RICE & LARPENTEUR ALLIANCE

3 CITIES. 1 NEIGHBORHOOD.

Eight Years of Shared Investment

The impact of the Rice & Larpenteur Alliance since the 2018 Vision Plan — and the case for continued public investment.

Presented to the Housing & Redevelopment Authority of the City of Saint Paul

WHO WE ARE

Where Three Cities Meet

Rice & Larpenteur sits at the intersection of Maplewood, Roseville, and Saint Paul — bisected by two county roads, and home to a growing, increasingly diverse population.

~18,000

residents — a growing population

67%

people of color, one of the most diverse corridors in the State of Minnesota

37.5%

speak a language other than English at home

28%

young families call Rice & Larpenteur home - of residents are under 18

Source: 2020 Decennial Census & 2024 American Community Survey, tracts 416.02, 422.01, 304, 305

WHO WE ARE

RICE & LARPENTEUR

3 Cities. 1 Neighborhood.

OUR SHARED VISION

The Rice & Larpenteur Area is a safe, engaging, and inviting neighborhood center that includes common spaces, a high-quality pedestrian environment, and robust reinvestment for the diverse people of the surrounding communities to live, conduct business, and play together.

OUR VALUES:

- **Diversity and Representation**
  -The neighborhood's cultural diversity is its greatest strength. The Alliance will be an organization of leaders representative of our diverse community.
- **Non-Displacement**
  - The Alliance's effort will be aimed at improving conditions for existing residents and businesses, and must not result in loss of affordability and gentrification.
- **Strengths-Based Approach**
  - Rice & Larpenteur has many positive qualities and assets. All efforts by the Alliance will build upon and celebrate neighborhood strengths.

Maplewood MINNESOTA | ROSEVILLE Minnesota | SAINT PAUL MINNESOTA

We are an innovative public-private partnership of three cities, one county, business, community organizations, and neighbors working to realize a shared vision for the future of a historically underserved community where three cities meet.

WHO WE ARE

A Decade in the Making

OUR MISSION: To build a culturally and economically robust Rice and Larpenteur gateway area by fostering renewed public and private-sector investment centered on and responsive to the needs of the diverse residents and businesses.

2015

St. Paul Area Chamber brings in Smart Growth America to study the Larpenteur Ave. corridor.

Addressing public safety issues, blight, and disinvestment.

2016

City and community leaders from Saint Paul, Roseville & Maplewood begin collaborating.

Jointly hire a planning firm to conduct a community visioning process.

Launch community engagement and planning study.

2018

The three Cities formally adopt the Rice - Larpenteur Gateway Area Vision Plan.

Plan includes public and private redevelopment and reinvestment opportunities, and a framework for implementation.

Cities issue RFP for implementation partner and select St Paul Area Chamber.

2020

Amid the COVID-19 pandemic, RLA launches and holds community events, outreach, support, beautification and branding initiatives.

The community-based Rice & Larpenteur Alliance launches with a ~50-member Advisory Board.

George Floyd is murdered and the aftermath impacts local business and community safety.

Nia Black is murdered – community demands accountability for Lamplighter Lounge.

2025

RLA launches an independent Membership Program & Board of Directors.

Sees record attendance at community events and volunteer engagement.

Operation Metro Surge impacts neighbors and businesses.

Supports through construction

From Surviving….

Pioneer Press

Rice and Larpenteur touches Maplewood, Roseville and St. Paul — and all 3 see it as an eyesore

SUBSTATION WITHOUT COOPERATION. Roseville police are pushing to put a police substation at the corner, which cops from all three cities, as well...

Jul 14, 2017

Pioneer Press

‘A beautiful, blessed black queen’: Woman fatally shot in St. Paul recently launched her own business

"Out the door by 7 a.m. every day whether she was booked or not, and she was always booked," Nia Black's sister said.

Jun 16, 2020

Pioneer Press

Man shot dead in St. Paul strip club parking lot; victim ID’d

A shooting in the parking lot of a St. Paul bar left a man dead early Friday. Police are looking into whether it's connected to another...

Oct 2, 2017

kare11.com

St. Paul police: Armed man in custody after incident near Rice & Larpenteur

In a news release, St. Paul police said officers were initially called to the area around 11 a.m. Friday on a report of an assault. When they...

Oct 8, 2021

Star Tribune

2 people struck by vehicle, killed on St. Paul-Roseville border

The incident happened on Larpenteur Avenue W. just west of Rice Street during the evening rush hour.

