

ARDEN HILLS

notes

The Official City Newsletter for Arden Hills Residents

March 2014

Draft Master Plan envisions TCAAP development

by Kristine Goodrich

A draft Master Plan provides a vision for developing a portion of the Twin Cities Army Ammunition Plant. The draft plan maps out residential, commercial, office, mixed-use and recreation areas and estimates the number of new residents and jobs the development will support.

The Master Plan is being prepared by the Cuningham Group, with input from City and County officials. The draft plan was introduced to the Arden Hills City Council, Arden Hills Planning Commission and the Joint Development Authority in December and early January. More than 100 community members learned about the plan and provided feedback during a January open house.

The Cuningham Group is now evaluating the feedback received. The consultants might recommend changes, or the City Council might request changes. A final Master Plan is expected to be completed later this spring.

The draft plan estimates more than 3,800 people will live in and nearly 4,200 people will work in the 434-acre parcel north of Highway 96 and east of Highway 10. The plan calls for approximately 1,600 housing units, 2 million square feet of office space, 300,000 square feet of retail stores, and 53 acres of parks, trails, ponds, and other open space.

The Thumb

A single large office development would be the best use of the northern tip of the TCAAP development area, according to the draft Master Plan. Dubbed the “Thumb,” the 43-acre parcel is between open space and Highway 10, and only a narrow segment connects to the main

TCAAP development parcel to the south. The plan envisions one large corporate campus with approximately 500,000 square feet of offices providing more than 1,200 jobs.

Residential areas

The draft Master Plan dedicates three areas, totaling 168 acres, to housing. The “Creek” neighborhood in the northeast corner of the development area would have predominately single-family homes, as well as some townhouses. Its 41 acres would be home to approximately 250 households. The “Town” neighborhood east of the commercial center would have mostly townhouses, as well as possibly some small single-family homes, apartments or condos, and senior housing. The 55-acre “Town” would have approximately 550 households. The “Hill” neighborhood would comprise 72 acres in a central east area. It would be home to approximately 430 households — mostly in single-family homes, as well as some townhouses.

Main Street

Thirteen acres in the heart of the site would be a higher-density mixed use area. Called “Main Street,” it would host

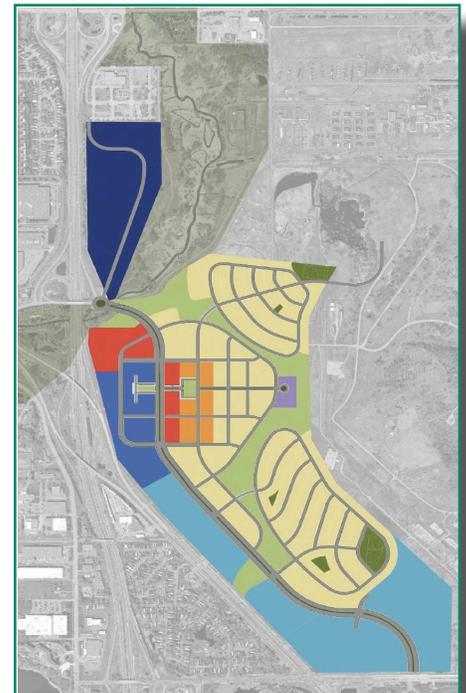
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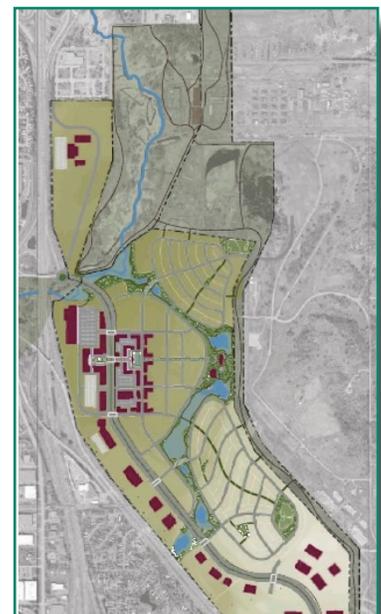
The top map shows the proposed types of land uses, by color: dark blue is the Thumb; yellow is residential; orange is Main Street; red is retail; medium blue is office; light blue is flexible business; and green is parks and open space.

The lower map plots potential locations of the businesses and public buildings.

