

4300 Central Avenue Amendment to 2040 Comprehensive Plan Survey Comments through February 26, 2026

Question 1: Do you have any concerns or questions about the proposed changes to the City's Comprehensive Plan or the process?

- I want to ensure that there is enough parking for those shopping and living in the new development.
- No
- I just want whatever is along 65 to be friendly and accessible. We have a strange flow of so many businesses and it is not calming.
- what would the proposed "transit oriented development" look like? and why would the rainwater pond need to be eliminated for that? 😊
- Yes I submitted an Exhibit to Ursula and the City manger to share with other departments for myself, many other residents. Just open all since 2021, print and put in file. Make corrections promised for 27 years as other development dollars were being spent on other projects and many redirecting water flow to us when we paid for these when our issues were Health, safety dangers. Then remove the FEMA X flood plan X that reduced the value of our homes that was initiated in 2021. Promises made at every level of the city, now it is time to keep those promises on our project. My home has never had 1 drop of Poopy water or any water but my home was made FEMA X flood plain 5 with no legal notification before, when temporary or final now. Fix issues and take off FEMA X flood plain rating my home has never had in the abstract papers or reality. Only when it was dirt roads with no sewers was there a problem in the 50's and early 1960's. No meanness intended ever, we want nice new area and appreciate all you do for us. It's time now to fully/robustly fix this. I cannot keep cleaning out 7 sewers every week of trash, wood or the weekly trash pick up I do at the entire site as it flows into our street drains because owner does little to nothing and 44th parking lot drain is plugged and forces massive feet of water back to 43rd. Then feet of water sit there for months, Health issues. Thank You.
- I have concerns that ample parking will be available for ALL residential occupants. I have concerns regarding the Traffic congestion that could occur at the intersection of 44th and central
- Mixed use zoning sounds fine but avoid putting one single entrance at central like the previous plan showed. That would make traffic on Central worse. Plus, as we've seen with the ICE behavior the past few weeks, multiple entrances or exits are safer.
- Enthusiastic about the space being renovated. Concerned about traffic flow in and around the space, both for pedestrians and vehicles.
- Columbia Heights already has way too many apartment buildings. this will just be another ugly building like the one on 40th, that the city offices are now housed in. How about making that area into a fabulous park? or Single family residential only?
- I think this is a great idea. CH needs this infrastructure
- I fear that too much housing along this corridor here will make traffic bad. Please put a grocery store here.
- "affordable" housing, absolutely not. We already have enough of those types of apartment buildings. I would welcome SENIOR ONLY housing there with some grocery or retail stores there.

NO family members of the seniors or kids allowed. They could pose a threat to other residents. I saw what happens if these types of units are allowed. I worked for Minneapolis for 33 yrs. I've seen and heard what can happen.

- Yes
- I like it so far
- No, we are just worried turning the whole lot into housing means the space won't be used to its full potential. There is a lot of space and I feel like there is room to welcome members into our community with housing but also to strengthen the pre-existing community with business or lifestyle opportunities.
- I am concerned about traffic flow; needs to have more than 1 entrance/exit (ideally, on on each side, excluding central) and having a way to mitigate back-ups at the light on 44th. Parking should be underground to allow for some green space.
- I am concerned about the building codes for the new development - what is our city's current emissions goals and how do new development projects help us reach those goals? Can we require new buildings to meet certain standards for efficiency, renewable energy, smart designs to reduce heating/cooling/lighting needs, stormwater retention, etc?
- How can we use this space to benefit the community and promote commerce. Build revenue and support our community. How will "affordable housing" really be affordable?
- I don't want it to be something where people who don't respect the community come in and tear the community down.
- With it being more of wetlands, how are those issues going to be addressed with any building(s) you put there? What will be the cost to upkeep it?
- Large, bland, cookie cutter homes and apartment complexes, are not representative of Columbia Heights and its population, and will be both an eye sore. I believe there is better options such as local businesses below and condos above, take west 7th street st paul for example, or alot of architecture in west duluth mirrors this as well.
- I have concerns about so much affordable housing and making us not friendly for starter families due to the over crowding
- Lack of shopping. Management of Jackson Pond water catchment. Risk to housing
- Not questions, just suggestion which is probably too late... lived in Columbia Heights for 30+ years. A Wal-Mart would've been perfect this area. Theres enough space for both the building and parking. Central Ave would become an even bigger hotspot, creating more jobs, more residents, more traffic, and residents wont have to drive to either Coon Rapids Wal-Mart or Roseville Wal-Mart.
- No
- There should only be commercial properties on this lot. There should not be housing. There needs to be some type of grocery store, not more places for people to live.
- Yes! Please don't leave the bill for this on the backs of tax payers. We're suffering hard under the increases to property taxes, utilities, and basically everything lately. I'd rather see a vacant lot than more bills. Our economy is in the crapper, and expanding new residential right now that won't be more affordable housing is going to leave all of us with people moving out of the city due to rising rates!!

