

RICE STREET-LARPENTEUR AVENUE GATEWAY VISION PLAN



City of Roseville, Maplewood & Saint Paul

ENGAGEMENT

ENGAGEMENT

- Gateway Planning Committee (GPC)
- Community Advisory Group (CAG)
- Three Pop-Up Meetings
- Three Public Workshops
- Interviews with property owners/developers
- ULI Healthy Corridor Initiative



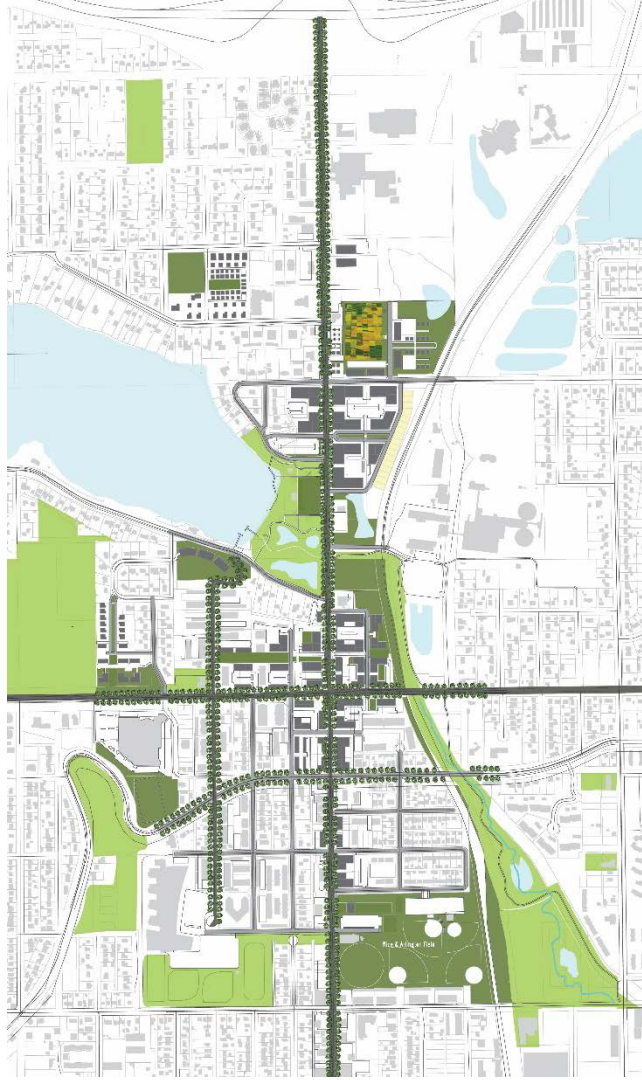
DESIGN CONCEPT

DESIGN CONCEPT

*The intersection of Rice Street and Larpenteur Avenue (the Gateway) is envisioned as **high energy** mixed-use area that serves the neighborhoods and broader community. The Gateway will be linked by a continuous multi-modal transportation network with **improved** streetscape improvements and **access** to natural features/amenities. Design and redevelopment will promote pedestrian **activity**, support business **vitality** and create a greater **sense of place** in a compact, connected walkable built environment.*

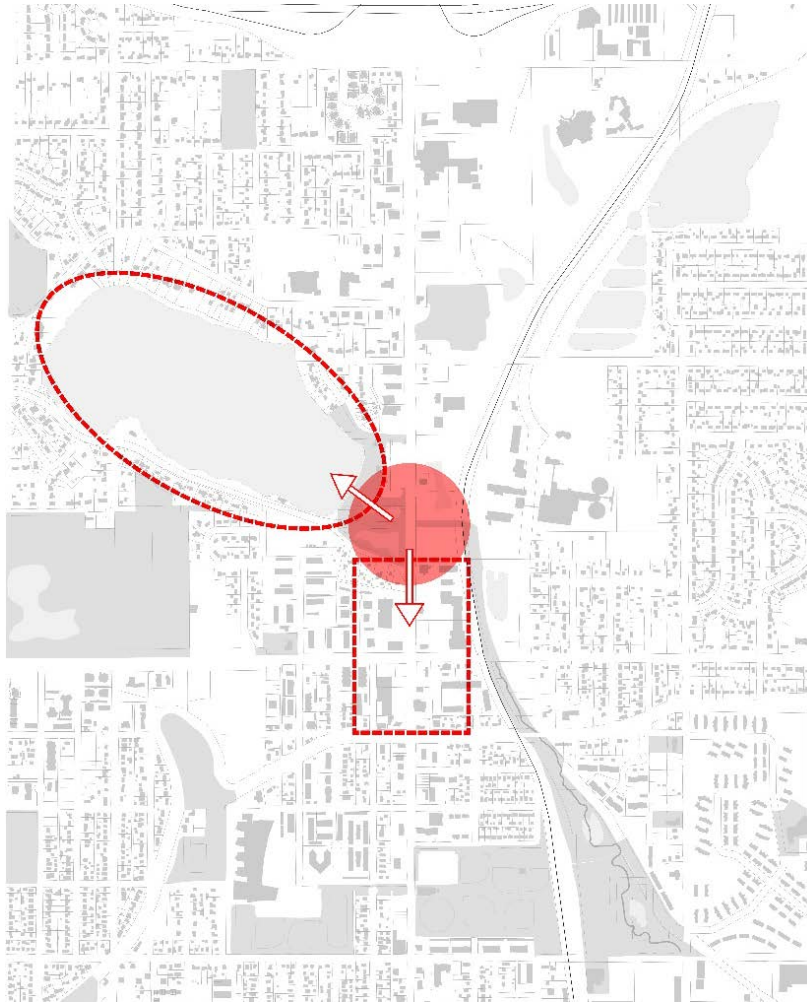
FRAMEWORK VISION PLAN

FRAMEWORK PLAN



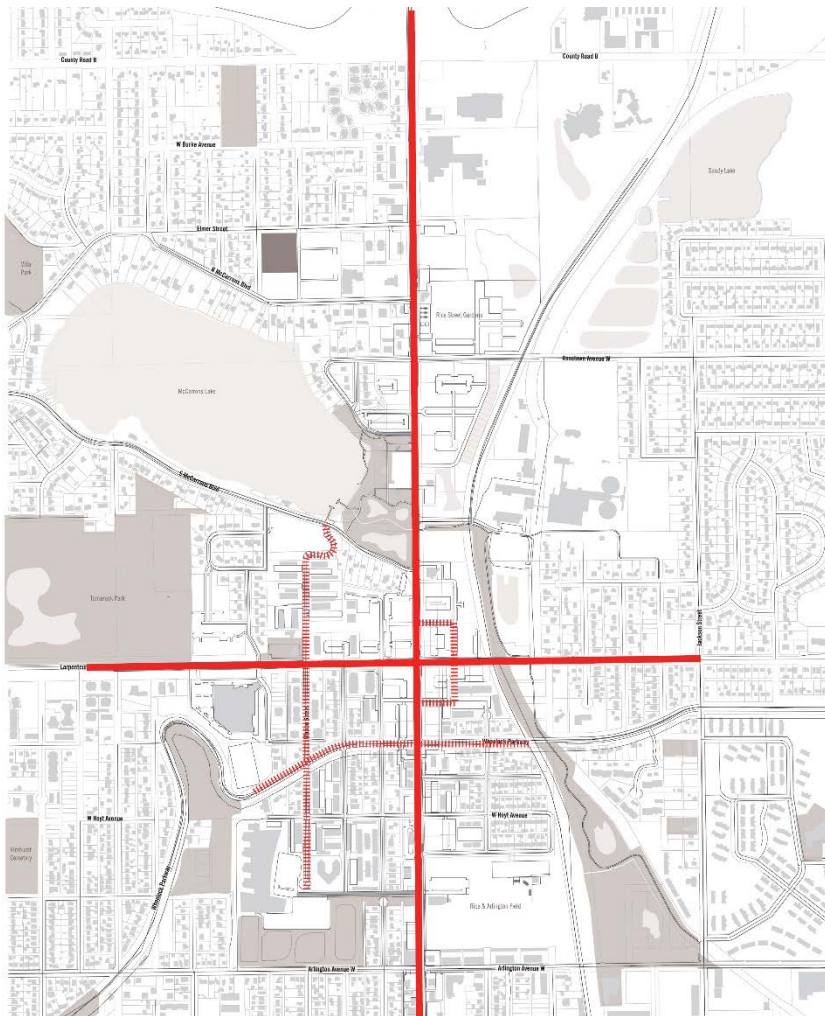
Public Realm + Open Space
Redevelopment + Reinvestment
Movement + Access
Character + Built Form

