



Address	1463 LARPELVEUR AVE W
Parcel ID	152923330126
Property Owner	JOHN G MENSEN
Existing Zoning	R-2 – Two Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.19
Building Size (SF)	
Notes	Owner Occ



Address	1453 LARPEUR AVE W
Parcel ID	152923340126
Property Owner	JAMIE L BOHLAND
Existing Zoning	R-1 - Single Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.23
Building Size (SF)	
Notes	Owner Occ



Address	1445 LARPEUR AVE W
Parcel ID	152923340125
Property Owner	DANIEL R WHITE
Existing Zoning	R-1 - Single Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.19
Building Size (SF)	
Notes	Owner Occ



Address	1441 LARPELLEUR AVE W
Parcel ID	152923340129
Property Owner	ELISE ROCHELLE BYRNE
Existing Zoning	R-1 - Single Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.18
Building Size (SF)	
Notes	Owner Occ



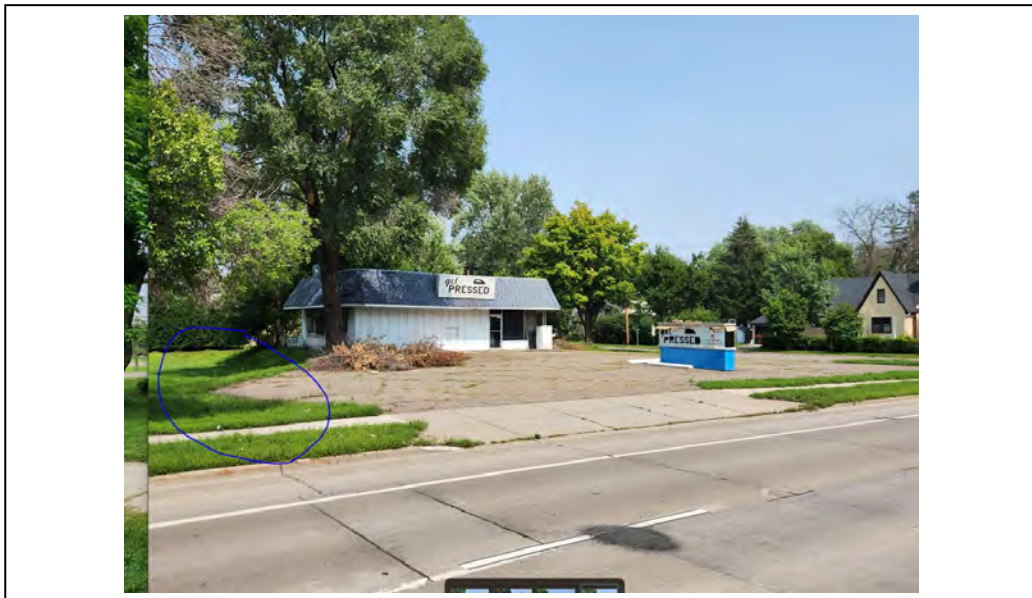
Address	1695 HOLTON ST
Parcel ID	152923340130
Property Owner	DENNIS E DANIELS JR
Existing Zoning	R-1 - Single Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.22
Building Size (SF)	
Notes	Owner Occ



Address	1411 LARPENTEUR AVE W
Parcel ID	152923340131
Property Owner	ELLEN SMITH HILL
Existing Zoning	R2 – Two Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.46
Building Size (SF)	
Notes	Owner Occ



Address	0 LARPENTEUR AVE W
Parcel ID	152923340062
Property Owner	SARIN HOMES LLC
Existing Zoning	B-1 Neighborhood Convenience Buisness
Existing Use	COMMERCIAL VACANT LAND
Lot Size (acres)	0.21
Building Size (SF)	
Notes	



Address	1407 LARPEUR AVE W
Parcel ID	152923340061
Property Owner	SARIN HOMES LLC
Existing Zoning	R-1 - Single Family
Existing Use	SMALL (UNDER 10,000 SF) DET. RETAIL
Lot Size (acres)	0.29
Building Size (SF)	
Notes	



Address	1397 LARPEUR AVE W
Parcel ID	152923340027
Property Owner	ROBERT H BEADLES JR
Existing Zoning	R-1 - Single Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.36
Building Size (SF)	
Notes	Owner Occ



Address	1389 LARPEUR AVE W
Parcel ID	152923340026
Property Owner	AGNES S MBONG
Existing Zoning	R-1 - Single Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.24
Building Size (SF)	
Notes	Owner Occ



Address	1381 LARPEUR AVE W
Parcel ID	152923340025
Property Owner	ERIN LOREE FLATHMANN
Existing Zoning	R-1 - Single Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.20
Building Size (SF)	
Notes	Owner Occ



Address	1375 LARPEUR AVE W
Parcel ID	152923340024
Property Owner	JOHN C RADIMECKY
Existing Zoning	R-1 - Single Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.25
Building Size (SF)	
Notes	Owner Occ



Address	1371 LARPEUR AVE W
Parcel ID	152923340023
Property Owner	LAZAROS CHRISTOFORIDES
Existing Zoning	R-1 - Single Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.27
Building Size (SF)	
Notes	Owner Occ



Address	1365 LARPEUR AVE W
Parcel ID	152923340022
Property Owner	LAZAROS CHRISTOFORIDES
Existing Zoning	R-1 - Single Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.38
Building Size (SF)	
Notes	Owner Occ



Address	1357 LARPEUR AVE W
Parcel ID	152923340021
Property Owner	OMAR AWAD
Existing Zoning	R-1 - Single Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.20
Building Size (SF)	
Notes	Rental



Address	1347 LARPEN TEUR AVE W
Parcel ID	152923340133
Property Owner	PHAM PROPERTIES LLC
Existing Zoning	B1 – Neighborhood Convenience Business
Existing Use	MEDICAL CLINIC
Lot Size (acres)	0.58
Building Size (SF)	
Notes	



Address	1350 LARPEN TEUR AVE W
Parcel ID	222923210182
Property Owner	REALTY INCOME PROPERTIES 3 LLC
Existing Zoning	B1 – Neighborhood Convenience Business
Existing Use	CONVENIENCE STORE
Lot Size (acres)	0.37
Building Size (SF)	
Notes	



Address	1354 LARPEUR AVE W
Parcel ID	222923210002
Property Owner	CHARLES BELCHER
Existing Zoning	R-1 - Single Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.14
Building Size (SF)	
Notes	Owner Occ



