

Chair:
James Lambeth

Vice Chair:
Arlene Mitchell

Task Force Members:
John Van Valkenburg
Paul Beggin
Dan Erickson
Brendan O'Meara
David Radziej
Clayton Zimmerman
Miriam Ward
Craig Wilson
PTRC Alternate: Rich Straumann

Council Liaison:
Brenda Holden
Fran Holmes

Staff Liaison:
Dave Perrault



Agenda
February 5, 2019
6:00 pm
Council Chambers

Address:
1245 West Highway 96
Arden Hills MN 55112

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Civic Site Task Force

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.

CALL TO ORDER

1. APPROVAL OF AGENDA

2. APPROVAL OF MINUTES

A. September 25, 2018 Civic Site Task Force Minutes

3. NEW BUSINESS/UNFINISHED BUSINESS

A. Public Forum Results

Jennifer McMaster (HGA)

B. Future Meetings for Civic Site Task Force

Dave Perrault

4. TASK FORCE MEMBER COMMENTS

5. ADJOURN

A quorum of the City Council may be present at this meeting.



Approved:

**CITY OF ARDEN HILLS, MINNESOTA
CIVIC SITE TASK FORCE MEETING
SEPTEMBER 25, 2018
6:00 P.M. - ARDEN HILLS CITY COUNCIL CHAMBERS**

CALL TO ORDER/ROLL CALL

Pursuant to due call and notice thereof, Chair Lambeth called to order the Civic Site Task Force meeting at 6:00 p.m.

Present: Chair James Lambeth, Vice Chair Arlene Mitchell, Members John VanValkenburg, Paul Beggin, David Radziej, Clayton Zimmerman, Miriam Ward, and Craig Wilson

Absent: Members Dan Erickson, Brenda O’Meara and Alternate Rich Straumann

Also present: City Administrator Dave Perrault; City Council Liaisons Brenda Holden, Fran Holmes; Dave McClung and Steve Scott

1. APPROVAL OF AGENDA – SEPTEMBER 25, 2018

Chair Lambeth stated the agenda will stand as published.

2. APPROVAL OF MINUTES

A. September 6, 2018 – Civic Site Task Force Minutes

Commissioner Radziej moved, seconded by Commissioner Van Valkenburg, to approve the September 6, 2018, Civic Site Task Force Meeting Minutes as presented. The motion carried unanimously.

3. NEW BUSINESS/UNFINISHED BUSINESS

A. Developer Discussion

Bob Lux, Alatus, introduced himself to the Task Force, along with Tom Shaver, Carla Dunham, and Alex Duvall. He discussed the groups of professionals he was working with on this project for the past two and a half years. He provided the Task Force with a presentation on Rice Creek Commons/TCAAP and addressed the concerns that originally faced this site. He commended the County for their cleanup efforts. He described the proposed layout for this development and noted

this would be a landmark project. He commented on how the best of suburban and urban living would be combined through this development. He highlighted the location of the natural resources corridor and pointed out the location of the Civic Site. He stated it would be his recommendation the Civic use be combined with a YMCA. He believed this would be a great fit for the Town Center area, as well as the overall development.

Mr. Lux reviewed the proposed amenities for the development, such as condominiums, senior living, a theater and restaurants. He stated his vision for the Civic Site area would be to create a European style piazza surrounding this block.

Councilmember Holmes commented on the roundabout and requested further information.

Mr. Lux discussed the roundabout and how it would circulate traffic and pedestrians.

Chair Lambeth asked if the proposed building heights and densities fit with the regulating plan.

Mr. Lux reported all current plans were compliant with the regulating plan. He explained the financial way to pay for the Civic Block would be to create a TIF District for the senior housing. He stated another request Alatus would have for the City would be to create an additional 161 units of owner-occupied housing on the site. He commented further on how TIF funding could be used to assist in financing this project.

Councilmember Holmes requested further information regarding parking for the Civic Site.

Mr. Lux stated he has been in discussions with the YMCA and noted this group was interested in co-locating within the Civic Site. He reported the Civic Site if combined with the adjacent site was 2.7 acres in size which meant he could place 300 parking stalls under this building, which would easily accommodate a community space if weddings were held at this venue.

Chair Lambeth asked if the individual builders would complete their own marketing.

Mr. Lux explained the marketing for the site would be a combined effort between Alatus and the developers. He stated Alatus inherited Rice Creek Commons but noted he has been working with a firm out of New York to brand this project.

Chair Lambeth questioned where Alatus was with the Option Agreement for the Civic Site.

Mr. Lux reported the original Option Agreement had the project developing in one phase. However, the project has evolved over time and several phases would be needed for the taking of the land. He discussed how the quality of the project would increase through the new design. He explained that he could not sign the MOU because he did not own the Civic Site land.