FRAMEWORK PLAN



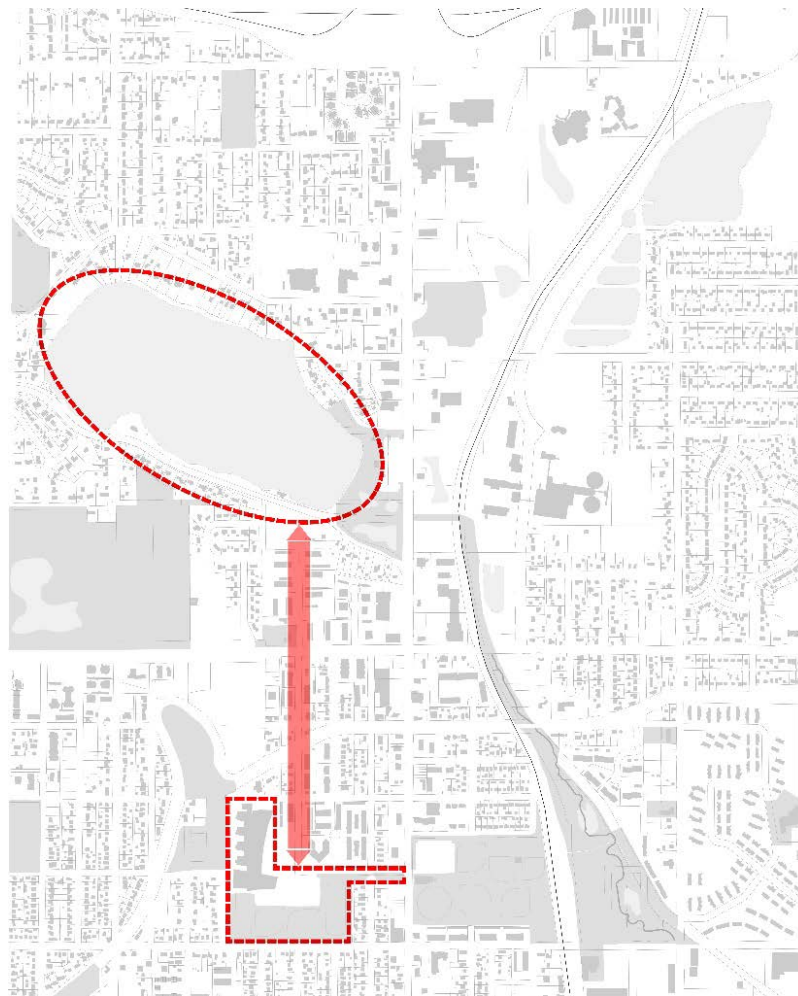
**CONNECT THE GATEWAY AND
THE LAKE** *(FIGURATIVELY AND LITERALLY)*

FRAMEWORK PLAN



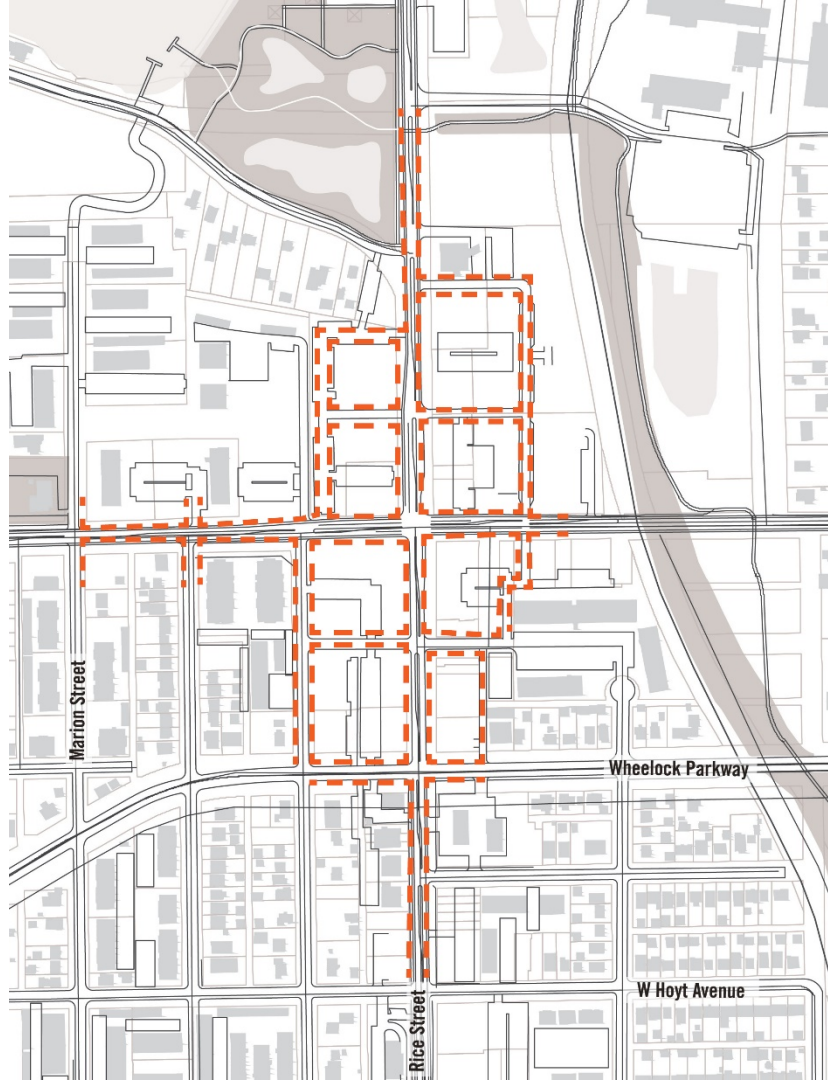
ENHANCE STREETScape AND LIGHTING *(MAINLY RICE & LARPENTEUR)*

FRAMEWORK PLAN



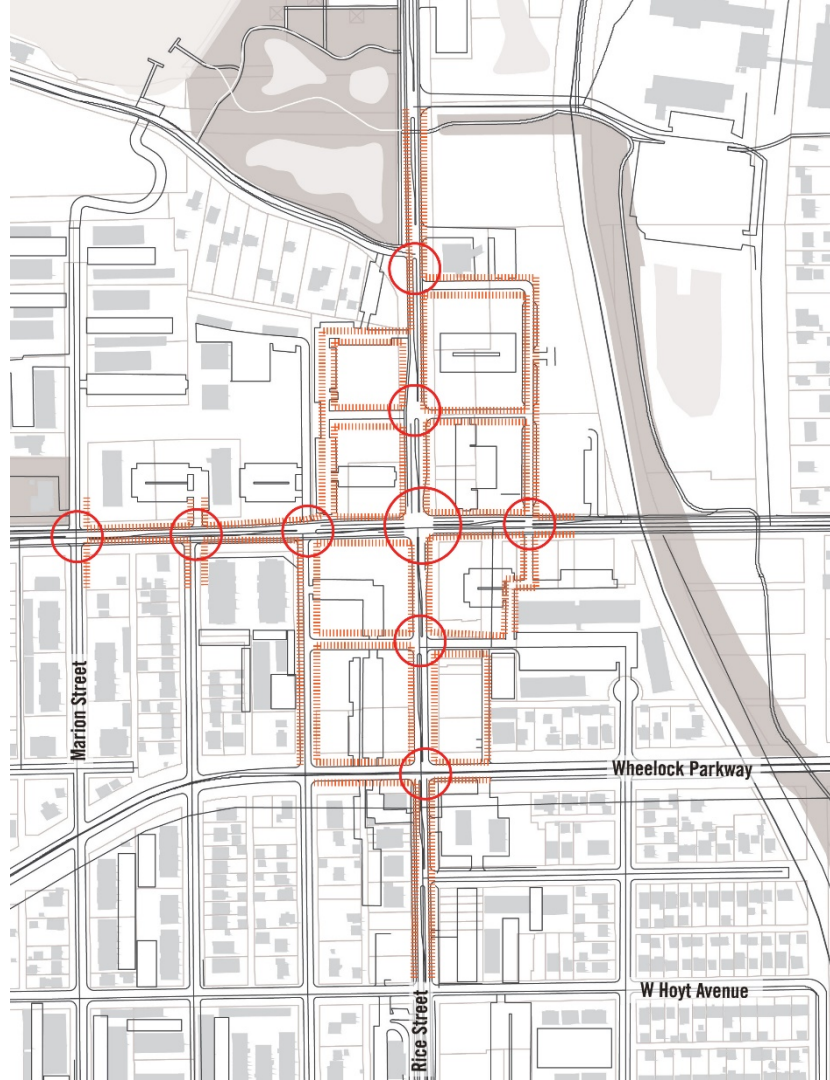
MARION GREENWAY

FRAMEWORK PLAN



TAME THE STREETS *(REDUCE STREET SECTIONS AT THE CENTER)*

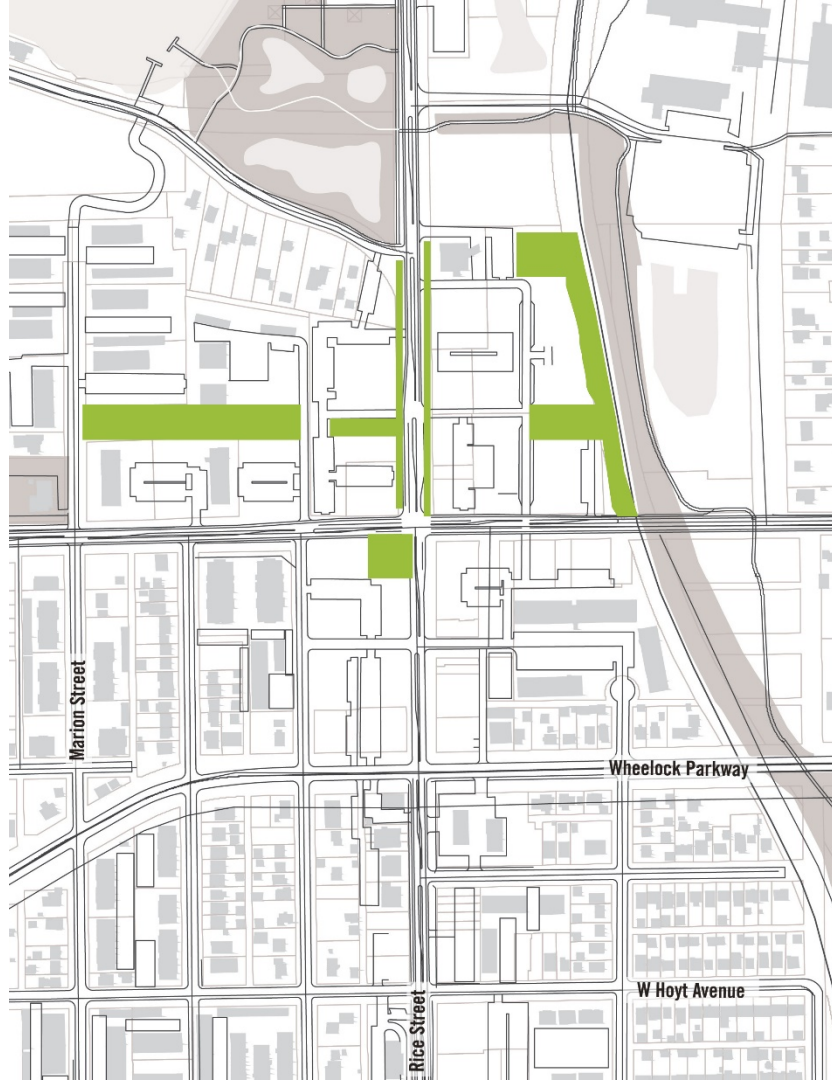
FRAMEWORK PLAN



MAKE IT WALKABLE (*SAFE
CROSSINGS AT REASONABLE INTERVALS*)

FRAMEWORK PLAN

Long term

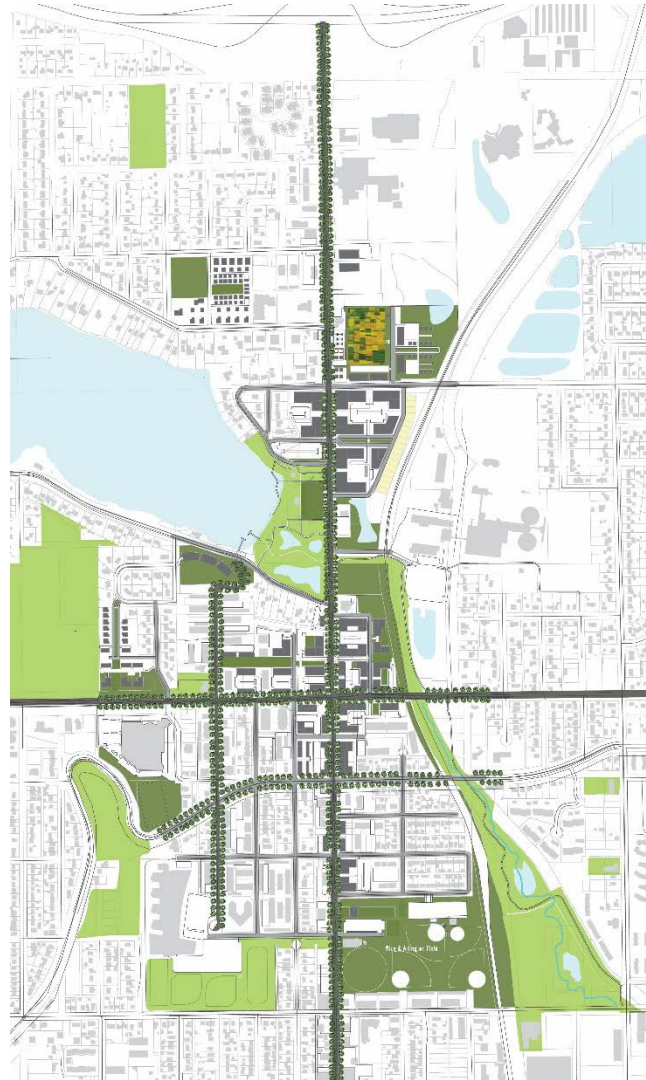


PARK AT THE HEART

(PROMINENT, FORMED PUBLIC OPEN SPACE)

PUBLIC REALM + OPEN SPACE

PUBLIC REALM + OPEN SPACE



LAKE MCCARRONS REGIONAL PARK

Expand beach area and
enhance ADA accessibility

Provide expanded fishing
access and facilities

Relocate parking area to
north. Incorporate green
infrastructure

Provide more picnic shelters
and restrooms

Create multi-use lawn area

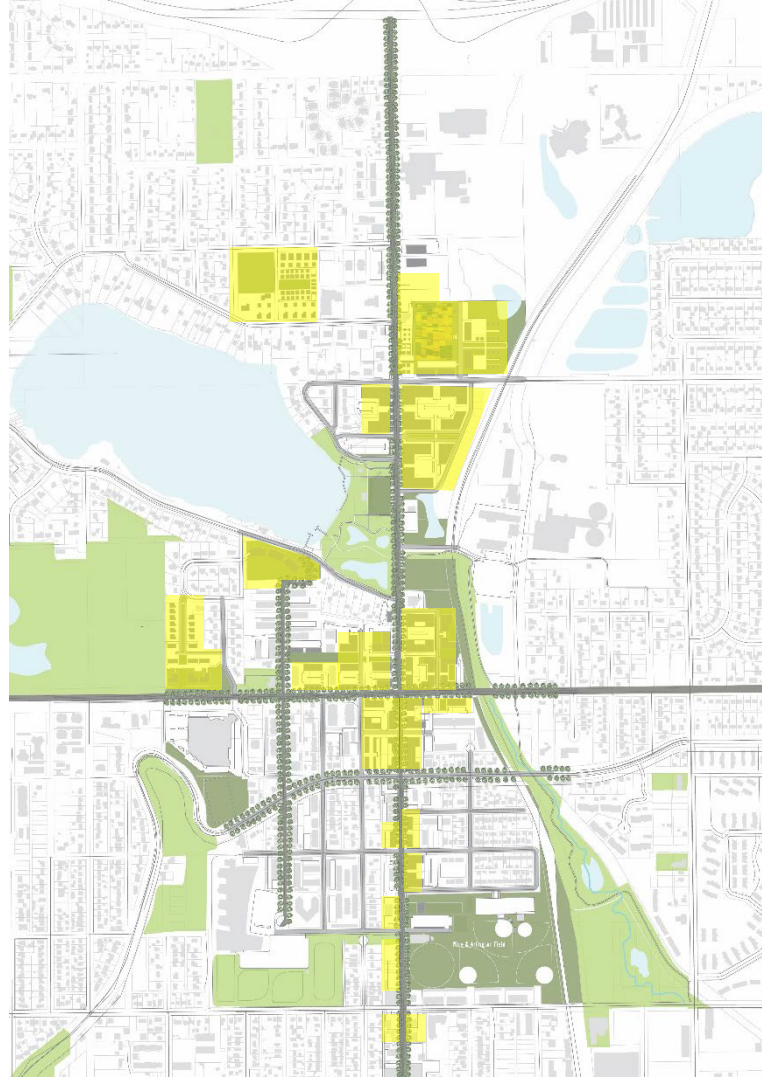
Provide more passive
recreational amenities

