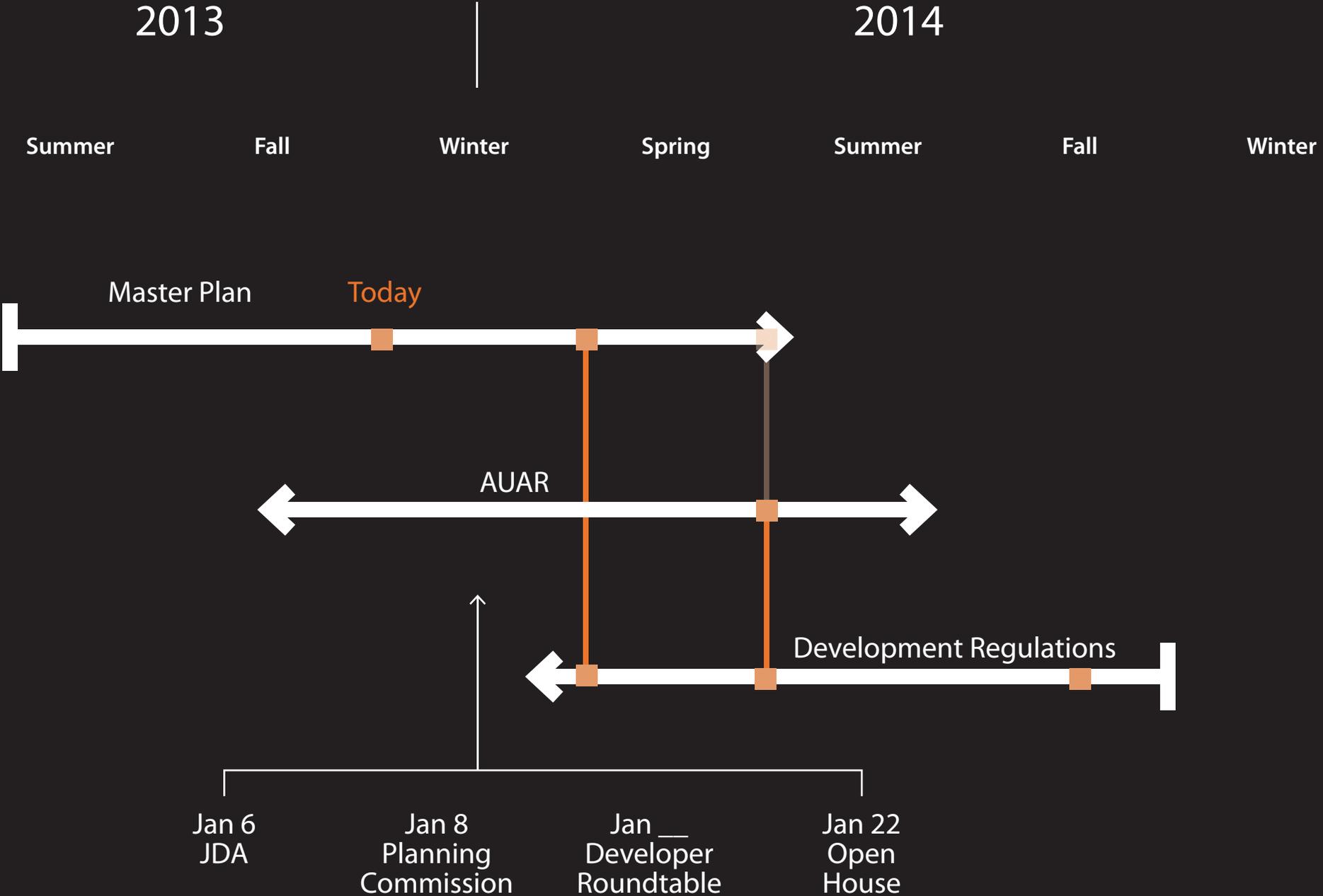


TCAAP Master Plan

Council Worksession
December 16, 2013



The Process



What it is, what it isn't

AUAR



Defines Min and Max
Defines Mitigation needs

Master Plan



Confirms and refines the Vision for the Site
Establishes Where Land Uses Occur
Introduces the Character and Images of
Development

Development
Regulations



Refines the Character and Image of Development
Codifies the Master Plan (setbacks, heights, etc)

This Plan

What we heard

+

What exists

+

Sound Planning and Design

what you aspire for on
the site; patterns

market and technical
considerations - what is
possible, feasible, and
likely

creating a place to love, a
place of lasting
economic and emotional
value

What we heard

Patience and flexibility

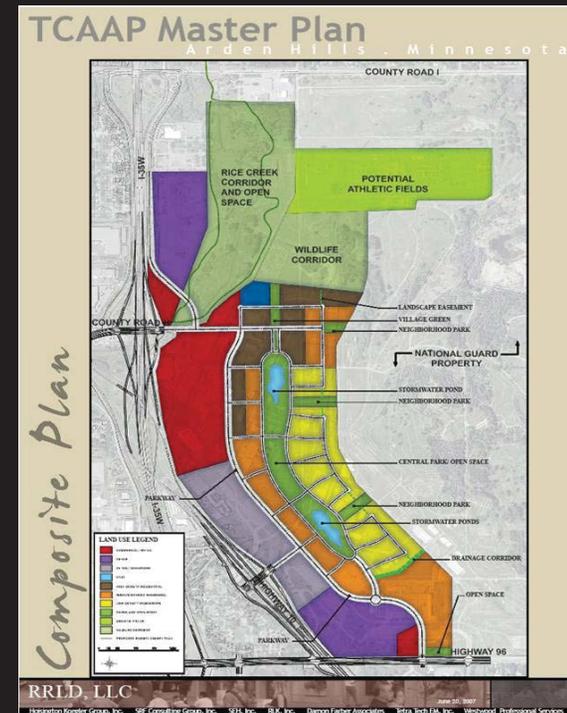
Regional Stormwater

Younger families are looking for different things

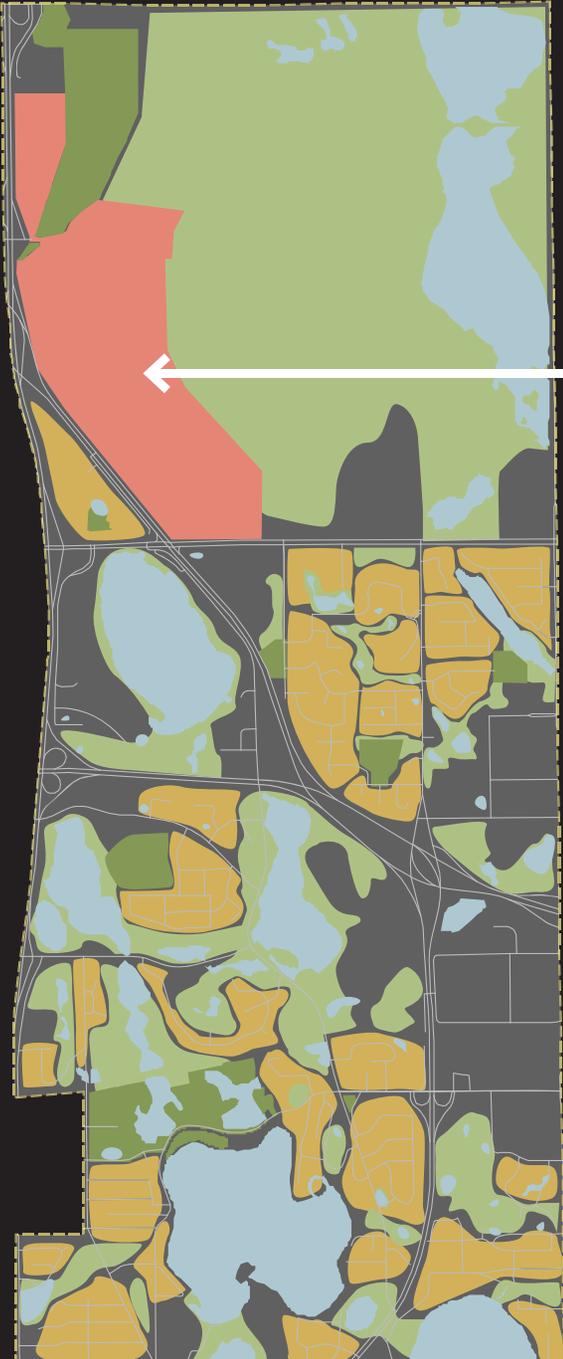
A mix of uses is appropriate

Connect to and leverage surrounds

Should TCAAP be like the rest of Arden Hills or should it differ?



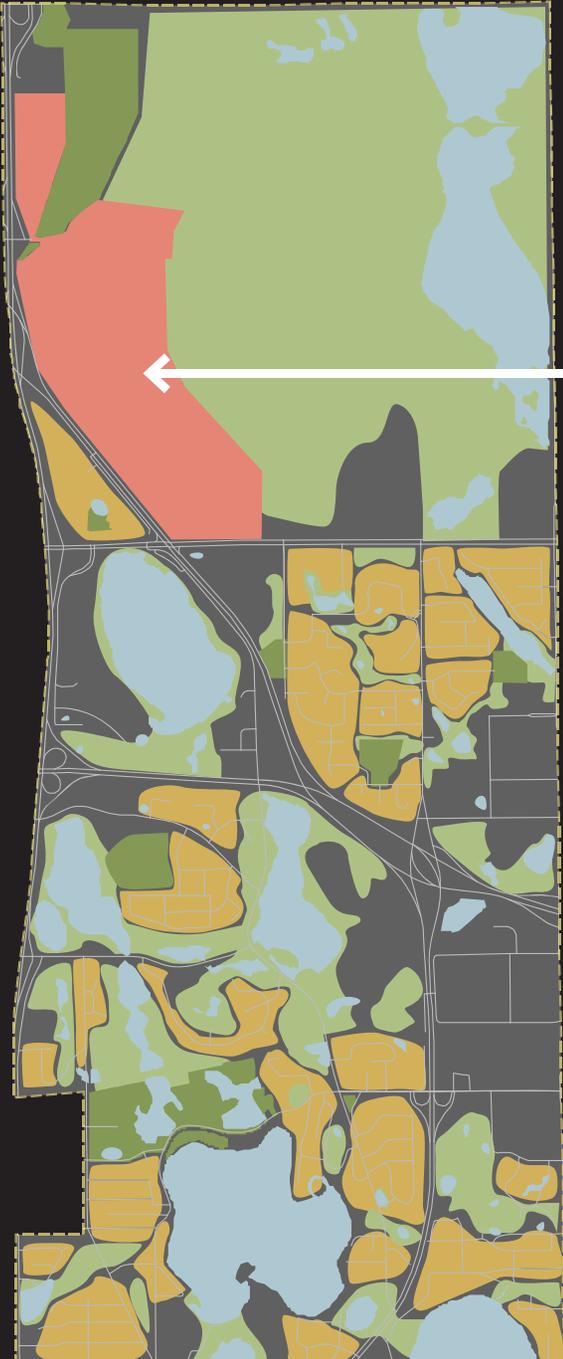
What Exists



?

market and technical considerations

Sound Planning and Design



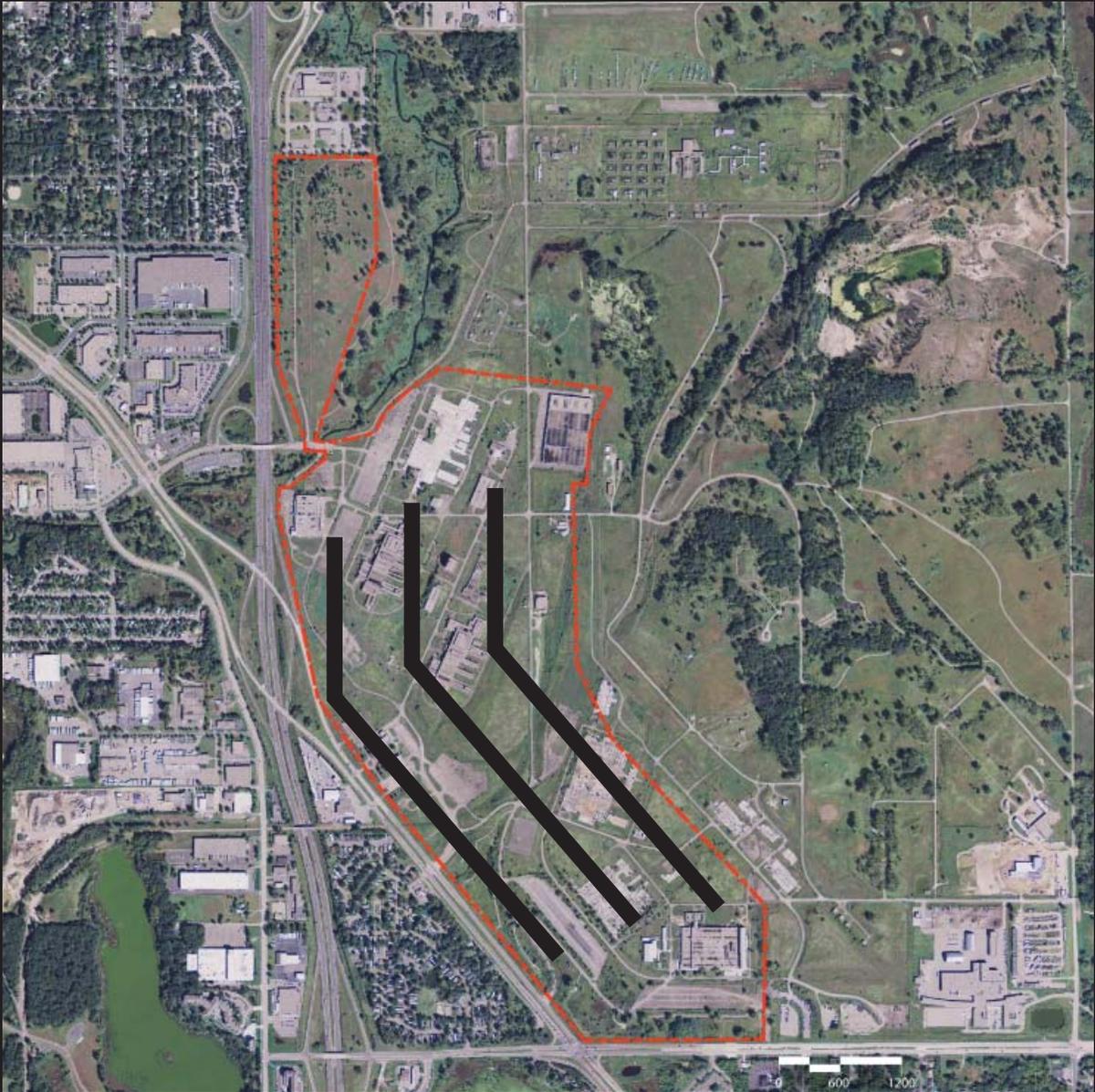
?