Land Uses



Major Buildings



Arden Hills Service Directory

1245 West Highway 96
Arden Hills, MN 55112-5734
Office Hours
Monday through Friday
8:00 a.m.--4:30 p.m.

651-792-7800
www.cityofardenhills.org

Sheriff and Fire Emergency
911

Sheriff (non-emergency)
651-767-0640

Fire (non-emergency)
651-481-7024

Water and Sewer Problems
(During non-business hours)
651-767-9640

Mayor:

David Grant 651-538-0747
dgrant@cityofardenhills.org

Councilmembers:

Brenda Holden 651-636-2987
bholden@cityofardenhills.org

Fran Holmes 651-631-1866
fholmes@cityofardenhills.org

Dave McClung 651-332-0352
davemclung@comcast.net

Ed Werner 651-636-2547
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City Administrator:

Patrick Klaers 651-792-7810

Communications Committee

Kristine Goodrich, editor; Susan
Cathey

Council Liaison: David Grant

Staff Liaison: Amy Dietl

Desktop Publisher: Mary Nosek

Council meetings are held at City Hall on the second and last Monday of the month at 7 p.m. Meetings are televised live on Cable Channel 16. Meetings of the Planning Commission are televised live at 7 p.m. on the first Wednesday of the month.

Visit www.cityofardenhills.org for information about taped meeting playbacks.

Arden Hills Notes is the official newsletter of the City of Arden Hills, an equal-opportunity employer.

News from Around the Town:

If you plow it they will come...and skate, ski, showshoe

by Tim Burt

Mtch and Ramona Erickson live on Lake Johanna. One day Mitch had an idea. As he was looking out the window overlooking the lake, he thought: "I'd like to get a four-wheeler, put a plow on it, and make a path all the way around the lake and plow a couple of ice rinks for people to use. If I did, people would get outside and go for walks and have a place for some fun activity."



Ramona knew Mitch loved the people on this lake, and so she supported his dream. It didn't take Mitch long to find a used four-wheeler and have it outfitted for the kind of plow he'd need to plow the lake. He got it home, got it down to the lake, and began to learn the reality of the commitment—not only to plow a three-mile path around the lake, but keep it plowed throughout the multiple snowfalls that would come again and again. Then there was learning the art of snowplowing on ice with a four-wheeler—an adventure in itself. Mitch quickly mastered that skill and before long there was a wide walking path around the lake with three ice rinks in different areas.



Remember that *Field of Dreams* movie line, "If you build it, they will come"? Well, that is exactly what happened. The community of lake homeowners and people from the neighborhood began to use the path and enjoy a winter on the lake like they hadn't before.

On a Sunday in January, the Lake Johanna Homeowners Association put together an invite for everyone to come out and enjoy the weather. Many people gathered behind Steve and Mari Salveson-Schmitt's home. Coffee, hot chocolate, marshmallows, and other goodies along with a mobile fire pit were brought to the event.

And, oh, how the neighborhood came out! There were 80–100 adults and children, along with a number of dogs. People didn't just stay for a few minutes. Many stayed for hours. People were meeting their neighbors, pointing out what house they lived in, and getting to know each other. After a few weeks of brutally cold weather, it turned out to be a gorgeous day in the mid-30s. The snow was perfect for building a snowman or to have a snowball fight. It was a celebration of pure community.

Person after person reached out to thank both the Ericksons. For Mitch and Ramona, it was nothing. Taking care of people is what they do for a living. As owners of Provident Home Healthcare, their company takes care of people 24 hours a day, seven days a week.

Lake Johanna resident Sharon Durheim said, "In all the many years I've lived on this lake, I've never seen this happen. It's brought an entire new level of appreciation for the lake. I am enjoying it this winter like I never have and I've gotten to know many more neighbors. I am so thankful to Mitch."

We thank Associate Pastor Tim Burt of the Living Word Christian Center for the story and photos.

Photos: top--a Lake Johanna neighborhood gathering, center--Mitch and Ramona Erickson, bottom--Sharon Durheim enjoys the lake.



Benchmarks: a review of recent City Council action

January 13, 2014

- Approved the 2013 capital reimbursement of \$7,325 to the Lake Johanna Fire Department (5-0)
- Approved the organizational and annual appointments for the city (5-0)
- Approved Resolution 2014-006 setting a public hearing date on the City's Prioritized Bridge Replacement List (Old Snelling Bridge) (5-0)
- Appointed David Radziej to the Economic Development Commission (5-0)
- Approved amendment #2 to the Kimley Horn contract for the TCAAP Master Plan (5-0)
- Approved a cooperative agreement with Ramsey County for the County to reimburse the City for amendments #1 and #2 to the Kimley Horn contract (5-0)
- Approved a resolution of support for Ramsey County's request to the Legislature for TCAAP area road improvements (5-0)
- Approved Resolution 2014-004 supporting a Federal Transportation Alternatives Program funding application (5-0)
- Approved Planning Case 13-020 giving two variances for an accessory structure at 3324 Lake Johanna Boulevard (5-0)
- Approved Planning Case 13-021, a planned unit development amendment and site plan review at Boston Scientific (for a 1,310-square-foot addition to a building) (5-0)