Address	1358 LARPEUR AVE W
Parcel ID	222923210003
Property Owner	STEVEN J NAVA
Existing Zoning	R-1 - Single Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.14
Building Size (SF)	
Notes	Owner Occ



Address	1362 LARPEUR AVE W
Parcel ID	222923210004
Property Owner	JANET D JACOBSON
Existing Zoning	R-1 - Single Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.14
Building Size (SF)	
Notes	Owner Occ



Address	1368 LARPEUR AVE W
Parcel ID	222923210005
Property Owner	LAURIE JACHYMOWSKI
Existing Zoning	R-1 - Single Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.14
Building Size (SF)	
Notes	Owner Occ



Address	1372 LARPELLEUR AVE W
Parcel ID	222923210006
Property Owner	JILL S COPELAND
Existing Zoning	R-1 - Single Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.14
Building Size (SF)	
Notes	Rental



Address	1376 LARPELLEUR AVE W
Parcel ID	222923210007
Property Owner	JEREMY POIRIER
Existing Zoning	R-1 - Single Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.14
Building Size (SF)	
Notes	Owner Occ



Address	1382 LARPELLEUR AVE W
Parcel ID	222923210008
Property Owner	CAROL T FEE
Existing Zoning	R-1 - Single Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.14
Building Size (SF)	
Notes	Owner Occ



Address	1386 LARPELLEUR AVE W
Parcel ID	222923210009
Property Owner	MARY K OLSON
Existing Zoning	R-1 - Single Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.14
Building Size (SF)	
Notes	Owner Occ



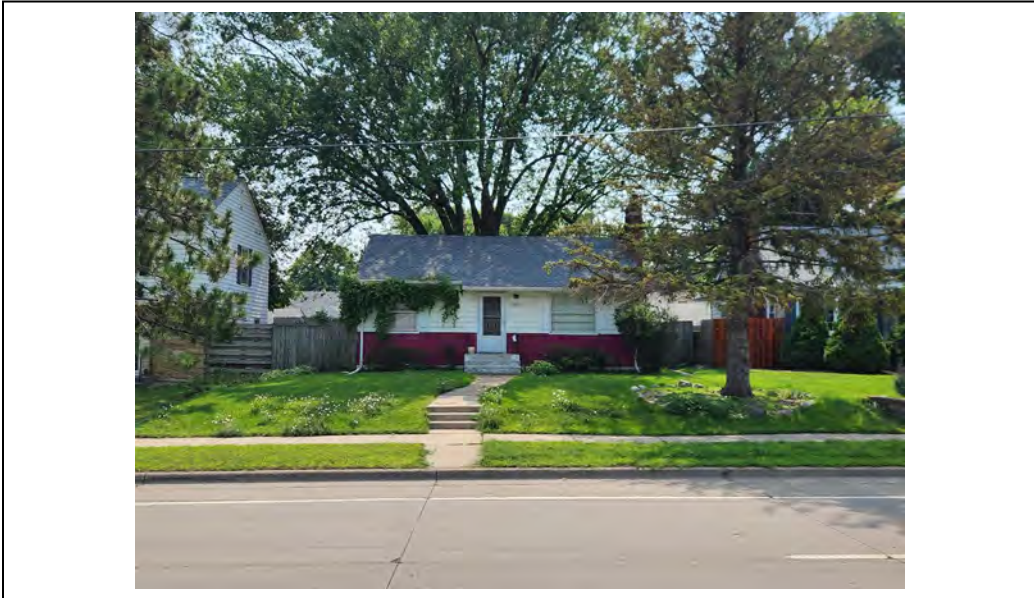
Address	1396 LARPELLEUR AVE W
Parcel ID	222923210010
Property Owner	MARY BETH BLASER
Existing Zoning	R-1 - Single Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.16
Building Size (SF)	
Notes	Owner Occ



Address	1402 LARPELLEUR AVE W
Parcel ID	222923210022
Property Owner	KAREN DEGEORGE
Existing Zoning	R-1 - Single Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.15
Building Size (SF)	
Notes	Owner Occ



Address	1406 LARPELVEUR AVE W
Parcel ID	222923210023
Property Owner	PATRICIA R CRUIT
Existing Zoning	R-1 - Single Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.14
Building Size (SF)	
Notes	Owner Occ



Address	1410 LARPELVEUR AVE W
Parcel ID	222923210024
Property Owner	ALEC MICHAEL BOLLIG
Existing Zoning	R-1 - Single Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.14
Building Size (SF)	
Notes	Owner Occ



Address	1416 LARPELLEUR AVE W
Parcel ID	222923210025
Property Owner	ROBERT A HEX
Existing Zoning	R-1 - Single Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.14
Building Size (SF)	
Notes	Owner Occ



Address	1422 LARPELLEUR AVE W
Parcel ID	222923210026
Property Owner	SUSAN L FABER
Existing Zoning	R-1 - Single Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.14
Building Size (SF)	
Notes	Owner Occ



Address	1426 LARPEUR AVE W
Parcel ID	222923210027
Property Owner	YUQIANG QIAN
Existing Zoning	R-1 - Single Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.14
Building Size (SF)	
Notes	Owner Occ



Address	1436 LARPEUR AVE W
Parcel ID	222923210028
Property Owner	LANCE M SCHNEIDER TR
Existing Zoning	R-1 - Single Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.14
Building Size (SF)	
Notes	Owner Occ



Address	1442 LARPEUR AVE W
Parcel ID	222923210029
Property Owner	ADRIANA GRABOWSKI
Existing Zoning	R-1 - Single Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.14
Building Size (SF)	
Notes	Owner Occ



Address	1446 LARPEUR AVE W
Parcel ID	222923210030
Property Owner	JACOB TWADDLE
Existing Zoning	R-1 - Single Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.14
Building Size (SF)	
Notes	Owner Occ



Address	1452 LARPENTEUR AVE W
Parcel ID	222923210031
Property Owner	CASSANDRA SERRES TODD
Existing Zoning	R-1 - Single Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.14
Building Size (SF)	
Notes	Owner Occ



Address	1456 LARPENTEUR AVE W
Parcel ID	222923210032
Property Owner	DORIS L UTKE TR
Existing Zoning	R-1 - Single Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.14
Building Size (SF)	
Notes	Rental



Address	1466 LARPEUR AVE W
Parcel ID	222923220164
Property Owner	21ST HOUSING SQUARE LLC
Existing Zoning	R4 – Medium Density Multiple Family and Townhouses
Existing Use	APARTMENTS 7-19 RENTAL UNITS
Lot Size (acres)	0.27
Building Size (SF)	
Notes	



