

14. IMPLEMENTATION

The Comprehensive Plan is a guide for decision making, setting priorities, developing new policies, and guiding City business. However, this Plan requires active implementation to be successful. The vision, goals, policies, and information in this document are meant to support the City and provide a strategic framework for accomplishing City goals and maintaining a healthy, vibrant, and stable community. While this Plan provides a policy framework, implementation will require additional review, research, process, and action.

14.1 IMPLEMENTATION STRATEGIES

Most of the chapters include recommended implementation strategies and ideas to advance the City's vision and goals. The strategies are not ranked and are not considered all-inclusive. The potential implementation strategies in the chapters of this Plan are meant to be coordinated where feasible. The information, goals, and policies throughout this Plan are often interrelated and directly impact each other: land uses impact housing, transportation, and protecting natural resources. Coordinating the goals, policies, and strategies from each chapter is a primary strategy of implementing the City's vision in this Comprehensive Plan.

The vision, goals, and policies in this Comprehensive Plan chapter are a starting point for implementation continuing the implementation discussion. As new opportunities and tools arise, new strategies and ideas can be added to help ensure the advancement of the City's vision. The City will review the Plan on a regular basis to ensure implementation continues on a timely manner.

14.2 CAPITAL IMPROVEMENT PLAN (CIP)

The Capital Improvement Plan (CIP) is the financial planning mechanism used by the City to plan for long range and significant expenditures. Arden Hills has adopted a five-year CIP that is updated on a regular basis. The official Copy is kept on file at the City of Arden Hills, and a copy is included in Appendix A for informational purposes only. The CIP is subject to change. Each year the CIP is reviewed and revised as priorities change, more details are known, and funds become available for capital projects and purchases. The CIP is an important implementation tool for the annual budgeting process because it helps guide the allocation of funds for the upcoming year.

The Comprehensive Plan sets forth overall direction for the City; the CIP and the annual budgeting process implement the goals and policies contained within this Plan. Each year, the CIP is evaluated in relation to the goals, policies, and direction in the

Comprehensive Plan. This yearly process allows spending decisions to be made within the overall context and future planned environment for the community. While it is important that the City's financial tools implement the intent of the Comprehensive Plan, the Comprehensive Plan cannot predict every future need, project, or constraint. The Comprehensive Plan is a dynamic document that can be amended, with careful review, to respond to unanticipated changes in the City.

14.3 ORDINANCES

Ordinances are a powerful tool for implementing the Comprehensive Plan since they provide the legal framework for evaluating projects and implementing many policies. The City currently uses a number of ordinances to regulate development and other activities, including, but not limited to:

- Erosion – provides regulations for controlling erosion on development throughout the City.
- Floodplain – regulates development within the floodplains throughout the City.
- Shoreland – regulates development along shorelines of streams and lakes.
- Subdivision – regulates the subdivision and consolidation of land.
- Zoning (Figure 14.1 and Appendix H) – regulates the use, type, and style of development throughout the City.

Ordinances require periodic evaluation to ensure they are meeting the City's vision, Metropolitan Council requirements, Rice Creek Watershed District regulations, and State Statutes. State law requires the official controls to be amended to conform to the Comprehensive Plan. Implementing this Comprehensive Plan will require the review and possibly the updating of a number of ordinances. Although no significant changes to the existing zoning classifications are anticipated, it is the City's intent to revise ordinances where needed. The Zoning Code will be updated in preparation for the TCAAP redevelopment upon selection of a land use plan. The existing Zoning Map is shown in Figure 14.1 and the existing zoning districts are shown in Table 14-1.