Connected
Complete
Contextual

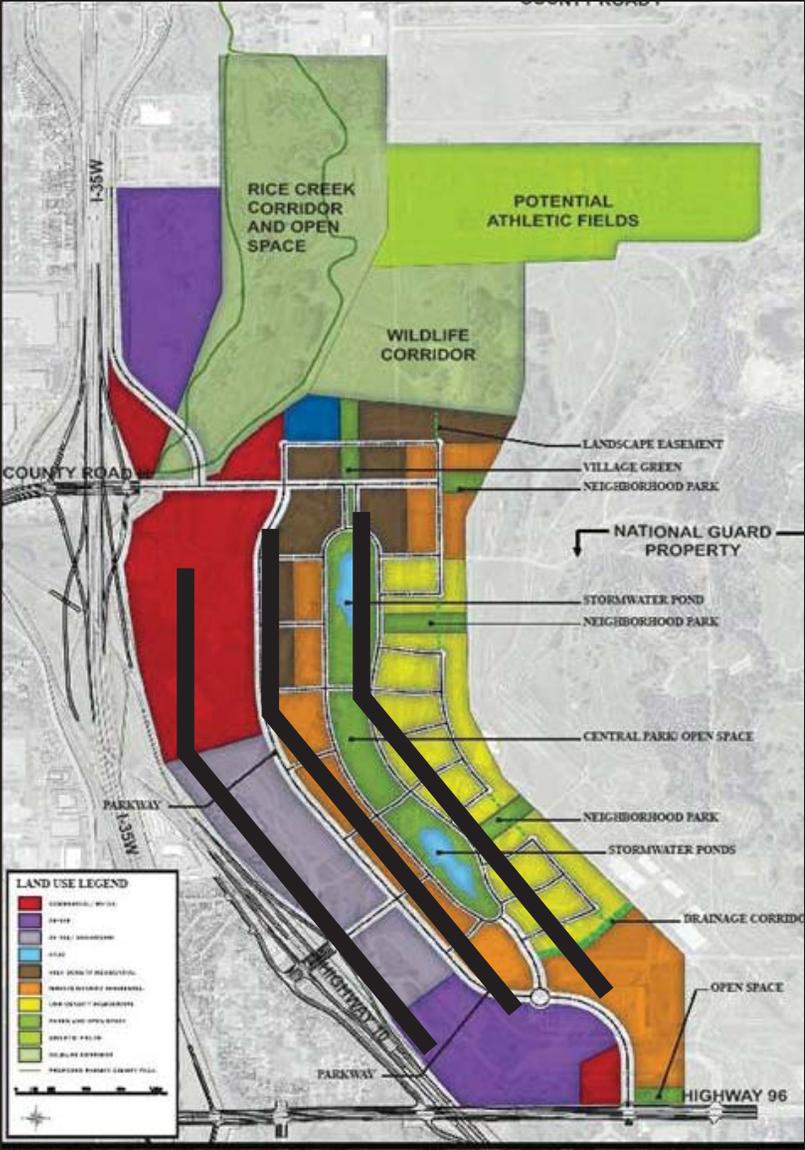
The Site, no context



The Site and Context



The Site and Context

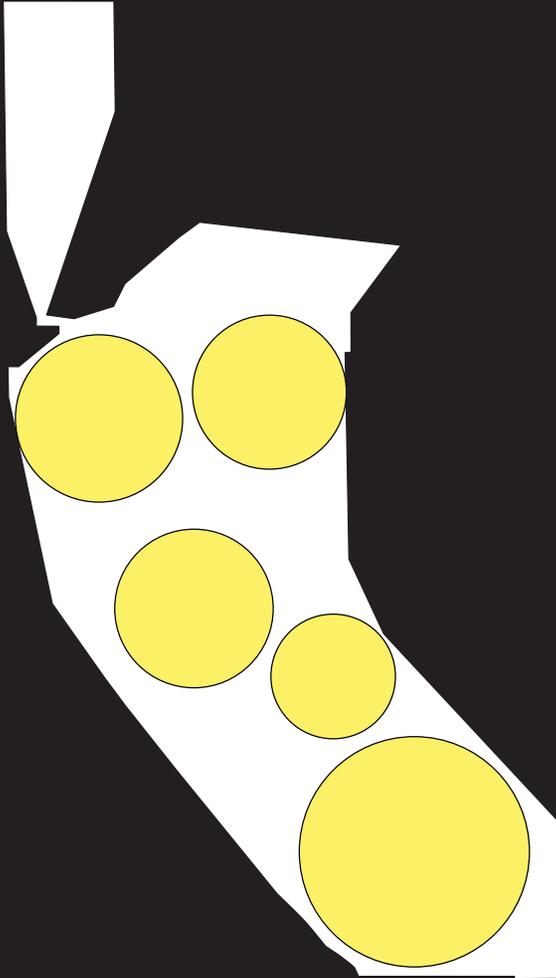


TCAAP Master Plan Design Principles

#1



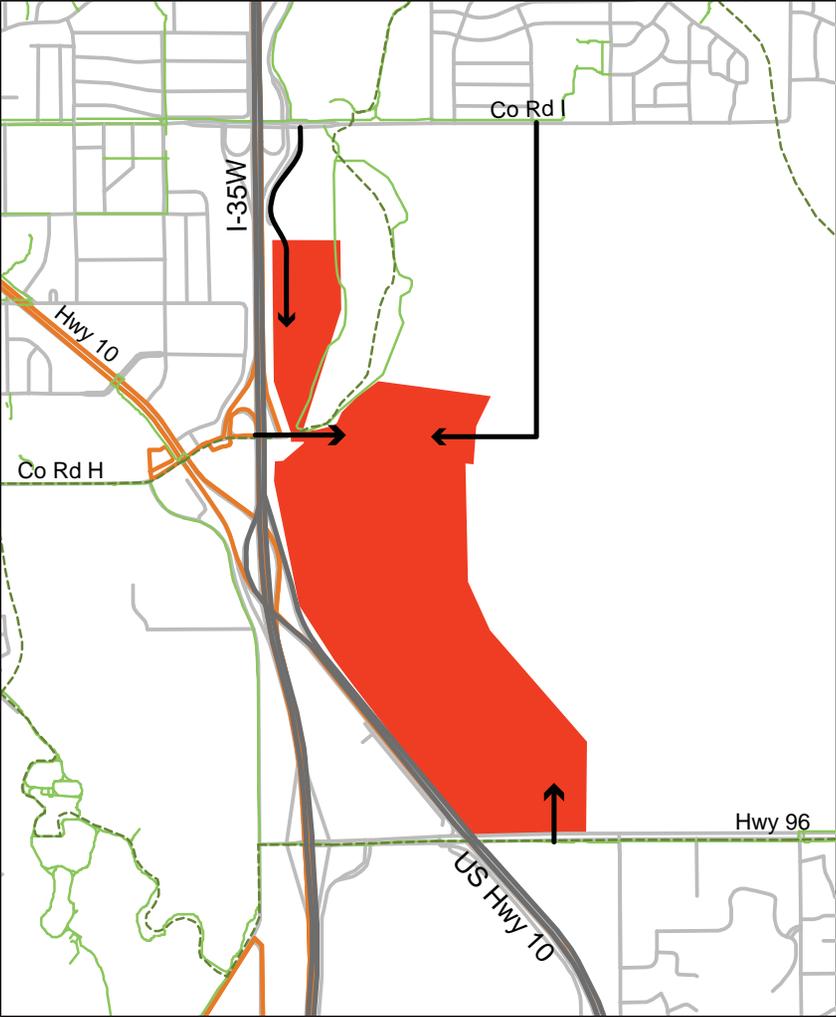
Analysis:
Arden Hills
Neighborhoods



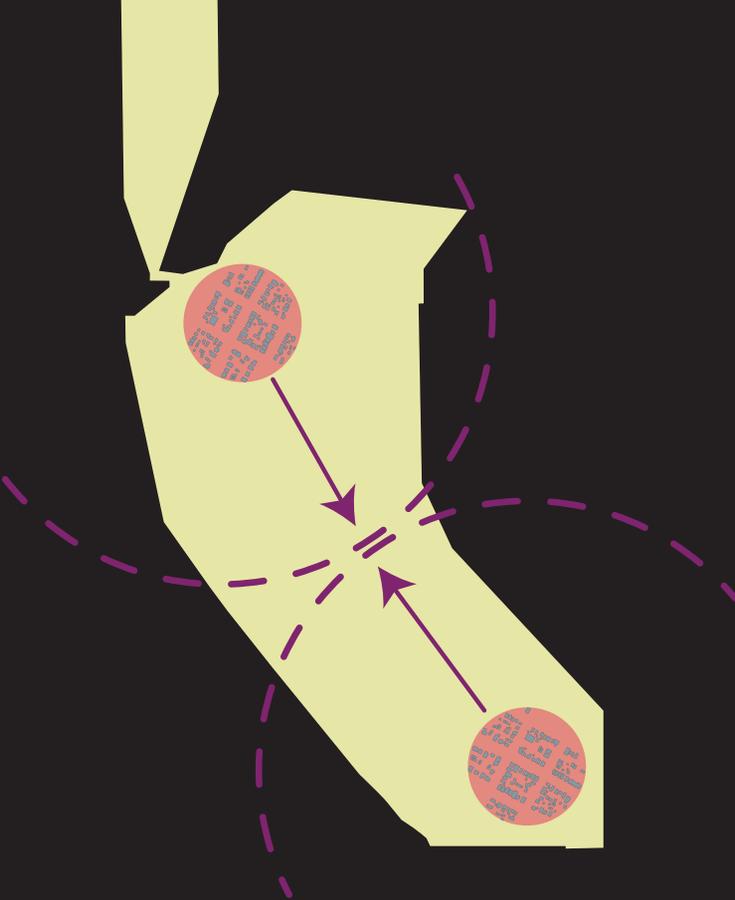
**TCAAP Master Plan
Design Principle #1:**
Residential use exists as identifiable
neighborhoods

TCAAP Master Plan Design Principles

#2



Analysis:
TCAAP Site
Planned Access Points



TCAAP Master Plan Design Principle #2:
Non-residential uses are distributed towards both ends of the site.

TCAAP Master Plan Design Principles

#3



Analysis:
TCAAP Site
Thumb Amenities



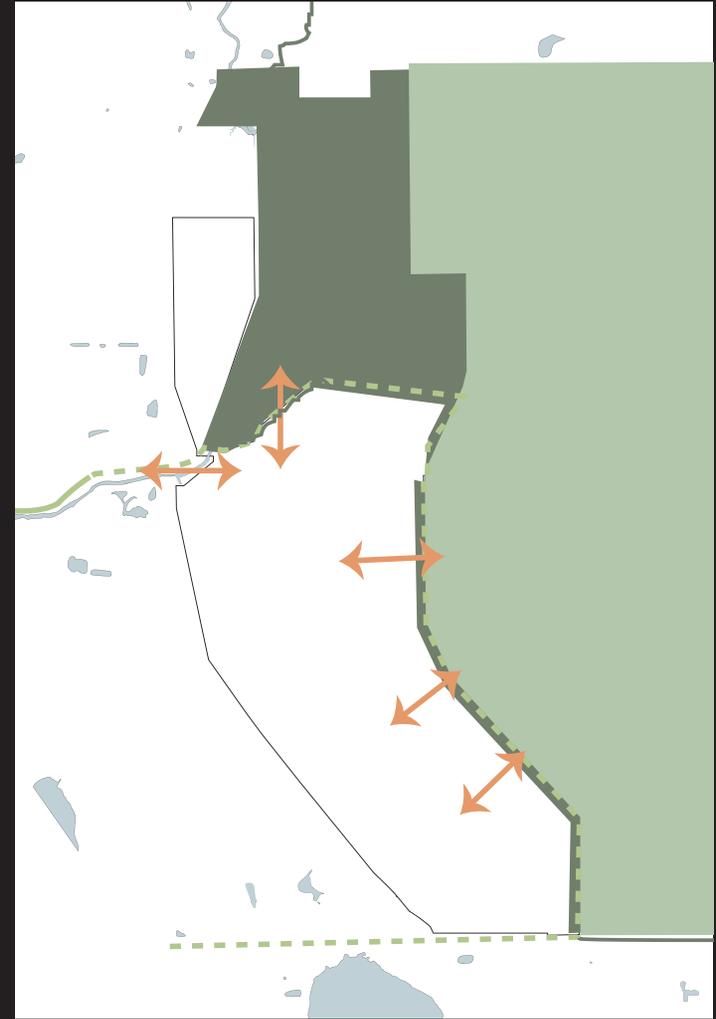
**TCAAP Master Plan
Design Principle #3:**
The thumb is a special site - best-suited for a single-use and a single owner.