Expand trail system

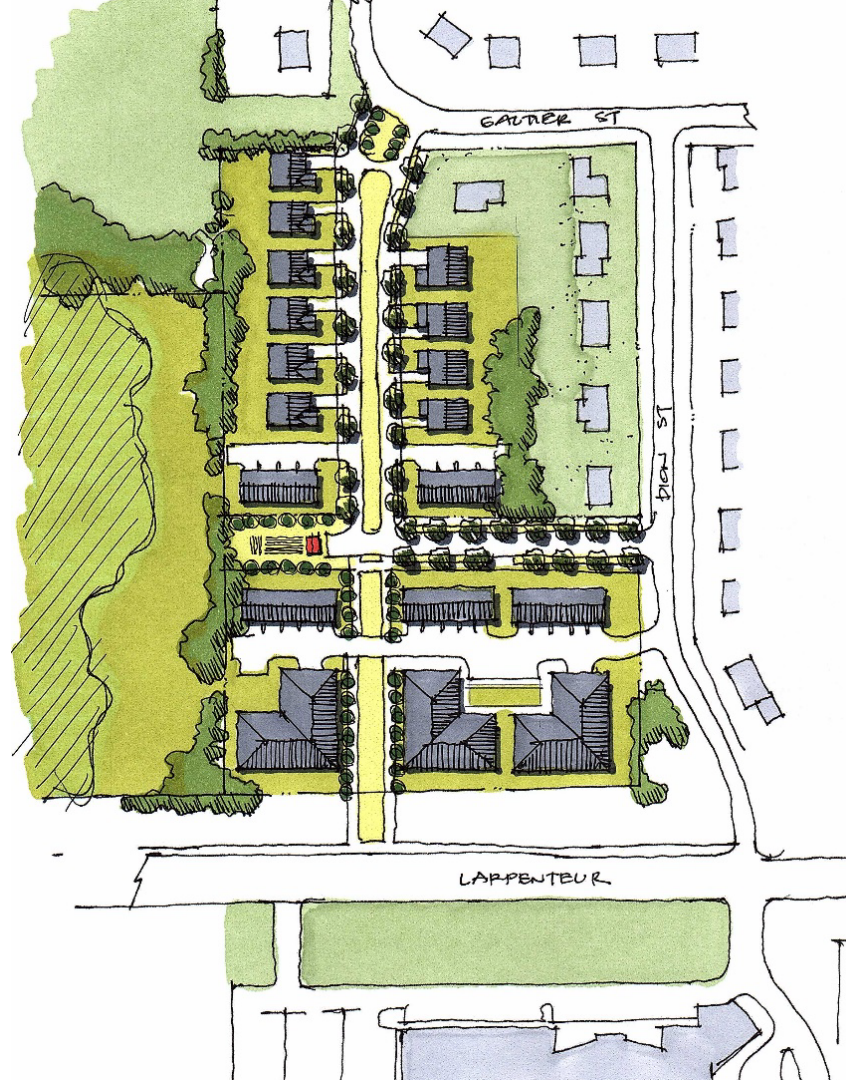
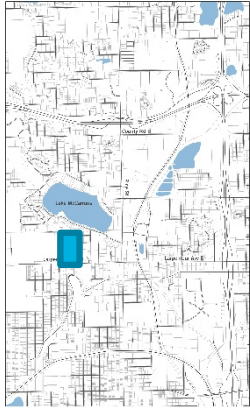
Enhance natural features
and incorporate more
Stormwater management

REDEVELOPMENT + REINVESTMENT

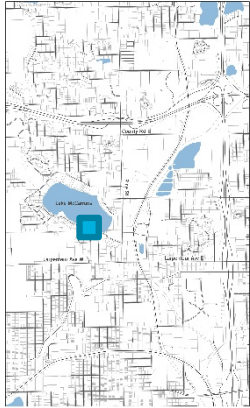
REDEVELOPMENT SITES



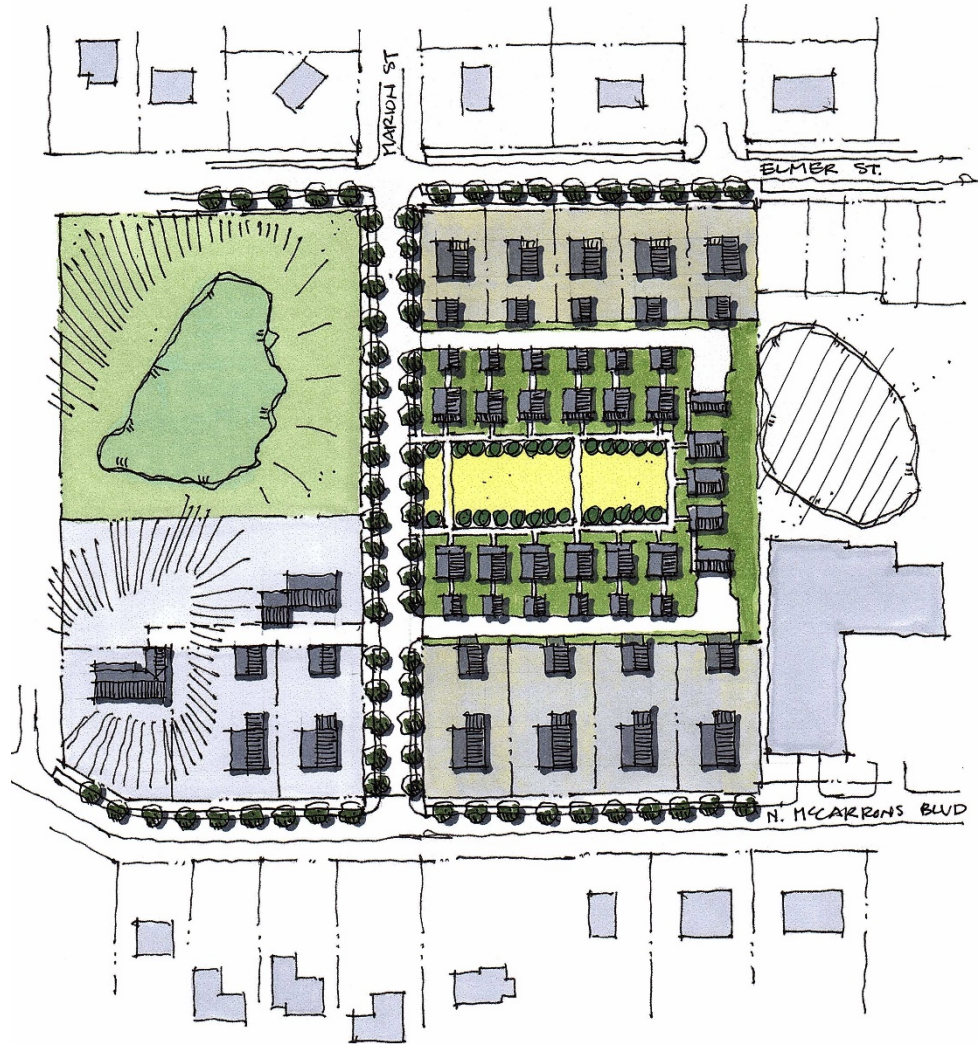
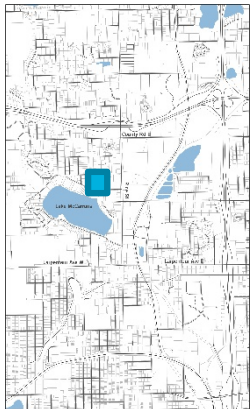
MARGOLIS NURSERY SITE



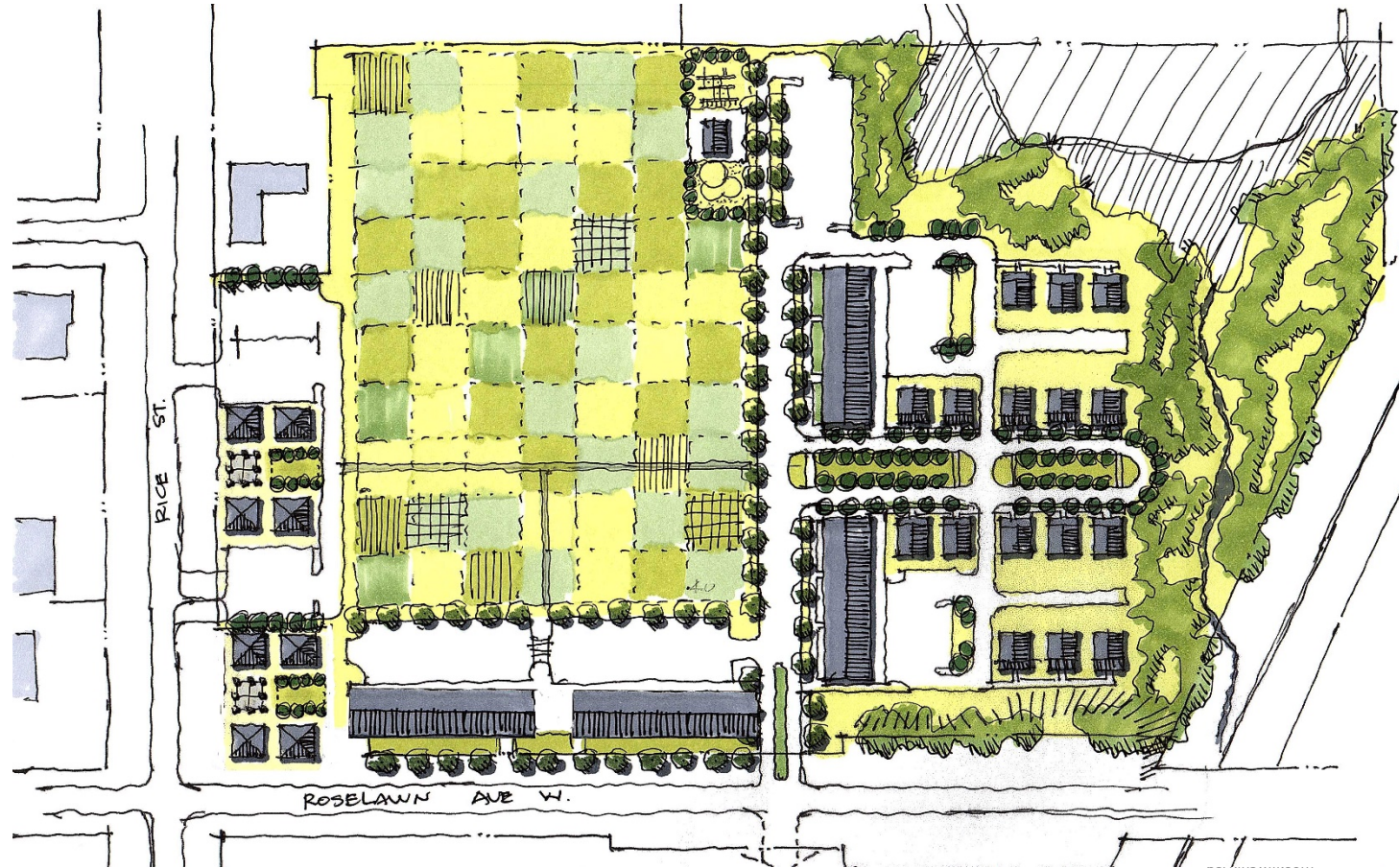
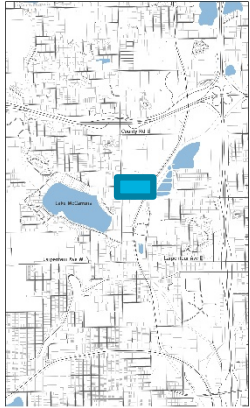
LAKE MCCARRONS SITE



ARMORY SITE



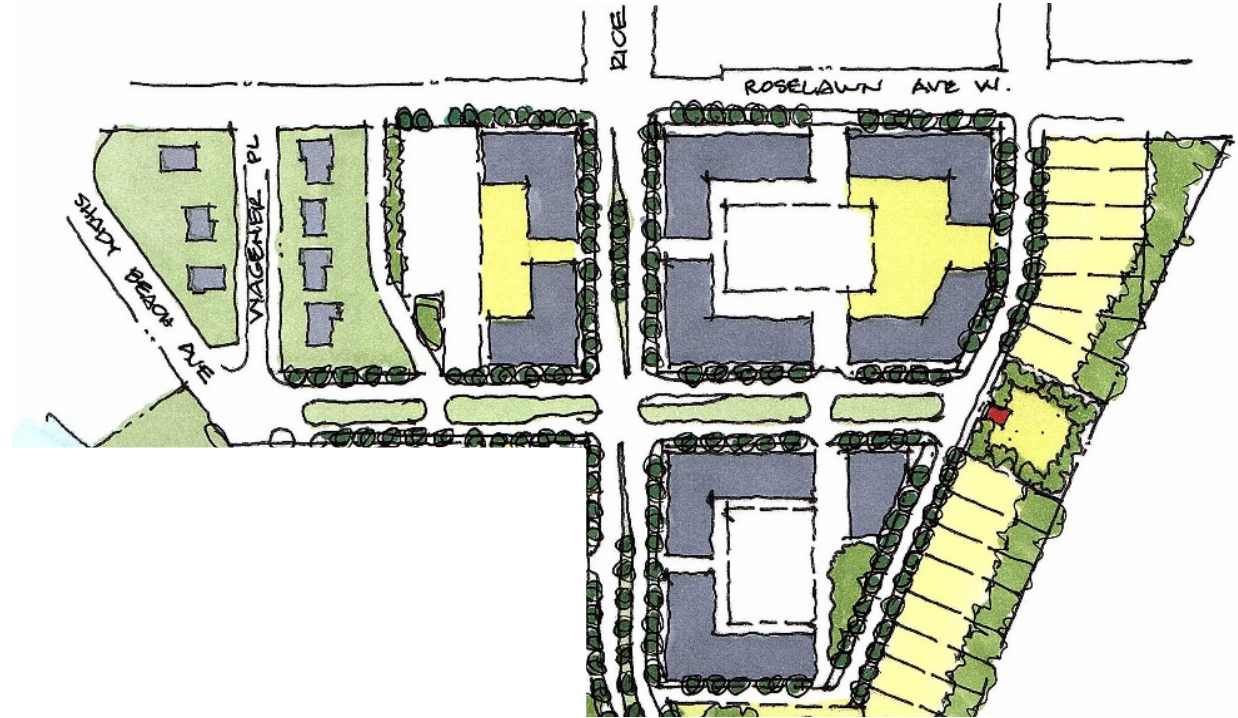
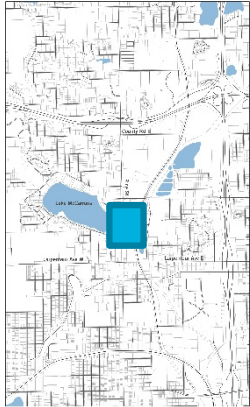
WATERWORKS SITE