Address	1472 LARPEUR AVE W
Parcel ID	222923220165
Property Owner	21ST HOUSING SQUARE LLC
Existing Zoning	R4 - Medium Density Multiple Family and Townhouses
Existing Use	APARTMENTS 7-19 RENTAL UNITS
Lot Size (acres)	0.27
Building Size (SF)	
Notes	



Address	1486 LARPEUR AVE W
Parcel ID	222923220166
Property Owner	21ST HOUSING SQUARE LLC
Existing Zoning	R4 - Medium Density Multiple Family and Townhouses
Existing Use	APARTMENTS 7-19 RENTAL UNITS
Lot Size (acres)	0.27
Building Size (SF)	
Notes	



Address	1490 LARPEUR AVE W
Parcel ID	222923220143
Property Owner	JOHN P MCDONALD JR
Existing Zoning	R4 - Medium Density Multiple Family and Townhouses
Existing Use	APARTMENTS 4-6 RENTAL UNITS
Lot Size (acres)	0.13
Building Size (SF)	
Notes	



Address	1496 LARPELVEUR AVE W
Parcel ID	222923220144
Property Owner	B & E LLC
Existing Zoning	R4 - Medium Density Multiple Family and Townhouses
Existing Use	APARTMENTS 7-19 RENTAL UNITS
Lot Size (acres)	0.13
Building Size (SF)	
Notes	



Address	1504 LARPELVEUR AVE W
Parcel ID	222923220167
Property Owner	EDWARDS FAMILY RE II LLC
Existing Zoning	R4 - Medium Density Multiple Family and Townhouses
Existing Use	APARTMENTS 7-19 RENTAL UNITS
Lot Size (acres)	0.27
Building Size (SF)	
Notes	



Address	1510 LARPEUR AVE W
Parcel ID	222923220168
Property Owner	THE DONALD SOBANIA MINN PROPERTY TRUST
Existing Zoning	R4 - Medium Density Multiple Family and Townhouses
Existing Use	APARTMENTS 7-19 RENTAL UNITS
Lot Size (acres)	0.27
Building Size (SF)	
Notes	



Address	1530 LARPEUR AVE W
Parcel ID	222923220145
Property Owner	TILDEN FP FALCON HEIGHTS SR APTS LLC
Existing Zoning	PUD – Planned Unit Development
Existing Use	APARTMENTS 50-99 RENTAL UNITS
Lot Size (acres)	1.32
Building Size (SF)	
Notes	



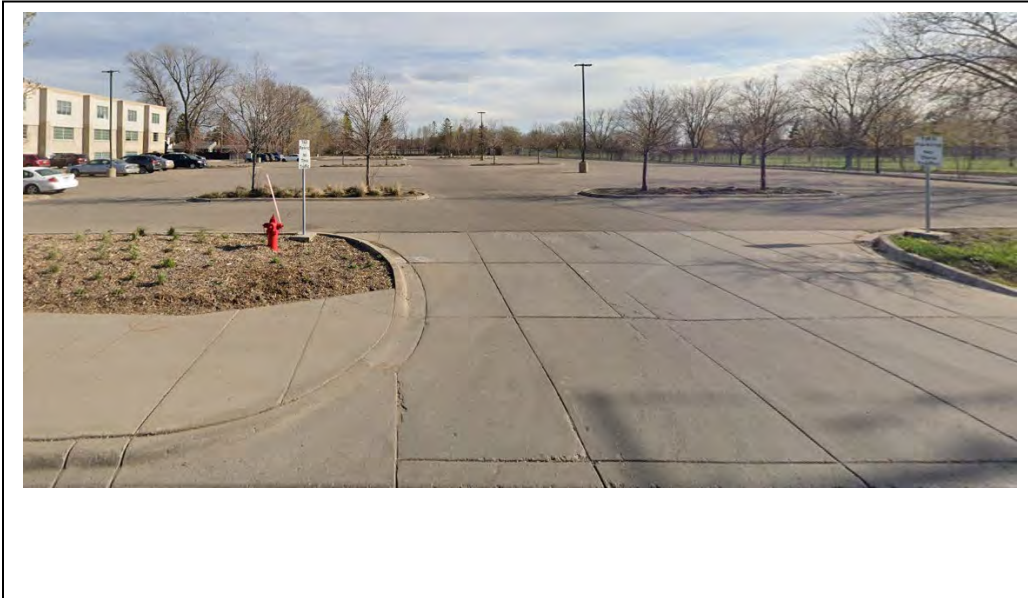
Address	1550 LARPEUR AVE W
Parcel ID	222923220148
Property Owner	TILDEN FP FALCON HEIGHTS APARTMENTS LLC
Existing Zoning	PUD – Planned Unit Development
Existing Use	APT OR COMPLEX 100+ UNITS
Lot Size (acres)	2.59
Building Size (SF)	
Notes	



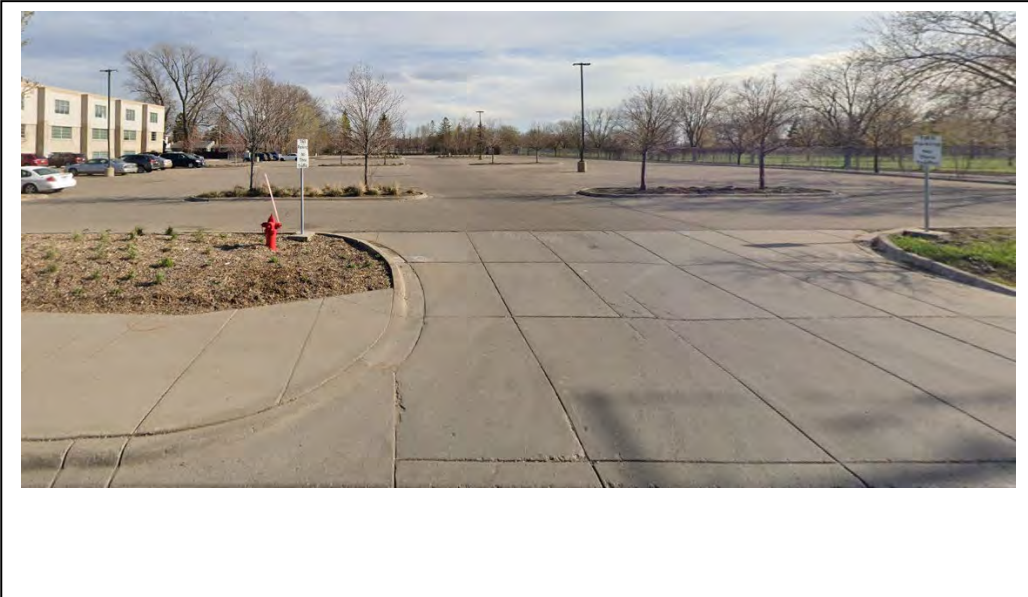
Address	1667 SNELLING AVE N
Parcel ID	212923110030
Property Owner	BUHL GTA LP
Existing Zoning	PUD – Planned Unit Development
Existing Use	APT OR COMPLEX 100+ UNITS
Lot Size (acres)	3.78
Building Size (SF)	
Notes	



