

ARDEN HILLS

notes

The Official City Newsletter for Arden Hills Residents

December 2023

Rice Creek Commons (TCAAP) Update

On November 1, the Joint Development Authority (JDA) held a Community Open House to provide a re-introduction to the Rice Creek Commons project. Approximately 200 people attended the event, of which 120 identified that they lived in Arden Hills. The focus of the open house was a series of project topic stations where attendees could review materials and talk directly with project staff to better understand different aspects of the plan; this included an overview of the developer's proposal to increase density from 1,460 to 1,960. Other topics included parks, trails and open spaces, public works, housing and homeownership, environmental cleanup, green energy, and sustainability. A summary of the event and the feedback received was included in the JDA's December 4 meeting packet.

The JDA most recently met on December 4 and passed a Preliminary Development Agreement (PDA) with Alatus and a term sheet. The PDA gives Alatus development rights on the remaining "California" parcel (390 acres) of Rice Creek Commons through June 2025. Now, the JDA representatives will begin working on a development agreement for the project. The approved term sheet

provides guiding assumptions for the development agreement and helps solidify priorities for the respective parties. The term sheet discusses items such as housing density, affordability, homeownership opportunities, job creation, financing, and green energy goals.

At the December 6 Planning Commission meeting, the Commission heard Planning Case 23-021, a proposal from the City to increase the density at Rice Creek Commons. This proposal amends the City's Zoning Code and Comprehensive Plan, allowing for an increase in the density from 1,460 units to 1,960 units at Rice Creek Commons. The proposal also includes a rezoning of approximately 32 acres from Flex Office to Neighborhood Residential in the southwest area of TCAAP/ Rice Creek Commons. A public hearing was held at this meeting, allowing residents to provide feedback on the land use reviews. The image to the right shows the proposed plan. The red boxes indicate where the additional density would be placed.

The proposal was recommended for approval to the City Council by the



2023 Developer Proposed Plan Rendering
(1,960 Units)

Council is anticipated to hear the proposal at their January 8, 2024 City Council meeting. The public will be able to provide feedback on the changes at that meeting. Information on the proposal will be part of the City Council packet and available on the City's website the Thursday prior to the meeting.





Service Directory

City Hall

1245 West Highway 96
Arden Hills, MN 55112
cityofardenhills.org
651-792-7800

Office Hours

Monday–Friday, 8 a.m.–4:30 p.m.

Sheriff and Fire

911 - Emergency & Non-Emergency

Water and Sewer Problems
(During non-business hours)
651-767-0640

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City Council Liaison

Thomas Fabel

Resident Resources

cityofardenhills.org/resident-resources

Council meetings are held at City Hall on the 2nd and 4th Mondays of the month at 7 p.m. Council meetings, Work Sessions, and Planning Commission meetings are televised live on Cable Channel 16. Please visit cityofardenhills.org for information about archived meeting playback.

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

City News

Tobacco Licenses Moratorium

At its meeting on November 27, the City Council enacted an interim ordinance (moratorium) prohibiting the issuance of new tobacco licenses in Arden Hills. The moratorium does not affect existing businesses that hold a license; however, no new tobacco licenses will be issued until further notice. This will allow the City to conduct a study regarding the number of licenses, fees, violations, and zoning pertaining to tobacco licenses.

Volunteer on a City Commission or Committee

Interested in joining a City Commission or Committee? Now is your chance! There are vacancies on both the Economic Development Commission (EDC) and Parks, Trails & Recreation Committee (PTRC).



The Economic Development Commission advises the City Council and Economic Development Authority on economic development, redevelopment, and related community development issues. It also evaluates specific development and redevelopment proposals and advises the City Council and staff.

The Parks, Trails & Recreation Committee reviews and evaluates City parks, trails, and recreational services and advises staff and the City Council on maintaining and improving these amenities.

Visit cityofardenhills.org/125/Commissions-Committees to learn more about the EDC and PTRC, and scan the QR code above to apply!

Stay Updated with the City's Weather Hotline

The weather hotline provides essential details on the status of the City's winter programs and the warming houses. If you're planning a day of ice skating or enjoying our beautiful parks during the colder months, the hotline will keep you updated on whether the warming houses are open or closed.

City of Arden Hills Weather Hotline: 651-792-7841

State of the City Address

The 2024 State of the City will be held on Saturday, February 10, 2024 at City Hall (1245 W Highway 96). The start time will be 10 a.m.

Topics to be covered include development projects, road and construction improvements, Rice Creek Commons (TCAAP), plans for parks and trails, public works responsibilities, and the City's financial outlook. Stay up-to-date with State of the City format and agenda online at cityofardenhills.org.

Recycle Old Holiday String Lights

Do you have strings of holiday lights that no longer work? Perhaps you switched to energy-efficient LED lights this year. Recycle these unwanted holiday lights by dropping them off at our collection bin in the City Hall lobby from 8 a.m.-4:30 p.m. Monday through Friday. String lights will be accepted from December 4 to January 26. Lights will not be accepted when City Hall is closed for holidays. Please remember to drop only lights in the collection bin. Bags, containers, and other storage devices used for the lights are not accepted. For more information about recycling other hazardous materials and objects, visit RamseyRecycles.com/hhw.