January 27, 2014

- Approved the Pay Equity Report (5-0)
- Approved a resolution appointing commission and committee chairs (5-0)
- Approved Planning Case 14-007 for a temporary walkway extension at Boston Scientific (5-0)
- Approved purchase of a central file storage system (5-0)
- Appointed Stephen Jones as Planning Commission alternate (5-0)
- Approved a resolution ordering the Round Lake Road, Gateway Boulevard and Gateway Court Improvements (5-0)

- Approved a resolution approving plans and specifications for the Round Lake Road, Gateway Boulevard and Gateway Court Improvements and ordering advertisement for bids (5-0)
- Approved a resolution creating an Arden Hills Prioritized Bridge Replacement List (5-0)
- Approved Planning Case 13-023, a site plan review sign standard adjustment at Arden Village (to allow temporary "For Lease" signage) (5-0)
- Denied Planning Case 13-017, a PUD amendment for building a storefront to be leased to Goodwill at 1201 County Road E (5-0)

February 10, 2014

- Approved the findings of fact and decision regarding the TAT Properties, LLC application for a PUD amendment for property at 1201 County Road E (5-0)
- Tabled the County Road E Feasibility Report to a future meeting (5-0)

Matthew Bachler named Associate City Planner

by Lois Rem

Matthew Bachler was recently hired as the City's Associate Planner. That position is new due to the increased demands of the TCAAP redevelopment project on staff time.

In March 2013, Matthew came to the City as a part-time intern in the Community Development Department. In that capacity he has served several roles, including reviewing land use applications and development proposals, assisting with economic development initiatives, and making necessary amendments to the Zoning Code.

Over the past year, he has focused especially on updating the design standards for the B2 and B3 districts and the creation of two new zoning districts: Parks and Open Space for City and County parkland, and Conservation, primarily to cover the National Guard's portion of TCAAP.

The Zoning Code has been amended to include these two districts and the City will likely begin the process of rezoning land this spring.

The TCAAP project is currently in the Master Planning phase, and Matthew is working on that as well. Along with the other staff in the Community Development Department, he will soon be working on the upcoming Design and Development Standards for that site.

Matthew comes to the City from graduate school at the University of Pennsylvania, Philadelphia, where he earned a master's degree in city planning. He and his fiancée live in south Minneapolis. In his spare time he enjoys the outdoors, cross-country skiing, hiking, and learning to play the banjo.



Matthew Bachler

Hit it hard and stay fit with TITLE Boxing Club

by Jessica Luther

There is a new fitness opportunity in town and owners Ross and Marnie Gibbs invite locals to “hit it hard.” TITLE Boxing Club Arden Hills offers total body boxing and kickboxing fitness workouts that help women and men burn up to 1,000 calories per hour in group classes.

TITLE Boxing Club opened for classes in mid-January and held a ribbon cutting ceremony and open house on January 23. Attendees were invited to participate in a Power Hour class and learn more about becoming a member of the club.

“We are proud to be a member of this community and would like to see community members come in to try this unique way to get in shape,” said Ross Gibbs. “Our club offers a family friendly and welcoming experience with a personal connection.”

“TITLE Boxing Club is a great addition to our already active Arden Hills community,” said Fran Holmes, City Council Member.

Ross and Marnie Gibbs cut the ribbon opening TITLE Boxing Arden Hills.



Your first shot is FREE. First-time visitors are offered the opportunity to try a Power Hour class before committing to the Club.

Each TITLE Boxing Club gym features authentic TITLE Boxing equipment, including heavy bag stations, TITLE boxing ring, speed bags and double end bags, plus free weights and cardiovascular machines. In-club retail stores offer exclusive TITLE Boxing Club merchandise and Title Boxing equipment for sale to the public.

TITLE Boxing is located in Arden Plaza Retail Center, 3529 Lexington Avenue North, (651) 691-4123.

TCAAP Master Plan *continued from page 1*

a mix of homes and businesses as well as a town square. Multi-story buildings are envisioned, with small shops and restaurants at street level and offices or homes above. Approximately 325 residents would live on Main Street, mostly in condos and apartments, as well as some townhouses and senior housing. At the center is a town green and community building.