- Yes - I'm concerned about the additional housing. I'm not opposed to some new housing, but that area is already super congested and the nearby road systems aren't set up for a high volume of additional cars. PLEASE no more smoke shops or CBD shops.
- I am a major proponent to increasing density. Outcomes from high density projects far outweigh the fears. I also think affordable home ownership should be considered through condos and townhomes. This is coming through over a decade of urban planning and urban architecture research.
- I wouldn't want to see any living arrangements in this area. There's plenty of people who already roam our streets and litter on our lawn, nearly killing our pets. Additional townhomes or residential complexes will only saturate the area, cause loud disturbances even though we already have crime and police around the area constantly, cause immense traffic, and wildlife may be impacted. I'd like to see something that will not pollute the area, cater to nature, remain calm and quiet, etc.
- Just that it will be high density. I would prefer it to stay commercial or at least medium to low density with mixed use.
- No, thank you for all that you do!
- No, thank you!
- I'm fine with changing the zoning. Waiting to see what actually gets proposed.
- Yes, no large grocery store
- no
- I live on QUINCY ST - NB one-way. If you add hundreds of rental units, my street will be a freeway of traffic. What happened to replacing the GROCERY STORE that was promised? NO MORE RENTERS. They have no pride in their property OR their community. Leave Columbia Heights like it WAS when it was safe for kids.
- Yes, i have concerns. I do not want anymore housing. We need businesses, what happened to hyvee?
- We do not support adding any additional housing, including apartments or condos. Columbia Heights is already congested, and increasing residential density would only add more traffic and strain to our neighborhood. This is not the direction we want for our community.
- More housing we can't afford, screw that.
- N/A
- We have enough low income housing in the city. With growth in NE Minneapolis many people will be willing to live in this area but currently it doesn't have amenities that people want other than car repair shops.
- No more rental property please! We have enough!
- We don't need more apartments that people can't afford with no parking.
- Yes!
- No more low income housing, we have enough already plus the crime
- Please, NO MORE affordable "apartments"/housing. WE HAVE ENOUGH. The middle class houses around 43rd and 44th would look out of place. Do what you did between 46th and 47th up by the high school. More houses. OR find us a grocery store , so the community has a place of its own to shop.
- Will this make our taxes. Increase? So many can't keep up with higher taxes!!!!

- I am not opposed to apartments, however it's important to look at trends and demographics to avoid apartment owners from lowering standards when vacancy's trend upward due to competitive market with neighboring cities. Fridley offers a significant number of modern rental units. The plus for this location is access to buses assuming public transportation is desirable. The area on Central Ave is already an issue for pedestrian traffic. Affordable senior one level units may draw and interest similar to Cottages of Spring Lake Park. Keeping the aging population in the city. The area would benefit with a reputable retail or grocery combination type store.
- Concerns - too many people in that space with proposed housing - needs enough parking so side streets nearby don't get too crowded - will slow up traffic greatly along central there
- No

Question 2: What would you like to see included in future development on this site?