Chair Lambeth asked if there was a trigger date for the Civic Site.

Councilmember Holden reported a trigger date was no longer in place because the City and Alatus did not have an MOU in place.

Mr. Lux stated any future MOU's would have to have the County included as they were the landowners. He provided further comment on the land take down schedule as proposed by Alatus and the County. He described how a YMCA and Civic building would help the Town Center commercial development.

Mr. Zimmerman questioned what would be the primary driver for this development.

Mr. Lux commented the residential development would be strong for this development. He noted letters of intent were in place for the apartments and hotel. He reported the restaurants and theater with underground parking would also assist in driving this development as people would want to come and visit the Town Center area.

Ms. Mitchell explained this group was tasked with addressing how to best utilize the Civic Site. She stated she was now being told the YMCA was the best option and wondered where this came from.

Mr. Lux reported he has had conversations with the YMCA and has toured their facility. Based on these conversations, the Y was serious about coming to the City of Arden Hills.

Ms. Mitchell stated the Task Force has been creating a list of activities that could be offered at the Civic Site and suggested the group now consider what services the Y could offer to ensure there was no duplication of services.

Mr. Lux stated this was correct and supported this recommendation. He anticipated that the Y would assist the City in providing great opportunities for its seniors.

Chair Lambeth commented the Task Force has been trying to figure out what to do with 1.6 acres noting this has now changed to 2.7 acres.

Councilmember Holden discussed the history of the park land and civic site MOU's with Alatus. She explained the City Council has concerns with the fact Alatus was requesting the City to waive all SAC fees. In addition, the Council had concerns with the fact Alatus has not made the City aware of the reasons why the MOU was not signed until last week. She indicated the TIF request was new information to her.

Mr. Radziej asked when Alatus proposed to begin construction of Phase I.

Mr. Lux stated Phase I was slated to begin in 2020. He explained it would take 12 months to complete the mass grading work on the site, which would occur in 2019. He reported he would like to have all of the roads completed in one phase.

Mr. Radziej commented he was a little upset with the fact Alatus would take its time in developing the single-family homes.

Mr. Lux indicated the single-family homes may develop sooner than anticipated. He discussed the great amount of soil work that would have to occur in order for the peat soil concerns to be addressed.

Mr. Zimmerman questioned if the infrastructure would be put in place first in order to attract businesses and other amenities to the development.

Mr. Lux stated this was the plan for the site. He commented on all of the key infrastructure that was already in place.

Mr. Zimmerman asked what the holdup was at this time.

Mr. Lux explained the pumping stations had to be addressed this summer and noted there were several issues that had to be addressed with the City of Arden Hills. He thanked the Task Force members for their comments and questions.

B. HGA Presentation

Jennifer McMaster, HGA, thanked the Task Force for their time and reviewed the revised plans she had for the Civic Site building with the group. She explained the new options took into consideration the comments made at the group's last meeting. She reported the plans did not take into consideration the comments made this evening by the developer regarding the YMCA.

Glen Waguespack HGA, indicated the assumptions made for the proposed plans were that the site would be 1.6 acres in size and noted this may have changed. He commented on the building character and parking, noting a Civic Plaza was included to the north of this site. He stated a connection to the adjacent park would be made. He reviewed the basic programming categories that could be provided in the proposed Civic Site. He reported Community Center planning worked best when programs were offered for all age groups.

Mr. Waguespack stated event and banquet space was included in the proposed building. He estimated the building to be 75,000 square feet. He commented on the importance of differentiating this space from other community centers. He discussed three options for the Civic Site building (Options A, B and C) and described how each had a slightly different focus and noted food would be a critical attractor. He explained the building could have amazing views of the wildlife corridor from the second floor. He encouraged the Task Force to consider moving forward with a hybrid of Options B and C. He reviewed potential plans of how this hybrid could work for the site noting the corner would still be reserved for a café with coffee.

Councilmember Holden indicated the National Guard was planning to break ground this fall and would have a full-sized gymnasium open to the public. She noted this new gym would be similar to the one in Brooklyn Park and Faribault. She anticipated the gym could not be used on the weekends but could be used during the week. She questioned how this would impact programming within the Civic Site.

Mr. Beggin stated security may be a concern within the new building at the National Guard. He reported he has had conversations with individuals at the National Guard and understood they were willing to work with the community to make this gym space available to all. He noted the new gym space would be used by the National Guard for family dinners and gatherings before and after all deployments.

Councilmember Holden commented on how some families may not be able to afford a YMCA membership, but could still benefit from community programming at a Civic Site.

Ms. Ward reported the YMCA does offer daily passes and noted seniors receive a reduced rate for both monthly and yearly memberships.

Councilmember Holmes stated if the YMCA were to co-locate in this space, Option B may be the best option for the City.