Address	1644 LARPENTEUR AVE W
Parcel ID	212923110028
Property Owner	BUHL LARPENTEUR WEST LLC
Existing Zoning	R5M - High Density Residential Mixed Use
Existing Use	COMMERCIAL VACANT LAND
Lot Size (acres)	0.80
Building Size (SF)	
Notes	



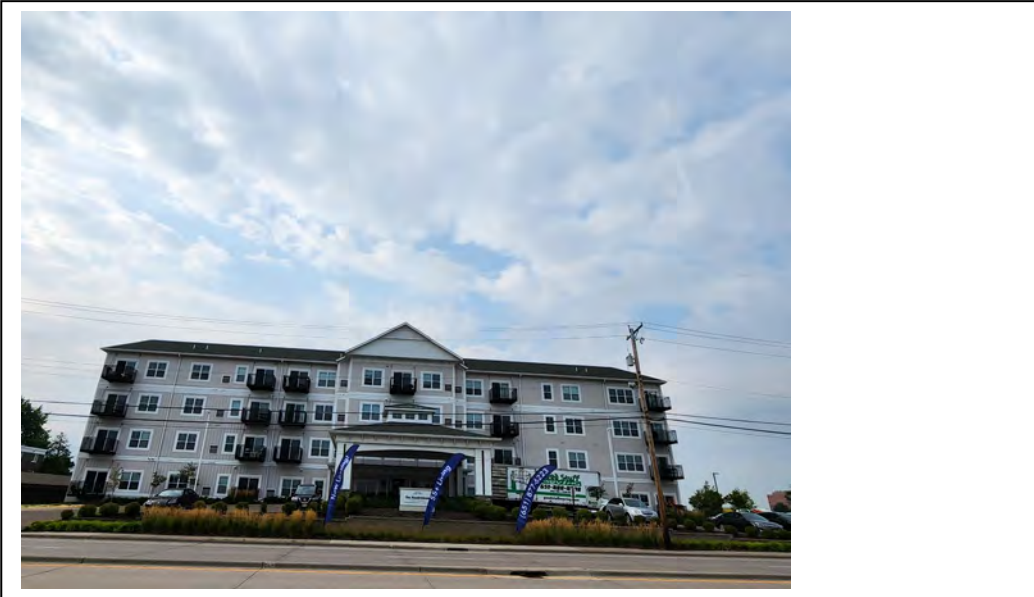
Address	0 LARPENTEUR AVE W
Parcel ID	212923110029
Property Owner	BUHL LARPENTEUR WEST LLC
Existing Zoning	R5M - High Density Residential Mixed Use
Existing Use	COMMERCIAL VACANT LAND
Lot Size (acres)	1.78
Building Size (SF)	
Notes	



Address	1740 LARPELVEUR AVE W
Parcel ID	212923120008
Property Owner	LARPELVEUR MANOR LLC
Existing Zoning	R5M - High Density Residential Mixed Use
Existing Use	APT OR COMPLEX 100+ UNITS
Lot Size (acres)	4.83
Building Size (SF)	
Notes	Larpenleur Mannor



Address	1750 LARPELVEUR AVE W
Parcel ID	212923120017
Property Owner	PC HENDRICKSON LLC
Existing Zoning	PUD – Planned Unit Development
Existing Use	APARTMENTS 50-99 RENTAL UNITS
Lot Size (acres)	1.25
Building Size (SF)	
Notes	The Hendrikson



Address	1790 LARPEUR AVE W
Parcel ID	212923120016
Property Owner	CARL AND ELOISE POHLAD
Existing Zoning	PUD – Planned Unit Development
Existing Use	FOOD AND DRINK PROCESS PLANT AND STGE
Lot Size (acres)	2.19
Building Size (SF)	
Notes	



Address	1800 LARPEUR AVE W
Parcel ID	212923120004
Property Owner	XERXES AVE LLC
Existing Zoning	R4- Medium Density Multiple Family and Townhouses
Existing Use	APARTMENTS 7-19 RENTAL UNITS
Lot Size (acres)	0.78
Building Size (SF)	
Notes	



Address	1818 LARPEUR AVE W
Parcel ID	212923120003
Property Owner	XERXES AVE LLC
Existing Zoning	R4- Medium Density Multiple Family and Townhouses
Existing Use	APARTMENTS 7-19 RENTAL UNITS
Lot Size (acres)	0.78
Building Size (SF)	
Notes	