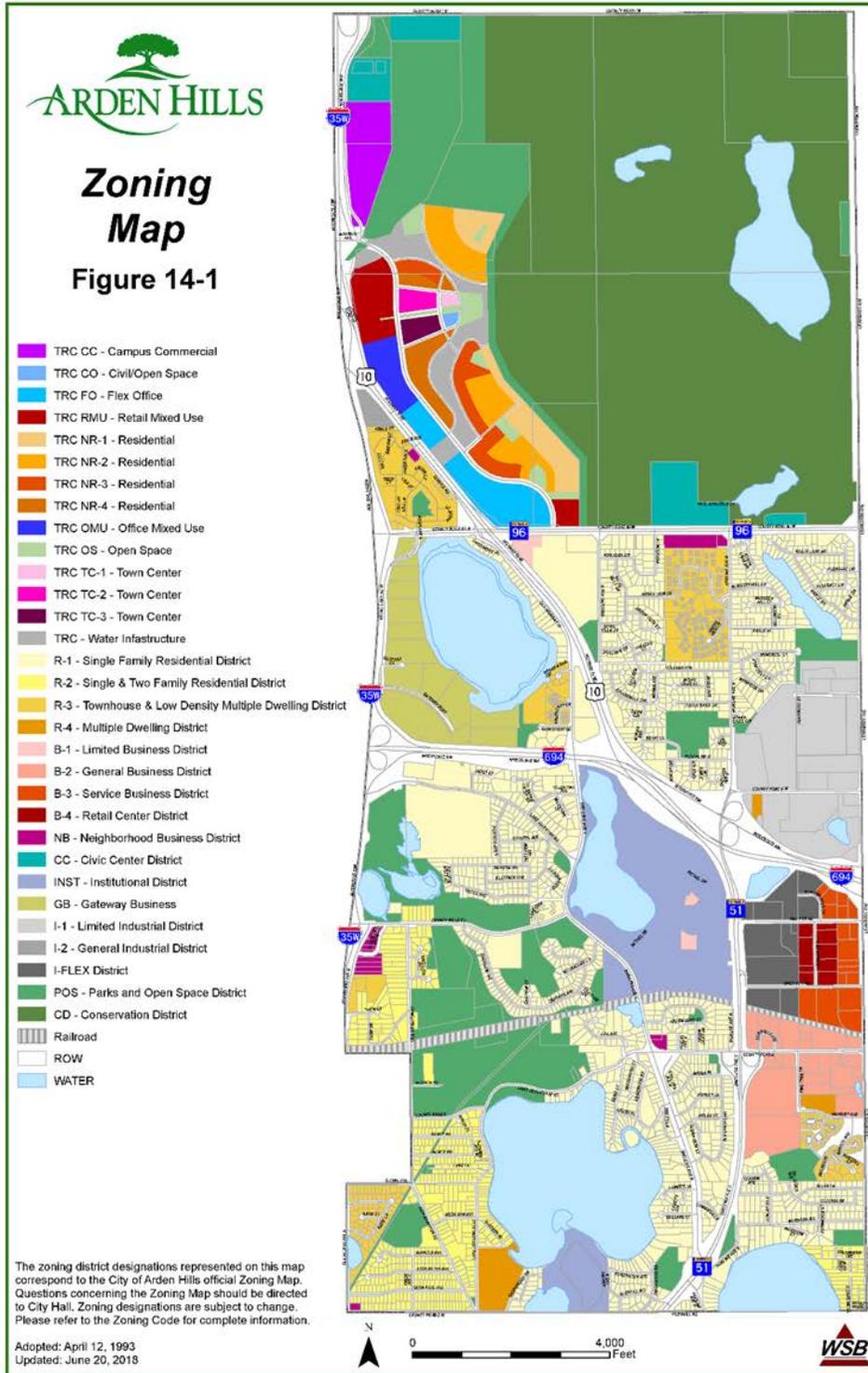


Table 14-1 Zoning Districts

	R-1	R-2	R-3	R-4	NB	B-1	B-2	*B-3	*B-4	CC	*G-B	I-1	I-2	I-FLEX	CD	POS	INST
	Single Family Residential District	Single & Two Family Residential District	Townhouse & Low Density Multiple Dwelling	Multiple Dwelling District	Neighborhood Business District	Limited Business District	General Business District	Service Business District	Retail Center District	Civic Center District	Gateway Business District	Limited Industrial District	General Industrial District	I-FLEX District	Conservation District	Parks and Open Space District	Institutional District
1. Minimum Lot Area (SF per Dwelling Unit)																	
Single Family	14,000	11,000	11,000	11,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Two Family	14,000	8,000	8,000	8,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Multiple Family PUD	-	-	5,450	3,630	-	-	2,178	-	-	-	-	-	-	-	-	-	-
2. Minimum Lot Area (SF)																	
Non-Residential Uses	14,000	11,000	11,000	11,000	13,000	13,000	13,000	13,000	-	20,000	5AC	30,000	24,000	24,000	-	-	13,000
Mixed Use Project or Multiple Occupancy	-	-	-	-	-	-	13,000	-	5AC	-	20AC	-	-	-	-	-	-
Single Use Project or Free Standing Building	-	-	-	-	-	-	13,000	-	2AC	-	10AC	-	-	-	-	-	-
3. Minimum Lot Size (ft)																	
Width/ Depth																	
Non-residential	-	-	-	-	100/ 130	100/ 130	100/ 130	100/ 130	100/ 130	100/ 100	100/ 130	100/ 130	100/ 130	100/ 130	-	-	100/ 130
Single Family	95/ 130	85/ 120	85/ 120	85/ 120	-	-	-	-	-	-	-	-	-	-	-	-	-
Two Family	95/ 130	85/ 120	85/ 120	85/ 120	-	-	-	-	-	-	-	-	-	-	-	-	-

*See Sections 1320.07 – 1320.14 for further requirements.