Ms. McMaster indicated she was pleased by the list of programs and needs the group has created for this site.

Ms. Mitchell agreed it was important the group had identified a list of community needs.

Mr. Beggin stated he would like more information on what the National Guard was proposing. He believed it would be important for the City to work with the National Guard to better understand how this space could be utilized by the community. He wanted to assist in repairing the relationship between the City and the National Guard.

Mr. Beggin commented the National Guard was interested in working with the City so long as all security measures are still kept in place with the new Red Bulls HQ.

Councilmember Holden stated for budgeting purposes the City was not able to meet the National Guard's last request for assistance for the Ben Franklin Readiness center, however, the City is not currently being asked to assist in the new Red Bull HQ

Ms. McMaster suggested the group review the list of proposed programming for the Civic Site.

Mr. Waguespack reviewed the list of proposed programming with the Task Force and noted the location these activities would take place. He asked if anything should be eliminated from this list.

Mr. Beggin anticipated it would be a challenge to have a restaurant and public programming within the Civic Site. He stated catered events would be easier for this site to host.

Mr. Waguespack commented this building would be set apart because it would serve as a destination. For this reason, he believed a small café or coffee shop could survive.

Mr. Beggin suggested the City not provide the food service, but rather that this be offered by another entity.

Councilmember Holden asked how many people would fit into the art space.

Mr. Waguespack stated this would depend on the type of art class that was being offered. He reported the art space could be discussed further in order to meet the community's needs. He explained a wet and dry art space could be created.

Ms. Mitchell encouraged the group to consider having a sink and counter wet bar in each of the meeting spaces in order to create more flexible meeting spaces.

Further discussion ensued regarding the proposed event space.

Councilmember Holmes stated the area was lacking in event space and supported the Civic Site having event space.

Ms. Ward suggested a family restroom be included in the Civic Site.

Mr. Waguespack reported two unisex restrooms were programmed at this time and noted one would be included within the banquet area.

Chair Lambeth asked if the proposed parking stalls were based on the square footage within the building.

Mr. Waguespack commented the calculation was conceptual at this time.

Ms. Mitchell questioned if the entire site would have underground parking.

Mr. Lux stated he was proposing to have underground parking under the entire 2.7 acres.

Mr. Waguespack commented the site would require 300 parking stalls, which could be located underground and noted the site would also have 36 surface stalls.

Councilmember Holmes questioned how the City Councilmembers would like the Task Force to proceed. She was of the opinion Option B would fit nicely onto the Civic Site.

Councilmember Scott supported the group proceeding with their plans for the Civic Site.

Councilmember McClung commented he appreciated the fact that the group had created a concept plan and programming ideas for the site.

Chair Lambeth stated the concept of having the YMCA co-locate on this property was new to the group. He commented on how this concept changed the plans being proposed by HGA.

Ms. Ward commented on the Maplewood Community Center and noted the YMCA recently moved into this space. She understood the YMCA runs a great deal of their programming but the space still operated as a Community Center.

Chair Lambeth reported the group has identified a list of needs for the community and now has to work to identify who will provide these services, whether it is the YMCA, the National Guard or the City.

Ms. McMaster stated it may be valuable to hold a session with the public in order to gain additional feedback from the community as to their needs.

Chair Lambeth asked if HGA and Alatus should get together to work on this project.

Councilmember Holden commented the City needs to better understand what negotiations are taking place. She explained the City Council has only just heard the site may be 2.7 acres in size. She indicated if the YMCA does not locate here, townhouses are being proposed. She reported the City's contract with HGA calls for a specific set of meetings which did not include working with Alatus. She was of the opinion, the City Council needed to work things out with Alatus. She anticipated that once all matters were resolved with Alatus, HGA would be able to work with them.

Ms. Mitchell questioned what the Task Force could do in the interim, until these issues were worked out between the City and Alatus.

Councilmember Holden stated an Open House was being planned for Thursday, November 15th.

Councilmember Holmes indicated the YMCA could be brought into the picture for this Open House, along with the National Guard Readiness Center. She commented on how Option B could accommodate the YMCA.

Mr. Van Valkenburg suggested the public be asked to prioritize the proposed programs.

City Administrator Perrault reviewed the proposed schedule for the Open House and reported feedback from the public would be valuable.

Mr. Waguespack encouraged the City to keep the Open House informal in order to spur conversations.

Mr. Zimmerman commented November 15th may not work for 100% of the Arden Hills residents. He suggested the City request feedback in other manners as well, such as the City's website.

Councilmember Holmes proposed information regarding the Civic Site be placed on the website and that feedback be requested from the public.

Councilmember Holden proposed the Open House be recorded for the benefit of the public.

Mr. Zimmerman asked if the YMCA proposal would be mentioned at the Open House.

City Administrator Perrault stated he would have to defer to the City Council on this matter.