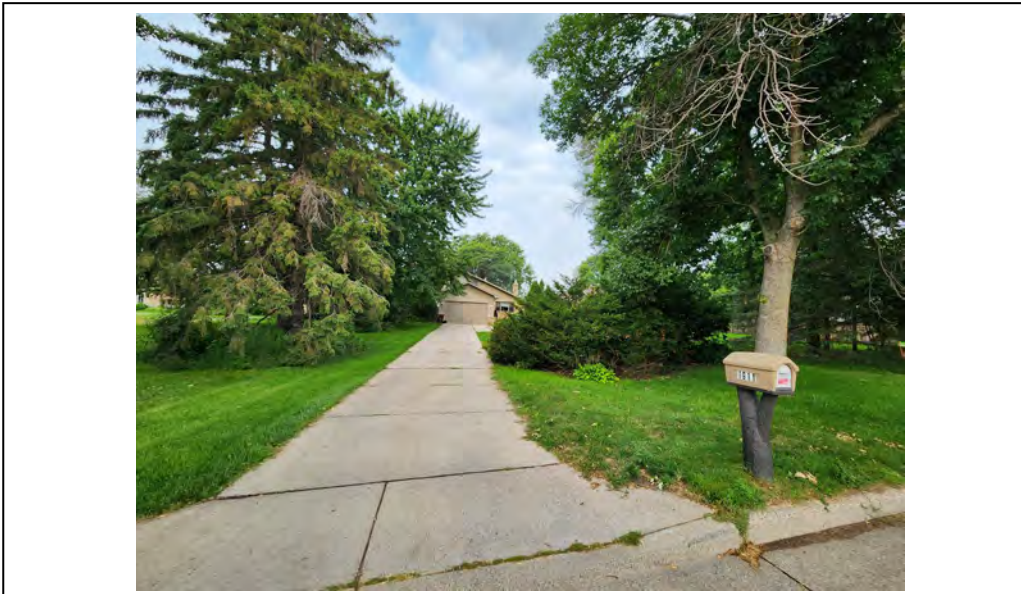
Address	1830 LARPEUR AVE W
Parcel ID	212923120002
Property Owner	SAGSTETTER PROPERTIES LLC
Existing Zoning	R4- Medium Density Multiple Family and Townhouses
Existing Use	APARTMENTS 7-19 RENTAL UNITS
Lot Size (acres)	0.59
Building Size (SF)	
Notes	



Address	1592 ROSELAWN AVE W
Parcel ID	162923410001
Property Owner	JENNIFER M VOGEL
Existing Zoning	R1- Single Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.42
Building Size (SF)	
Notes	Owner Occ



Address	1911 SNELLING AVE N
Parcel ID	162923410002
Property Owner	SCOTT R PHILLIPS
Existing Zoning	R1- Single Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.28
Building Size (SF)	
Notes	Owner Occ



Address	1907 SNELLING AVE N
Parcel ID	162923410003
Property Owner	MICHELLE H CONE
Existing Zoning	R1- Single Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.31
Building Size (SF)	
Notes	Owner Occ



Address	1905 SNELLING AVE N
Parcel ID	162923410004
Property Owner	BENJAMIN D HOPPE
Existing Zoning	R1- Single Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.47
Building Size (SF)	
Notes	Rental



Address	1893 SNELLING AVE N
Parcel ID	162923410029
Property Owner	JAMES S BALLENTINE
Existing Zoning	R1- Single Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.47
Building Size (SF)	
Notes	Owner Occ



Address	1889 SNELLING AVE N
Parcel ID	162923410007
Property Owner	SCOTT G WILSON
Existing Zoning	R1- Single Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.31
Building Size (SF)	
Notes	Owner Occ



Address	1885 SNELLING AVE N
Parcel ID	162923410008
Property Owner	MARLENE E VERNON
Existing Zoning	R1- Single Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.31
Building Size (SF)	
Notes	Owner Occ



Address	1875 SNELLING AVE N
Parcel ID	162923410009
Property Owner	QUENTIN NGUYEN
Existing Zoning	R1- Single Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.63
Building Size (SF)	
Notes	Owner Occ



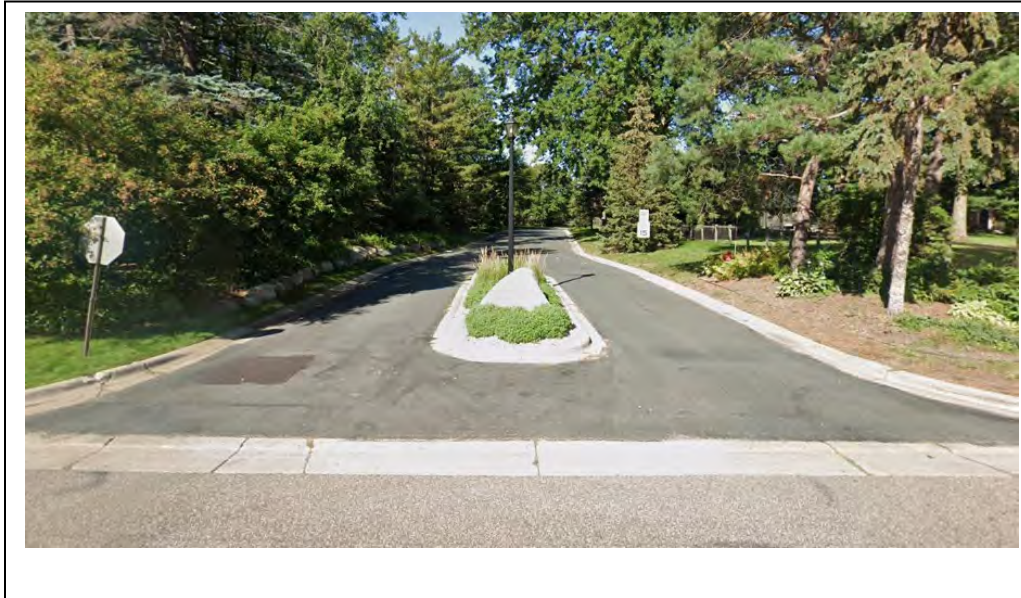
Address	1865 SNELLING AVE N
Parcel ID	162923410010
Property Owner	PAMELA M HARRIS
Existing Zoning	R1- Single Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.63
Building Size (SF)	
Notes	Owner Occ



Address	1859 SNELLING AVE N
Parcel ID	162923410040
Property Owner	MICHAEL DOWNES
Existing Zoning	R1- Single Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	1.09
Building Size (SF)	
Notes	Owner Occ



Address	0 SNELLING AVE N
Parcel ID	162923410054
Property Owner	QUESTWOOD TOWNHOME
Existing Zoning	PUD – Planned Unit Development
Existing Use	TOWNHOME - NON-TAX OUTLOT
Lot Size (acres)	1.86
Building Size (SF)	
Notes	Street



Address	1603 GARDEN AVE
Parcel ID	162923410020
Property Owner	LOUISA H HOLLINSHEAD
Existing Zoning	R1- Single Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.28
Building Size (SF)	
Notes	Owner Occ



Address	1597 GARDEN AVE
Parcel ID	162923410021
Property Owner	HOWARD B FRENCH
Existing Zoning	R1- Single Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.27
Building Size (SF)	
Notes	Owner Occ



Address	1591 GARDEN AVE
Parcel ID	162923410022
Property Owner	MARK JUSTIN NELSON
Existing Zoning	R1- Single Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.23
Building Size (SF)	
Notes	Owner Occ