TCAAP Master Plan Design Principles

#4



Analysis:
TCAAP Site
Parks & Open Space



**TCAAP Master Plan
Design Principle #4:**
Site is connected to external and adjacent
amenities.

TCAAP Master Plan Design Principles #5



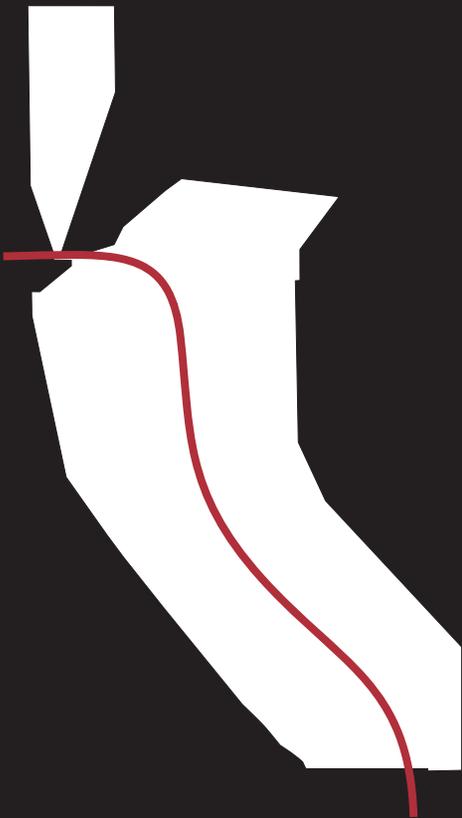
Analysis:
Arden Hills
Parks, Water, & Open Space



**TCAAP Master Plan
Design Principle #5:**
Site is unified with a continuous
green and blue armature.

TCAAP Master Plan Design Process

Spine Road



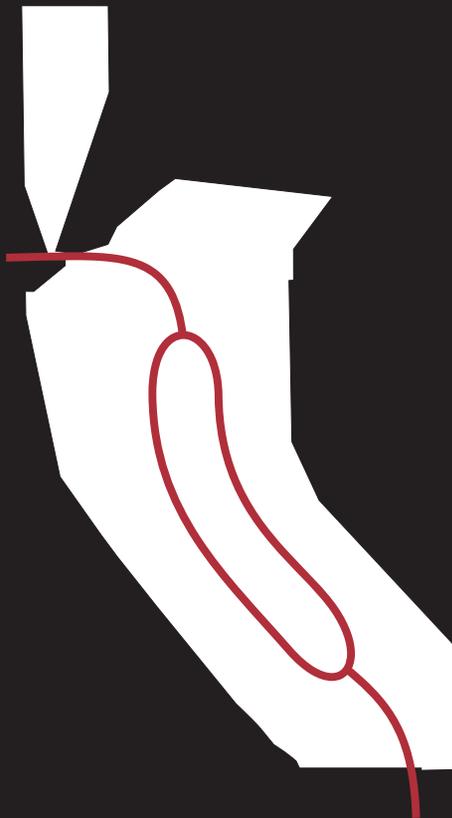
Center

23.5%



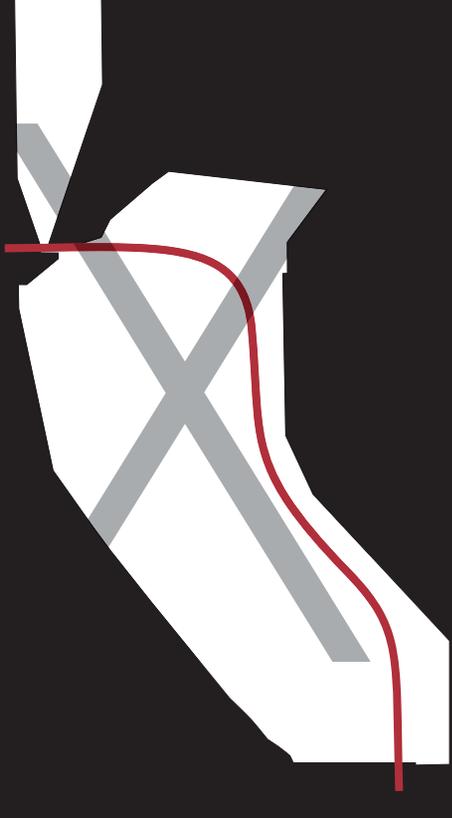
West

35.3%



Split

41.1%



East

0%

TCAAP Master Plan Design Process

General Land Use - A balanced Site



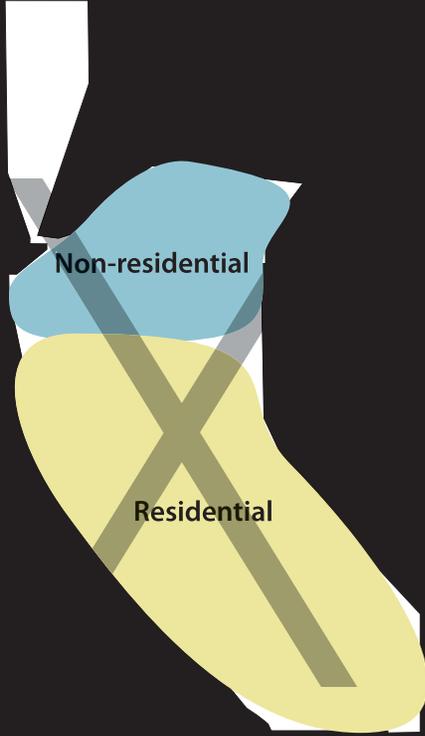
Linear



Wrap



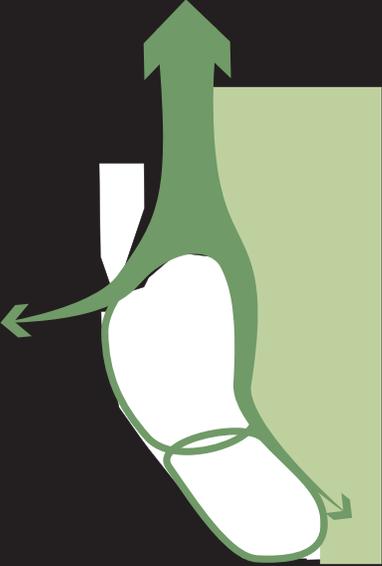
Ladder



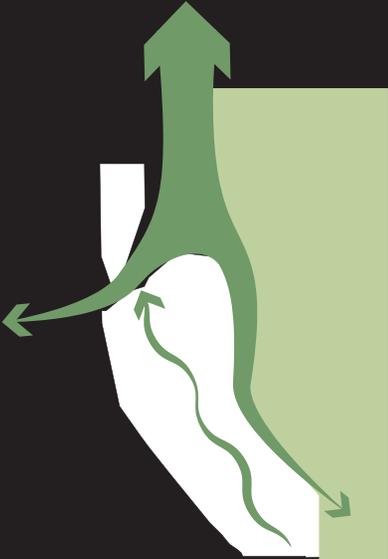
Cap

TCAAP Master Plan Design Process

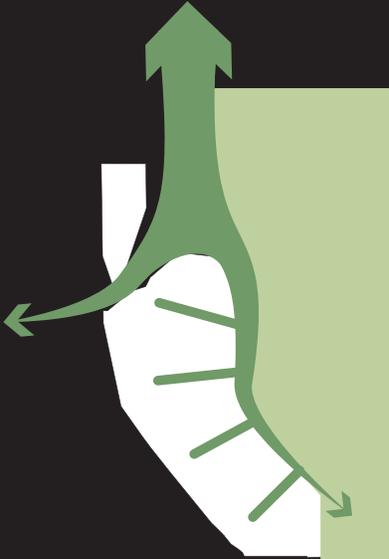
Open Space Concept



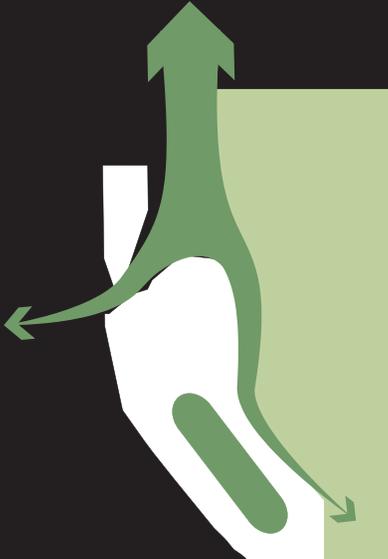
Fitness loops



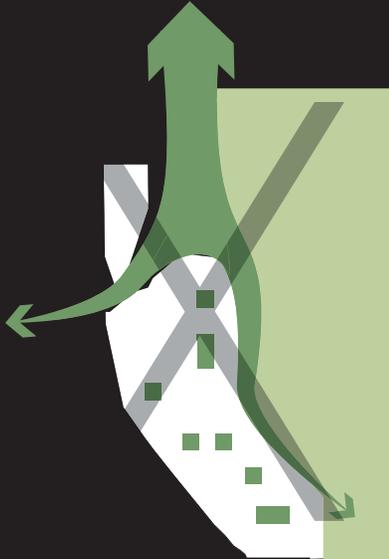
Rice Creek continued



Green fingers



Central park



Grid

TCAAP Master Plan Design Process

Open Space Concepts Explored

Fitness loops



Rice Creek cont.