- Green space and I hope a full service grocery store and hardware store can be part of it. A community center would also be great.
- We need affordable housing and parks keep them in the mixed use plan.
- An art and/or sculpture park.
- more green areas for the public, keep the rainwater pond for the natural beauty and for the many backyard animals of this area. i wouldn't want to see more condos, expensive apartments or single-family homes in that space — it should benefit everyone from the community. a small grocery store would be great and accessible to many more people via the transit system off Central — perhaps with the ability to set up a Farmer's Market during the growing seasons?
- Small gym, Food store, security cameras, safety electronics, parking, much larger, deeper pond for 3X to 10X health/safety issue to easily handle any 100 year storm we get 1 to 3 times a year. Proper equipment with gentle least invasive demo/construction methods to not put cracks in our homes walls/foundations/sanitary sewer lines. Xcel wires with actual insulation on lines to stop power surges when slight breeze causes arching. See My email EXHIBIT:) Place for kids to play, no hangout areas for problems. Top floor suites for purchase with roof feature like 1/2 grass, entertaining area, shallow pool, balconies, no guns allowed, built in LED lights in crown moldings in ceiling save alot of energy and larger living area with no lamp tables needed, cement floors are cheap, beautiful, low up keep if any, All water directed to 44th ave., No religious or political areas/shops/use. Peacefulness.
- Sufficient underground parking for residential occupants and improved traffic management at 44th and 43rd and central ave for the increase in resident population in this area
- Please prioritize some green space along with the stormwater area. A small park space or native grasses and pond space like at Prestemon Park would be nice is space allows, or at least something with a walkable path for the community. I know the grocery store idea got the previous plans stalled, so maybe don't hinge the whole idea on that. Affordable housing is important.
- Mixed use retail, affordable housing (single family, small apartment buildings, townhomes) public green space and good walkability.
- Open spaces, park features
- I would love to green space but also space for more businesses to come to CH. And, any housing be considered for low-income residents as well.

- A grocery store! I would love to see a Trader Joe's. Maybe a green space too. That part of Central is ugly and needs a little natural life.
- We could also just use just retail shopping there. Why should our taxes and business go to St. Anthony or Fridley?
- Food truck park
- I would like mostly Single-Family House, with possibly one row of townhouses
- YMCA!! Plus with it being so close to the school, it could be a great resource for the schools too. A grocery store (not a Walmart or Target like home goods AND grocery store). Maybe a spot for a new local restaurant or other business? I think the original plan of having businesses on the bottom and condos above is a way to appease the needs of needing additional affordable housing while also offering more lifestyle options to the community.
- Green space and retail on the 1st floor.
- I am excited to hear about the broader interest that MWMO is taking in our city regarding storm water and where it goes afterwards. This is my highest concern about the development site. Having low and high density housing is a great idea. We're excited about a new green space (whether or not it has a playground, though a kid space would be nice). I am particularly interested in the buildings being mindful of emissions and renewable energy. The library is a beautiful example of permeable paving, solar panels, and increased green space (especially trees and native plants) in view of residents.
- Community center for sports and recreation capable of hosting indoor track and field with multi surface versatility to host volleyball, basketball and potentially batting cages for softball/baseball. The state has no unaffiliated track and field center. And we have harsh winters and icky springs. This would be a place for community development. With academic support and low membership fees, this could be a great place for our families to get support. It just needs to be managed well.
- I would like to see some kind of grocery store maybe it could be like Lunds downtown and have the grocery store/coffee shop on the bottom and the senior apartments on top. It would also be nice to have some sort of general medical clinic or urgent care.
- Why don't we turn it into a dog park or a green acre space to help control part of the water overflow that happens every year? Utilize the wetlands as it was intended to be.
- I would like to see priority on pre-existing residents and surrounding areas to have better "amenities" in heights such as better maintained parks, more public grounds for people to meet, more necessary local businesses like a clinic, as well as more ecofriendly development
- I think housing is ok - more green space - something the city can be proud of. Right now there is nothing for heights to be proud of.
- Shopping. Esp. Groceries.
- A Wal-Mart in Columbia Heights.
- Grocery store.
- Grocery store, possible HyVee. Not housing.
- A bigger co op than the one on central with bigger parking for vehicles like trucks. Community garden. Dog park. Really nice park with a nice skating rink paid for the community in the winter with lots of lights
- Maybe a park, try and leave some nature spots open. I really don't want more expensive housing going in, and increasing costs for everyone around it!
- A large green space - Heights is sorely lacking in this area. And a grocery store - HyVee would have been great, but if not a Trader Joe's or Fresh Thyme, or Coburns - the nearby community really has only Aldi, and that's pretty limited.