Address	1592 MAPLE KNOLL DR
Parcel ID	162923440001
Property Owner	MARY ANDERS MORRIS
Existing Zoning	R1- Single Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.31
Building Size (SF)	
Notes	Owner Occ



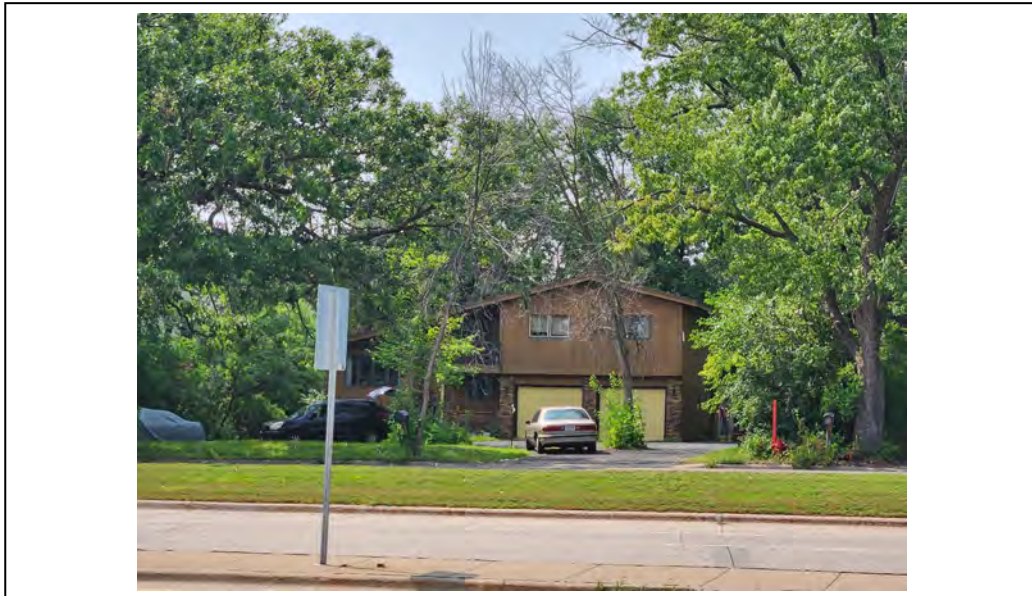
Address	1604 MAPLE KNOLL DR
Parcel ID	162923440002
Property Owner	MARTIN J MCLEAN
Existing Zoning	R1- Single Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.32
Building Size (SF)	
Notes	Owner Occ



Address	1775 SNELLING AVE N
Parcel ID	162923440059
Property Owner	FRANCIS W CROWLEY
Existing Zoning	R1- Single Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.50
Building Size (SF)	
Notes	Rental



Address	1769 SNELLING AVE N
Parcel ID	162923440060
Property Owner	FRANCIS W CROWLEY
Existing Zoning	R1- Single Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.50
Building Size (SF)	
Notes	Owner Occ



Address	1757 SNELLING AVE N
Parcel ID	162923440061
Property Owner	MARC M HERREGRAVEN
Existing Zoning	R1- Single Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.50
Building Size (SF)	
Notes	Owner Occ



Address	1747 SNELLING AVE N
Parcel ID	162923440062
Property Owner	KENT T CROWLEY
Existing Zoning	R1- Single Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.50
Building Size (SF)	
Notes	Owner Occ



Address	1735 SNELLING AVE N
Parcel ID	162923440063
Property Owner	FRANCIS W CROWLEY
Existing Zoning	R1- Single Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.50
Building Size (SF)	
Notes	Rental



Address	1729 SNELLING AVE N
Parcel ID	162923440064
Property Owner	FRANCIS CROWLEY
Existing Zoning	R1- Single Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.50
Building Size (SF)	
Notes	Rental



Address	1583 HOLLYWOOD CT
Parcel ID	212923110004
Property Owner	THERESA LYNN ZBOROWSKY
Existing Zoning	R1- Single Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.22
Building Size (SF)	
Notes	Owner Occ



Address	1582 HOLLYWOOD CT
Parcel ID	212923110021
Property Owner	DAVID HANFT
Existing Zoning	R1- Single Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.28
Building Size (SF)	
Notes	Rental



Address	1570 SNELLING AVE N
Parcel ID	222923220098
Property Owner	BRANDEN M ASPLUND
Existing Zoning	R1- Single Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.22
Building Size (SF)	
Notes	Owner Occ



Address	1576 SNELLING AVE N
Parcel ID	222923220097
Property Owner	SCOTT D JOHNSON
Existing Zoning	R1- Single Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.33
Building Size (SF)	
Notes	Owner Occ



Address	1582 SNELLING AVE N
Parcel ID	222923220096
Property Owner	TREVOR THRONTVEIT
Existing Zoning	R1- Single Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.15
Building Size (SF)	
Notes	Owner Occ



Address	1555 IOWA AVE W
Parcel ID	222923220095
Property Owner	CITY OF FALCON HEIGHTS
Existing Zoning	P1 - Public Land
Existing Use	EXEMPT PROP. OWNED BY MUNICIPALS
Lot Size (acres)	0.78
Building Size (SF)	
Notes	Park Space



Address	1561 IDAHO AVE W
Parcel ID	222923220056
Property Owner	MIDTOWN 2500 LLC
Existing Zoning	R4- Medium Density Multiple Family and Townhouses
Existing Use	APARTMENTS 7-19 RENTAL UNITS
Lot Size (acres)	0.21
Building Size (SF)	
Notes	



Address	1634 SNELLING AVE N
Parcel ID	222923220057
Property Owner	MIDTOWN 2500 LLC
Existing Zoning	R4- Medium Density Multiple Family and Townhouses
Existing Use	APARTMENTS 7-19 RENTAL UNITS
Lot Size (acres)	0.30
Building Size (SF)	
Notes	



Address	1642 SNELLING AVE N
Parcel ID	222923220058
Property Owner	MIDTOWN 2500 LLC
Existing Zoning	R4- Medium Density Multiple Family and Townhouses
Existing Use	APARTMENTS 7-19 RENTAL UNITS
Lot Size (acres)	0.37
Building Size (SF)	
Notes	