Green fingers

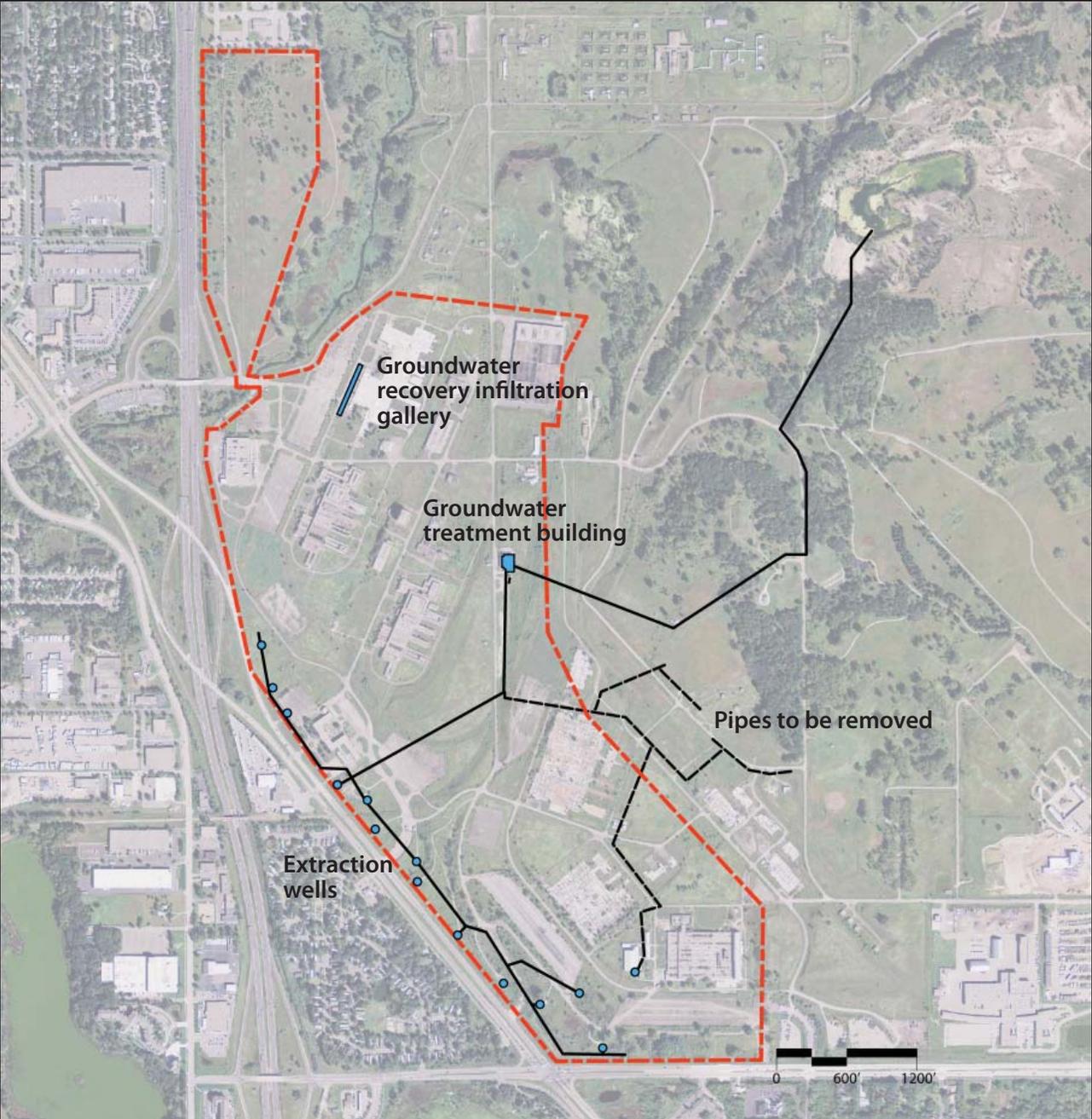


Central park



TCAAP Master Plan Design Process

Site Constraint: Mitigation Infrastructure



TCAAP Master Plan Design Process

Site Constraint/Asset: Existing Wetlands

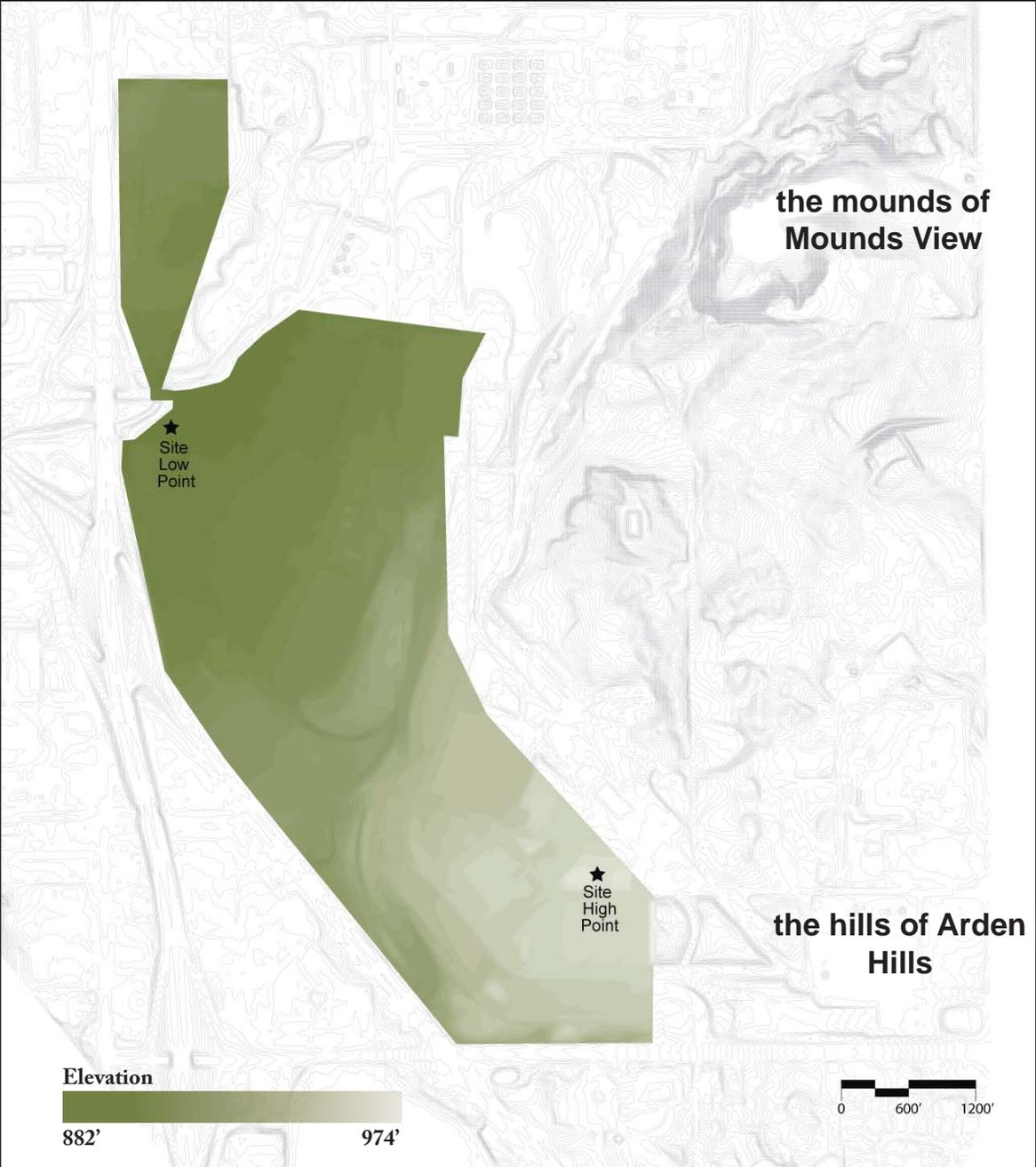


TCAAP Master Plan Design Process

Site Asset: Topography



1953 Aerial Photograph



TCAAP Master Plan Design Process

Site Asset: Unique Site Features



Rice Creek

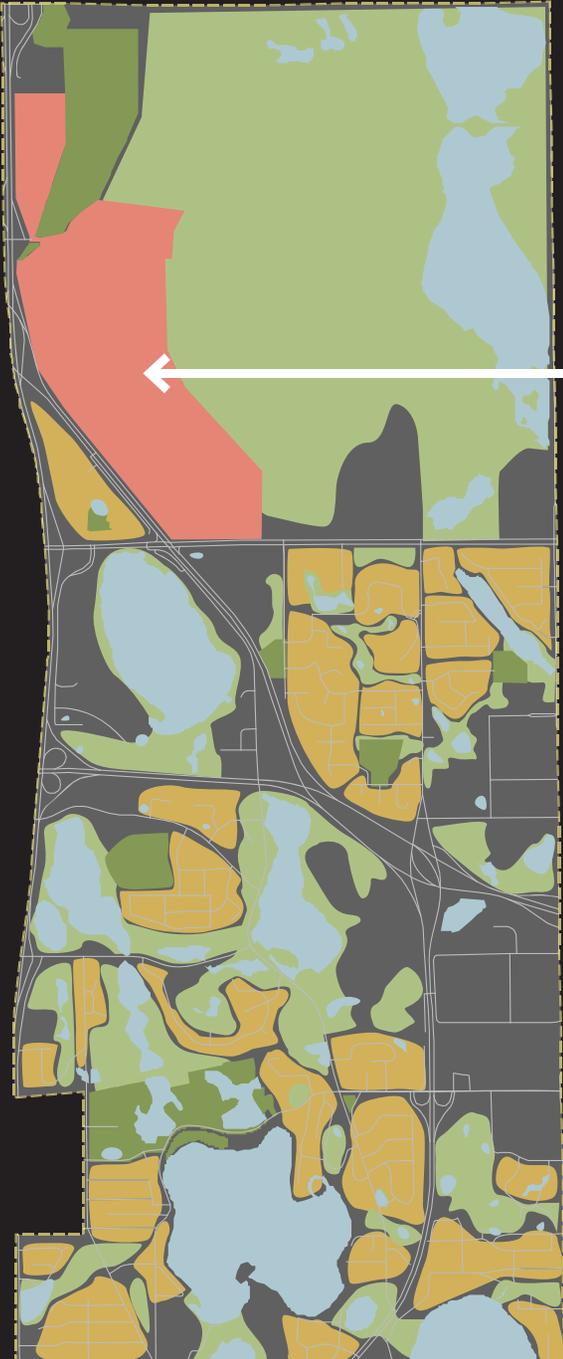


Hills



Water Tower

Concept



?

What we heard

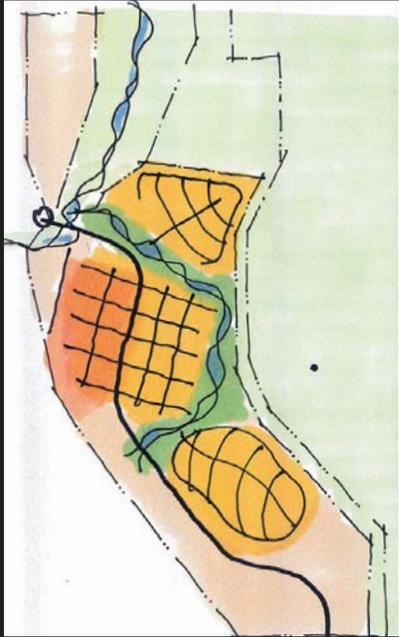
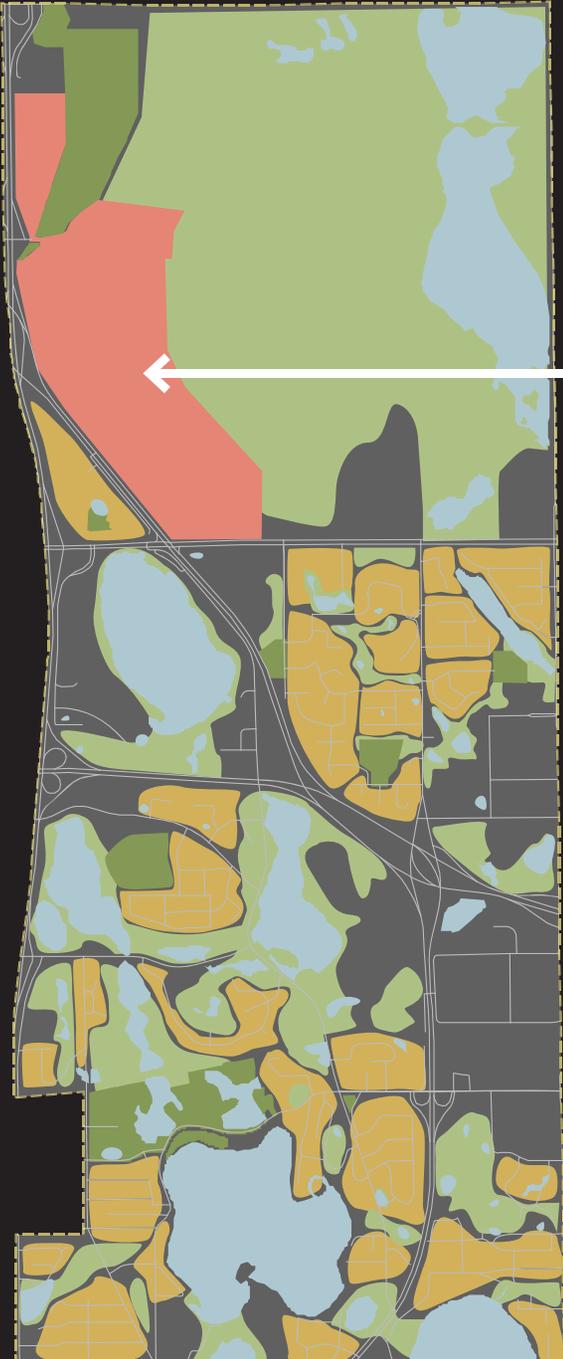
+

What exists

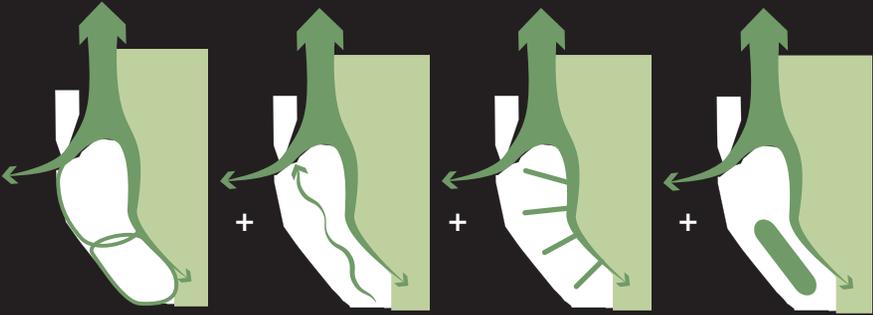
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Sound Planning and Design