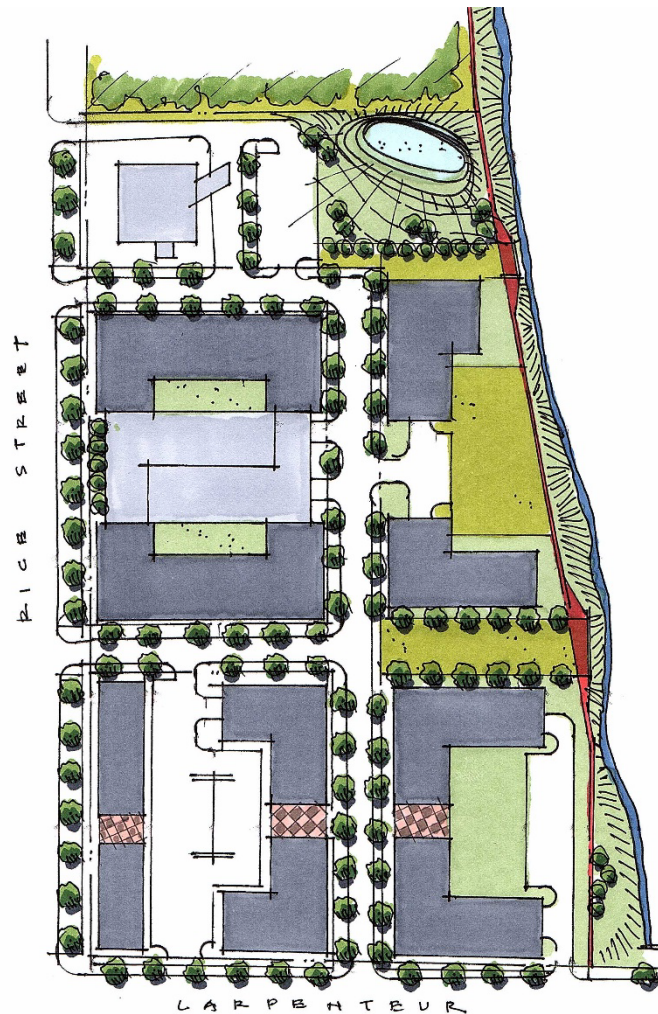
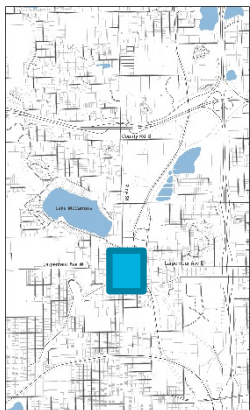
RICE STREET GARDENS SITE—VIEW NE



LAKE MCCARRONS EAST SITE



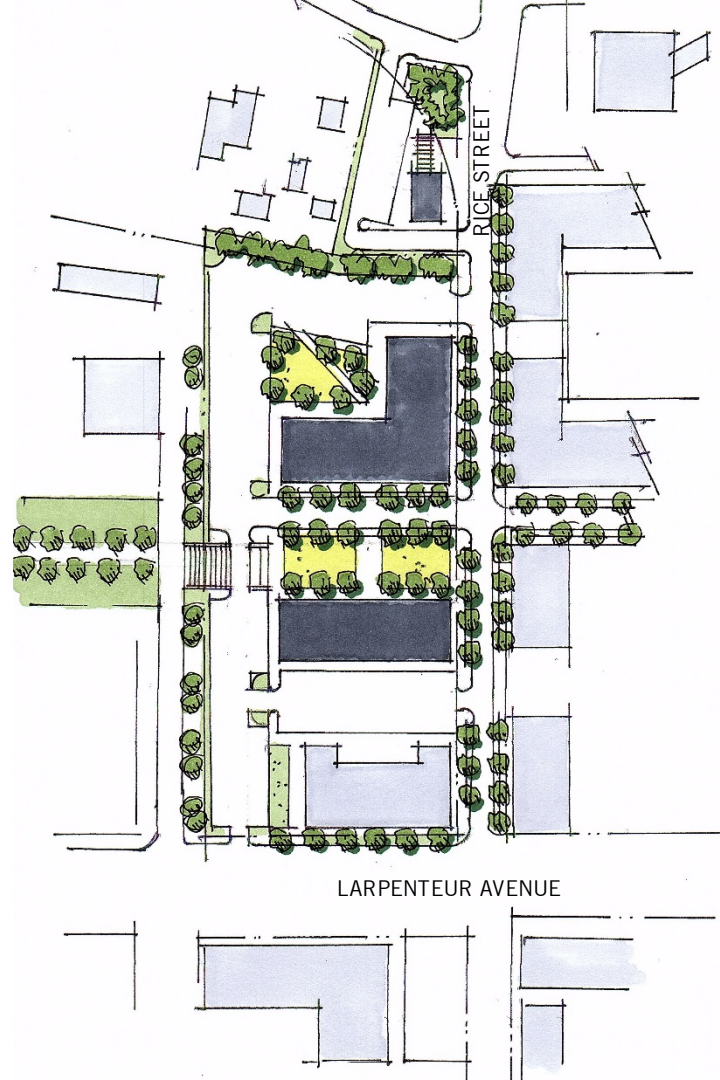
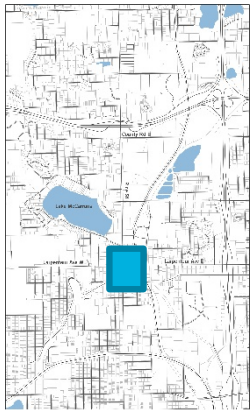
CROWN PLAZA



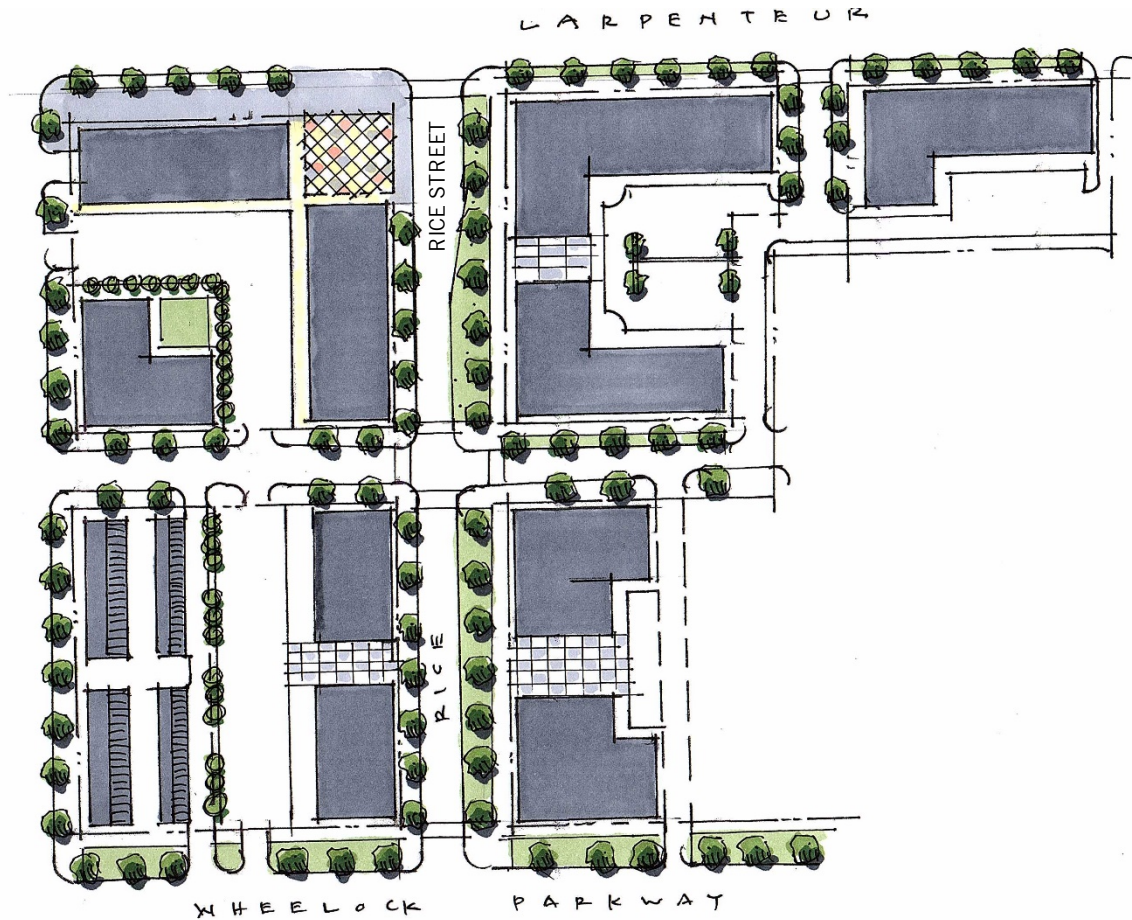
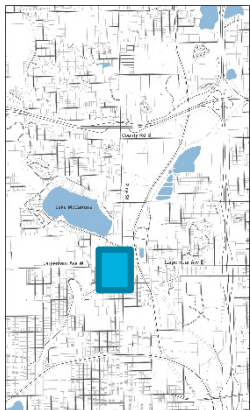
RICE AND LARPENTEUR – VIEW NE



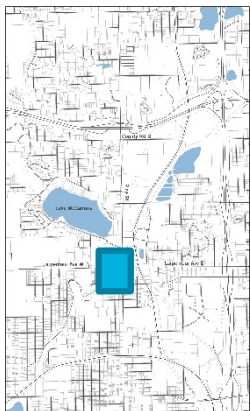
SETZER'S SITE



MY THRIFT STORE SITE (AREA SOUTH OF LARPENTEUR)



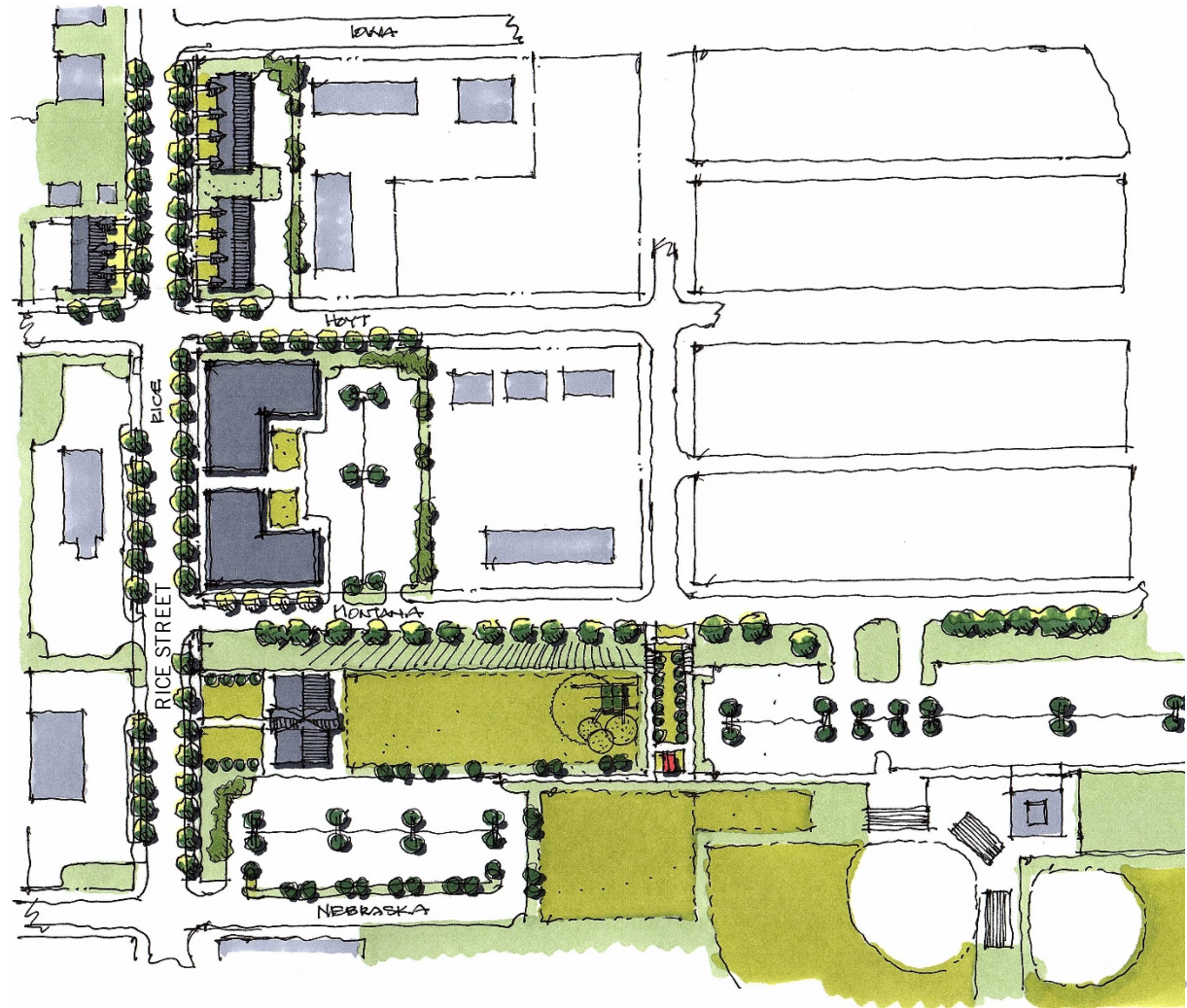
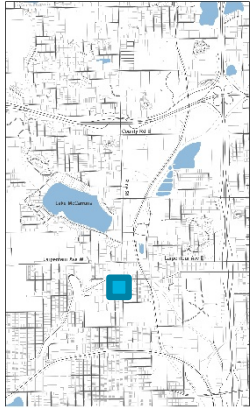
MY THRIFT STORE SITE (AREA SOUTH OF LARPENTEUR)