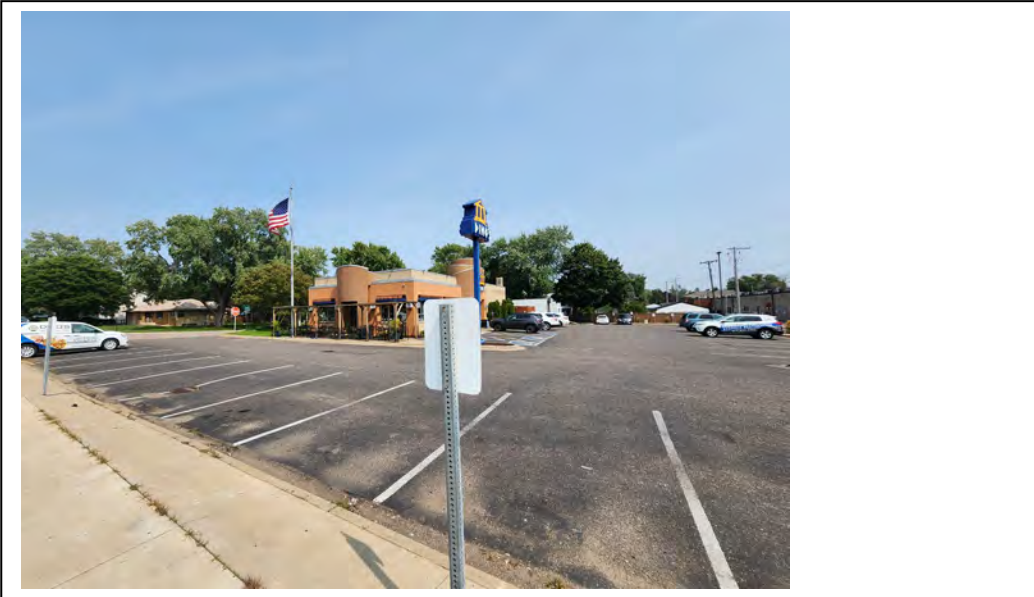
Address	0 SNELLING AVE N
Parcel ID	152923330140
Property Owner	FALCON CROSSING LLC
Existing Zoning	B3- Snelling/Larpenteur Business District
Existing Use	COMMERCIAL VACANT LAND
Lot Size (acres)	0.26
Building Size (SF)	
Notes	Open Space Behind Dinos



Address	1700 SNELLING AVE N
Parcel ID	152923330139
Property Owner	ADAMIDIS PROPERTIES LLC
Existing Zoning	B3- Snelling/Larpenteur Business District
Existing Use	COMMERCIAL VACANT LAND
Lot Size (acres)	0.33
Building Size (SF)	
Notes	Parking Lot



Address	0 SNELLING AVE N
Parcel ID	152923330105
Property Owner	ADAMIDIS PROPERTIES LLC
Existing Zoning	B3- Snelling/Larpenteur Business District
Existing Use	DRIVE-IN REST/FOOD SRV FACILITY
Lot Size (acres)	0.21
Building Size (SF)	
Notes	Dinos Gyros



Address	1720 SNELLING AVE N
Parcel ID	152923330099
Property Owner	KATHLEEN S CLEMONS
Existing Zoning	R1- Single Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.21
Building Size (SF)	
Notes	Owner Occ



Address	1730 SNELLING AVE N
Parcel ID	152923330100
Property Owner	ANTOINE Q TRAN
Existing Zoning	R1- Single Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.21
Building Size (SF)	
Notes	Owner Occ



Address	1746 SNELLING AVE N
Parcel ID	152923330101
Property Owner	ASI RAMSEY COUNTY INC
Existing Zoning	R1- Single Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.21
Building Size (SF)	
Notes	Rental



Address	1760 SNELLING AVE N
Parcel ID	152923330102
Property Owner	DANIEL PEPIN
Existing Zoning	R1- Single Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.21
Building Size (SF)	
Notes	Owner Occ



Address	1770 SNELLING AVE N
Parcel ID	152923330103
Property Owner	GREGORY M SHEPARD
Existing Zoning	R1- Single Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.21
Building Size (SF)	
Notes	Owner Occ



Address	1780 SNELLING AVE N
Parcel ID	152923330104
Property Owner	WALTER SKIDMORE
Existing Zoning	R1- Single Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.21
Building Size (SF)	
Notes	Owner Occ



Address	1789 ASBURY ST
Parcel ID	152923330091
Property Owner	SEAN MORIARTY
Existing Zoning	R1- Single Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.23
Building Size (SF)	
Notes	Owner Occ



Address	1800 SNELLING AVE N
Parcel ID	152923330090
Property Owner	CORALIE A WILSON TR
Existing Zoning	R1- Single Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.21
Building Size (SF)	
Notes	Owner Occ



Address	1810 SNELLING AVE N
Parcel ID	152923320054
Property Owner	DEREK M DEROSIER
Existing Zoning	R1- Single Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.22
Building Size (SF)	
Notes	Owner Occ



Address	1826 SNELLING AVE N
Parcel ID	152923320055
Property Owner	AMANDA MONTANG
Existing Zoning	R1- Single Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.22
Building Size (SF)	
Notes	Owner Occ



Address	1840 SNELLING AVE N
Parcel ID	152923320056
Property Owner	ALEMAYEHU B ABATE
Existing Zoning	R1- Single Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.22
Building Size (SF)	
Notes	Owner Occ



Address	1850 SNELLING AVE N
Parcel ID	152923320057
Property Owner	BEULAH J WEBSTER
Existing Zoning	R1- Single Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.22
Building Size (SF)	
Notes	Owner Occ



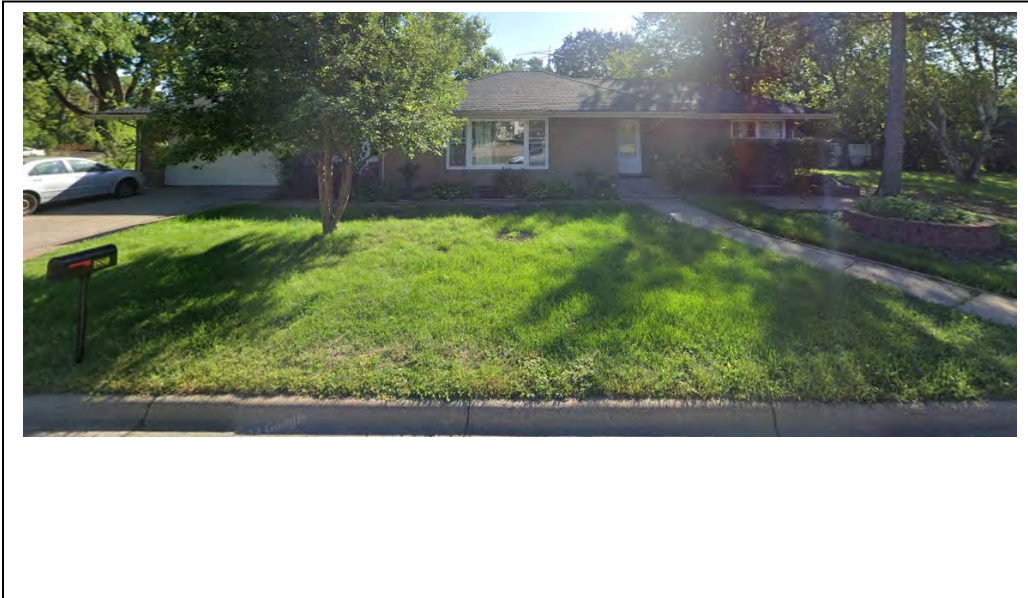
Address	1860 SNELLING AVE N
Parcel ID	152923320058
Property Owner	JOEL STEGMAN
Existing Zoning	R1- Single Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.22
Building Size (SF)	
Notes	Owner Occ