Concept

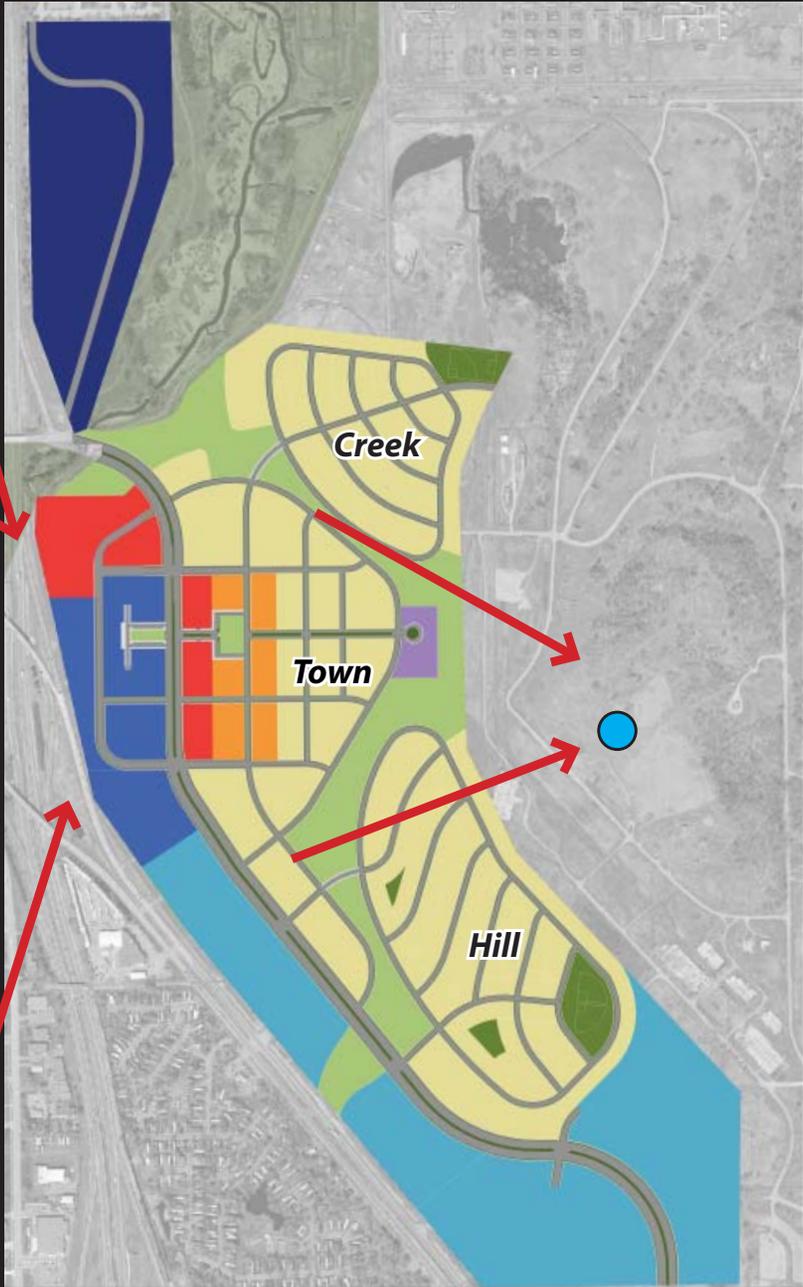


*Economic Development
Neighborhood
Open Space*



Concept - Views and Orientation

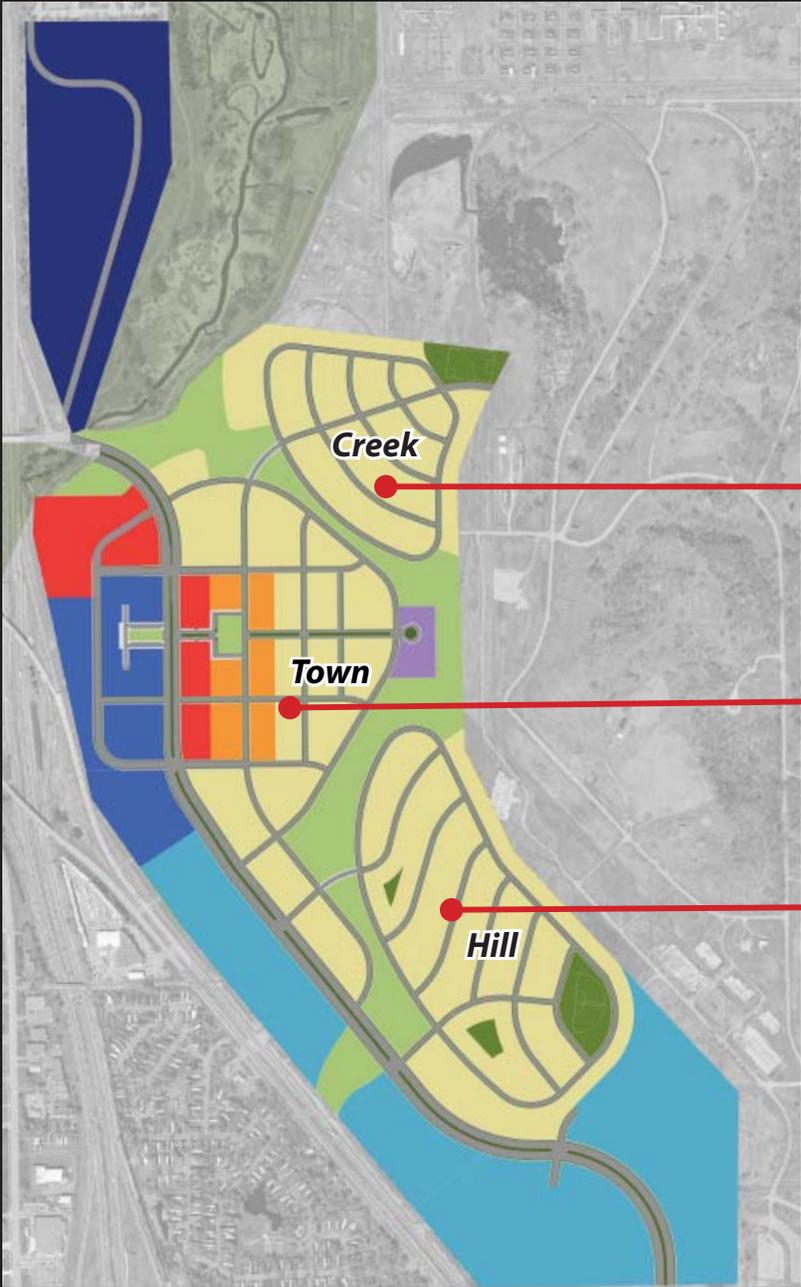
from the highway



to the hills



Concept - Neighborhoods and Districts



Neighborhoods

Creek

Town

Hill

*+/- 1700 households
+/- 4000 people*

Concept - Neighborhoods and Districts

Districts

Neighborhoods

*Retail
Jobs
Economic
Development*

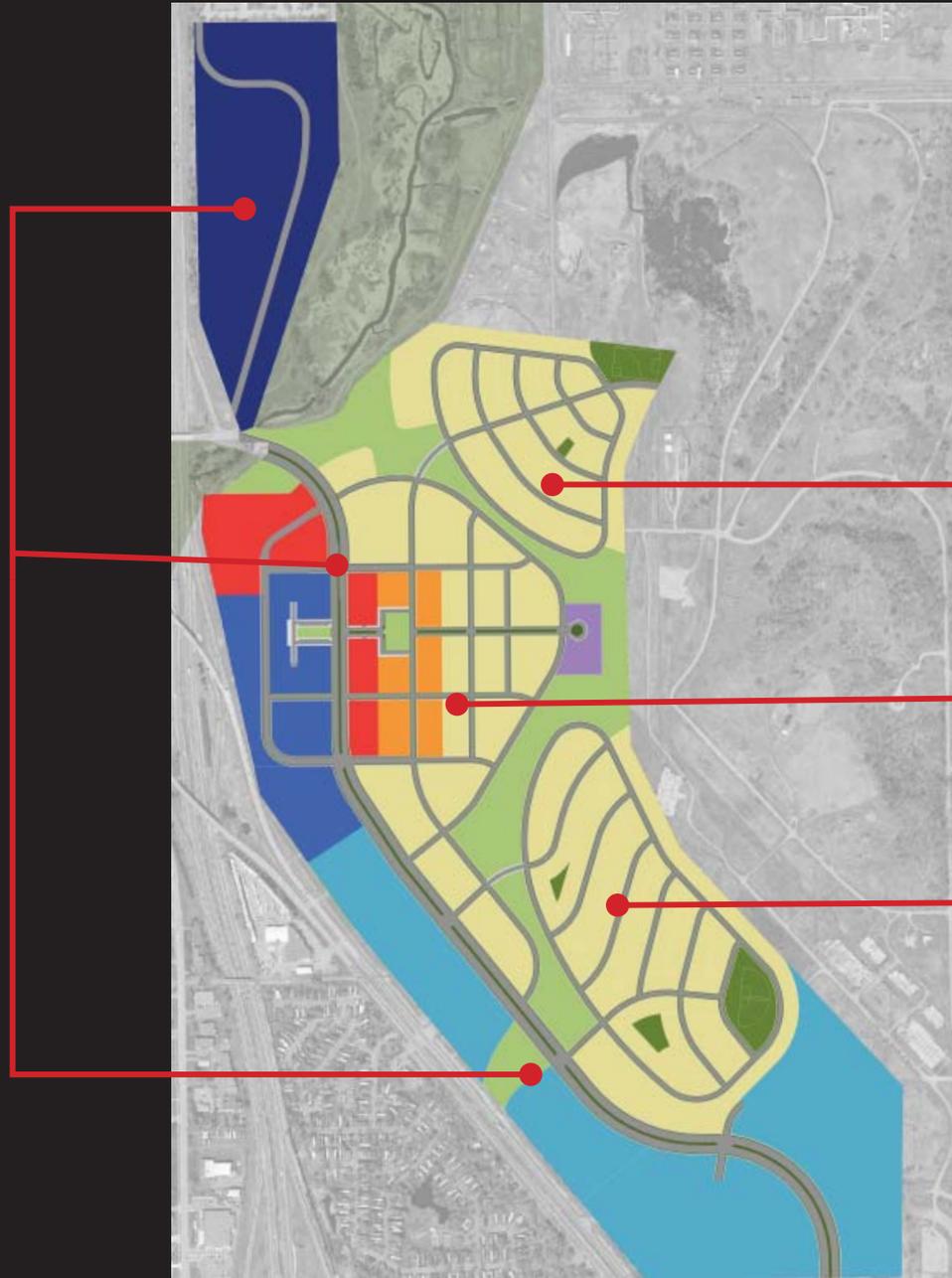
Creek

Town

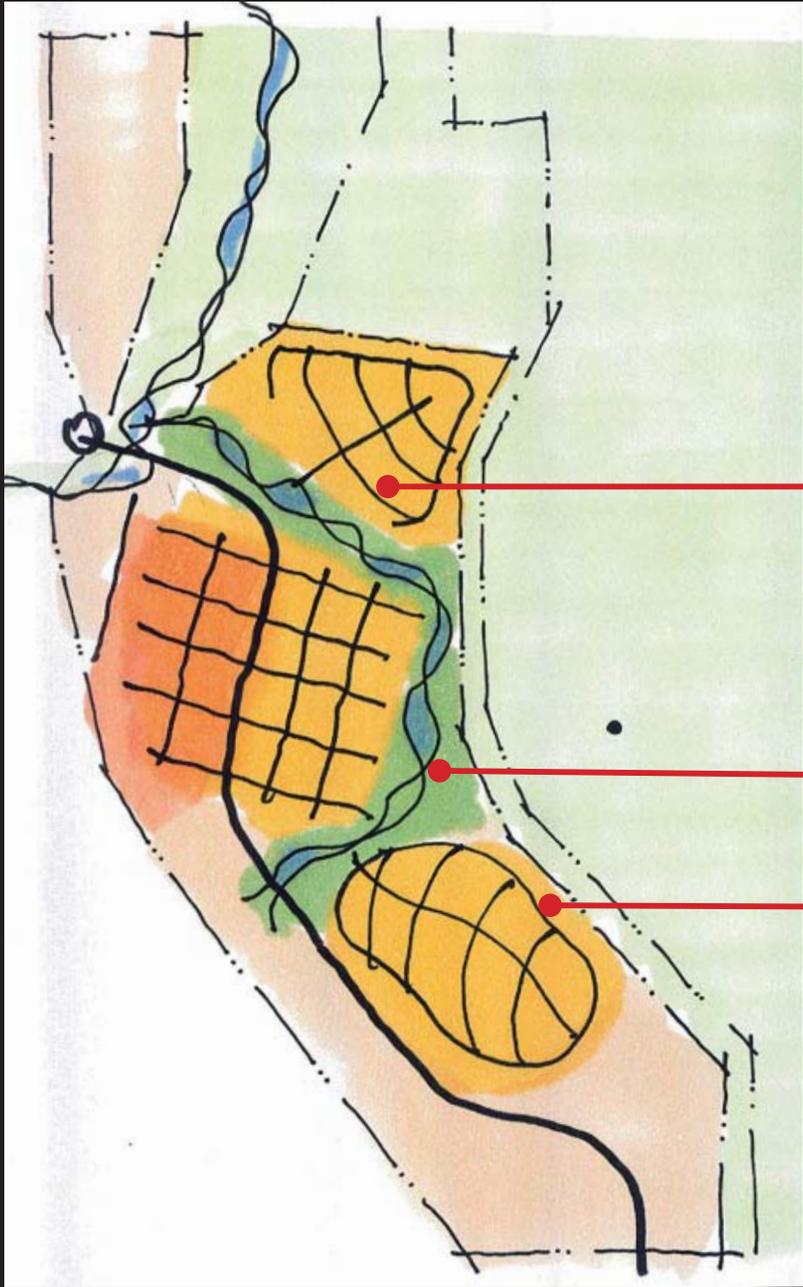
Hill

+/- 4000 jobs

