

Joint Development Authority
Special Meeting
Tuesday, May 24, 2016
Arden Hills City Council Chambers
Minutes
5:30 pm

Present:

Joint Development Authority: Chair David Sand, Commissioner Blake Huffman,
Commissioner Brenda Holden, Commissioner David Grant, Commissioner Rafael Ortega

Also present: Jill Hutmacher, (Arden Hills); Heather Worthington, (Ramsey County)

Roll call taken.

Approval of agenda.

Chair Sand referred to the discussion items that would be discussed by Alatus under the
Conversation with the Master Developer.

Motion by Chair Sand seconded by Commissioner Holden to approve the agenda as amended.
Motion carried.

Approval of minutes.

None

Public Inquiries/Informational

None

Consent Agenda

None

Old Business

None

Public Hearing

None

Workshop Discussion: Conversation with Master Developer

Chair Sand explained that representatives from Alatus Development Team were present to
have a discussion of observations regarding the Master Plan and achieving the Master Plan
vision. He noted this discussion would center around the following topics:

- Introduction of JDA and Alatus Development Team
- Discussion of observations regarding the Master Plan and achieving the Master Plan vision
- Scheduling the next joint meeting of JDA and Development Team
- Draft master schedule of events for the next several months
- Meeting schedules for remainder of the year

Director Worthington explained the supplementary agenda from Alatus was based on conversations between staff and Alatus representatives.

Bob Lux, Alatus, stated Alatus was honored to be working with the County and the City on this project. He understood the importance of this project and wanted to see this property become a showpiece.

Tom Shaver, Inland Development Partners, stated it was a pleasure for him to come before the JDA. He then commented on the end goals for this project. He discussed how environmental/sustainability efforts would be included in this project.

Commissioner Holden requested Alatus consider having a prominent feature, such as a water tower observation deck, on the site given the fact TCAAP has the highest elevation in Ramsey County. She then discussed the importance of having the property connected to the remainder of Arden Hills.

Commissioner Grant wanted to see a welcoming and special entry point to TCAAP. He suggested traffic calming measures be considered for this area of the development.

Chair Sand commented on the entry to The Lakes development in Blaine, Minnesota. He discussed the importance of having the development accessible to those with disabilities, those on foot, bike, etc. He reported signage at the County Road H roundabout would be critical.

Commissioner Grant recommended the single family neighborhoods have a single garbage hauler. He preferred to see Alatus pursue businesses that would remain in place long term. He commented on the businesses already located in Arden Hills. He stated office was preferred to manufacturing given the fact office provided more jobs, which would support the proposed retail.

Chair Sand questioned how the history of the site could be focused on through the development.

Mr. Shaver questioned the JDA's vision for parks and park maintenance.

Commissioner Holden stated the Parks, Trails, and Recreation Committee has brought forward a list of facilities and amenities that it would like to see on TCAAP. She believed that each of

the neighborhood park amenities should be determined by the neighborhoods. She hoped to see a more passive park along the spine road.

Commissioner Grant recommended there be connections between the parks.

Director Hutmacher reported the TRC does call for connections from the development area to the regional trail. The JDA would have to work with the County on this matter. She provided further comment on the differences between the proposed community parks versus the private pocket neighborhood parks.

Chair Sand stated creativity would be needed to bridge or connect TCAAP to the residents of Arden Hills to the south.

Commissioner Holden agreed this would be an importance feature for the development.

Commissioner Ortega requested BRT be brought into the development.

Kent Carlson, Inland Development Partners, requested further comment from the JDA on their vision for the Town Center. He asked how many acres could be set aside for retail and commercial uses.

Commissioner Holden did not want to see rows and rows of townhouses.

Director Hutmacher explained the Town Center had five acres set aside for retail and commercial, with an additional 20 acres available on the west side of the Spine Road .

Commissioner Grant believed there was a shortage of high quality restaurants in the area.

Mr. Lux requested feedback as to why the JDA was not in favor of mixed use.

Commissioner Ortega asked what type of vitality was needed to support quality restaurants.

Mr. Lux did not believe anything was missing from Arden Hills, but stated the vitality of an urban experience does assist in supporting restaurants. He added that restaurants needed rooftops in order to flourish. He commented further on the focal point that the Town Center would be for the development.

Discussion ensued regarding successful developments around the metro area with retail and restaurants.

Commissioner Grant commented on the water feature stating he wanted to see this manicured and professionally done.

Todd Stutz, Tradition Development Corp., understood this was an important feature within the development. He briefly described the expense to maintain this element along with the proposed parks.

Commissioner Holden discussed how the Town Center was currently zoned but understood the developer may be interested in mixed vertical use with housing above the retail, with reductions in the multi-family townhouses. It was her understanding vertical mixed use would not work in this market.

Mr. Lux stated after he completes the market study he would have additional information in order to make this determination for TCAAP. He stated this study would be completed in the next 90 days. He explained it would benefit the Council to tour a successful development that has been completed by Alatus to see how mixed vertical uses can work.

Commissioner Holden asked if Alatus was keeping up on the needs and wants for Millennials.

Mr. Lux reported he was reading up on this topic and understood Millennials were not interested in owning homes, but rather were willing to rent and wanted to be able to walk to amenities. He believed that the Town Center would be a great opportunity to attract Millennials.

Commissioner Grant wanted to see the Town Center be "hip and cool" while also being timeless.

Chair Sand questioned what the developer would be working on in the next 120 days.

Mr. Shaver reviewed the items that would be addressed by Alatus in the next 90 to 120 days stating his group would be working to wrap its arms around the market. He asked if the JDA had any further questions regarding how the flex space on TCAAP would be used.

Commissioner Grant did not believe a warehouse/trucking facility would work well in the flex space. He asked if work had begun on the Master Development Agreement.

Director Worthington provided an update to the JDA on the status of the Master Development Agreement.

Chair Sand questioned who would be included in the market analysis focus groups.

Mr. Carlson reported brokers and market professionals would be included. It was noted market studies would be completed for residential and commercial uses by Marquette and Maxfield.

Director Hutmacher discussed the process that would have to be followed in order to amend the TCAAP Master Plan.

Commissioner Holden requested further information on the proposed retail on Highway 96.

Mr. Carlson stated he was talking to real estate brokers regarding this nine acre site. He provided further comment on his vision for the parcel.

Commissioner Ortega asked how a sense of vitality would be created at this intersection.

Mr. Lux stated this would be a challenge. He discussed the challenges for the development and indicated the retail on County Road 96 would really have to pop.

Commissioner Grant requested Alatus keep the City and County in the loop as they work to brand the site.

Chair Sand questioned how the County would work with the development team on the land sales.

Director Worthington stated these marketing efforts would be managed by both the County and Alatus.

Chair Sand requested future meeting dates be discussed by the group.

Director Hutmacher stated the next meeting dates would be Monday, June 6th and Tuesday, July 5th.

Director Worthington indicated another potential would be to hold a worksession discussion meeting at the end of June.

The Commission was in favor of canceling the July JDA meeting due to the 4th of July holiday and recommended a worksession meeting be held on Monday, August 1st.

Commissioner Updates

None

Future Meeting Schedule

The next meeting will be Monday, June 6, 2016, at Arden Hills City Hall.

Meeting adjourned at 7:15 pm.

Approved David B. Sand
David B. Sand, Chair

8-1-16
Date