MY THRIFT STORE SITE- VIEW SW

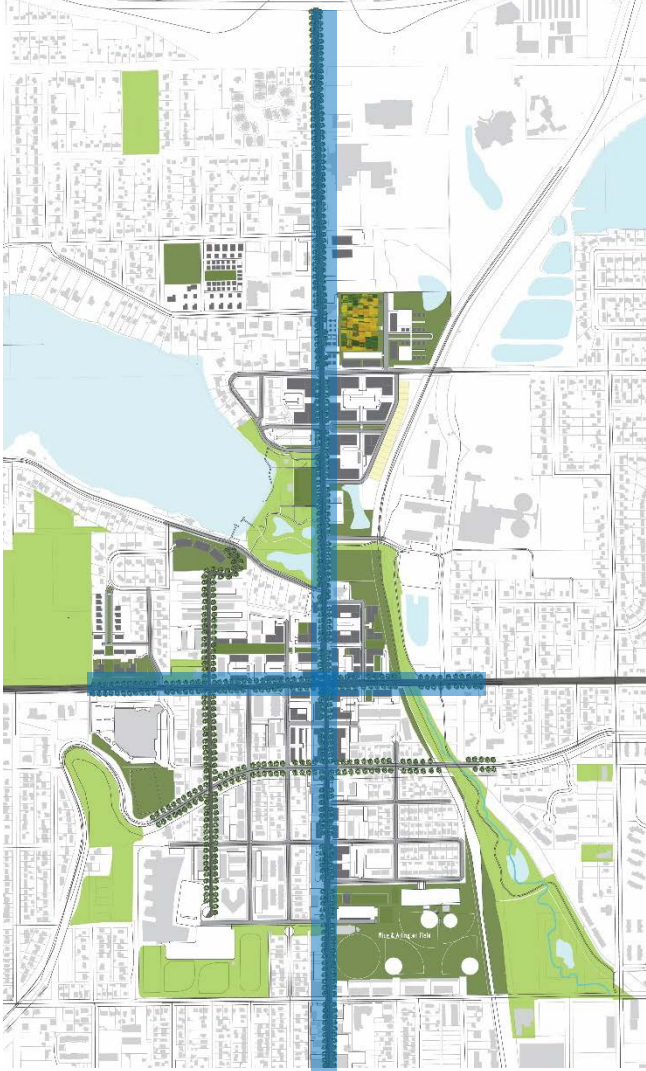


LONGS AUTO PLACE SITE



MOVEMENT + ACCESS

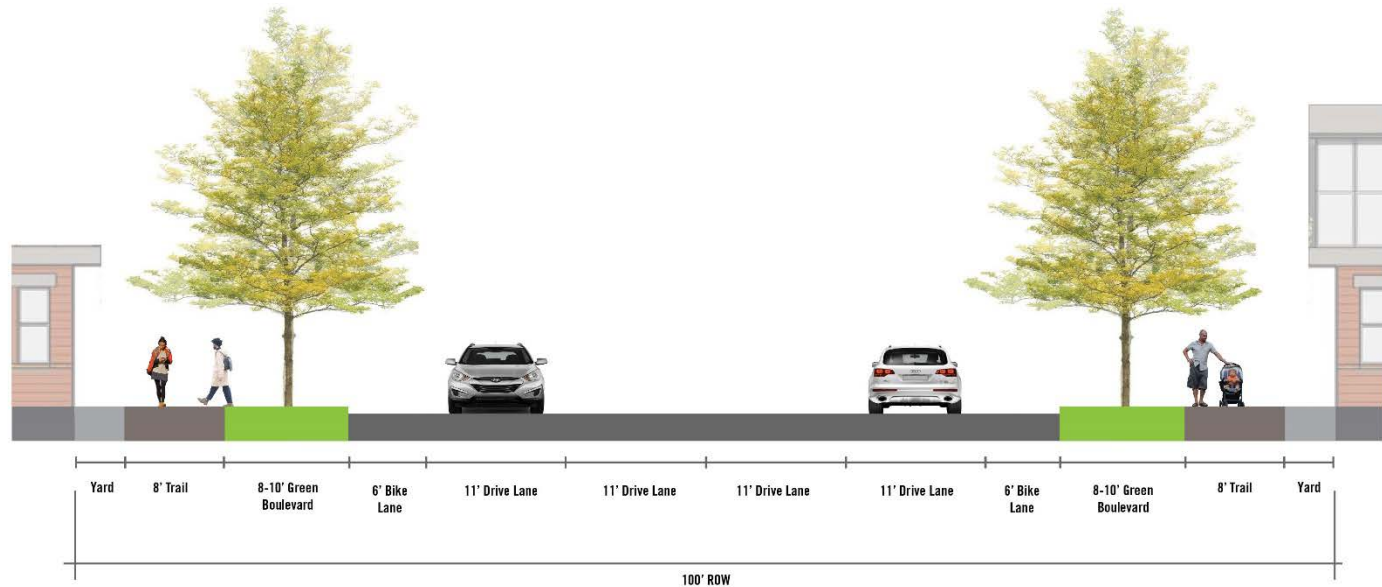
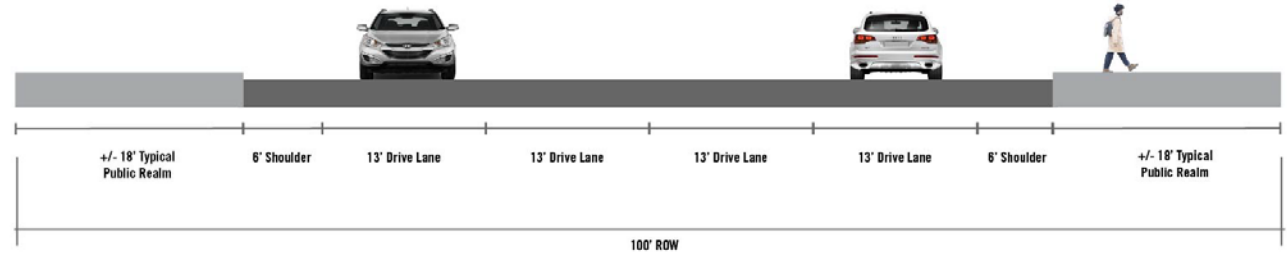
FRAMEWORK PLAN



LARPENTEUR AVENUE

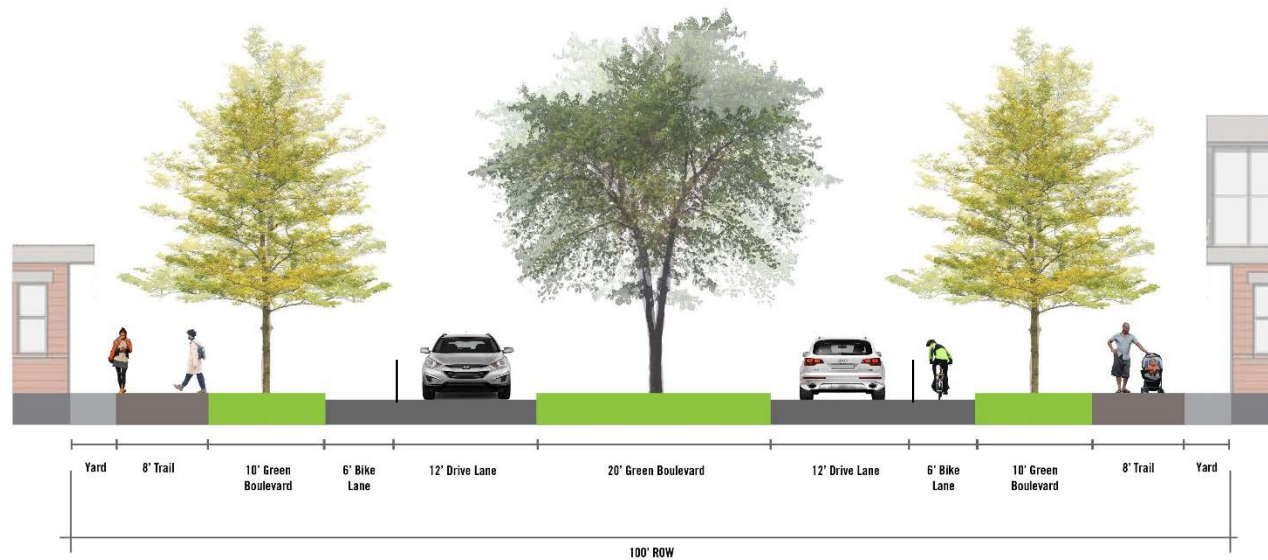
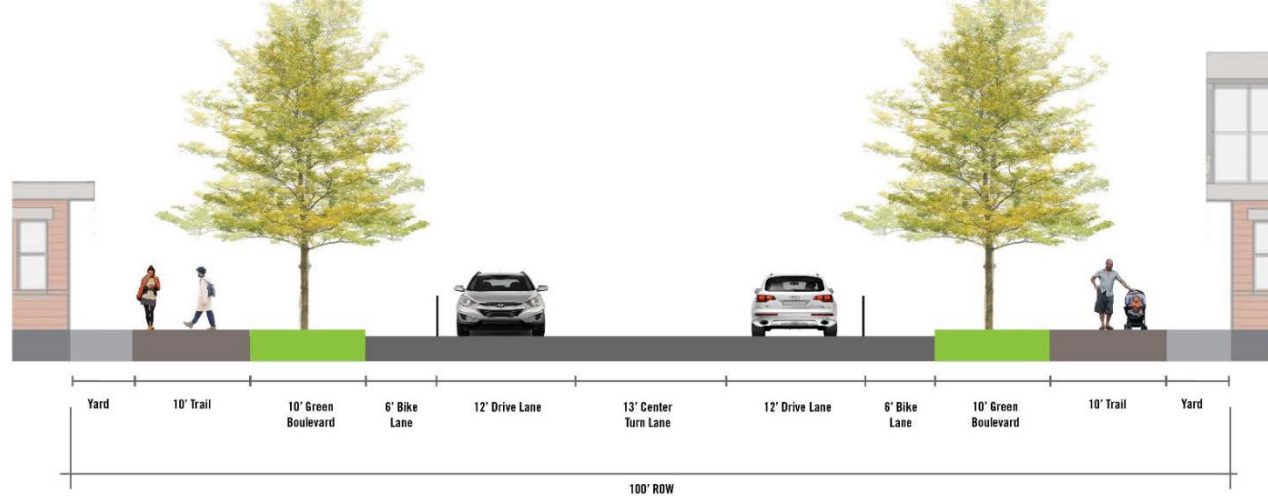
100' ROW west of Rice

Street



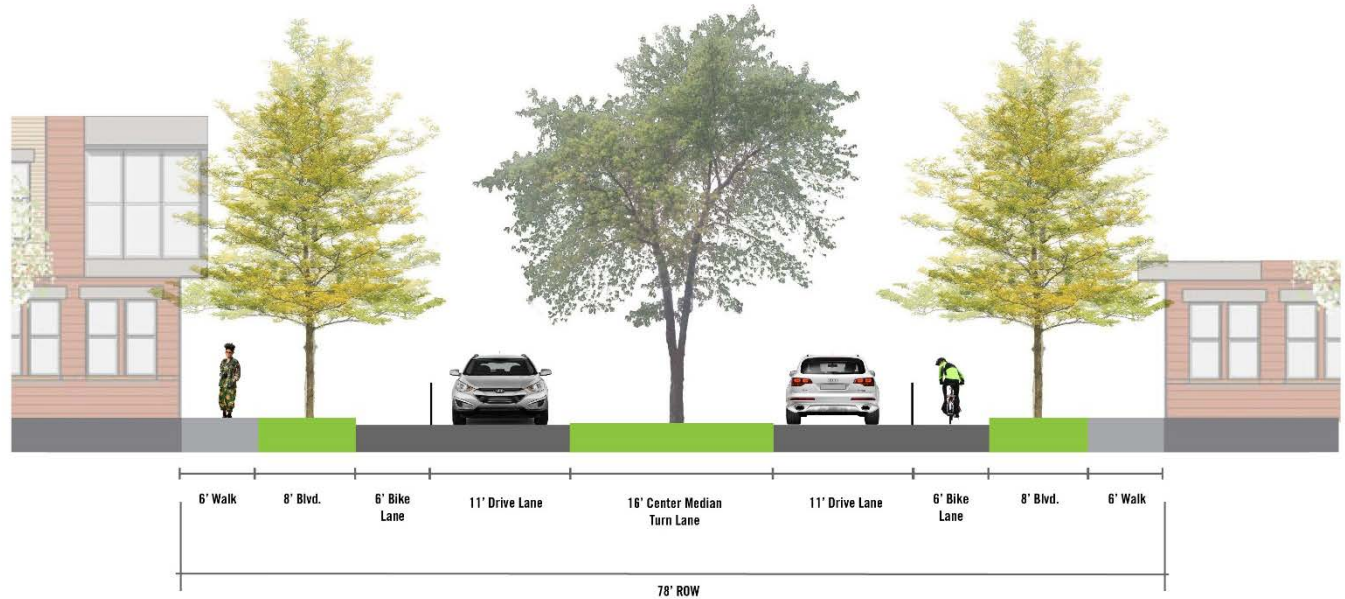
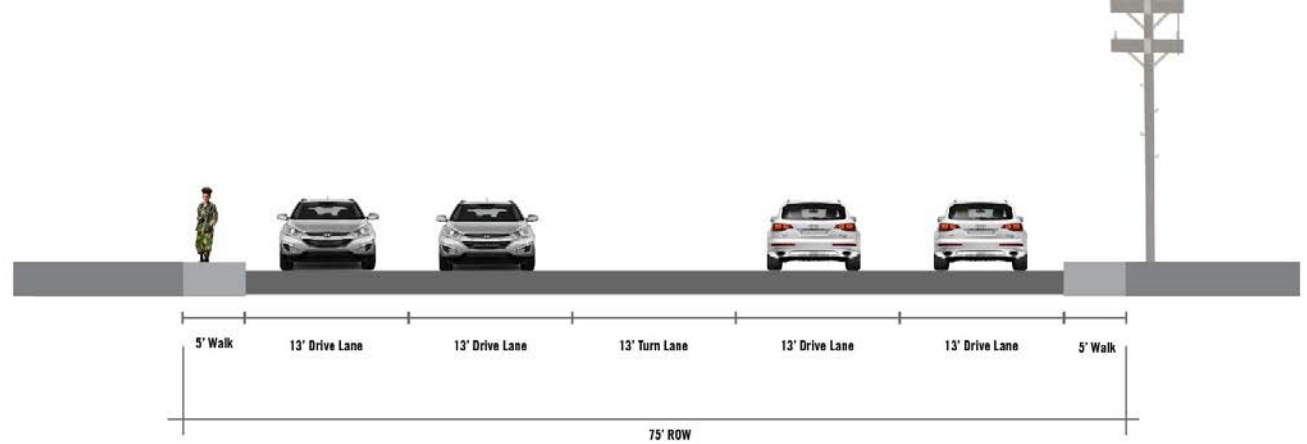
LARPENTEUR AVENUE