Chair Lambeth anticipated Shoreview would not be real happy with the plan if it included the YMCA.

Councilmember Holden requested the functionality of the space be described within the HGA presentation at the Open House.

Chair Lambeth thanked the representatives from Alatus and HGA for their comments. He stated he looked forward to the Task Force meeting next at the Open House on November 15th. He asked if HGA would be able to digest the information provided at the Open House in order to hold the November Task Force meeting.

Ms. Mitchell asked how long it would take HGA to process the information gathered from the Open House.

Councilmember Holmes suggested the group plan to meet the second or third week of December.

The Task Force consensus was to meet next on Tuesday, December 11th.

4. TASK FORCE MEMBER COMMENTS

None.

ADJOURN

Chair Lambeth adjourned the Civic Site Task Force meeting at 8:13 p.m.



MEMORANDUM

DATE: January 29, 2019
TO: Civic Site Task Force
FROM: Dave Perrault, City Administrator
SUBJECT: Public Forum Results

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

HGA will be present to present the results of the Public Forum and surveys to the Civic Site Task Force.

Attachment

Attachment A: HGA Presentation

HGA

Attachment A

ARDEN HILLS CIVIC SITE TASK FORCE

CSTF Workshop 4

29 January 2019

HGA

AGENDA

1. Community Feedback
2. Site Test Fit Options
3. Preliminary Conceptual Construction cost

AGENDA

COMMUNITY FEEDBACK

Presented to City Council