Business areas

Surrounding Main Street, larger retail stores and offices are planned. The west and south edges of the development area are designated as “flexible business,” where office, retail, or light manufacturing could be built, depending on what the market needs. Outside of the Main Street, the draft plan dedicates 18 acres of land to retail. The land dedicated to office and flexible business totals 113 acres. Main Street and the surrounding commercial and office areas are estimated to generate

approximately 2,100 jobs and the Flexible Business area is estimated to generate 800 jobs. The businesses along the western edge would be required to have windows and other exterior enhancements on all sides, so that they are visually attractive to both people in TCAAP and on Highway 10.

Parks, trails, and open space

In addition to the town square, a large park and two neighborhood parks are included in the draft Master Plan. The largest park would be located in the central east area of the development. It would include a community building with amenities such as restrooms and gathering space, recreation facilities such as a playground and sports fields and courts, other outdoor facilities such as picnic shelters and an amphitheater, and wetlands with boardwalks. Smaller parks also are planned in the Creek and Hill neighborhoods. The

Arden Hills Foundation to offer seminar series

The Arden Hills Foundation is presenting two free seminars to all interested residents:

Balance for Life

April 29, 7-8:30 p.m.

At Balance for Life, 3777

Lexington

Avenue North (across from Target)

Julie Gronquist of Balance for Life (an Arden Hills business) will provide a family-friendly program of exercise, nutrition, and suggestions for better health. Families of all ages are invited; come prepared to move around!



Wills and Estate Planning

May 13, 7 p.m.

At City Hall

Adam Rohne, Attorney at Hansen, Dordell, Bradt, Odlaug & Bradt (an Arden Hills law firm) will explore basic concepts of the estate planning process, including planning for incapacity using health care directives and powers of attorney, different techniques you can use in estate planning, and the effect of taxes on your estate.

Check the *Spring/Summer Arden Hills Recreation Brochure* or the Arden Hills website for more information.

draft plan also includes wetlands and stormwater retention ponds. A network of trails also is planned connecting the neighborhoods and Main Street and to the parks within the development area and to the adjacent County parks, trails, and open space.

Principal roads

The main road through the development area would run north and south on the western half of the site. For the most part, it would separate the residential from the business areas (the Main Street area and some flexible business at the southern edge would be east of the main road). The road would connect to Highway 96 and a new interchange (likely a roundabout) at County Road H and I-35W. The primary road in the “Thumb” also would connect to this interchange. It is yet to-be-determined whether the thumb road might be extended to the north to connect with County Road I.

2014 Pavement Management Project underway

by Susan Cathey

The 2014 Pavement Management Project (PMP) is underway. Improvements will be made to Round Lake Road from south of Highway 96 to Gateway Boulevard and to two culs-de-sac, Gateway Court and Gateway Boulevard. Improvements to the Round Lake Road area have been reviewed and discussed since the late 1990's, but for various reasons, plans did not progress beyond the study phase.

The City Council hired Elfering and Associates last summer to prepare a new feasibility report, which was received and approved by the Council at its December 9, 2013, meeting. At that time, the Council also ordered plans and specifications for the project to go forward.

A public hearing on the PMP was held during the City Council meeting on January 27. Prior to the hearing, an informational meeting was held on December 9 to gather input from owners and tenants in the af-

ected areas. Flyers were also sent out. At this Council meeting, Kristie Elfering of Elfering and Associates and Public Works Director Terry Maurer presented information from the feasibility study, outlined the process to be followed and answered questions. Following the hearing, the Council discussed and then passed two resolutions, one ordering the improvements to be made and the other approving the plans and ordering the advertisement for bids.



The estimated cost of the project is \$2,016,305. This will be funded by a combination of assessments to the benefiting properties, the Water Utility Fund, the Surface Water Management Fund, Tax Increment Financing, Municipal State Aid and/or Permanent Improvement Revolving funds. An assessment hearing will be held after the bids are received, probably in May, to give property owners an opportunity for input.

Construction is scheduled for summer of 2014, with the final bituminous lift to be done in 2015 following one season of the freeze-thaw cycle.