14.4 ADDITIONAL PLANNING EFFORTS

While this Comprehensive Plan provides overall policy direction for the City, additional planning detail is needed in select areas. In October 2008, the City approved on a small area plan for the County Road E corridor. This small area plan addressed land use, future redevelopment, and transportation issues in greater detail in this area.

In September 2017, the City accepted the Commercial, Industrial, and Higher Education study. The study recommended the creation of an INST – Institutional District for the Bethel University and University of Northwestern campuses, which was adopted in September 2017. The City may consider if additional campuses, such as the Mound View High School or the Ramsey County multiple jurisdictional public works facility, could be included into the INST – Institutional District.

The City may also move forward with a more detailed plan for the Lexington Avenue/Red Fox/Grey Fox business area. Although there has been some new development in this area, many of the buildings are aging and are likely to be redeveloped in the future. An additional plan to address issues in this area may be warranted.

14.5 COMMUNITY INVOLVEMENT

Community involvement is an important part of implementing this Comprehensive Plan. While the City can adopt policies and programs, successful implementation requires solid communication as well as input and participation from residents and businesses. The City currently utilizes a number of methods to facilitate communication between the

residents, elected officials, and City staff, including surveys, direct mailings, regular City newsletters, public comment times at Council meetings, Town Hall meetings, cable television, and the City’s website.

The City also uses volunteer commissions, committees, and special task forces to include residents and businesses in the project development and decision-making process:

- Communications Committee;
- Economic Development Commission;
- Financial Planning and Analysis Committee;
- Parks, Trails, and Recreation Committee;
- Planning Commission;

These groups allow more direct involvement and participation from the community to help advance and create programs that work toward implementing the Comprehensive Plan. In addition to these groups, the City can create other types of committees as needed to work on specific projects or policies. These committees are created by the City Council and exist throughout the duration of the project.

14.6 INTERGOVERNMENTAL COORDINATION

Coordinating with the adjacent communities, Ramsey County, the Metropolitan Council, and the State are needed to help advance local as well as regional goals. The City’s water, sewer, transportation, park, and recreation systems are linked to other public entities. Where feasible, the City seeks to cooperate with other governments to help ensure efficient use of public resources and reduce overlapping government services.

14.7 FUTURE COMPREHENSIVE PLAN AMENDMENTS

As a policy and planning document, text and/or map amendments to this Comprehensive Plan will be needed. This Plan is meant to be a dynamic document that can respond to unforeseen changes, priorities, and opportunities.

Amendments may be needed for a future Lexington Avenue/Red Fox/Grey Fox Guiding Plan. Additional amendments may be considered where appropriate to advance the overall City vision and goals.

14.8 Implementation Matrix

The implementation work plan outlined in the table on the following pages expands upon the strategies and action items presented in all preceding chapters of this plan by a timeframe for action (when).

In the “When” column, timeframes are organized into four classifications:

- Ongoing (an action that occurs as needed or on a continual basis)
- Short-term (starting now, completed within the next five years)
- Medium-term (5-10 year completion)
- Long-term (10-20 year completion).