*+/- 1700 households
+/- 4000 people*

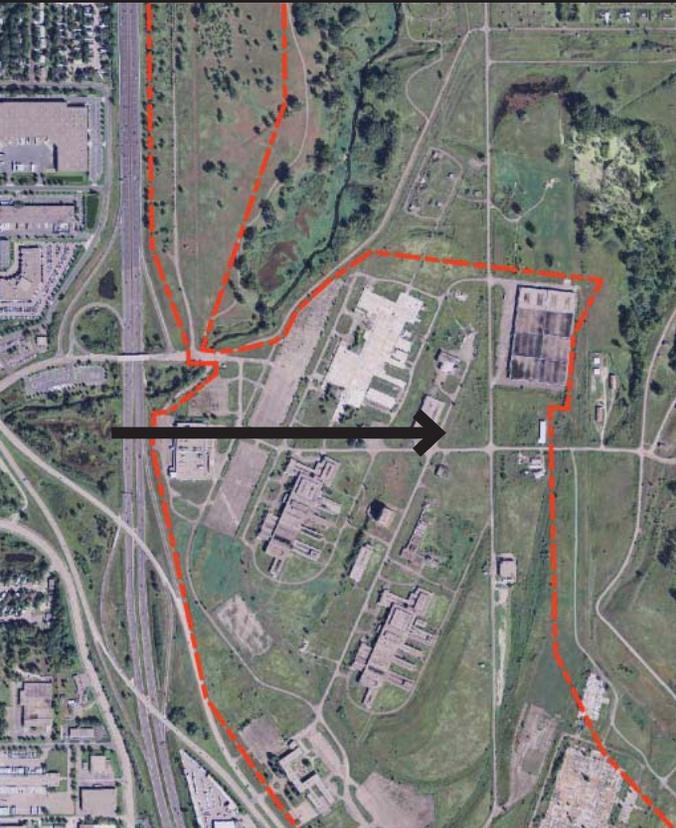


Concept - Open Space

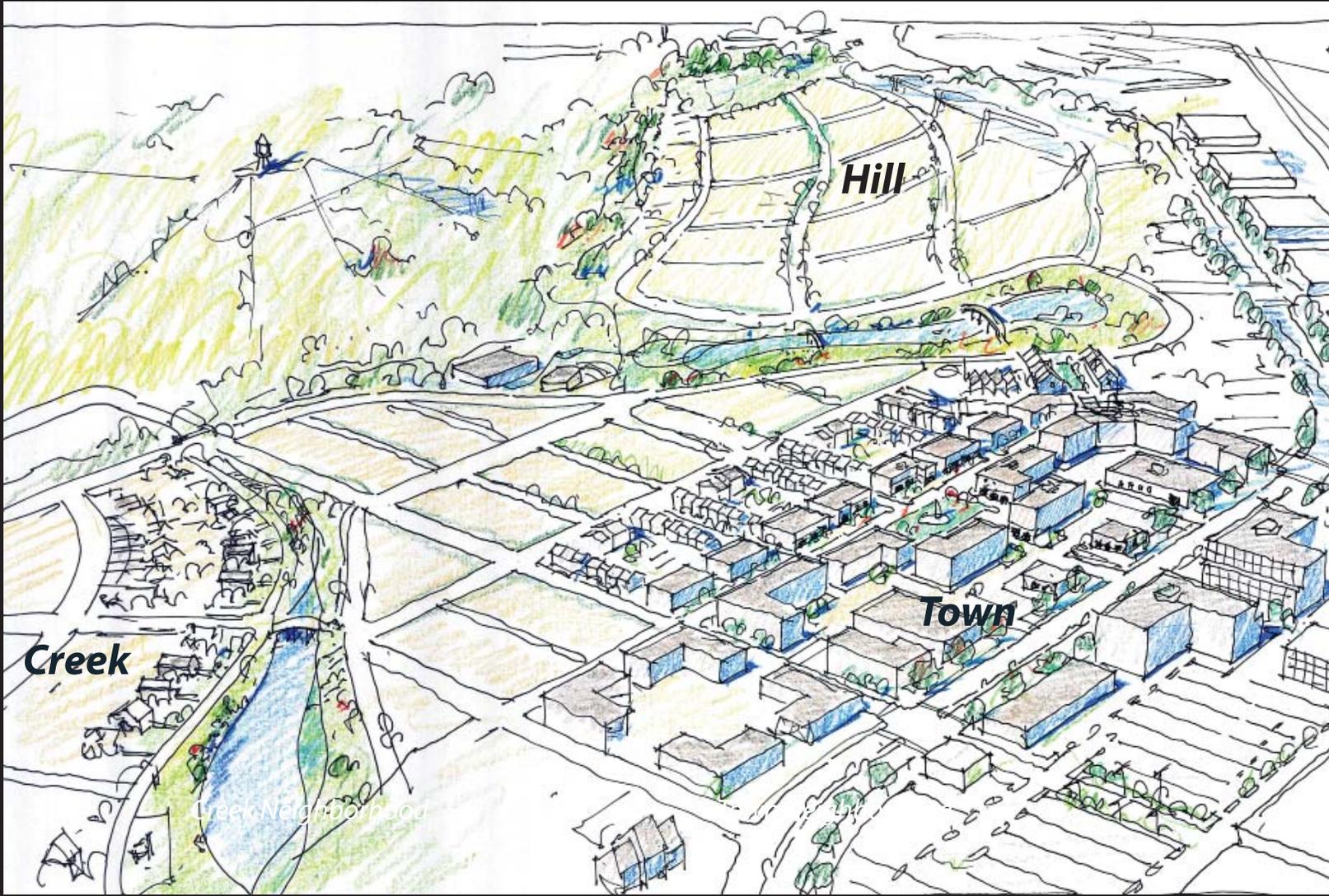
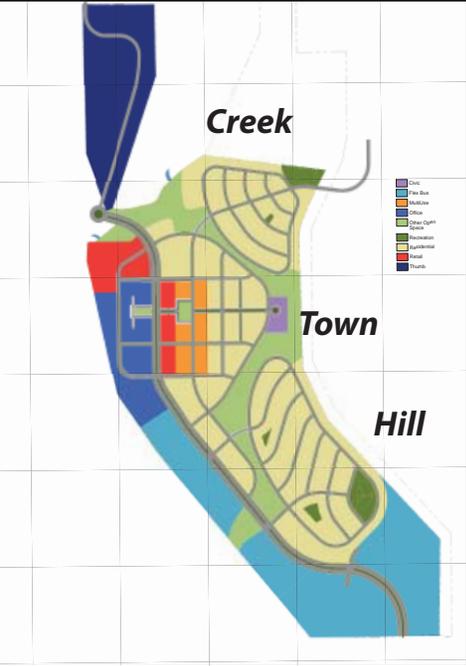


Open Space
Habitat
Recreation
Civic
Health
Stormwater

Entrance



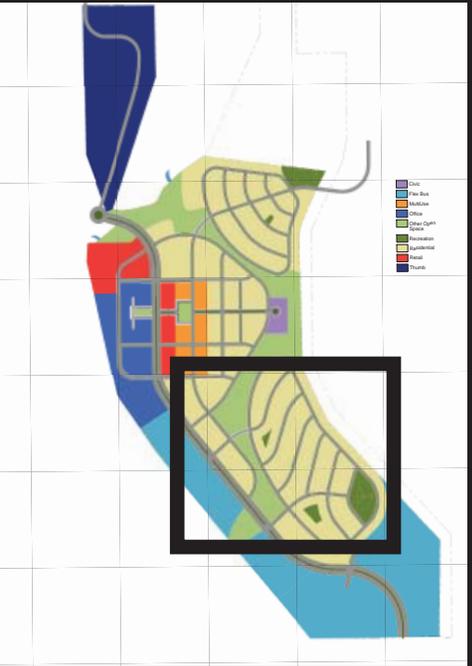
Concept - Three Neighborhoods



*choice
flexibility
range*

households

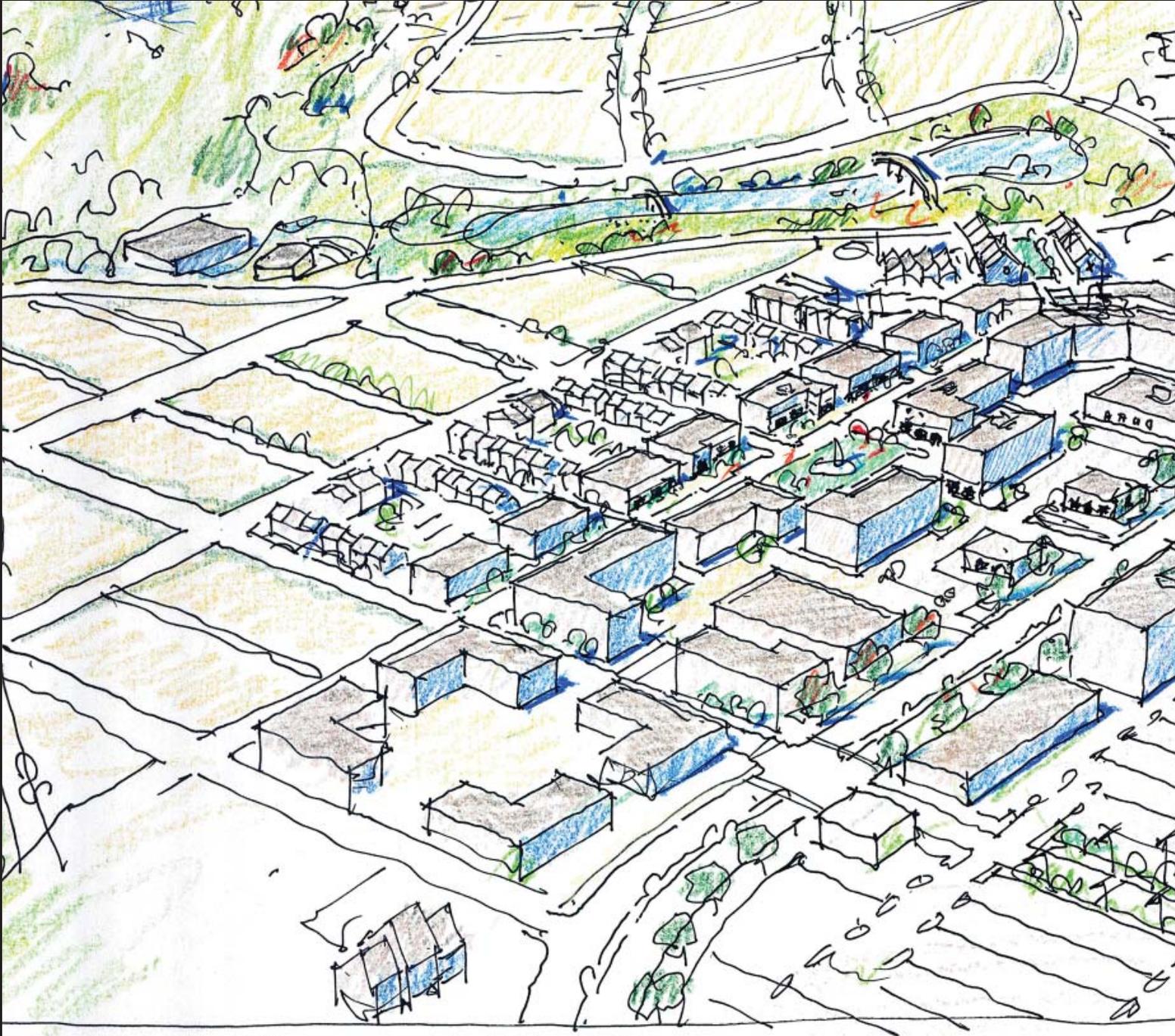
Hill Neighborhood



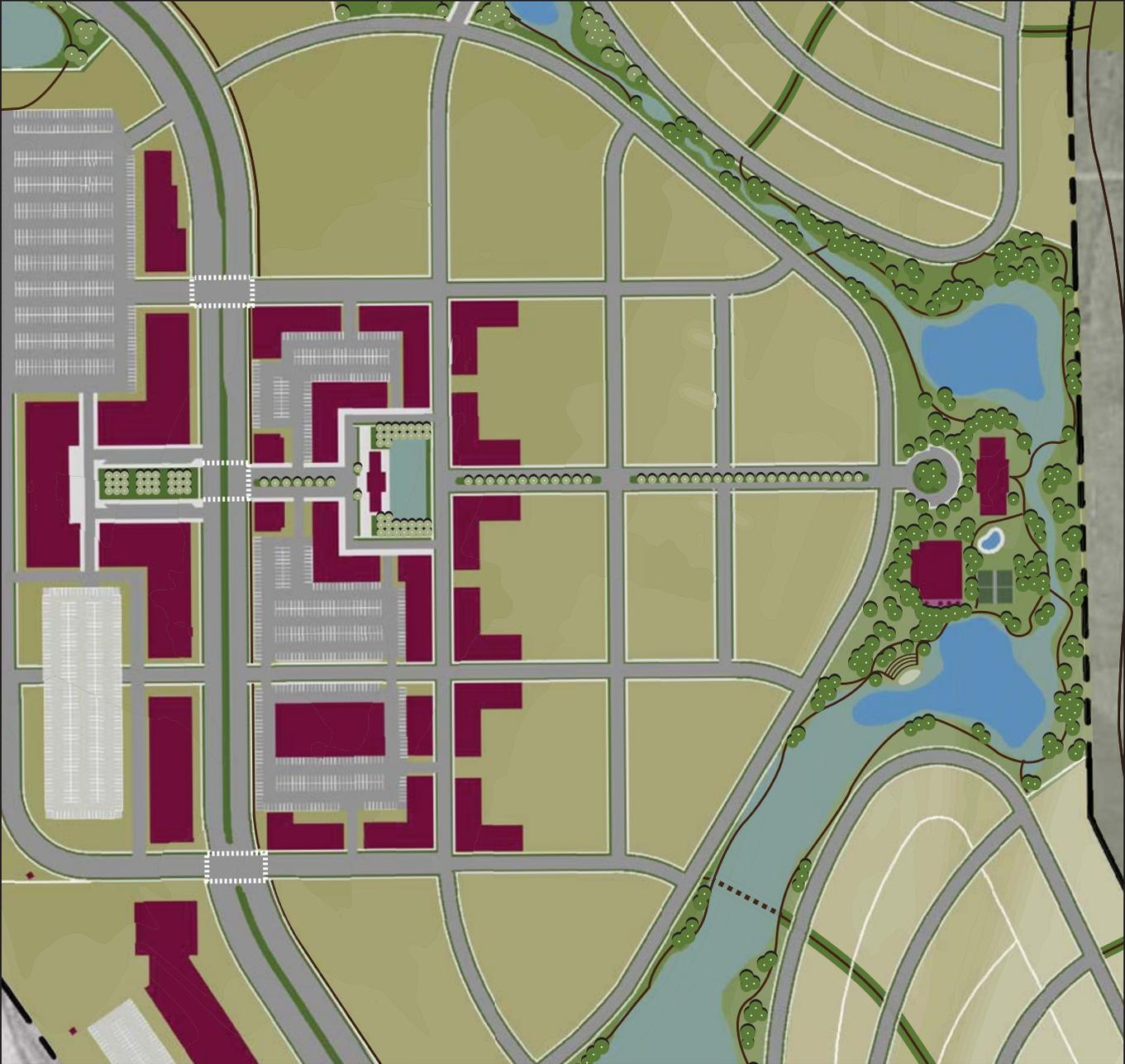
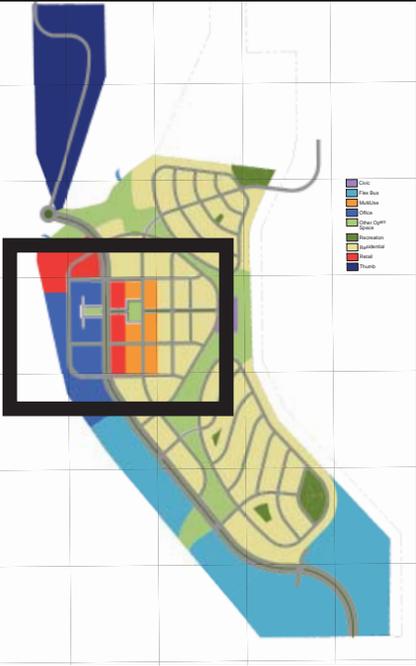
Hill Neighborhood