Jan 4, 2019

Pioneer Press

Lamplighter Lounge, St. Paul’s only strip club and a notorious hot spot for trouble, has shut down

Signs have been taken off the building, and the city has been notified that Lamplighter Lounge would be canceling its licenses.

Mar 16, 2022

Pioneer Press

Maplewood votes to close nightclub after shooting barrage injures 5

The Maplewood city council voted Wednesday morning to immediately close Stargate nightclub - at least temporarily - following a chaotic...

Feb 23, 2017

WHO WE ARE

…To Thriving

Finance & Commerce

Three cities come up with Rice-Larpenteur vision

Listen to this article. The neighborhood around the intersection of Rice Street and Larpenteur Avenue, where St. Paul, Roseville and...

Oct 10, 2018

MinnPost

How residents, business owners and elected officials are reimagining the corner of Rice and Larpenteur

[image_credit]Courtesy of Rice-Larpenteur Alliance[/image_credit]
[image_caption]Shakun Maheshwari began working in this area a few years ago as...

Nov 11, 2021

Star Tribune

Three east metro cities join forces to renew the intersection where they meet

St. Paul, Roseville and Maplewood pool resources to improve border neighborhood around Rice Street and Larpenteur Avenue.

Nov 27, 2021

Star Tribune

St. Paul's last strip club closes amid violence and fierce neighborhood opposition

The Lamplighter Lounge has face intense neighborhood scrutiny after a young woman was killed in the parking lot.

Mar 15, 2022

Public Safety officials from all three cities report a drastic reduction in major crimes and safety incidents since 2018

INFRASTRUCTURE

Real Infrastructure, Real Results

2019 — **Larpenteur Avenue** remade with traffic calming, sidewalks & pedestrian refuge islands

2019 — **Wheelock Parkway** reconstructed from Dale St. to Rice St., with a new multi-use trail.

2021 — **MyThrift Store mall** parking lot renovated, sidewalks added, and a new community parklet gateway built

2022-2024 — The RLA leverages grants from **KSU TAB** for redevelopment study; serves on development team with Rondo CLT to develop vision at **Rice Street Gardens** site; leverages grants from STAR, C-COAP, and Critical Corridors to **invest over $200K in local businesses**

2025 — **Rice Street** fully reconstructed from Maryland to Wheelock with multi-use trail, traffic calming, pedestrian islands

Ahead — Rice Street reconstruction from Wheelock to CR-B. Future **G Line Bus Rapid Transit** route planned for Rice Street

COMMUNITY & BELONGING

Building Community, Together

600+

community members attended RLA events in 2019

1,200+

record attendance across annual events in 2025

600+

guests at the 2025 Summer Block Party alone, sponsored by M Health Fairview

60+

Members of the Alliance joined since 2025

500+

Volunteers and growing

16

youth ambassadors since 2022

Summer Block Party • Community In Bloom • Winter Warm-Up • Spring Clean-Up — held every year, across all three cities.

ECONOMIC VITALITY

A Corridor Open for Business

New and expanding businesses, paired with grants and technical assistance, are turning Rice & Larpenteur into a destination.

30+

business improvement and construction impact grants awarded, 2023–26

15+

new or expanding businesses welcomed since 2021

100+

attendees at Business Networking Lunch & Learns

80+

new jobs created

$223,500
grants to small businesses

New neighbors on the corridor:

Cancun Mexican Grill & Cantina • Urban Grocery • La Delicious Bread • The Perfect Coffee • Tromperia el Zac • Los Campiones Gym • Groceries and Nepali Kitchen • Moon House Thai • Asia Fusion Kitchen • A Taste of Nepal • Assafo African Market • Sunlight Market • North End Laundry • Noble Laundry • Highlight Market • OWC Farmers Market

10+
new Saint Paul businesses

Also connected local businesses to STAR, BizRecycling grants, Workforce Solutions, and Open to Business support.

SAFETY & LIVABILITY

A Safer, More Connected Corridor

- **St. Paul's last strip club closed**

  The Lamplighter Lounge closed permanently in 2022 amid sustained neighborhood advocacy.

- **40+ neighbors, every spring**

  Volunteers turn out annually for the Spring Clean-Up along Rice & Larpenteur.

- **Gateway signs & flags installed**

  New wayfinding signage now welcomes visitors at both ends of Rice Street.

- **"Know Your Rights" training and mutual aid**

  Supported local business owners and neighbors navigating federal immigration enforcement in 2025.