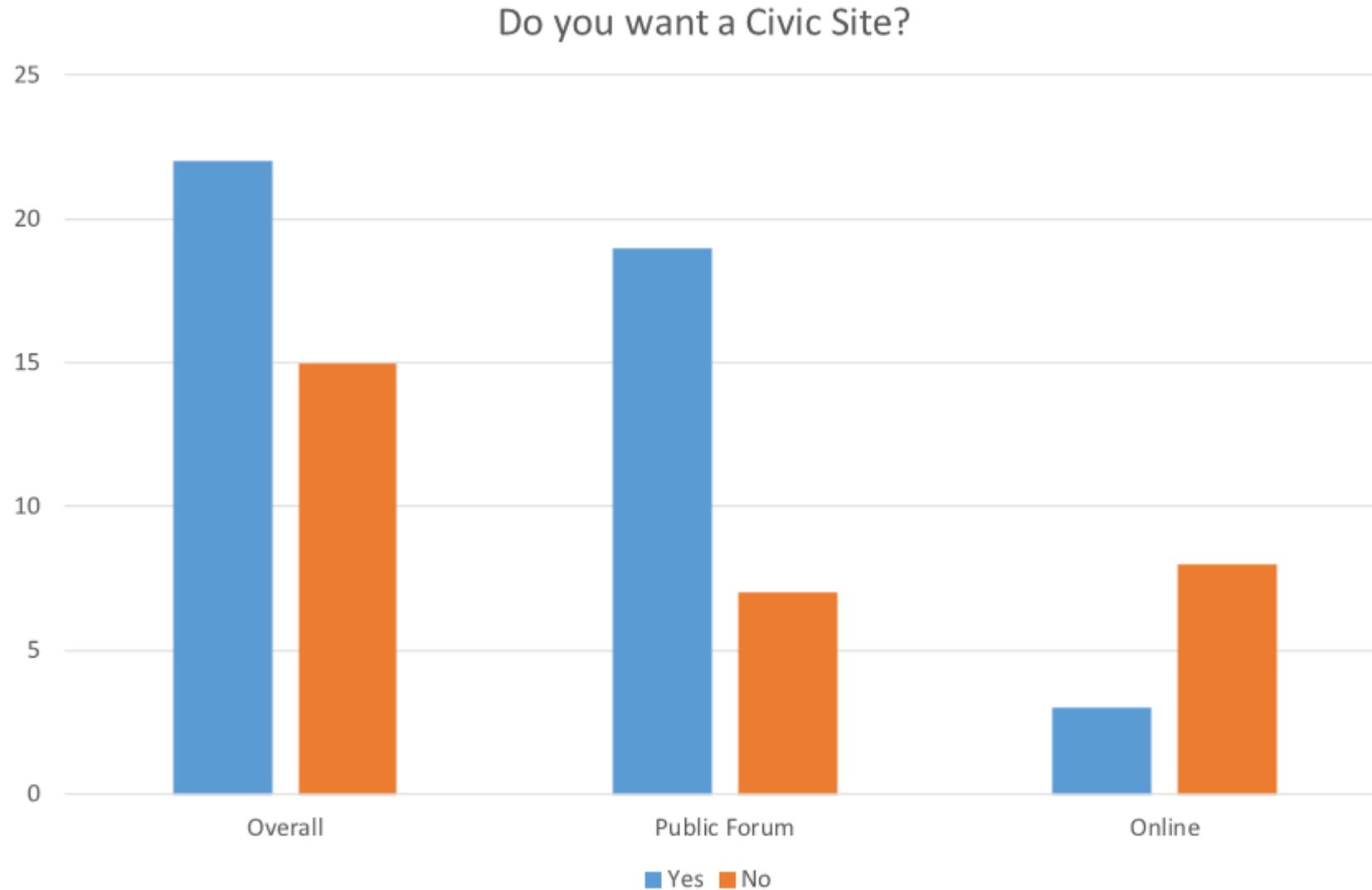
H C A

About the Surveys

- A TCAAP Public Forum was held November 15, 2018 to gather resident feedback on the Rice Creek Commons development plans and financing, along with a proposed Civic Site on the property.
- Two surveys were collected at the forum and also administered online. One was a general city survey with two open-ended questions about the TCAAP plans and civic site; while the other was a multiple-choice type of survey developed by HGA architects to better understand the categories of amenities and uses for a Civic Site.
- 41 responses were submitted for the City survey (30 from forum and 11 online) and 34 responses were collected for the HGA Civic Site survey (20 from forum, 14 online).
- See attached survey questionnaires.
- All responses were from Arden Hills residents.



City Survey Themes – Question 2 Civic Site



City Survey Themes – Question 2 Civic Site

Are you in favor of a Civic Site?

No, with comments

- Rezone to retail to capture higher tax revenues
- Keep the city out of the private sector
- Take care of current neighborhoods
- Save the space for 4,000 new residents
- Preserve more park space and ski trails.
- Keep TCAAP undeveloped. We don't need this.

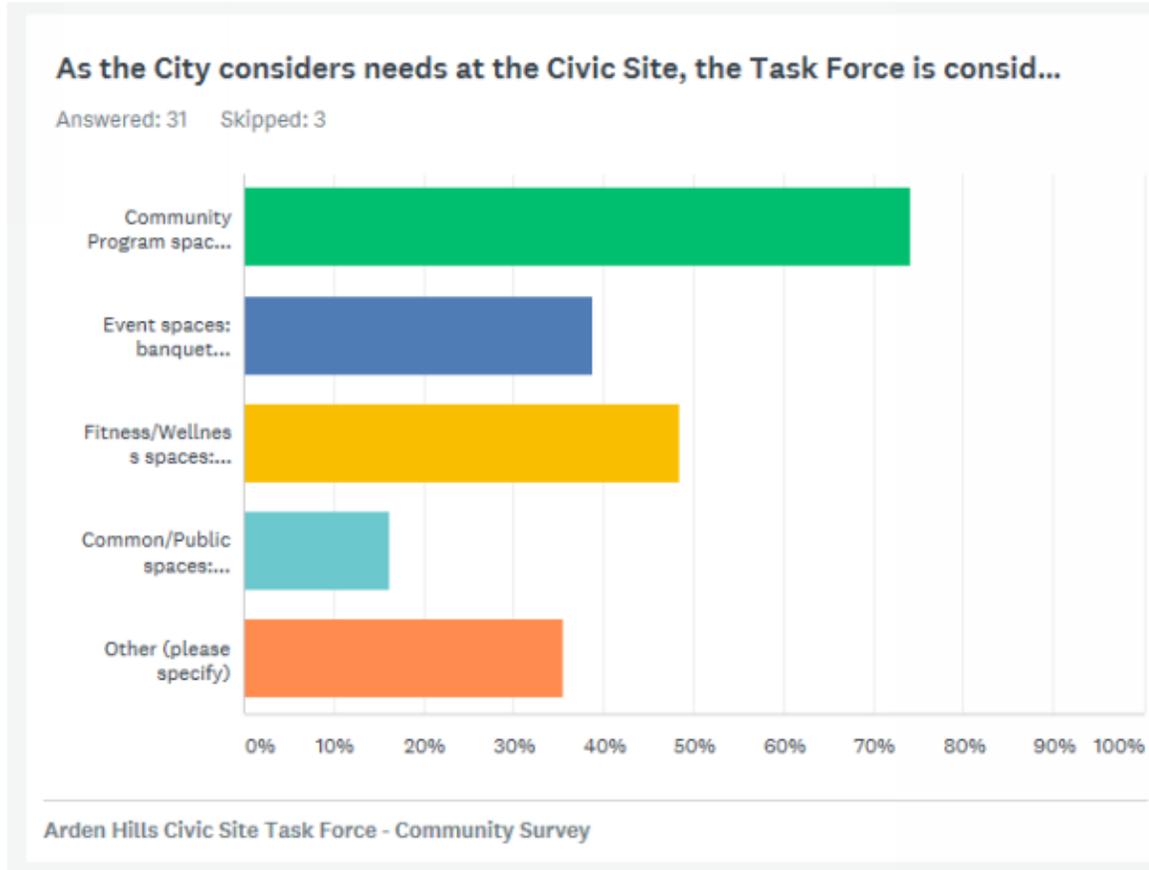
Yes, with comments

- Tie parks and trails into existing trails system
- Charge for banquet space
- Allow private sector to manage it
- No City Hall!
- Check maintenance costs
- Add solar panels