Address	152923320044
Parcel ID	1870 SNELLING AVE N
Property Owner	VINAY MARUTI NAIK
Existing Zoning	R1- Single Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.27
Building Size (SF)	
Notes	Owner Occ



Address	1880 SNELLING AVE N
Parcel ID	152923320045
Property Owner	KIMOANH THI NGUYEN
Existing Zoning	R1- Single Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.27
Building Size (SF)	
Notes	Owner Occ



Address	1900 SNELLING AVE N
Parcel ID	152923320046
Property Owner	PROVIDENT INVESTMENTS LLC
Existing Zoning	R1- Single Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.53
Building Size (SF)	
Notes	Rental



Address	1910 SNELLING AVE N
Parcel ID	152923320047
Property Owner	PATRICIA E HANSEN TR
Existing Zoning	R1- Single Family
Existing Use	SINGLE FAMILY DWELLING, PLATTED LOT
Lot Size (acres)	0.27
Building Size (SF)	
Notes	Owner Occ



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Meeting Date	November 6, 2024
Agenda Item	C4
Attachment	Multifamily Building List
Submitted By	Elke Johnson, Administrative & Communications Coordinator

Item	Apartment Outreach
Description	<p>The Community Engagement Commission (CEC) has identified the need for community outreach, specifically to apartment residents of multifamily apartment buildings in Falcon Heights, to cultivate a sense of belonging.</p> <p>The CEC has started discussions around an apartment outreach plan and timeline. For apartment buildings with existing events, the CEC intends to integrate outreach efforts and resource-sharing into those events. In buildings without scheduled events or event spaces, they plan to host small-scale block parties to encourage community connection. All of this will be done with prior approval from managers/owners.</p> <p>The CEC is requesting one or two council members to attend each of these events. They aim to host one event per month, subject to availability. The next step involves reaching out to property managers and owners using an existing contact list from the city’s licensing records.</p>
Budget Impact	N/A
Attachment(s)	Multifamily Building List
Action(s) Requested	The CEC requests attendance from one or two council member(s) to attend community outreach events at apartments.

Falcon Heights Rental Property Address	Number of Units	Owner's Name	Manager
1510 Larpenteur Ave	10	Donald Sobania Minn Trust	Donald Sobania
1530 Larpenteur Ave. W. (Falcon Heights Town Square Apartments)	56	CAPREIT Residential Management LLC	Toshia Fraker
1550 Larpenteur Ave W (Falcon Heights Town Square Apartments)	117	CAPREIT Residential Management LLC	Toshia Fraker
1707 Lindig St	12	Skigh Development, LLC	Arnold Kubei
1830 Larpenteur Ave	22	Mark Burns (Sagstetter Properties)	Mark Burns (Sagstetter Properties)
1855 Larpenteur	17	Family Empire Holdings, Kleinman Realty (Larpenteur Crossing)	Kleinman Realty: Mike Kukuska / Julie Robideau
1845 Larpenteur	17	Legacy Apartments LLC	Kleinman Realty: Mike Kukuska / Julie Robideau
1504 Larpenteur Ave	10	Edward Properties	Kleinman Realty: Logan Jacobs / Julie Robideau
1496 Larpenteur Ave	8	Jian An Liu, B & E, LLC	Brandie Howard
1634 Snelling Ave	11	Midtown 2500, LLC (Carousel Flats)	Kleinman Realty: Logan Jacobs / Julie Robideau
1642 Snelling Avenue	11	Midtown 2500, LLC (Carousel Flats)	Kleinman Realty: Logan Jacobs / Julie Robideau
1561 Idaho Ave. N.	11	Midtown 2500, LLC (Carousel Flats)	Kleinman Realty: Logan Jacobs / Julie Robideau
1687, 1697, 1707, and 1717 Fry St	17 each building	1717 Fry Co. Ltd. Partnership (Falcon Arms Apartments)	Kleinman Realty: Mike Kukuska / Julie Robideau
1466 Larpenteur Ave. W.	8	Larpenteur Place Apartments	Arnold Kubei
1472 Larpenteur Ave. W.	10	Larpenteur Place Apartments	Arnold Kubei
1486 Larpenteur Ave. W.	10	Larpenteur Place Apartments	Arnold Kubei
1800 and 1818 W Larpenteur Ave	18 each building	Xerxes Avenue LLC/Chad Randall Johnson (Falcon View Apartments)	Chad Randall Johnson (Falcon View Apartments)
1750 Larpenteur Ave (The Hendrickson)	67	PC Haven Pointe, LLC DBA PC Hendrickson, LLC	Collette Johnson
1490 Larpenteur Ave	5	John Patrick McDonald	John Patrick McDonald
1707 Tatum	11	1707 Tatum LLC (Tom Brama) (Sofia Flats)	Tom Brama
1688 Arona	10	Gary Carlson (Birch Terrace)	Gary Carlson (Birch Terrace)
1511 Larpenteur	10	Gary Carlson (Birch Terrace)	Gary Carlson (Birch Terrace)
1710, 1720, 1730, 1740 Larpenteur Ave	36 each building	Larpenteur Manor, LLC	Adriana Rodriguez
1667 Snelling Ave N (Amber Union)	125 total (40 in West; 85 in East)	Buhl GTA LP DbA Amber Union Apts	Halverson and Blaiser, LTD - Sharleen Wells