Neighbors at the Spring Clean-Up

Karen and Nepali Foods opens in former Lamplighter Lounge space, 2023

Gateway signs and sidewalks

Impact by the Numbers

8

Years since the Vision Plan was adopted

30

Public art and sign installations

1,200+

record event attendance in a single year

3+

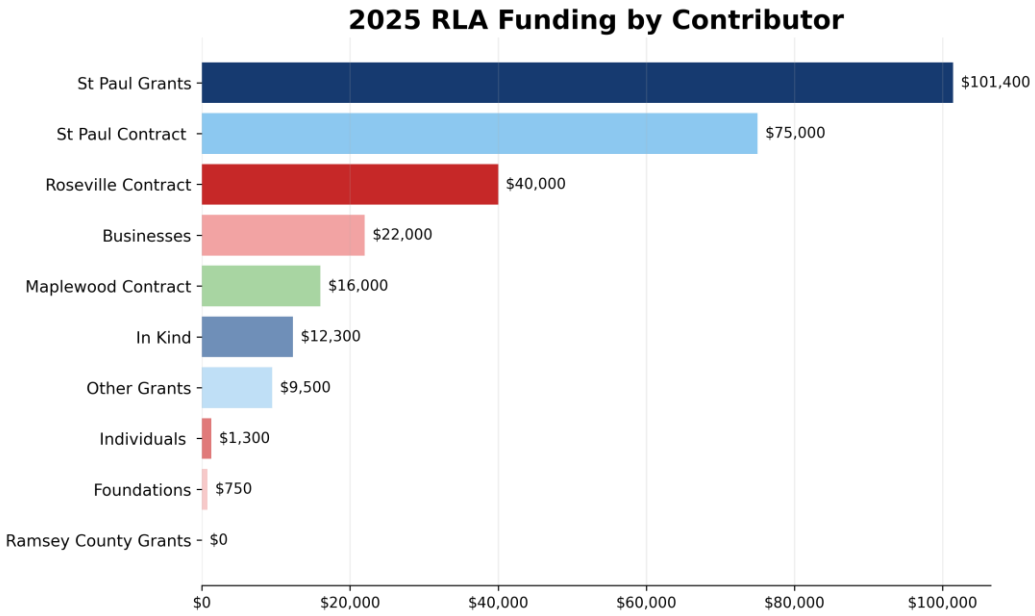
miles of roadway reconstructed - 2-3 more scheduled

7- 9

miles of sidewalk infill over the last decade

8

sites with recent redevelopment



HOW IT'S FUNDED

A Public - Private Partnership

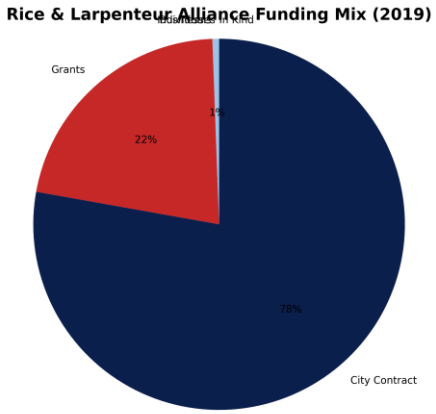
The Rice & Larpenteur Alliance is funded primarily through a contract with the Cities of Maplewood, Roseville, and Saint Paul — supplemented by Ramsey County partnership and philanthropic support, and staffed through fiscal sponsorship with the Saint Paul Area Chamber of Commerce. Over time, the RLA has increased its private donor base.

- City of Maplewood
- City of Roseville
- City of Saint Paul
- Ramsey County
- Philanthropy
- Local Businesses and Residents

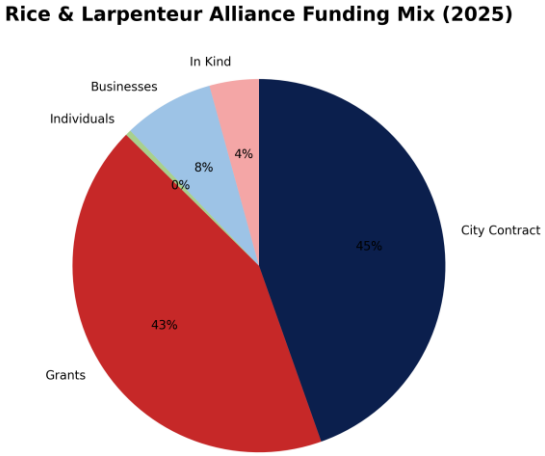
HOW ITS FUNDED

Public Dollars, Multiplied

The municipal contract is the foundation and catalyst of RLA's budget — leveraged year after year with county and foundation grants, and a growing base of corporate and individual giving.