- I am a major proponent to increasing density. Outcomes from high density projects far outweigh the fears. I also think affordable home ownership should be considered through condos and townhomes. This is coming through over a decade of urban planning and urban architecture research.
- Preserving nature or promoting sustainability and environmentally conscious choices, that would positively influence nature and not disturb existing residents in the area. We don't need more residential buildings causing more policing and patrolling in insecurity.
- The possibility of Jackson Street to run through from 43rd to 44th. I see the pond as a needed park with single family houses along the east side facing a new Jackson Street block. Townhouses would also run along the east side of the new street with retail sharing the alley between Jackson and Van Buren. Mixed use with apartments and retail along Central. Also since we have an Aldis, could you lure Trader Joe's into the retail anchor?
- Would love a community center in Columbia Heights!
- Trader Joe's!
- Make sure there is enough parking for residents, shoppers, and guests. I'd love a pond with sidewalks to walk around and a playground. Shopping and residential is a nice mix.
- COMMUNITY CENTER with skate park and official soccer field
- honestly just a garden in the middle to give it a sort of beauty of human designed architecture
- Grocery Store, small local Hardware Store. WHAT WAS THERE BEFORE.
- I would like to see any businesses, especially a grocery store, but NO more apartments or housing.
- We would like to see A community center, with an indoor playground. I have seen every city has there community center and we don't have one. A big grocery store like Walmart or Trader Joes. We would love a Dunkin Donuts also stores like At home, Home Goods, or Tj Maxx. Music stores, better options for fast food restaurants like Chick fil A, Portillos, Raising Canes, Panda Express.
- A skate park + soccer / pickle ball courts
- I would LOVE to see a community center with a swimming pool and gym. Currently we (and many other families) have to drive to Fridley for an expensive gym. We would *love* to keep that money in CH and have a gym we could walk/bike to. Many young families we are friends with are taking this into consideration regarding which suburb to move to. Additionally, would love to have even a small dog park area outside the community center for quick fetch opportunities on walks, and the inclusion of native plants & a fountain around/in the storm water pond would be delightful. Thank you for considering these options!!
- A nice mixed use building. Retail on bottom, upscale or market rate housing above and a large parking garage underneath. This is still Minnesota and we are car dependent. Think big and that growth will spread to other areas.
- Park with walking trails, dog park, place to have concerts and food trucks to park. A town square. A place to have an art fair or winter carnival. No more low income housing or rentals!
- New restaurants, a co-op grocery store, or other small business we can support as many of us would be in walking distance making it easily accessible to those without cars
- Grocery store This site has been empty far too long. A complete eye sore in my opinion!
- A decent grocery store with maybe apartments above like the new city hall
- Grocery Store and single family home that fit the neighborhood. Not affordable housing or apartments ~ PLEASE !!
- Arby's and a quick trip, or a good American diner. Family orientated! Lower our taxes please!

- It would be nice to have stores and small businesses on street level. A sitting area and shops on the lower level on the back side. We need more places for community to gather so a small park area as well as single level townhomes.
- Enough affordable parking on site so side streets do not become taken. A park/play area for children onsite A grocery retail space onsite
- I think mixed use is important. I do think that some combination of retail and residential would be ideal. As a young family with many friends from Northeast considering moving here, I think that developing with young families in mind is paramount. I would love to see a Trader Joe's or Co-Op grocery. Perhaps a couple of small retail shops with reasonable rent for startup local businesses or shops. And apartments located above these with a small park space in back. Native plants surrounding the storm water pond.