100' ROW west of Rice
Street



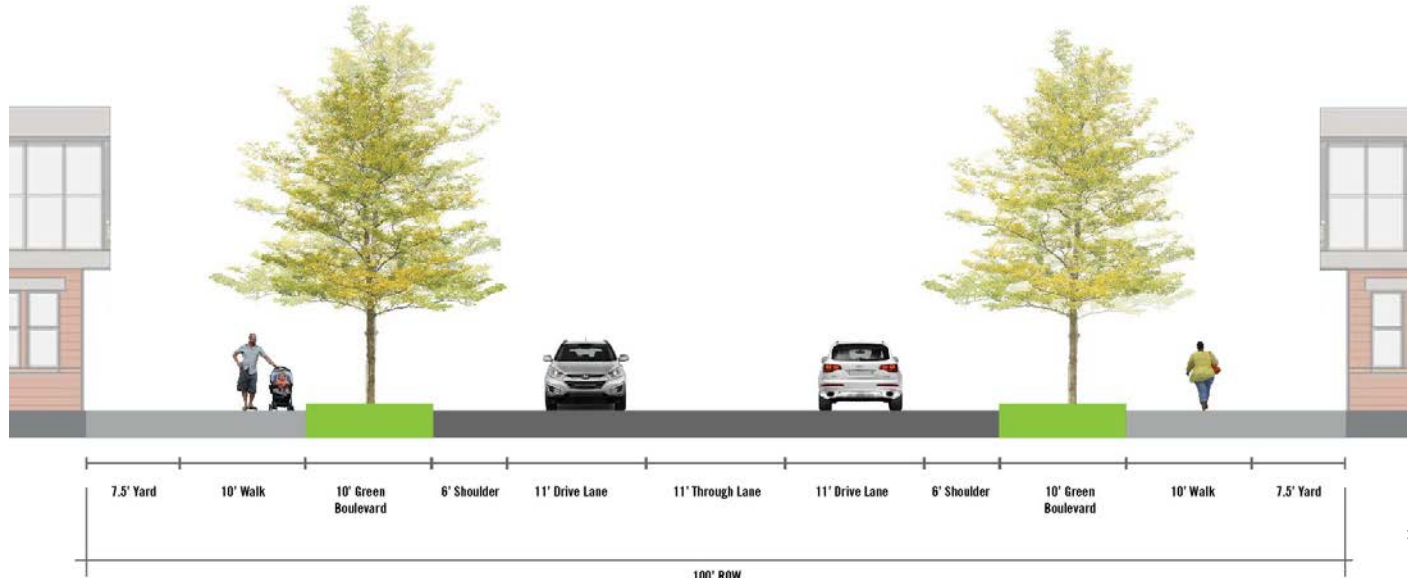
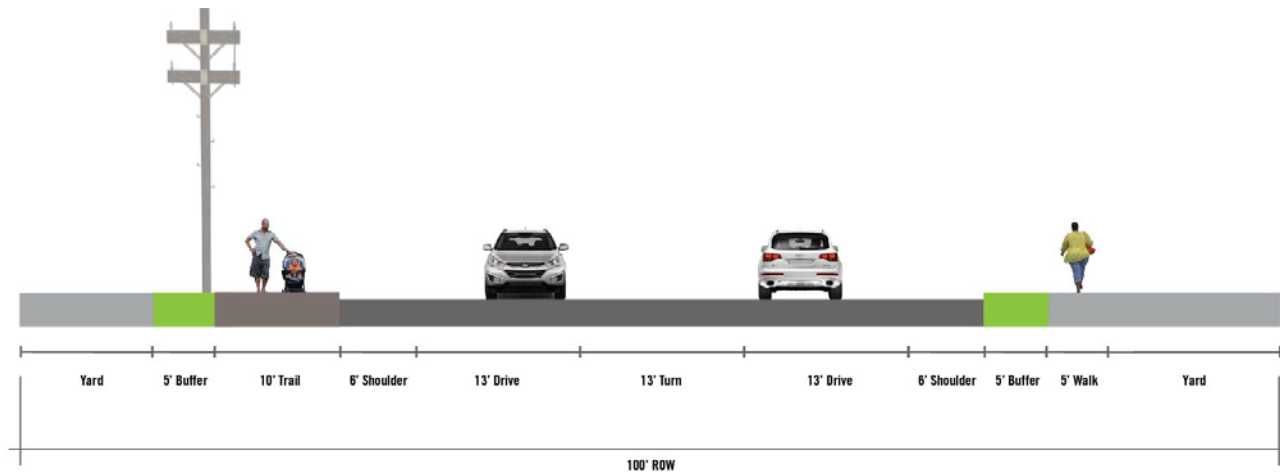
LARPENTEUR AVENUE

75' ROW east of Rice
Street



RICE STREET

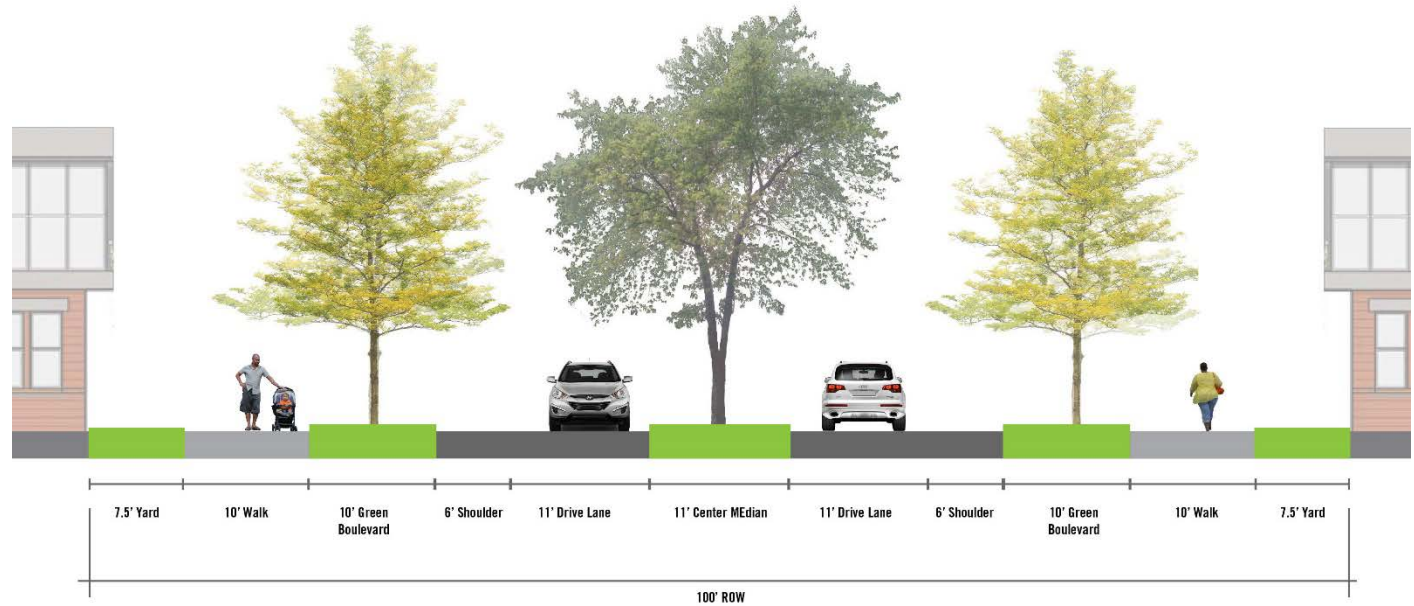
100' ROW north of
Larpenteur



RICE STREET

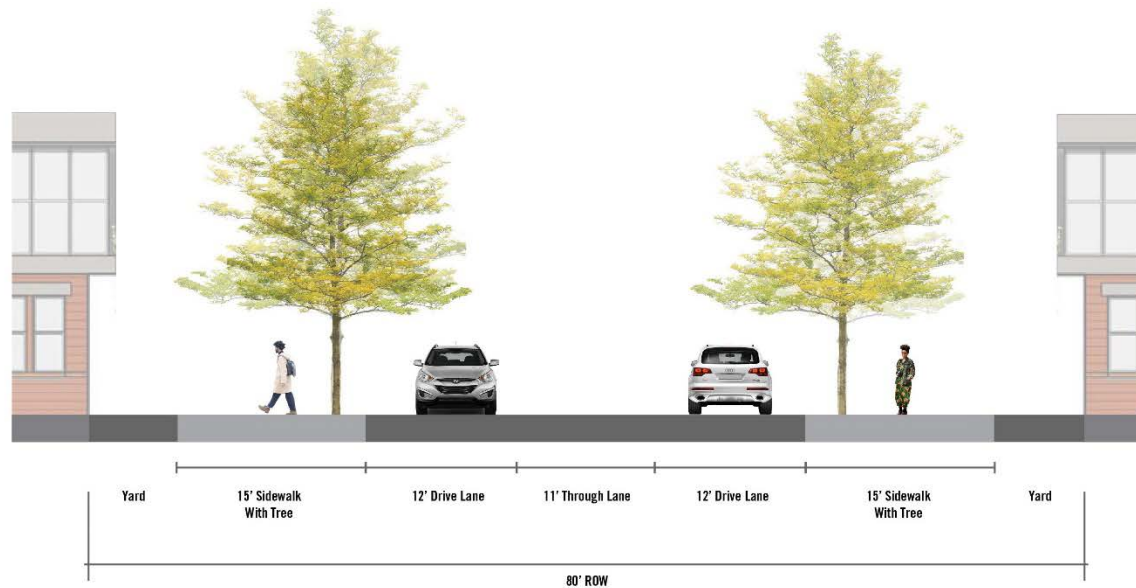
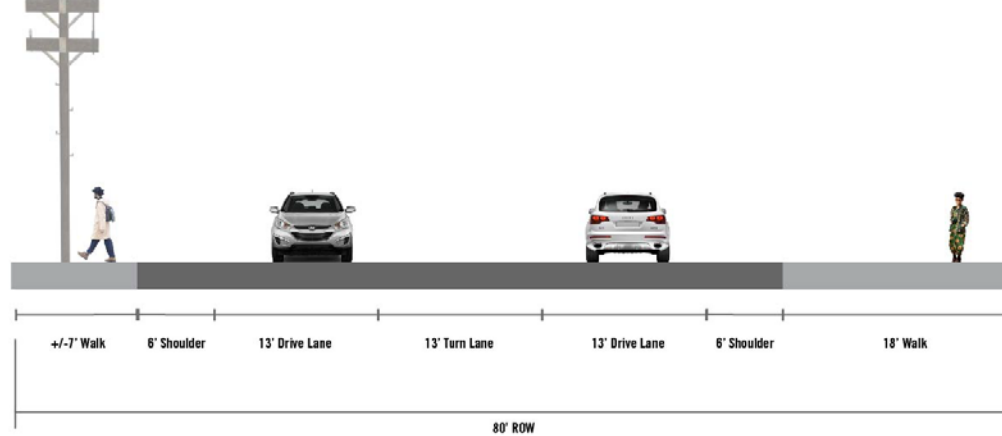
100' ROW north of