Total 2019 budget - $173,500



Total 2025 budget - $208,500

$3.67 directly invested for every $1 from St. Paul

2019 - 77% of RLA funding was from the city contract.

2025 - 44% of RLA funding is from the city investment.

SUPPLEMENTAL FUNDING PARTNERS

- St. Paul STAR Grant and C-COAP Grant
- Saint Paul & MN Foundation and FR Bigelow
- KSU TAB In-Kind (Not included)
- Ramsey County Critical Corridors Grant
- **Xcel Energy • M Health Fairview • Hamernick's Flooring Solutions • Bix Produce • American National Bank • Ramsey Washington Recycling and Energy • Ramsey County Workforce Solutions • JO Companies • Capitol Region Watershed District • St Paul Regional Water Services**
- Individual Members, Donors, and Small Businesses

GOVERNANCE

From Government to *Grassroots Governance*

2020

~50-member Community-Based Advisory Board launches, representing residents, businesses, nonprofits & government.

2024

RLA adopts a Board Operations Manual, DEI Statement, and Land Acknowledgment.

2025

RLA launches an independent Membership Program and 23-member Board of Directors — charting a path to long-term, community-led sustainability.

Ahead

RLA will apply for a 501C3 nonprofit status. Consider boundary expansion and other earned income opportunities.

RLA leadership and city partners at strategic planning retreat

LOOKING AHEAD

The Work Ahead

- Support redevelopment of key opportunity sites and vacant or underutilized property – engage local owners and developers for **additional affordable housing**, neighborhood **amenities**, and **business growth** opportunities.
- Provide **marketing support and technical assistance to small businesses** – connecting with community resources, grants, and loans to grow on Rice Street.
- Advocate for **Rice Street redesign**, planned **transit expansion** and station area planning, and support the community through reconstruction to County Road B. Enhance the pedestrian environment and streetscape. **Ensure non-displacement of existing neighbors and businesses.**
- Encourage public investment in **parks and green space** – Lake McCarrons County Park and Rice – Arlington Regional Athletic Complex
- Sustain community events & business support amid growing community need. Build a resilient and connected community.
- Connect underserved communities to jobs, training, education, youth development, and **move from surviving to thriving**.

Vision plan rendering – a park at the heart

Community Engagement – Rice Street Gardens

IN THEIR OWN WORDS

Voices From the Neighborhood

Partnering with RLA has reinforced the importance of community-centered leadership — connecting student success to strong neighborhood partnerships.

Kazoua Kong-Thao

Community School of Excellence

The organization proudly made a statement about how our immigrant neighbors make our community great and are so important to us.

Noelle Bakken

City of Roseville / Resident

My business has benefited from having a trusted advocate that helps channel our concerns to local political and community leaders.

Juan Vazquez

Owner, Cancun Mexican Grill & Cantina

IN THEIR OWN WORDS

Voices From the Neighborhood

"My community is great and the people are very supportive." - Poe De Di, Resident

"LOVE THE CHANGES TO THE RICE & LARPENTEUR INTERSECTION! DON'T STOP! IT SEEMS ON THE CUSP OF BEING A GO-TO SPOT." - BETTI INGMAN, RESIDENT

"SAFETY HAS IMPROVED 1000%"
- BRIAN WELKE, OWNER NORTH END LAUNDRY

"Love the work Rice and Larpenteur is doing. Would love to see more volunteer opportunities and more community events!" -Tammy, Resident

"IT'S SAFER FOR PEDESTRIANS, RESIDENTS, SHOPPERS, FAMILIES, BUSINESS OWNERS, AND VULNERABLE/AT RISK YOUTH." - PASTOR DANA NELSON, GALILEE LUTHERAN CHURCH

THE CASE FOR CONTINUED INVESTMENT

Why Continued Investment Matters

Eight years ago, 3 Cities came together in an innovative partnership and made a bet on this underserved corridor. **That bet is paying off BIG TIME** : safer streets, growing businesses, record community engagement, and a neighborhood organization now building its own governance capacity.

Sustained public investment is what keeps this momentum from stalling — just as the Rice Street reconstruction and future Bus Rapid Transit investment reach the finish line and the RLA is positioning for a sustainable, indpendent future.

OUR ASK

Renew and sustain Saint Paul's leadership with Maplewood and Roseville over the next two years and municipal funding that supports RLA's core staffing and capacity — the foundation that has made every result on this corridor possible.

Thank You

Let’s keep building one neighborhood, together.

riceandlarpenteur.com • @AllianceRice

Kim O’Brien, Executive Director