Town Neighborhood



Town Neighborhood



Town Neighborhood



Town Neighborhood - Local Examples



Saint Louis Park

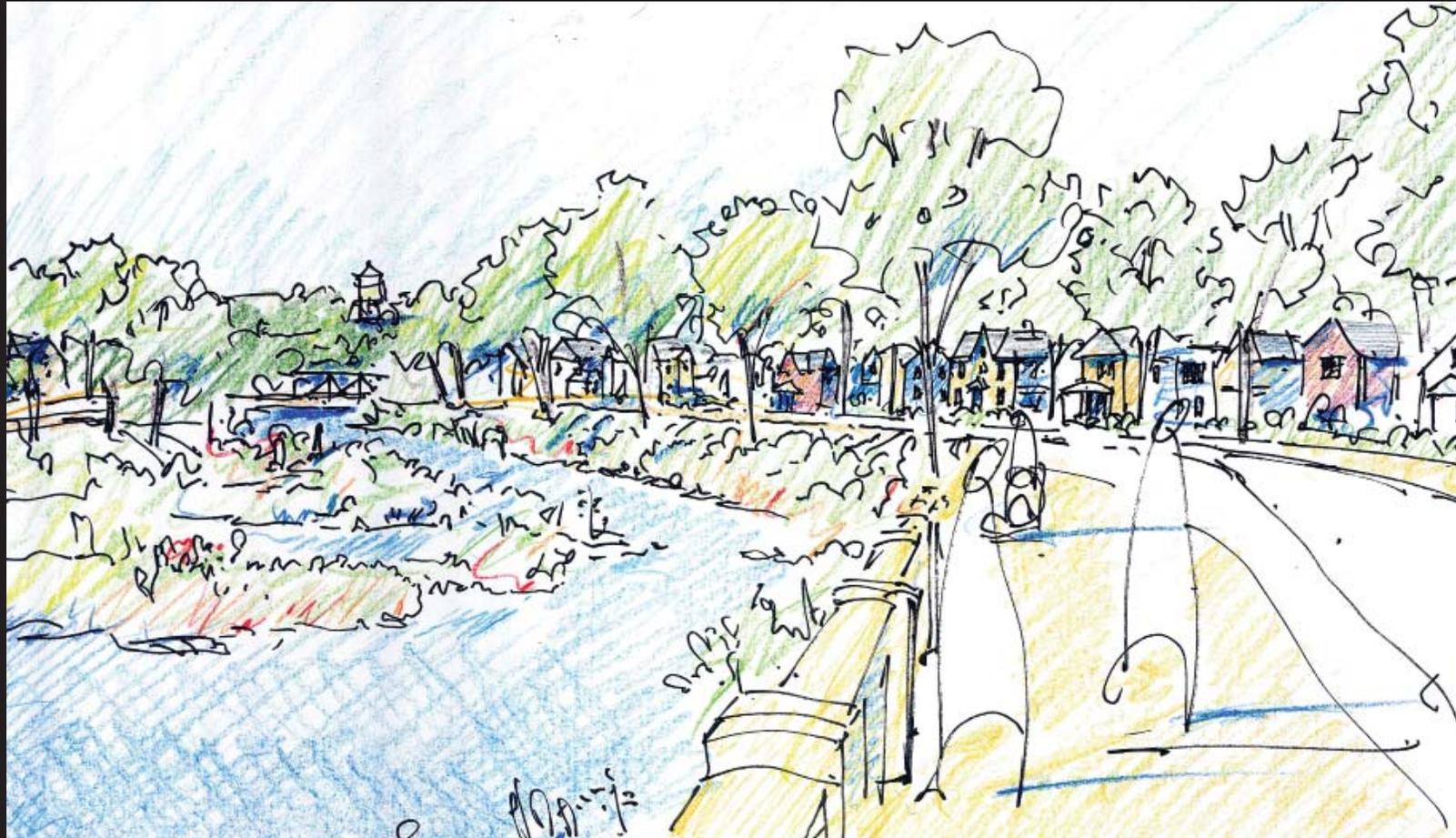
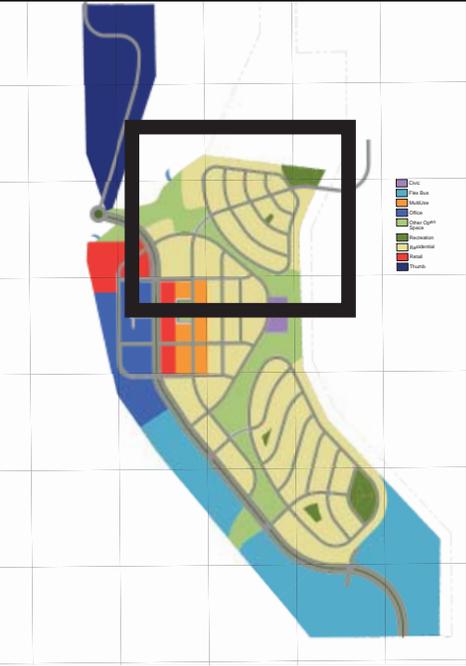


Maple Grove



Burnsville

Creek Neighborhood



Creek Neighborhood



Edge



Open Space - Connected

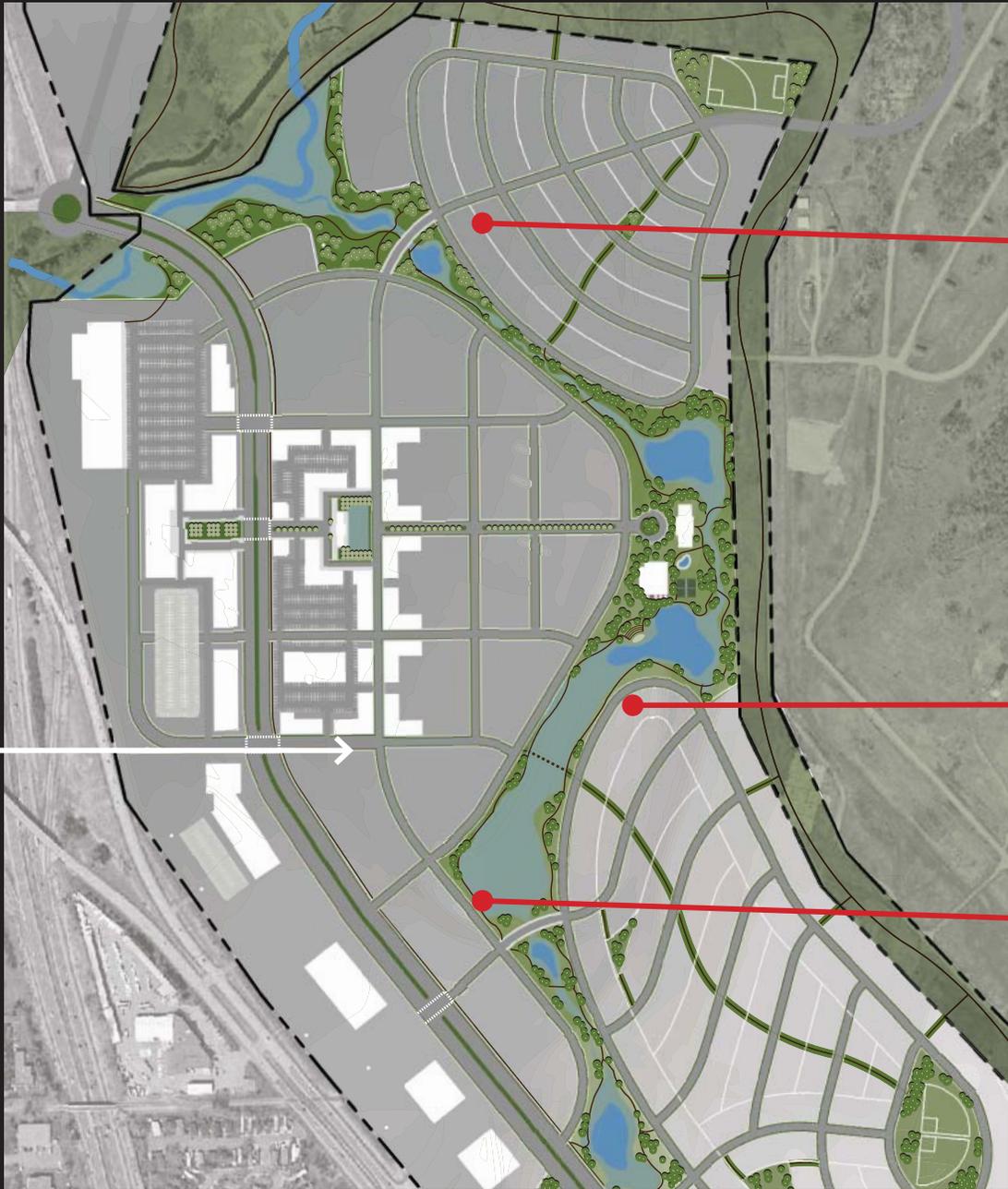


Open Space - Hardworking



The hardest working man in showbusiness

The hardest working 50 acres in Arden Hills



- Habitat*
- Stormwater*
- Recreational*
- Civic*
- Economic*
- Ecological*

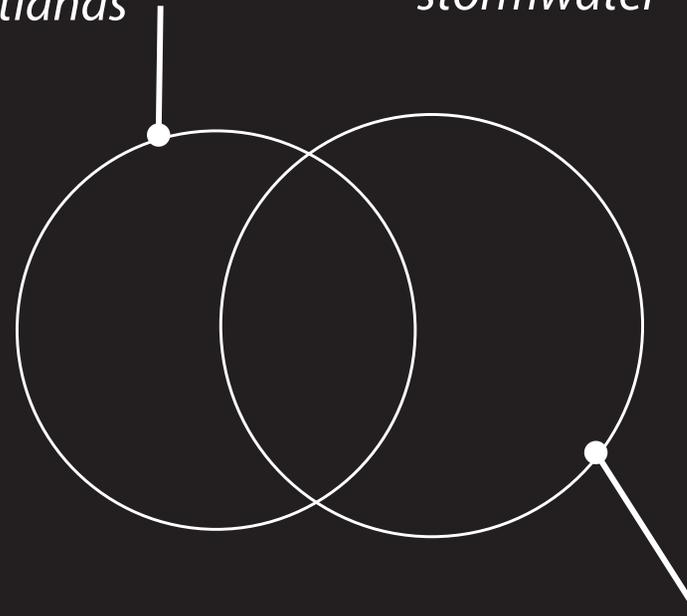
Open Space - Hardworking

Existing: 12 acres of wetlands

*keep 4.2 acres (the best quality)
mitigate 7.5 acres (incidental)
by replacing with 15.0 new high
quality wetlands for a total of
total 19.2 acres of wetlands*