City Council Benchmarks

All votes 5-0 unless otherwise noted.

November 13, 2023 City Council Meeting

- Approved Resolution 2023-053 Authorizing Application for Recycling SCORE Grant Funds from Ramsey County for 2024
- Approved Resolution 2023-054 Approving Application for MnDOT Metro Standalone Noise Barrier Program Along Old Highway 10 and Highway 51
- Approved Resolution 2023-055 Appointment of Planning Commission Alternate Stephen Erler
- Approved an Extension until June 19, 2024 for the Deadline on Variance for Planning Case 22-022 – 1861 Highway 96

- Approved Cooperative Agreement with the City of Roseville for Construction of Watermain on Hamline Avenue

- Adopted Ordinance 2023-012 Amending Arden Hills City Code Relating to Tobacco Products

November 27, 2023 City Council Meeting

- Approved Quote from Minnesota Roofing Company for Perry Park Pavilion Roof Replacement (\$34,150.50)
- Approved Hiring of Finance Director
- Approved Directing Staff to Pursue Funding Options for Old Highway 10 Trail Improvements
- Tabled Ordinances 2023-013 and 2023-014 relating to Chapter

13, Zoning Code Amendment, Ground-Mounted Solar Energy Systems in Residential Zoning Districts (Planning Case 23-018)

- Adopted Ordinance 2023-015 Amending Chapter 13, Filling and Excavation and Chapter 15, Erosion and Sediment Control (Planning Case 23-019)
- Accepted the Tobacco License Forfeiture of Arden Hills Tobacco
- Enacted an Interim Ordinance (Moratorium) Prohibiting New Tobacco Licenses Being Issued within the City (*passed 3-0-1, Fabel abstained*)

For a complete listing of recent City Council actions, visit cityofardenhills.org and click on "View Agendas and Minutes."

Smart Salting

While salting is effective in melting the snow, if used in excess it does more harm than good. Salt used throughout winter does not disappear once the snow melts. It finds its way into our soil and water resources via runoff, harming plants and animals. Excessive salt use also wears down roads and sidewalks at a much faster rate, making road maintenance more expensive for the City.

How much salt do you need? A 12 oz. mug is enough salt for ten sidewalk squares or a 20-foot driveway.

Here are a few guidelines to keep in mind as you salt your driveway and walkways:

1. Shovel walkways before snow turns to ice and before you apply salt. The more snow you clear manually, the less salt you'll need.
2. Salt doesn't melt ice if the pavement is below 15 degrees, so use sand for traction when it's too cold.
3. Use salt only where it's critical, spreading granules widely.
4. Sweep up leftover salt, sand, and deicer to save and reuse as needed.

Biz Recycling

Biz Recycling is a public program facilitated by Ramsey County and Washington County. It helps businesses, nonprofits, schools, apartment buildings, and institutions reduce waste and recycle better.

Since 2014, they've assisted over 1,400 businesses and awarded over 900 grants to help businesses recycle better and save money. Their recycling experts will help organizations discover recycling and waste reduction opportunities at their businesses or property. Biz Recycling provides simple, easy-to-implement best practices for different industries. Biz Recycling also provides free tools to engage employees, customers, and residents, including educational recycling and organics posters, labels for trash, recycling and organics bins, and in-unit recycling bins for apartment residents.

For more information or to contact Biz Recycling, please visit their website at bizrecycling.com.





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Digital Media Survey

Digital and social media platforms play a significant role in communicating, sharing information, and staying updated with the latest City news and happenings. Every year, the options for where people can receive information grow, and while some people may use one social media platform as their primary source to receive information, someone else may use an entirely different platform.

Please take a moment to let us know which digital or social media platforms you are active on by answering a short survey at surveymonkey.com/r/AH-digital-survey or **scan the QR code** on the right. You can also complete the survey below and mail it or drop it off at the front desk at City Hall.



Your input is valuable, and it will assist the City in determining the best communication channels to serve the community.

Q1: Which digital media channels do you use to get news and information relating to the City of Arden Hills? *check all that apply*

- Website (cityofardenhills.org)
- Facebook (facebook.com/CityofArdenHillsMN)
- X (FKA Twitter) (twitter.com/ArdenHillsCity)
- None of the above

Q2: Which social media channels do you use? *check all that apply*

- Facebook
- Instagram
- X (FKA Twitter)
- Other (i.e. SnapChat, TikTok, Threads)
- LinkedIn
- None of the above
- Nextdoor

BONUS QUESTION: Do you read the Arden Hills Notes newsletter? *check only one*

- Yes, cover to cover
- I skim it
- Only the articles that interest me
- No, not usually

Optional Demographic Questions:

- Gender: _____
- Age: _____
- # of years lived in Arden Hills: _____