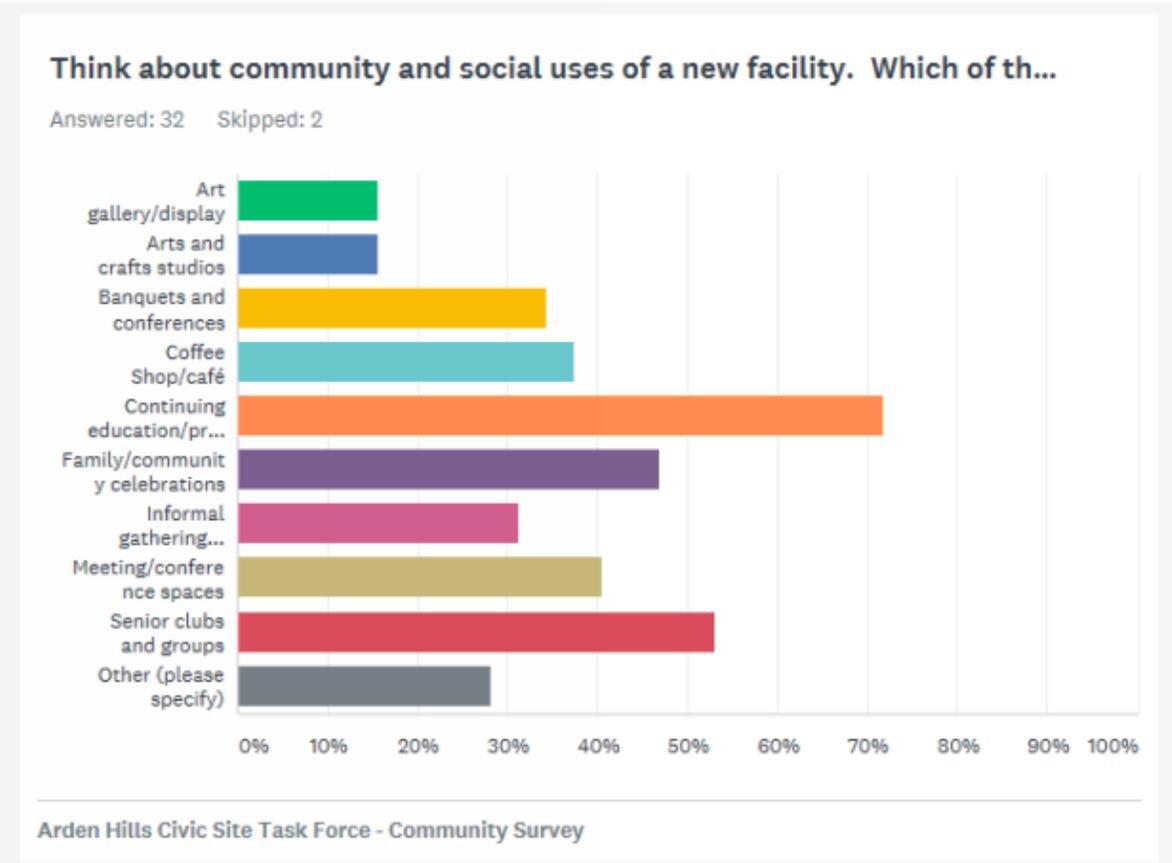
HGA Civic Site Survey

Most desired space categories



Community/program space, fitness/wellness space, event space/banquets

Most desired community/social uses categories

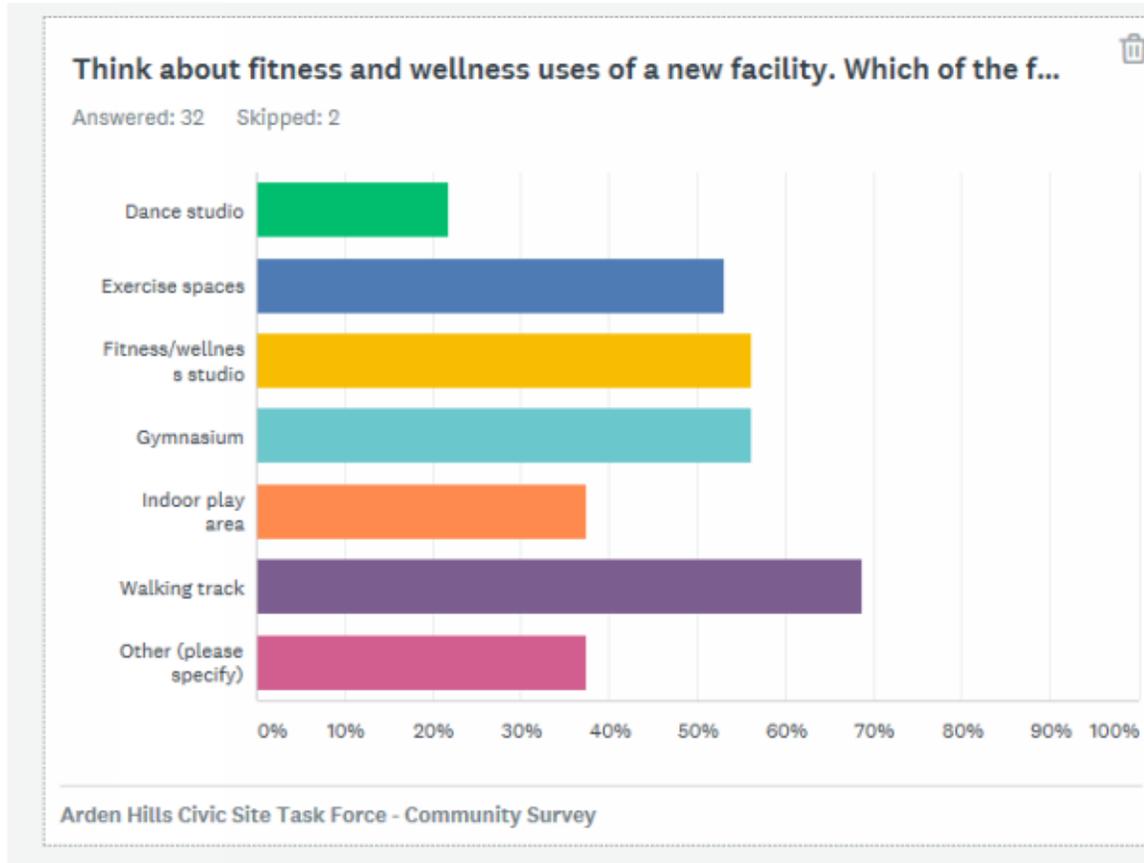


Continuing education/program classrooms, senior clubs/groups, family/community celebrations



