



# FALCON HEIGHTS TOWN SQUARE

## Falcon Heights, MN

**CLIENT:**  
Sherman Associates

**REFERENCE:**  
George Sherman, President  
Sherman Associates  
(612) 332-3000

**SERVICES PROVIDED:**

- Code and Zoning Review
- Site Analysis
- Planning
- Existing Conditions Survey
- Design Development
- Agency Approval and Coordination
- Construction Staking
- Construction Administration
- Sub-Divisional Platting

**CONSTRUCTION COST:**  
\$35 Million

**Project Description:**

Falcon Heights Town Square is a mixed-use development located on approximately five acres in the City of Falcon Heights, the \$35 million Falcon Heights Town Square project is the gateway into the community.

Located at the corner of Larpenteur and Snelling Avenues, the mixed-use, new urbanism-type development was created in order to replace aging retail and commercial space, which was perceived by some residents as urban blight.

The Falcon Heights Town Square project replaced a deteriorating 1950's strip mall with a compact new urbanism-style town square, consisting of transit-orientated, mixed-use residential and retail commercial space. The numerous building types consist of a three-story, 119 unit market-rate apartment building with 12,000 square feet of commercial/retail space, 173 underground parking stalls, a 55 unit senior housing facility with underground parking, and 14 for-sale townhomes.



**Roles and Responsibilities:**

As a member of the Development Team, Alliant Engineering, in conjunction with ESG Architects, worked on behalf of the developer with the City of Falcon Heights to secure the project's approvals. Alliant Engineering also provided platting, bidding, permitting and construction services. Alliant was able to significantly increase the developable area by eliminating the need for a large detention pond via innovative storm water management design, which allowed for the construction of four additional town homes.

**End Result:**

Falcon Heights Town Square won Best in Real Estate in 2003 from The Business Journal.



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