Larpenteur



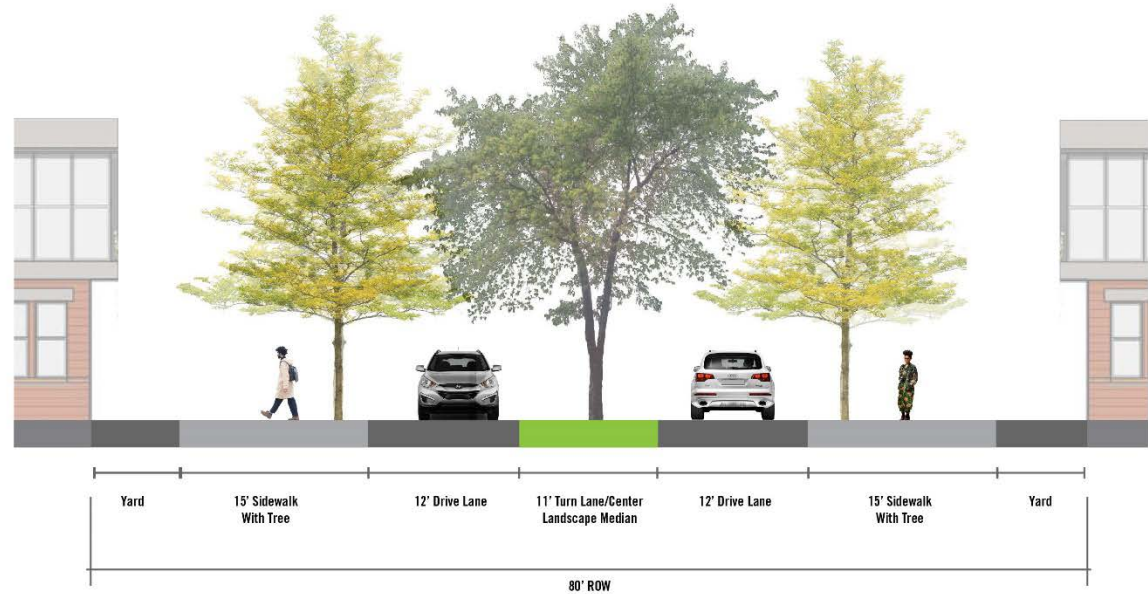
RICE STREET

80' ROW south
of Larpenteur

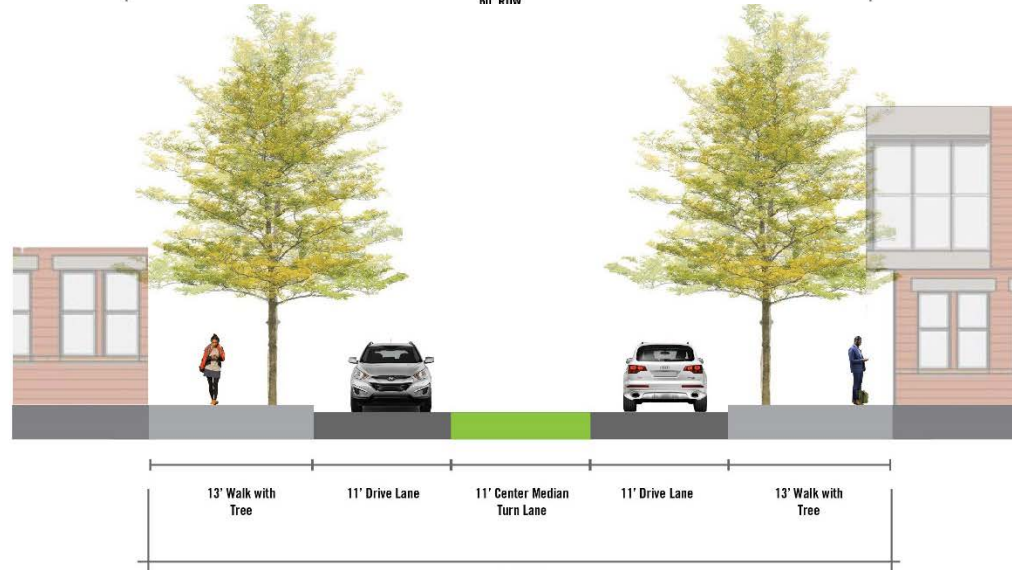
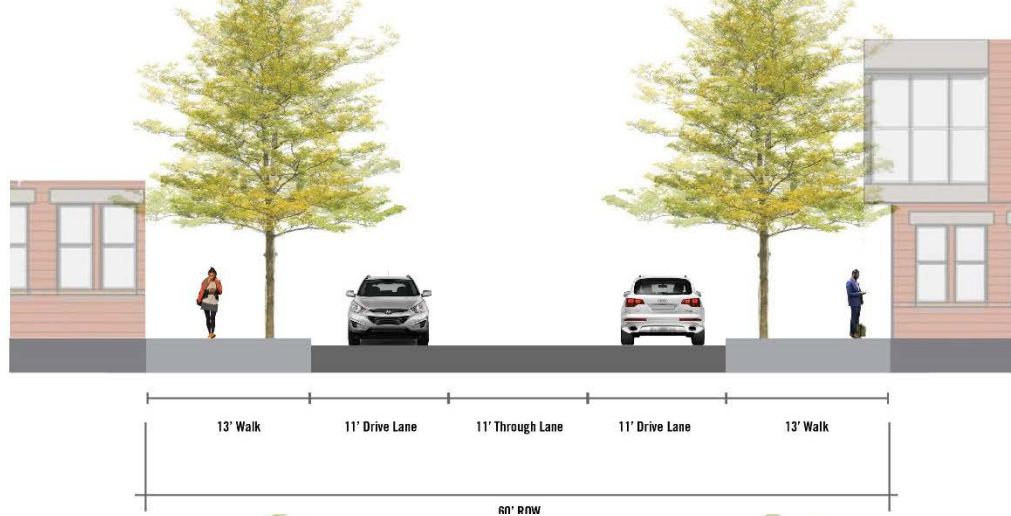


RICE STREET

80' ROW south
of Larpenteur



RICE STREET
60' ROW south
of Larpenteur



CHARACTER + BUILT FORM



RICE AND LARPENTEUR AVENUE



Landscaped
median with street
trees

Improved public realm with
street trees, lighting and
pedestrian amenities

Parking lot edge
treatments

RICE AND MCCARRONS BLVD





Landscaped boulevard with
street trees and stormwater
management

Stormwater
Management

Landscaped
median with street
trees

RICE AND WHELOCK PKWY





Landscaped
median with street
trees

Improved public realm with
street trees, lighting and
pedestrian amenities

RECOMMENDATIONS

SHORT-TERM RECOMMENDATIONS

- Adopt this Plan into the Cities' Comprehensive Plans
- Create "Rice-Larpenreur Development Collaborative"
- Develop a Public Gathering Space at the Southwest Corner of Rice-Larpenreur
- Define Opportunities to Enhance Recreational Programming within the Parks
- Enhance Pedestrian Crossings

SHORT-TERM RECOMMENDATIONS

- Help People Bike and Walk to the Rice-Larpentour Corridor
- Work with Metro Transit To Provide More Frequent Bus Routes north of Larpentour Avenue
- Reconstruct Rice Street from Maryland Avenue to Larpentour Avenue (*serves as a demonstration for long-term public realm and landscape improvements*)

SHORT-TERM RECOMMENDATIONS

- Create Comprehensive Design Standards
- Sustainable/Green Energy Building Standards
- Create Zoning Overlay District
- Redevelopment of identified Catalyst Sites

SHORT-TERM RECOMMENDATIONS

Organization + Regulatory

- Create “Rice-Larpenteur Development Collaborative”
 - Collaborative would lead redevelopment and enhancement initiatives on behalf of the three partner cities.
 - Short term collaborative will be comprised of the GPC and an implementation committee.
 - Long term collaborative membership would be comprised of staff and elected City and County officials from the three cities.
 - Membership should also include individuals from the Healthy Corridors leadership group.
 - Membership should include additional business/property owners
 - Membership should include other local non-profits with similar development related mission (e.g. East Metro Strong or the Saint Paul Port Authority or the Chamber or East Side Neighborhood Development Company)
 - Membership should be expanded to include the foundation community (St. Paul Foundation, Wilder, Knight, Bush, Pohlad, and McKnight)
 - Collaborative could be initially “funded” by the three cities and community foundations to implement the vision of this plan.
 - Develop programming of public spaces (festivals, cultural events, etc.) along the corridor.
 - Help lead redevelopment efforts along the corridor.
 - Assist with finding funding to support business start-ups and/or growth of small businesses (financing, partnerships, leadership, etc.) with an emphasis on food related businesses (restaurants/production/distribution).
 - Collaborative would review development proposals for projects in the area.
 - Collaborative would provide funding for façade enhancements and public realm improvements.
 - Collaborative would be charged with overall area maintenance and operations (public realm areas).

SHORT-TERM RECOMMENDATIONS

SHORT-TERM RECOMMENDATION (1-3 Years)		RESPONSIBILITIES
Public Realm + Open Space		
Develop a public gathering space at the south-west corner of Rice and Larpenteur adjacent to the MyThrift Store site (northeast corner of site). <ul style="list-style-type: none"> Initially the public space can be defined by temporary planters/structures and can include areas for tents and food trucks. This new community plaza/open space with flexible areas or community events and gatherings. 		City of St.Paul, Private Developer, Ramsey County, Rice-Larpenteur Development Alliance
Define opportunities to enhance recreational programming and opportunities to create more youth focused activities and after-school programming.		Rice-Larpenteur Development Alliance, Ramsey County Parks, St. Paul Dept. of Education
Movement + Access		
Enhanced pedestrian crossings (signal timing, pedestrian count-down timers, enhanced striping/pavement markings, and pedestrian ramps) long Rice Street at: Roselawn Avenue, Larpenteur Avenue, Hoyt Avenue, Arlington Avenue, and Nebraska Avenue.		City of St.Paul, City of Roseville, City of Maplewood, Ramsey County, Rice-Larpenteur Development Alliance
Study opportunity to create mid-block pedestrian crossings (to include pedestrian rapid-flashing beacons, enhanced striping/pavement markings, and pedestrian ramps) at: N. McCarrons Boulevard/Rice Street and S. McCarrons Boulevard/Rice Street.		City of Roseville, Ramsey County
Study opportunity to create new traffic controlled intersections (to include pedestrian crossing improvements) along Marion Street at Larpenteur Avenue and Wheelock Parkway and at Elmer Street/Rice Street.		City of St.Paul, City of Roseville, Ramsey County, Rice-Larpenteur Development Alliance
Help people bike to the Rice and Larpenteur Gateway. Demand for bicycling is expected to increase along and adjacent to the corridor, especially as redevelopment occurs. While dedicated bikeways are not recommended on Rice Street, the additional destinations and anticipated increase in bicycling will generate demand to the core areas along Rice Street and Larpenteur Avenue. Several steps can help people bike through and to the corridor.		City of St.Paul, City of Roseville, City of Maplewood, Ramsey County, Rice-Larpenteur Development Alliance
Provide protected bike lanes (a minimum of striping and break-away posts) along Larpenteur Avenue.		City of St.Paul, City of Roseville, City of Maplewood, Ramsey County, Rice-Larpenteur Development Alliance
Create a wayfinding system for directing bicycle traffic to the key destinations along the corridor. While the wayfinding should direct people to facilities on parallel roadways (such as Jackson Street or Trout Creek Trail), it should also direct people from the alternative routes to destinations along Rice Street and Larpenteur Avenue.		City of St.Paul, City of Roseville, City of Maplewood, Ramsey County
Identify treatments connecting the alternative routes to along Rice Street and Larpenteur Avenue. Many of the people who would bike on Rice Street are trying to reach destinations along the corridor or connecting to areas south of the project area including Downtown St. Paul. Creating safe connections to the corridor will mitigate the additional time, inconvenience and decreased safety of directing people off of Rice Street.		City of St.Paul, City of Roseville, City of Maplewood, Ramsey County, Rice-Larpenteur Development Alliance
Ensure that as the corridor is improved adequate secure bicycle parking is provided at visible, safe and convenient locations.		City of St.Paul, City of Roseville, City of Maplewood, Private Developers, Property Owners, Rice-Larpenteur Development Alliance
Create pedestrian connection through Saint Paul Municipal Water Works site to connect to Kingston Avenue and N. Beaumont Street.		City of St.Paul, City of Maplewood, Ramsey County, St.Pul Waterworks, Rice-Larpenteur Development Alliance

SHORT-TERM RECOMMENDATIONS

Work with Metro Transit to provide more frequent bus route service north of Larpenteur Avenue.	City of St. Paul, City of Roseville, City of Maplewood, Ramsey County, Metro Transit, Rice-Larpenteur Development
<p>Reconstruct Rice Street from Larpenteur Avenue to Maryland Avenue</p> <ul style="list-style-type: none"> Consolidate driveways to individual businesses along Rice Street associated with this project. Narrow drive lanes and remove on-street shoulder along Rice Street associated with this project. Reconfigure Rice Street from a four lane to a three lane cross-section. Enhance sidewalk and public realm along Rice Street associated with this project. Define streetscape improvements, including: Seating nodes and benches, Crosswalk improvements, Gateway landscaping, Street trees, Wayfinding signs, Bus shelters/schedules, Distinctive pedestrian-scaled lighting 	City of St. Paul, City of Roseville, City of Maplewood, Ramsey County, Metro Transit, Rice-Larpenteur Development Alliance
<p>Demonstration/testing area for long-term streetscape improvements -could be done along with a redevelopment project</p> <ul style="list-style-type: none"> Incorporate green infrastructure into the design of public realm/streetscape. Incorporate center landscaped median. 	City of St. Paul, City of Roseville, City of Maplewood, Private Developers, Property Owners, Rice-Larpenteur Development Alliance

Redevelopment + Reinvestment

<p>Catalyst Site #1: Infill commercial development on the south-west corner of the Rice-Larpenteur intersection in front of the Lamplighter lounge and the MyThrift Store site.</p> <ul style="list-style-type: none"> Northeast corner of the site will be designed as a new community plaza/open space with flexible areas or community events and gatherings. 	City of St. Paul, Private Developers, Property Owners, Rice-Larpenteur Development Alliance
Catalyst Site #2: Infill commercial development on the north-east corner (Crown Plaza) of the Rice-Larpenteur intersection north of the Burger King fronting along Rice Street.	City of Roseville, Private Developers, Property Owners, Rice-Larpenteur Development Alliance
Catalyst Site #3: Infill commercial development on the south-east corner of the Rice-Larpenteur intersection east of the Taco Bell (directly west of the RR tracks) fronting Larpenteur Avenue.	City of St. Paul, Private Developers, Property Owners, Rice-Larpenteur Development Alliance
Catalyst Site #4: Infill residential on the former Roseville Armory site located along N McCarrons Boulevard.	City of Roseville, Private Developers, Property Owners, Rice-Larpenteur Development Alliance
Catalyst Site #5: Infill residential on the Margolis site located along Larpenteur Avenue.	City of Roseville, Private Developers, Property Owners, Rice-Larpenteur Development Alliance
Catalyst Site #6: Infill senior residential development along S. McCarrons Blvd at new connection of Marion Street greenway.	City of Roseville, Private Developers, Property Owners
<p>Catalyst Site #7: Infill mixed-use development on the St. Paul Water works site located at the corner of Rice Street and Roselawn Avenue W. (this includes the Affordable Used Cars - Maplewood site).</p> <ul style="list-style-type: none"> Development to include expanded Rice Street community garden. Development to include farmer's market area. 	City of Maplewood, City of St. Paul, Private Developers, Property Owners, Rice-Larpenteur Development Alliance