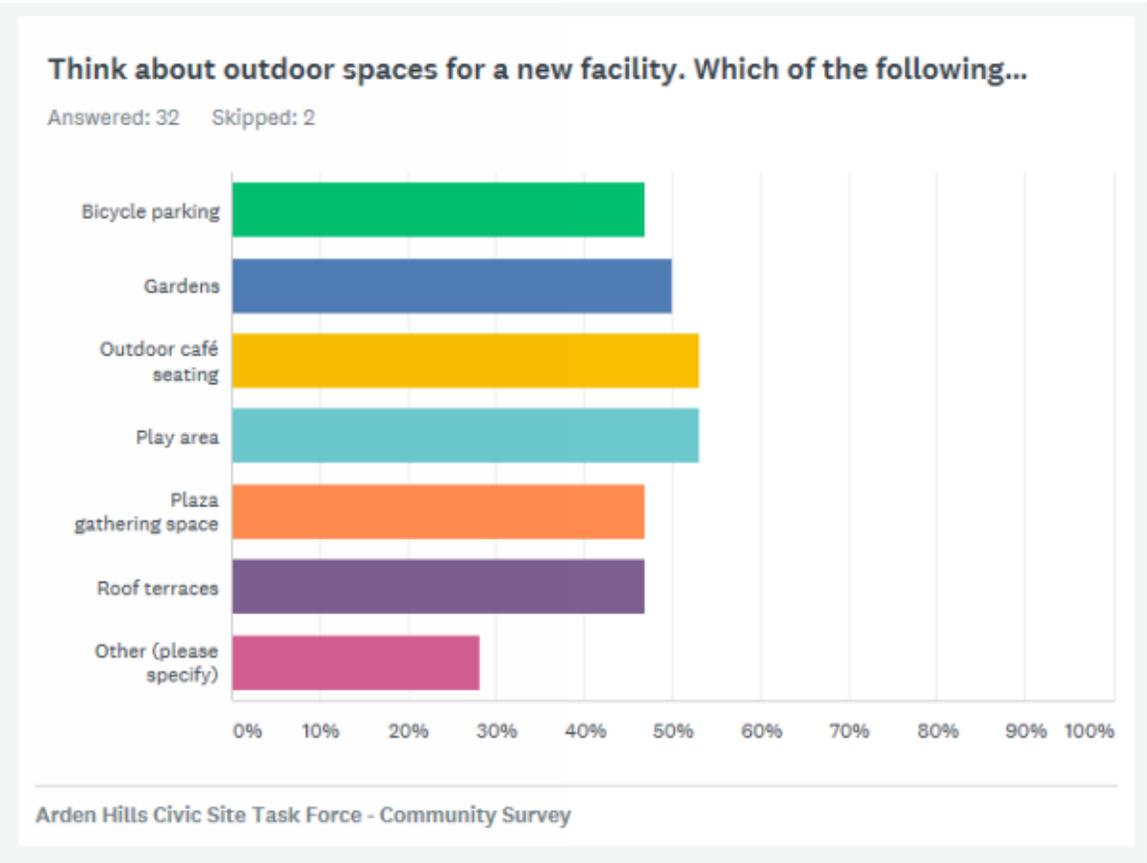
HGA Civic Site Survey

Most desired fitness/wellness



Walking track, gym, fitness studio, exercise spaces

Most desired outdoor areas



Play area, outdoor seating café, gardens, roof terraces, plaza gathering space, bicycle parking



SITE TEST FIT STUDIES

Hybrid Option

H I G A

Program Categories

Common Areas

- Public Lobbies
- Gallery/Display
- Waiting/Seating
- Lounge

Wellness/Fitness

- Fitness/Dance
- Gymnasium
- Equipment Storage
- Kids, Families, Active Adults

Office Spaces

- Program Staff Offices
- Tenant
- Work/Break

Community Spaces

- Gathering
- Meeting
- Art
- Seniors

Events Spaces

- Banquet
- Meeting
- Events

City Hall Spaces

- City Council
- City Departments
- Shared Areas

Building Support

- Restrooms
- Mech/Elect
- Data
- Utility/Storage

Option A City Hall + Plus

City Hall + Gathering/Events

- Council Chambers and Support
- Finance and Administration
- Community Development
- Parks, Rec, and Public Works
- Meeting Rooms
- Program Offices
- Event Spaces and Support
- Destination Restaurant/Cafe

Hybrid Option Community Hub & Wellness Center

Commons w/ Multiple Attractors, Flexible Gathering, & Fitness/Wellness

- Meeting/Gathering Spaces
- Conference Rooms
- Performance Space and Support
- Seniors Activity Space
- Art Classroom
- Program Offices
- Event Space and Support
- Restaurant/Café Coffee Shop
- Single Court Gymnasium (2 Court)
- Kids' Gym/Multipurpose Gym
- Wellness Studios
- Multipurpose Gathering
- Meeting Room
- Program Offices
- Event Spaces and Support
- Restaurant/Cafe

Hybrid Option – Community Hub & Wellness Center

- Approx 52,000sf shown
- Two Stories
- Multipurpose Gymnasium
- Flexible Fitness/Wellness Studios
- Dedicated Art Studio
- Dedicated Seniors Activity Space
- Coffee Shop
- Banquet/Event Space
- Roof Terraces
