



Approved: October 31, 2016

**CITY OF ARDEN HILLS, MINNESOTA
SPECIAL CITY COUNCIL WORK SESSION
OCTOBER 10, 2016
6:00 P.M. - ARDEN HILLS CITY COUNCIL CHAMBERS**

CALL TO ORDER/ROLL CALL

Pursuant to due call and notice thereof, Mayor Grant called to order the City Council Work Session at 6:00 p.m.

Present: Mayor David Grant; Councilmembers Brenda Holden, Fran Holmes, Dave McClung and Jonathan Wicklund

Absent: None

Also present: Stacie Kvilvang, Ehlers and Associates; Senior Planner Matthew Bachler; Eric Zweber, WSB; Interim Public Works Director/City Engineer Andy Brotzler; Assistant City Attorney James Monge; and City Clerk Julie Hanson

1. AGENDA ITEMS

A. TCAAP Master Plan Update

Stacie Kvilvang, Ehlers and Associates, stated on September 19, 2016, the City Council met in a third work session with the Master Development Team to review the following:

- Overview of the Master Developer's housing market study
- Updated site plan and residential unit count
- Change in Town Center zoning to include three sub-districts
- Overview of retail and restaurant uses within Town Center
- Overview of updated park and open space plan

Ms. Kvilvang explained following the City Council's discussion on the Master Development Plan, there was general consensus supporting the proposed changes except for the additional height and density requested in the Town Center district. City staff has since worked with the Master Development Team on a red-lined draft of the TCAAP Redevelopment Code (TRC) that incorporates the changes needed to achieve the Master Plan as discussed at the September 19, 2016, work session. Based on the feedback provided by the City Council, staff will make additional changes and clarifications to the TRC document for review by the City Council at their work session on October 17, 2016.

Senior Planner Bachler reviewed the redlined updated TRC document and the new map in detail with the Council.

Further discussion ensued regarding the proper mix of office and ancillary retail space within the Town Center.

Mayor Grant commented on how much office space had been lost and asked if this was what the Council wanted.

Mr. Lux stated he was asking for flexibility in order to allow medical office within the retail area.

Councilmember Holmes did not understand why the developer was requesting more than 50/50 for the red area.

Ms. Kvilvang reviewed the comments made at the previous City Council worksession regarding this topic.

Mayor Grant questioned if the Council wanted to see more office and less retail in this area. He stated he wanted to see more office space within the plan.

Mr. Lux anticipated that a great deal of the light blue Flex space would be office space.

Councilmember McClung wondered if the light blue space line should be moved south, which would capture more of the Flex space for retail.

Councilmember Holden understood there was a need for office/medical space and feared that the site was doing away with the space it had set aside for this use.

Councilmember Holmes believed more office space was needed due to the fact they lead to higher paying jobs when compared to retail.

Councilmember Wicklund stated he was comfortable with the 75/25 spread.

Councilmember Holden believed 50/50 was a better solution when considering the overall zoning for the City. She requested that the Neighborhood Transition District be put back into the plan.

Ms. Kvilvang discussed the reasons why Neighborhood Transition was taken out of the plan.

Senior Planner Bachler believed that adjustments could be made to Neighborhood Subdistrict 4 to more closely reflect the Neighborhood Transition District.

Councilmember Holden questioned where the uses allowed within Neighborhood Transition would be located if this zoning district were eliminated, given the fact they would not be allowed in the Town Center.

Mr. Lux commented on the primary vision and goals for the development.

Mayor Grant recessed the Special City Council Work Session meeting at 6:58 p.m.

Mayor Grant reconvened the Special City Council Work Session meeting at 7:45 p.m.

Discussion resumed regarding the redlined updated TRC document.

Councilmember Holmes requested further information on the underground parking.

Mr. Lux discussed the size and location of the underground parking planned for the Town Center.

Senior Planner Bachler described the pedestrian connections through the development, including the connections to the open space areas.

Councilmember Holden asked if the pedestrian plan included plans for bicycles.

Mr. Lux explained the entire site had been considered for pedestrian and cycling traffic. He indicated the right-of-way within the regulating plan had designated space for striped bike lanes.

Senior Planner Bachler recommended Tables 5.1 and 5.2 be reevaluated. He then commented on the proposed building height for the Campus Commercial District.

Councilmember Holden and **Mayor Grant** did not agree to the height requested.

Ms. Kvilvang explained the requested heights would allow for 14 feet per story.

Councilmember Holden supported the number of stories within the Campus Commercial District.

Councilmember Wicklund supported 15 stories within the Campus Commercial District.

After further discussion, there was a consensus of the Council to support 15 stories within the Campus Commercial District.

Councilmember Wicklund asked what the developer had in mind for the Civic District.

Mr. Lux discussed the potential plans for this site and stated the parcel was 1.8 acres in size, which was relatively small.

Councilmember Holmes questioned what the maximum allowable height would be for the townhomes.

Senior Planner Bachler commented on the maximum allowable building height for the Neighborhood District. It was noted the townhomes could be up to 35 feet in height.

Councilmember Holden requested clarification on Civic/Open Space.

Senior Planner Bachler explained this section would be further reviewed by staff.

Mr. Stutz asked that the Council allow LP Smartside as an approved building material. He noted this was a locally made product that was an equivalent product to HardiePlank. He then reviewed Table 7.2 with the Council.

Councilmember Wicklund recommended the percentages within Table 7.2 be tweaked.

Senior Planner Bachler reviewed the sign requirements within the TRC.

Councilmember Wicklund asked who the Master Developer would be using for directional signage.

Mr. Lux stated this contractor has yet to be determined.

Ms. Kvilvang commented on the next steps for the TRC.

Councilmember Holden questioned if the pitch of the roofs within the neighborhoods would allow for solar panels.

Mr. Stutz stated he would have to review this further and would report back to the City Council. He explained that at times it was not about the pitch of the roof, but rather the orientation.

Mr. Lux thanked the Council for their input this evening.

Ms. Kvilvang noted the next meeting for the City Council to discuss the Town Center would be October 17, 2016.

Councilmember Holmes believed it would be important for the Council to begin to review the financial responsibility of the City for the TCAAP site.

Mayor Grant stated he had this same discussion with Ms. Kvilvang and was interested in learning more about what the City's costs would be for the project.

Ms. Kvilvang indicated she could work with Alatus based on the current plans to create a financial plan for the City.

Councilmember Holmes requested that an enhanced water feature be discussed at the next meeting as well.

Councilmember Wicklund questioned how much more time was needed in order to approve the revised TRC.

Ms. Kvilvang anticipated the TRC would not be approved for at least another month.

Mr. Lux hoped to receive a soft approval from the Council in the next month and recommended the financials follow that process.

Councilmember Holmes did not agree with approving the project prior to understanding the numbers.

Councilmember Holden expressed concern with offering a soft approval and questioned how much this plan could change in the future. She discussed how the TCAAP development would impact the entire community.

Mayor Grant recommended staff move forward with revising the plan and drafting financials for the project.

2. COUNCIL COMMENTS AND STAFF UPDATES

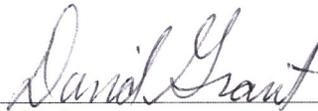
None.

ADJOURN

Mayor Grant adjourned the City Council Work Session at 9:22 p.m.



Julie Hanson
City Clerk



David Grant
Mayor