SHORT-TERM RECOMMENDATIONS

Character + Built Form	
<p>Create comprehensive design standards/guidelines: Overall improvement of the Rice and Larpenetour Corridor area must go beyond the improvement of the street rights of way. Design standards/guidelines should be refined to reinforce the character of the built environment desired by the community and conceptually illustrated in this document. The guidelines refer to public and private improvements, renovations, and redevelopment of buildings within the corridor. The primary reasons to develop unique design standards/guidelines for the corridor include:</p> <ul style="list-style-type: none"> • The building design standards or guidelines into the zoning ordinance is the most effective and legally sound strategy. If design objectives can be visualized and defined in quantifiable terms, they can be expressed in the form of standards that can be incorporated into the Zoning Ordinance. • Definitive standards developed in response to reasonable goals and objectives are better for developers, are less likely to be legally challenged and are more defensible in the event of legal challenges. This approach would be easiest to administer by the planning staff from each City in the long term. • There are limitations to the results that can be achieved through zoning. Design standards help achieve a degree of continuity through an area and certainly prevent development that is truly incongruous and incompatible. However, it is also true that good taste cannot be legislated. Although, zoning can help a community establish a level of quality and prevent discordant development, it cannot guarantee that development will be beautiful. 	<p>City of St. Paul, City of Roseville, City of Maplewood, Rice-Larpenetour Development Alliance</p>
<p>The primary purpose of the standards/guidelines are to:</p> <ul style="list-style-type: none"> • Foster high-quality architecture and site planning consistent with the vision desired by the community • Concentrate density and intensity along Rice and Larpenetour. • Create and maintain an urban development pattern. The placement, scale and character of buildings is the most important component of the built environment that will shape the Rice and Larpenetour Corridor and determine the long term success as an attractive destination with strong businesses, human scale, vibrant neighborhoods and an attractive place for investment. <ul style="list-style-type: none"> • Encourage buildings abutting all neighborhoods to step down to a range 2 ½-5 stories to where new developments meet the existing neighborhoods. • Create and adhere to City guidelines and standards for site design, building massing, façade treatments, building materials, signs and sustainable design practices • Design the first level to have a human scale with attention to items including the building entries, first floor storefronts, lighting, signage and windows • Partner with each of the three cities to seek opportunities for facade grants • Determine appropriate setbacks to allow for wide sidewalks • Encourage migration of utilities from overhead to underground 	

SHORT-TERM RECOMMENDATIONS

<ul style="list-style-type: none"> • Protect public and private investment in the corridor. Design standards will promote design excellence in all aspects of the corridor and to design new development to fit into its surroundings and respond to neighborhood transitions with building massing and architecture. • Create mixed-use, multi-story buildings with first floor uses that activate the street • Positively relate new construction to the street with building elements yet not infringe on the streetscape - <p>Appropriate building setbacks will depend on building use</p> <ul style="list-style-type: none"> • Consider a building setback from the sidewalk to provide a broader area for pedestrian activities - Where existing sidewalks are less than 10 feet wide, set buildings back a minimum of four feet (within the frontage zone) to create wider sidewalks for outdoor seating and streetscape elements • Plan new construction in relation to the surrounding buildings using common elements from the façade and architecture of neighboring buildings (as appropriate) will create a harmonious feel to the streetscape - Building size, height and materials all factor into a coherent sense of place • Encourage the reuse of positive contributing buildings where possible rather than new construction • Incorporate existing historical or character enhancing elements into redevelopment • Highlight major building entries • Create a sense of security by having building windows look onto the street • All new developments should treat two-inch rainfall events on site by, for example, infiltrating rainwater in ponds, swales and rain gardens or storing it for reuse in cisterns; Use permeable pavers to infiltrate water in parking lots; Reserve space for stormwater retention or detention needs • Use LED or other energy-efficient lighting for new development projects; Consider solar-powered LED lighting to light exterior space • Provide space for organics composting and, for residential uses, on-site or nearby gardening 	
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Sustainable/Green Energy Saving Building Practices

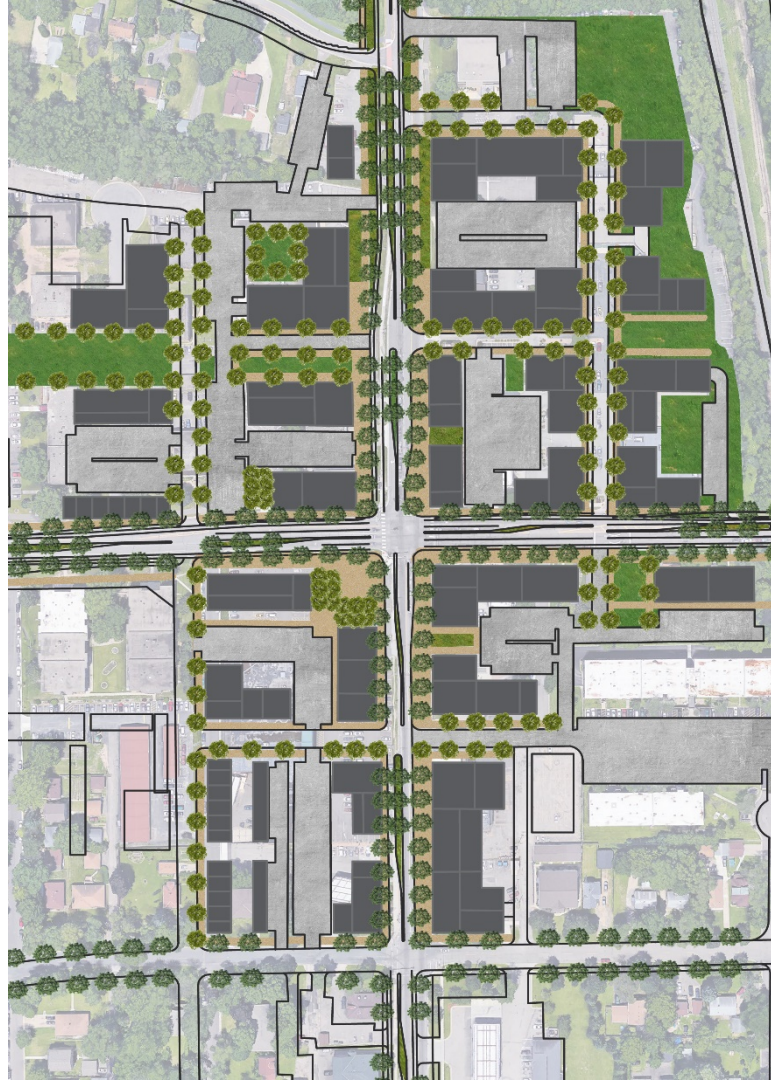
<p>New and renovated buildings should be encouraged to incorporate more sustainable and green energy-saving building practices, including low-impact stormwater treatments such as green roofs, micro basins, rain gardens, street tree filters, permeable pavements, and depressed parking lot islands, as well as cradle to cradle materials and energy-efficient heating and cooling systems. The three cities should explore adopting minimum standards and incentives in the district to encourage the development of “green” buildings without forcing excessive costs or other burdens upon developers, building owners or occupants.</p>	<p>City of Maplewood, City of St. Paul, City of Roseville, Private Developers, Property Owners, Rice-Larpenteur Development Alliance</p>
<p>Standards or guidelines, by definition, are qualitative design goals for new and existing buildings. Standards or guidelines set forth the generalized components that will foster the desired character for the corridor. Design Guidelines should address:</p> <ul style="list-style-type: none"> - Site planning - Parking lot edge treatments - Commercial and residential building types - Franchise architecture - Façade treatments - Distinct modules - Ground level expression - Signs - Wayfinding system - Roof design - Sustainable/green energy saving building practices 	

SHORT-TERM RECOMMENDATIONS

Organization + Regulatory	
<p>Create zoning overlay district</p> <ul style="list-style-type: none"> • Prepare zoning overlay district for all three cities to adopt to guide future development along the corridor. • Overlay district ordinance should include building and public realm design guidelines, reduced parking requirements, enhanced landscape requirements, signage and requirements for public realm/common area maintenance and upkeep. 	<p>City of Maplewood, City of St. Paul, City of Roseville, Private Developers, Property Owners, Rice-Larpenteur Development Alliance</p>
<p>Continue to advocate for a Police sub-station near the Rice and Larpenteur intersection.</p> <ul style="list-style-type: none"> • Advocate for increased police patrols and greater physical presence along the corridor. 	<p>City of Maplewood, City of St. Paul, City of Roseville, Rice-Larpenteur Development Alliance, Ramsey County</p>

FRAMEWORK PLAN

Long term



LONG-TERM RECOMMENDATIONS

- Reconfigure McCarron's Lake Regional Park to Relocate Parking Lot and Expand Recreational Amenities
- Park Redesign for the Rice and Arlington Field
- Reconstruct Rice Street from Larpenteur Avenue to County Road D

SHORT-TERM RECOMMENDATIONS

- Reconstruct Larpenteur Avenue from Galtier Street to Sylvan Street
- Connect Marion Street to South McCarron's Boulevard
(*defined as Marion Greenway*)
- Redevelop the Remaining Catalyst Sites

LONG-TERM RECOMMENDATIONS

LONG-TERM RECOMMENDATION (4-20 Years)		RESPONSIBILITIES
Public Realm + Open Space		
Reconfigure McCarrons Lake Regional Park to relocate parking lot and expand recreational amenities <ul style="list-style-type: none"> • Reconfigure parking to north of the park site on the LZ Truck Equipment Inc. • Provide additional picnic shelters, programmable passive lawn space, and native gardens/stormwater management areas. 		City of Roseville, Ramsey County, Rice-Larpenteur Development Alliance
Park redesign for the Rice and Arlington Field. <ul style="list-style-type: none"> • Consider a new consolidated community center services building (with community focused initiatives and services) • Provide more flexible open space to host neighborhood events. • Reconfigure parking. • Enhanced landscaping and stormwater management. 		City of St. Paul, Ramsey County, Rice-Larpenteur Development Alliance
Movement + Access		
Reconstruct Rice Street from Larpenteur Avenue to County Road B <ul style="list-style-type: none"> • Consolidate driveways to individual businesses along Rice Street associated with this project. • Narrow drive lanes along Rice Street associated with this project (maintain three lane geometrics). • Enhance sidewalk and public realm along Rice Street associated with this project. • Incorporate center landscaped median. 		City of St. Paul, City of Roseville, City of Maplewood, Ramsey County, Rice-Larpenteur Development Alliance
Reconstruct Larpenteur Avenue from Galtier Street to Sylvan Street <ul style="list-style-type: none"> • Reconstruct Larpenteur Avenue as a four to three lane conversion. • Consolidate driveways to individual businesses along Larpenteur Avenue associated with this project. • Narrow drive lanes and create protected bike lanes. • Incorporate center landscaped median. 		City of Roseville, Ramsey County
Connect Marion Street (defined as Marion greenway) to S. McCarrons Boulevard <ul style="list-style-type: none"> • Enhance sidewalk and public realm along Rice Street associated with this project. • Create new traffic controlled intersections along Marion Street at: Larpenteur Avenue and Wheelock Parkway. 		City of St. Paul, City of Roseville, Ramsey County, Rice-Larpenteur Development Alliance
Redevelopment + Reinvestment		
Catalyst Site #1: Infill mixed-use development on the south-west corner of the Rice-Larpenteur intersection on the entire MyThrift Store site (including the Super America site).		City of St. Paul, Private Developers, Property Owners, Rice-Larpenteur Development Alliance
Catalyst Site #2: Infill residential development on Woodbridge Court (Marion Street-Brittany Apartments) and Marion Street. <ul style="list-style-type: none"> • Incorporate new community green space connection from Marion Street to Rice Street. 		City of Roseville, Private Developers, Property Owners, Rice-Larpenteur Development Alliance
Catalyst Site #3: Infill Mixed-use development on the Long's Auto Site.		City of St. Paul, Private Developers, Property Owners, Rice-Larpenteur Development Alliance

LONG-TERM RECOMMENDATIONS

Catalyst Site #4: Infill Mixed-use development on the McCarron Hills Shopping Center site.	City of Roseville, Private Developers, Property Owners, Rice-Larpenteur Development Alliance
Catalyst Site #5: Infill Mixed-use development on the Dairy Queen Site.	City of Roseville, Private Developers, Property Owners, Rice-Larpenteur Development Alliance
Catalyst Site #6: Infill Mixed-use development on the Family Dollar (Burger King, Walgreen's, TKG Auto, Rice Street Car Wash) while maintaining Western Bank building.	City of Maplewood, Private Developers, Property Owners, Rice-Larpenteur Development Alliance
Catalyst Site #7: Infill Mixed-use development on Centerline Bus Charter Site (including the Car Hop site).	City of Maplewood, Private Developers, Property Owners, Rice-Larpenteur Development Alliance
Catalyst Site #8: Infill residential development on the Best Car Wash and Auto Care site at the intersection of Rice Street and W. Montana Avenue.	City of St. Paul, Private Developers, Property Owners, Rice-Larpenteur Development Alliance
Catalyst Site #9: Infill residential development on the Auto Zone site at the intersection of Rice Street and W. Nebraska Avenue.	City of St. Paul, Private Developers, Property Owners, Rice-Larpenteur Development Alliance

QUESTIONS

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