

Mayor:
David Grant

Councilmembers:
Brenda Holden
Fran Holmes
Dave McClung
Jonathan Wicklund



**Special City Council Work
Session
Agenda
August 22, 2016
6:00 p.m.
City Hall**

Address:
1245 W Highway 96
Arden Hills MN 55112

Phone:
651-792-7800

Website:
www.cityofardenhills.org

City Vision

Arden Hills is a strong community that values its unique environmental setting, strong residential neighborhoods, vital business community, well-maintained infrastructure, fiscal soundness, and our long-standing tradition as a desirable City in which to live, work, and play.

CALL TO ORDER

1. AGENDA ITEMS

1.A. TCAAP Master Plan Update

Matthew Bachler, Senior Planner

Documents:

[MEMO.PDF](#)
[ATTACHMENT A.PDF](#)

2. COUNCIL/STAFF COMMENTS

ADJOURN



DATE: August 22, 2016

TO: Honorable Mayor and City Councilmembers
Sue Iverson, Interim City Administrator

FROM: Matthew Bachler, Senior Planner

SUBJECT: TCAAP Master Plan Update

Background

On August 15, 2016, the TCAAP Master Development Team met in a joint work session with the City Council and the JDA to outline their proposed development of the site. The Master Development Team will be in attendance to further discuss the changes to the TCAAP Redevelopment Code and Regulating Plan that may be required for their proposal.

Stacie Kvilvang of Ehlers, the City’s Financial Consultant, has prepared a memo with additional background information for the discussion.

Attachments

- A. Memo from Stacie Kvilvang, August 22, 2016.

Memo

To: Sue Iverson – Interim City Administrator
From: Stacie Kvilvang
Date: August 22, 2016
Subject: Work Session With Master Developer - TCAAP

On May 31, 2016 the City Council met in a work session with the Master Development Team to provide them an understanding of expectations and perspectives of the City before they began work on preparing their development plan for the site. At that meeting, the Council was asked to provide their perspective and thoughts on the following aspects:

1. How would the City define project success? (what does it look like, how does it function, are there key elements, how to assure connectivity to the rest of the City, define “not having two cities,” expectations for the town center, etc.)
2. Are there certain preferred uses and/or non-preferred uses for the commercial area? (i.e. sit down restaurants, grocery store, big box anchor, etc.)
3. Do you have perspectives, desires and/or concerns on housing types? (i.e. entry-level to move-up homes, senior housing, townhomes, condos, apartments)
4. Is the amount, location and expected programming of public parks set or is the City open to options on location, size, and amenities?

The City Council provided comments and thoughts on these areas and others. On August 15, 2015 the Master Development Team met in a joint session with the City Council and JDA to outline their proposed development of the site. Per their plan, the following breakdown of uses and their sq/ft or number of units was noted (Campus Commercial was not noted):

Single-Family	731 Units
Condos	60 – 120 Units
Apartments	400 – 725 Units
Sr. Housing	300 – 400 Units
Office	20,000 – 50,000 Sq/Ft
Retail	155,000 – 230,000 Sq/Ft
Flex Office	280,000 – 375,000 Sq/Ft

Based upon this, staff prepared the following breakdown of the residential development compared to the Regulating Plan:

Residential Unit Comparison					
Type	# of Units Low End	# of Units High End	Regulating Plan	Difference - Low	Difference - High
Single Family					
Creek	140	140	154	(14)	(14)
Hill	267	267	357	(90)	(90)
Hill South (former flex)	59	59	0	59	59
Neighborhood Transition (TC North)	109	109	0	(104)	(104)
Neighborhood Transition (TC South)	156	156	369	(104)	0
NR - 3	Included above	Included above	101	(101)	(101)
TOTAL	731	731	981	-250	-250
Multi-Family					
Condos	60	120	0	60	120
Market Rate Apartments	400	725	450	(50)	275
Senior Apartments	300	400	0	300	400
TOTAL	760	1,245	450	310	795
GRAND TOTAL	1,491	1,976	1,431	60	545

As noted that evening, the preliminary plan would require several changes to the TRC/Regulating Plan. On a preliminary basis, staff has identified the following Regulating Map changes and TRC text changes that may be required (subject to change and modification based upon further review):

Map Change	
1	Change flex space designation in southeast corner to residential and additional park
2	Extend Retail on west side of Boulevard by approximately 20 acres
3	Modify location and possibly acreage of Town Center Area
4	Modify location and possibly acreage in Neighborhood Transition Area
5	Extend Creek Neighborhood NB 3 designation to line up to northern boundary
6	Change in road layout (Boulevard by retail and Town Center roads)
7	Change in layout and size of some parks
Regulating Plan/Text Changes	
1	Allow vertical mixed use in Town Center and retail on west side
2	Increase building height in Town Center for multi-family to allow for 2 condo towers and 1 apartment tower
3	Increase building height in Thumb for corporate office
4	Allow more than 45 units/acre in Town Center
5	Allow movie theater in Town Center as primary use
6	Change 3-car garage lot width from minimum of 75' to 65'
7	Strike minimum unit count in neighborhood transition area (leave maximum of 15 units)
8	Allow for 2 rows of parking in front in office and flex areas and parking in front of retail
9	Allow residential use in commercial area

Staff requested the Master Development Team to prepare additional information for the City Council to review and consider in order to continue to move discussions forward and provided direction on requested changes. At the meeting the Council will be provided:

1. Side-by-side color map outlining the requested changes

2. Chart outlining the housing type, number & density by single-family neighborhoods (including neighborhood transition area) and Town Center multi-family
3. Overall residential density
4. Chart outlining the difference in park acreage per the Regulating Map and the proposed plan, along with their thoughts on the anticipated programming, development and maintenance responsibility
5. Possible locations for the water tower

The majority of the meeting will likely be dedicated to discussion on residential housing including, but not limited to, type, number, density and building height (will discuss building height for thumb area as well). In addition, we expect to discuss allowing vertical mixed use development and any concerns/issues related to parks after review of the information provided by the Master Development Team.

As discussed, this is the first work session and based upon comments/feedback from this meeting, the Master Development Team will further refine the Plan and come back and present to the City Council at their September 19, 2016 work session. We have tentatively scheduled additional work sessions for October 3rd and 17th to finalize the changes so it can be submitted to the various public bodies for comment and approval.

Please contact me at 651-697-8506 with any questions.