*Proposed
19 acres of
wetlands*

*Required
42 acre feet of
stormwater*



*amenities such as
tree trenches
open water
urban pond, not
triangular potholes*

Open Space - Natural Diversity



Neighborhood Open Water -
Emergent Wetland



Neighborhood Wet Areas -
Sedge Meadow



Neighborhood Passive Recreation Area -
Prairie/Oak Savannah



Town Open Water -
Stormwater Pond



Town Streetscape Stormwater Management
- Filtration Swales



Pedestrian bridges over Green Spine

Open Space - Value to Community



Economic Development



Thumb



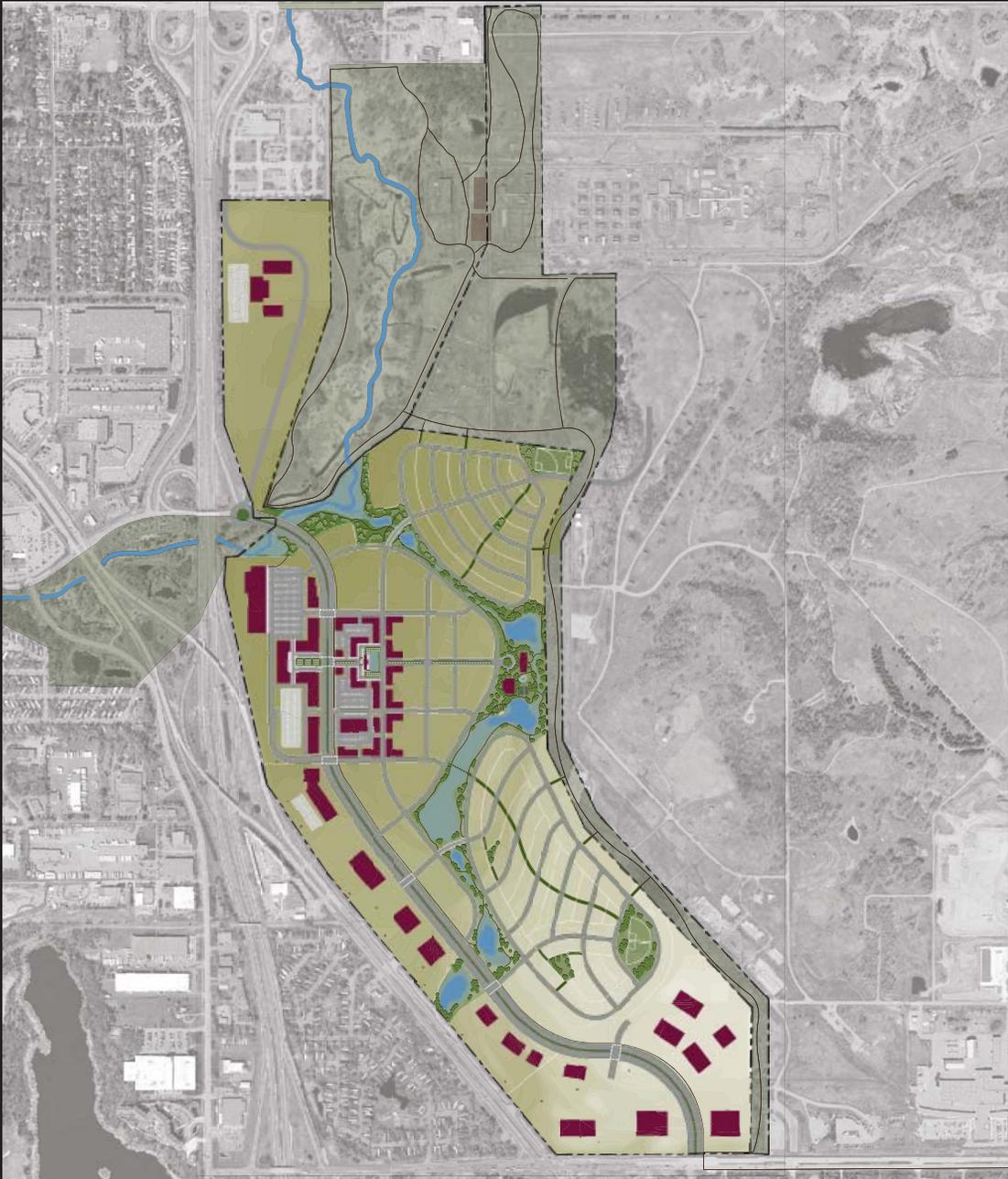
Town



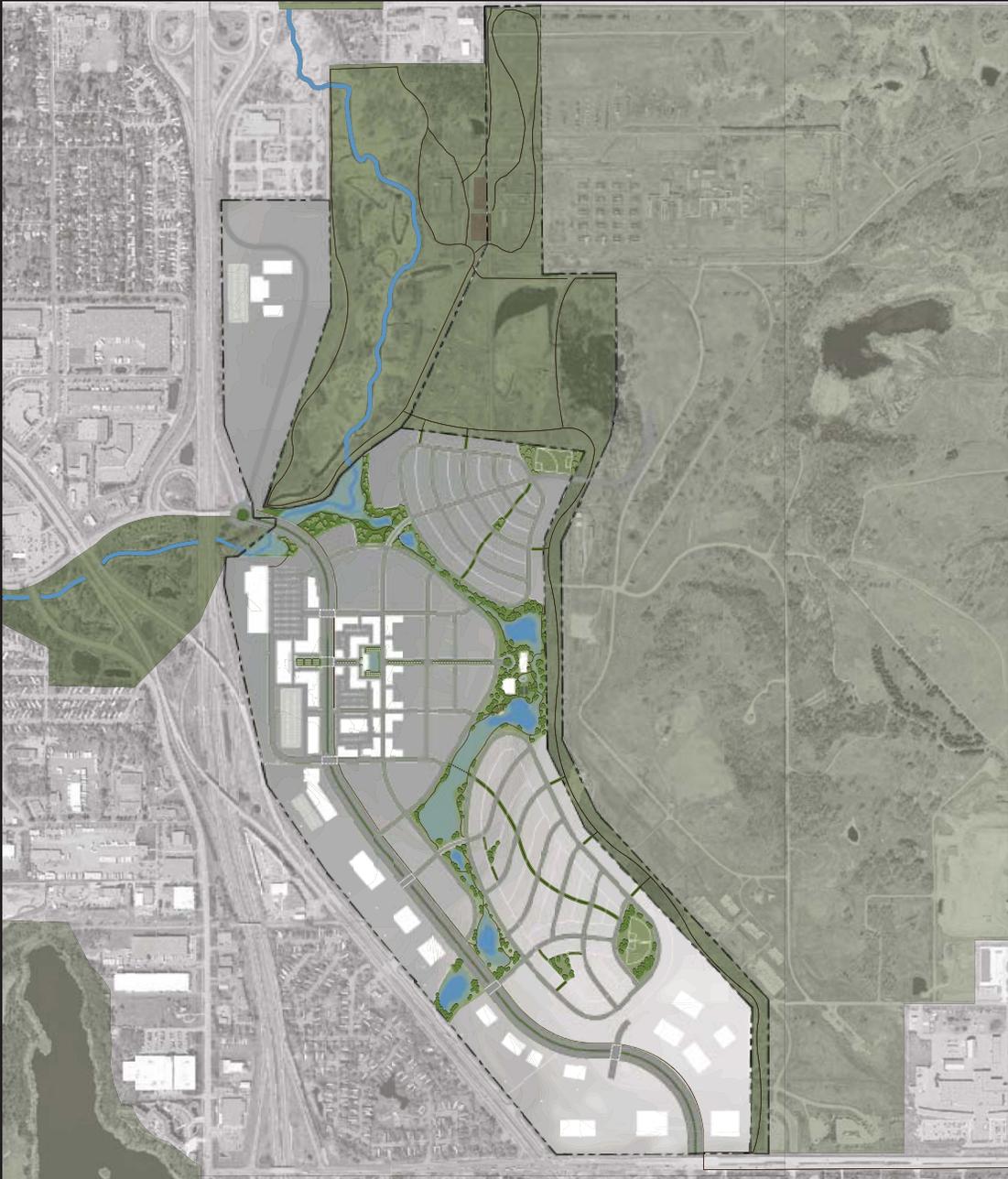
West and south edge



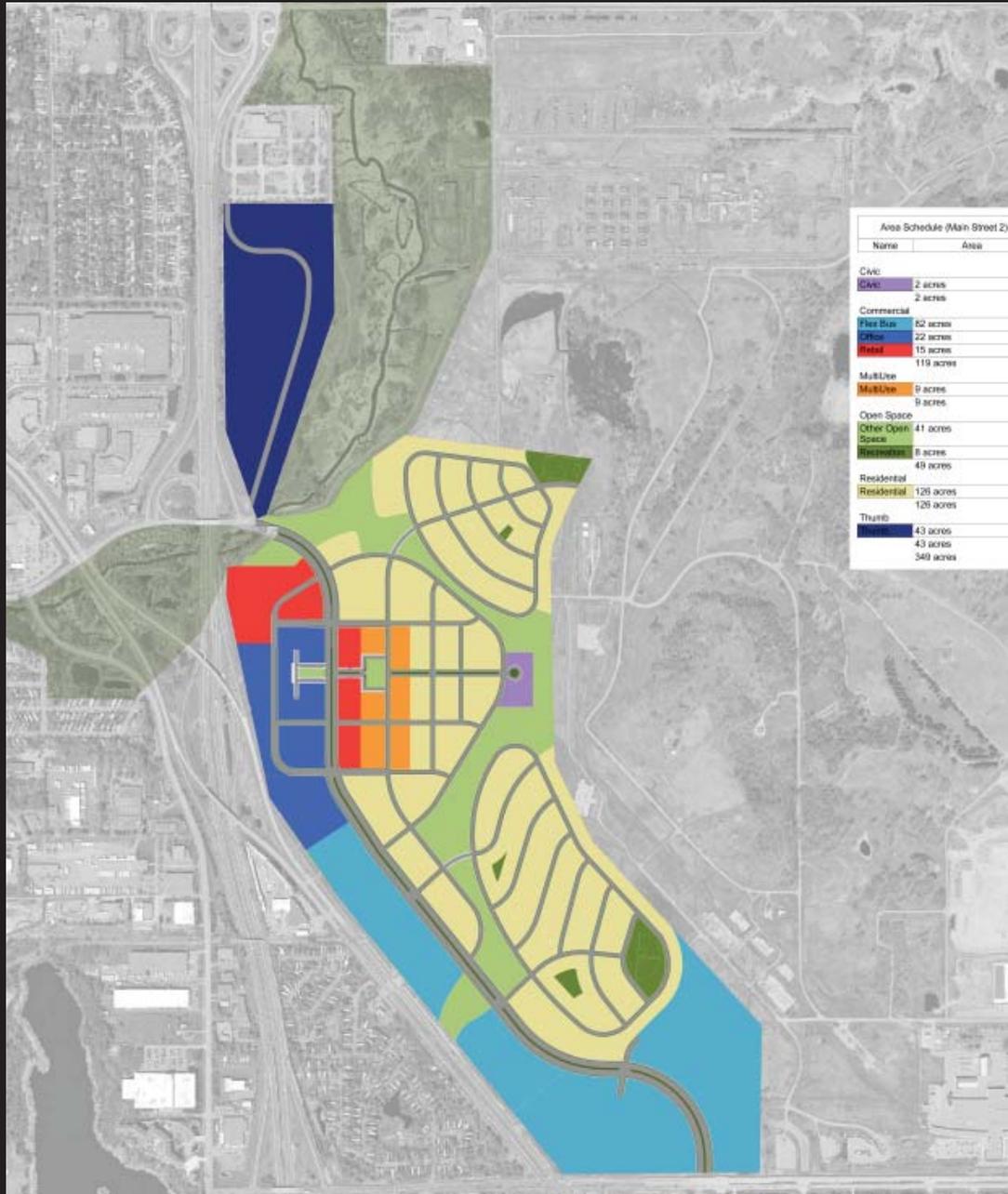
Illustrative Plan



Open Space



Land Use



+/- 1700 units
+/- 2.0 mil sf office
+/- 300,000 sf retail

53 acres open space
26 acres spine road

168 acres housing
13 acres mixed use
156 acres office
18 acres retail

Conclusion

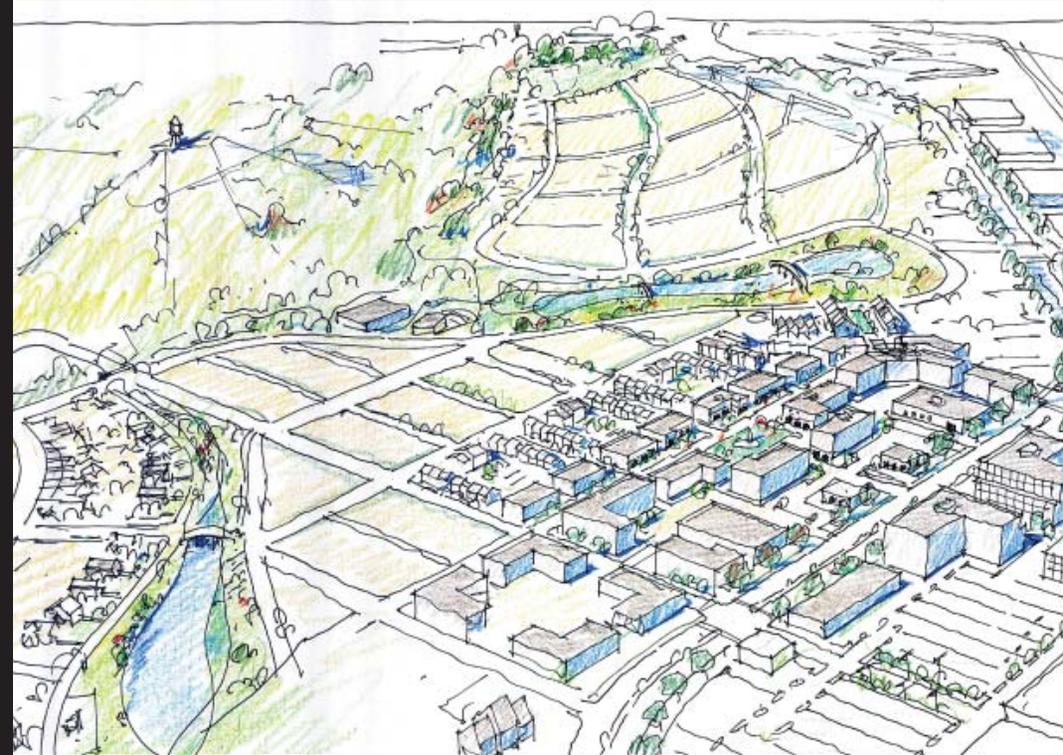
Should TCAAP be like the rest of Arden Hills or should it differ?

Like Arden Hills

Identifiable neighborhoods

Views of water, wetlands, woods

Balanced



Not like Arden Hills

you can walk to town

you can jump on the trails

you can stay here

