

City of Arden Hills

Rice Creek Commons Goals and Metrics

January 13, 2016

A. Generally

Background and Goals: The City in partnership with Ramsey County seeks to redevelop the TCAAP property to achieve the goals identified in the City's Comprehensive Plan consistent with the adopted and approved Master Plan and TCAAP Redevelopment Code. The City seeks to develop a true mixed-use village of office, manufacturing, retail space and housing for the area that provides new tax revenues, a diverse blend of land uses, high wage jobs, and the efficient delivery of public and private services that will enhance but remain complementary to existing development within the City.

B. Specific Goals and Metrics

1. A diverse mix of uses

Background and Goals: The City envisions a vibrant blend of housing, office, retail, manufacturing and other commercial and light industrial uses in the area.

- Develop and maintain a land use pattern that strengthens the vitality, quality, and character of the residential neighborhoods, commercial districts and industrial areas, while protecting the community's natural resources to develop a sustainable pattern for future development.
- Develop TCAAP in a way that accommodates a mix of land uses that is sensitive to the natural environment, economically sustainable and a benefit to the community.
- Develop and maintain a strong, vital, diverse and stable housing supply for all members of the community.

Metrics: Approximately 53% of the developable acreage of RCC is designated for commercial development including office, manufacturing, and retail. The City seeks at least 2 million square feet of non-retail development which should be balanced between at least 65% office uses and 35% other high-value commercial uses.

Housing proposals should address City needs for affordable and life cycle housing with a particular focus on young professionals, move up housing, and senior citizens.

Ten percent of all new housing units should be affordable to households earning 80% or less of area median income as established by the Metropolitan Council.

Overall project density and number of dwelling units should be within the adopted parameters of the City's current Comprehensive Plan and land use ordinances which allow a maximum of 1,431 residential units at an overall average density of no greater than 9.46 units per acre.

2. High Wage Jobs

Background and Goals: In the 53% of the developable acreage of RCC designated for office, manufacturing, and retail purposes, the City seeks the creation of new, high wage, long-term jobs.

- Promote the development, redevelopment and maintenance of a viable, innovative and diverse business environment that serves Arden Hills and the metropolitan area.
- Realize market potential and promote the creation of jobs and economic development.

Metrics: Locate 4,600 high wage jobs in RCC with 50% of the jobs with wages that are higher than the City's average annual wage [\$64,168 in Q2 of 2015].

Create at least 1,300,000 square feet of office with average employment of at least 3 per 1,000 square feet of building area and other high-value office/manufacturing/research and development/technical facilities of 700,000 square feet with average employment of at least 1 per 1,000 square feet.

3. Sustainable and Efficient Delivery of Public and Private Services

Background and Goals: The City seeks development that promotes public transit, efficient refuse and recycling collection, public recreation opportunities, and minimizes demands on public safety and transportation funding.

- Develop TCAAP in a way that accommodates a mix of land uses that is sensitive to the natural environment, economically sustainable and a benefit to the community.
- Enhance the health, safety and well-being of all who live, work and play in the City.
- Preserve, protect and restore the community's natural resources, including open spaces, lakes, wetlands, other significant natural features, and historic resources.
- Create a comprehensive, maintained and interconnected system of parks, pathways and open spaces, as well as a balanced program of recreational activities for residents of all ages, incomes and abilities.

Metrics: Design housing and employment areas to enhance public transit opportunities.

Provide a Natural Resources Corridor that offers active and passive recreational features and is an amenity to the site.

Develop bike and pedestrian paths consistent with the approved TCAAP Redevelopment Code and Comprehensive Plan to promote increased mobility for residents and workers, and provide the identified park and recreation facilities.

Encourage construction in conformance to LEED or similar standards, use of alternative energy sources such as solar or geothermal, and adherence to the recommendations presented in the approved Energy Integration and Resiliency Framework.

Coordinate or establish refuse collection and recycling services to all areas to reduce impacts on City and County roads within the development by providing for a single or limited number of haulers or collection services.

Design or promote the construction of buildings that promote safety and minimize demands for police, fire and other public safety services.