

<p><b>Mayor:</b> David Grant</p> <p><b>Councilmembers:</b> Brenda Holden Emily Rousseau Tena Monson Tom Fabel</p>	 <p><b>Agenda</b></p> <p><b>November 02, 2023</b></p>	<p><b>Address:</b> 1245 West Highway 96 Arden Hills MN 55112</p> <p><b>Phone:</b> 651.792.7800</p> <p><b>Website:</b> www.cityofardenhills.org</p>
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## Special City Council Work Session – 5:30 p.m.

### *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.*

**This meeting is open to the public and members of the public can attend in-person at City Hall or can access the meeting remotely by joining via Zoom.  
(See Public Inquiries/Informational below for instructions)**

### CALL TO ORDER

#### 1. PUBLIC INQUIRIES/INFORMATIONAL

Members of the public are invited to remotely monitor the City Council meeting via Zoom using the below link. Members are also welcome to provide public comments during this section of the agenda via Zoom. Members wishing to provide public comment must use the “raise hand” feature in Zoom to identify themselves as wanting to make a public comment and will be called upon to provide their public comment during this portion of the agenda. Those that speak must state their name and address for the record.

<https://us02web.zoom.us/j/82334294330>

*\*Please make sure you have the most up-to-date version of Zoom to participate in the meeting\**

This is an opportunity for citizens to respectfully bring to the Council’s attention any items which are relevant to the City. In addressing the Council, you must first state your name and address for the record. Comments shall be limited to three (3) minutes or less. Written documents may be distributed to the Council prior to the start of the meeting to allow a more timely presentation. Council will generally not respond at the same meeting where an issue is initially raised by a member of the public but the Council may refer the issue to staff for further research and possible report or action at a future Council meeting.

#### 2. RESPONSE TO PUBLIC INQUIRIES

#### 3. AGENDA ITEMS

Staff/Presenters

Time

A. Rice Creek Commons/TCAAP Discussion

*Dave Perrault*

#### 4. COUNCIL/STAFF COMMENTS

### ADJOURN



MEMORANDUM

**DATE:** November 2, 2023  
**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Dave Perrault, City Administrator  
**SUBJECT:** Rice Creek Commons/TCAAP Discussion

Budgeted Amount:	Actual Amount:	Funding Source:
N/A	N/A	N/A

**For Council Consideration**

The City Council should consider providing further direction on its vision for the Rice Creek Commons/TCAAP project.

**Background**

At a previous worksession, the City Council requested a special worksession on November 2<sup>nd</sup> to provide feedback on the Rice Creek Commons (RCC)/TCAAP project. This meeting is the day after the Joint Development Authority (JDA) holds its public engagement event. This evening’s discussion is intended to be wide ranging on TCAAP, and to help Council inform Staff of their position moving forward. While Council may want to discuss some of the feedback they received the previous evening, we will not have a formal report on the feedback from the event until after the event’s consultant can put it together. Council should also weigh in on the proposed density scenario put forward by Alatus. Alatus will be present to answer any questions the Council may have and provide additional information on the scenario. Specifically, Council will want to direct Staff if/how/when to move forward on seeking changes to the necessary regulating documents to accommodate the proposed density scenario. Below is a short recap of the proposed density scenario, as well as, a few other high-level items the Council may want to consider for discussion.

*Density Scenario*

The proposed density scenario would increase the currently allowed density of 1,460 units to 1,960 units. This would be accomplished by converting the southwest corner of the site that is currently zoned for Flex Office to residential. It would also add some additional housing to the Town Center South. Below is the link of the presentation made by Alatus to the JDA.

<https://webstreaming.ctv15.org/viewer.php?streamid=6603>

Should Council want to entertain increasing the density on the site, it should direct Staff to proceed with drafting the necessary amendments to the TRC and Comprehensive Plan. Council may want to direct any further public engagement on these items, and it should be noted that there will be applicable Public Hearings associated with these amendments.

#### *Affordability*

Currently, the affordability on the site is expected to be that at least twenty percent of the units will be affordable at a price range of sixty percent of the Area Median Income (AMI), or less. It is anticipated that Ramsey County, through its financing mechanisms, will be seeking deeply affordability on some of the units down to thirty percent of AMI. Most of this affordability will be on the rental side; however, it is also anticipated that there will be affordability for owner-occupied housing.

#### *Ownership versus Rental*

While the exact ratio of owner occupied to rental needs to be further refined, the Council and Ramsey County have expressed a strong preference for ownership opportunities on the site.

#### *Traffic*

Concerns surrounding traffic have been expressed about the project, and Ramsey County is currently reviewing adjacent County roadways to provide hard data that will illustrate the impact of the RCC project. What we can say today is that roadways, such as, Highway 96 were designed to accommodate TCAAP when it is built out, and the study will either confirm this or provide further insight as to what may be needed. The 2014 AUAR and 2019 update reviewed the entrances/exits to TCAAP, as well as, surrounding intersections. Those results can be found on the City's website (<https://www.cityofardenhills.org/DocumentCenter/View/3285/2019-08-27-TCAAP-AUAR-Update-Adopted-PDF?bidId=>). Regarding traffic internal to the site, like all development projects, that is reviewed and addressed as part of the design. Analysis was not completed as part of the 1,460 zoning; if the density is increased to 1,960, there will be an offset of the additional trips generated due to not having the Flex Office use in that location. Regardless of the 1,460 or 1,960, traffic design and impacts will be part of the final design and engineered accordingly.

#### *School District*

There have been questions regarding the school district's ability to handle the additional enrollment due to the RCC project. Staff has confirmed with the school district that they are able to handle the additional capacity at the proposed density scenario of 1,960.

At its last worksession, the City Council also raised items related to bike paths, small business attraction, short-term rentals, cost of electricity versus gas, and bird safety.

#### **Budget Impact**

N/A

#### **Attachment**

N/A