Here's what the 2014 PMP includes

- Reconstruction of Round Lake Road with a three-lane urban configuration
- Mill and overlay for the Gateway Court and Gateway Boulevard culs-de-sac
- Lighting
- Trunk watermain installation
- Storm sewer upgrades
- Storm water infiltration
- Right-of-way modifications as needed

Goodwill store proposal denied

by Susan Cathey

An addition to the development at 1201 County Road E, which now includes the e-Street Flats apartments and a connected retail space, was proposed by the owner TAT Properties, LLC, and was considered and rejected by the City Council at its January 27 meeting. The new building would have been leased on a long-term basis to Goodwill Industries for a retail store and donation site of almost 18,000 square feet. The original Development Agreement, approved in December of 2012, allowed use of the existing building but required a separate land use application for development of the eastern two acres on the northwest corner of Lexington Avenue and County Road E.

The requested Planned Unit Development (PUD) amendment was discussed at a Planning Commission meeting on January 8, 2014. The proposed building meets the zoning, design, and landscaping requirements for the B-2 District in which it would be located. A traffic study was completed and a few suggestions were

made to improve access to the parking area and internal site operations. The Planning Commission recommended approval of the PUD amendment.

On January 27, Council members expressed concern over the size of the building for the site and traffic issues. They reminded the developer that they had brought up these same concerns at a November work session and did not feel changes had been made addressing these problems. Council noted that the building was attractive and recognized that efforts had been made to conform to B-2 standards. However, they voted five to zero against the development.

Spring tree and shrub sale announced

The Friends of the Parks and Trails of St. Paul and Ramsey County is holding its annual tree and shrub sale.

You can buy some flora for your own yard or donate some to be planted in an Arden Hills park.

Eight types of trees are available for \$25-\$50 and five varieties of shrubs are available for \$15-\$20.

Orders must be placed by April 18 at www.friendsoftheparks.org.

Orders to take home must be picked up at the Ramsey County Parks Garage in Maplewood or the Highland Park Pavilion in St. Paul on Saturday, May 3 between 9 a.m. and 1 p.m.





Arden Hills, MN • 55112-5734

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Draft TCAAP Master Plan outlined
Lake Johanna is the place to be!
TITLE Boxing opens
Road construction on the way

ECR-WSS
PRST STD
U.S. Postage Paid
St. Paul, MN
Permit #1962

Postal Customer

Notes from the City Council

The volunteers on City committees and commissions provide a valuable service to our community. I would like to thank the volunteers who served on our City committees and commissions in 2013.

The Planning Commission recommends zoning code and land use changes. Thank you Brent Bartel, Angela Hames, Andy Holewa, Clayton Larson, Samuel Scott, Janet Stodola, Roberta Thompson, and Clayton Zimmerman for serving!

The Communication Committee writes, edits, and produces the City newsletter, and assists with the City website to keep residents and businesses informed. Thank you Susan Cathey, Kristine Goodrich, Mary Nosek, Lois Rem, and Jessica Luther for all the work!

The Financial Planning and Analysis Committee provides advice to the City Council and staff concerning long-term financial planning and makes recommendations on financial policies and procedures. Thank you Arlene Mitchell, James Ostlund, Katharine Peters, and David Radziej for serving!

The Parks, Trails, and Recreation Committee reviews and evaluates City parks, trails, and recreational services and advises staff and City Council

of ways to maintain and improve these amenities. Thank you Cindy Garretson, Phil Kramlinger, Jane Larson, Don Messerly, Chuck Michaelson, Nancy O'Malley, John Peck, Harold Petersen, Steve Scott, Rich Straumann, Matthew Trites, and John Van Valkenburg for volunteering your time!

The Karth Lake Improvement District Committee assists in managing the lake water level and monitoring the lake water quality. Thank you Aisha Elmquist, Gary Gerding, Linda Hansohn, Kathy Johnson, Susan Johnson, Art Larsen, and Tony Peleska for serving!

The Economic Development Commission advises the City Council and staff on development and redevelopment opportunities in the City, as well as assisting in business

communications. Thank you Dan Altstatt, Dan Erickson, James Huninghake, and Ed von Holtum for your time!

The Website Ad Hoc committee assisted in the creation of the City website and now has completed the majority of its work. Thank you Nick Tamble, Sam Scott, and Arlene Mitchell for the wonderful website!

If you see these folks give them a high five. Committees can be time-consuming and thankless sometimes. Thank you again to all the volunteers in 2013 and a thank you so much to the residents who are volunteering in year 2014!

Brenda Holden
City Councilmember

Compost bins and rain barrels for sale

The Recycling Association of Minnesota is selling rain barrels and compost bins.

People can buy compost bins for \$55 and rain barrels for \$69 online and pick them up between 12 and 6 p.m. Friday, April 25 at Roseville City Hall.

Find more information and easy online ordering at www.recycleminnesota.org/ram-store/ram-sale-events/2014-roseville-sale.