- 36 surface stalls + 260 below grade/
offsite needed



Hybrid Option



First Floor Plan

Hybrid Option



Second Floor Plan

Program Summary by Category-Hybrid Option

Program Element	Quantity	Net Area/Unit	Proposed Area	Efficiency Factor	Gross Area
SPACE PROGRAM SUMMARY					
			+/- NSF	Efficiency	Total Program GSF
Common Areas			4,110	0.74	5,658
Wellness/Fitness			19,560	0.81	23,218
Community			6,200	0.75	8,556
Office			1,630	0.72	2,322
Events			4,900	0.73	6,764
City Hall			-	0.71	-
Building Support			4,672	0.76	6,191
Total New Construction			41,072	0.75	52,709
Total Building Area			41,072		52,709

Conceptual Construction Costs

53,000 GSF



Factors that influence cost:

1. Space types
 - a) Gym and walking track
 - b) Specialized spaces such as pottery studio
 - c) Meeting/conference rooms
 - d) Auditorium
 - e) Roof terrace
2. Sustainability goals – code compliant building vs net-zero energy goals
3. Bidding climate
4. Escalation

Estimates above do not include Owner soft costs which may be approximately 30% of the budget.

HGA

Thank You

HGA



MEMORANDUM

DATE: January 29, 2019
TO: Civic Site Task Force
FROM: Dave Perrault, City Administrator
SUBJECT: Future Meetings for Civic Site Task Force

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

Background

The City Council discussed the future of the Civic Site Task Force meetings at its December 17, 2018 work session. The Council came to the conclusion that the task force has fulfilled its duty to make a recommendation to the Council on a use for the Civic Site based on public engagement. Pending further discussion between the City and County on the TCAAP project, the Council is putting future Civic Site Task Force meetings on-hold. The Council may request further input by the task force if the Civic Site on TCAAP moves forward with the development.