Chapter	Implementation Strategy	Timing
4	Encourage the incorporation of active living principles into new developments and redevelopments where feasible.	Ongoing
4	Consider active living principles when evaluating new policies, ordinances, procedures, and proposals.	Ongoing
4	Work with the adjacent communities, school districts, public & private institutions, and employers to encourage and advance the active living principles.	Ongoing
4	Evaluate the City’s regulations to identify and remove obstacles to active living where feasible for residents of all ages and abilities.	Medium-Term
6	Update the City’s Zoning Code to bring it into conformance with the land uses in the Comprehensive Plan.	Short-Term
6	Evaluate zoning regulations to ensure that sufficient buffers are provided between commercial, industrial, and residential uses to protect the character of the City’s residential neighborhoods.	Short-Term
6	Develop a small area plan for the Red Fox/Grey Fox/Lexington Avenue business area to provide a more detailed redevelopment vision for incorporation into this Comprehensive Plan.	Long-Term
6	Develop design standards for commercial, industrial, and residential developments to ensure the construction of high-quality, sustainable, and aesthetically enhancing development.	Long-Term
6	Develop zoning regulations that restrict housing construction that is not sensitive to the character of the existing neighborhood.	Short-Term
6	Continue to enforce property maintenance codes to protect quality and property values in the City.	Ongoing
6	Implement design standards for the TCAAP development to create a cohesive character that compliments the established neighborhoods in the City.	Ongoing (After TCAAP Begins)
6	Work to protect significant environmental features on the AHATS property as park preserve.	Short-Term
6	Work with the National Guard on the AHATS property to develop synergistic uses such as a community center.	Long-Term
6	Consider zoning changes to the B-4 District based on the City’s vision for this area.	Long-Term
6	Determine the highest and best use for the vacant properties on the south end of Gateway Blvd along I-694 and rezone the properties accordingly.	Short-Term

Chapter	Implementation Strategy	Timing
6	Evaluate the uses within the industrial zoning districts to emphasize employment uses.	Medium-Term
6	Evaluate the uses within the commercial zoning districts to ensure that there are an appropriate amount of retail and hospitality opportunities within Arden Hills.	Long-Term
7	Review City codes to consider and encourage a range of housing opportunities and innovative site design.	Ongoing
7	The City will pursue grants or other funding opportunities that help reduce the development and construction costs of affordable housing.	Ongoing
7	Implement the adopted rental regulations to ensure the safety, functionality and maintenance of rental properties.	Short and Medium-Term
7	The City will explore programs that assist in the maintenance of existing manufactured homes.	Short and Medium-Term
7	The City will continue to monitor housing maintenance in neighborhoods and identify tools, if needed, to assist residents with improvements.	Ongoing
7	Ensure safety, livability and durability of the housing stock through enforcement of the Minnesota State Building Code, which includes educating property owners and residents on housing and property maintenance codes.	Ongoing
7	Work with owners of existing naturally occurring affordable housing properties to preserve and maintain quality, affordable housing throughout the city.	Short and Medium-Term
7	Implement adopted standards to protect lakes, wetlands, trees, and other open spaces during redevelopments and infill projects.	Ongoing
7	Recognize existing residential development patterns and neighborhood character when considering infill and redevelopment projects that are near or adjacent to established neighborhoods.	Short and Medium-Term
7	Identify programs, policies, and strategies that encourage aging in community for senior citizens.	Short and Medium-Term
8	Identify the desired long-term mix of businesses.	Medium-Term
8	Identify and promote the market strengths of Arden Hills.	Short-Term
8	Use the small area planning process or a similar planning process to develop more detailed long-term plans for the business areas to better manage redevelopment as it occurs.	Short and Medium-Term
8	Develop design standards to encourage the construction of high-quality buildings and designs.	Medium-Term
8	Work to strengthen and encourage communication and collaboration between businesses and institutions, such as Bethel University, Northwestern College, and other significant hiring establishments.	Ongoing
8	Promote community education for residents of all ages and utilize the skills of residents where feasible.	Ongoing
8	Identify infrastructure deficiencies and work to resolve deficiencies.	Ongoing

Chapter	Implementation Strategy	Timing
8	Identify potential partnerships and/or developments that could enhance the City's infrastructure and/or quality of life.	Ongoing
8	Identify constraints to development, redevelopment, and retention.	Ongoing
8	Evaluate the City's existing Business Retention and Expansion efforts and establish long-term goals for the program.	Short-Term
8	Encourage the creation of a pedestrian friendly environment--link major roadways, destinations, and businesses to transit, pathways, and neighborhoods.	Ongoing
8	Evaluate the land use regulations in the commercial zones to provide flexibility for economic development while requiring high-quality and mixed-use buildings and uses with minimal impact on residential areas.	Medium-Term
8	Develop a database to assist businesses in identifying appropriate and available locations within the City.	Short-Term
8	Provide information for businesses and developers on the City web site.	Ongoing
8	Assess the Business Subsidy Criteria and City Public Financing Guidelines as needed to ensure the adopted policies are aligned with community goals.	Short-Term
9	Determine priorities of park improvements.	Short-Term
9	Explore partnerships with other agencies for park and recreational opportunities.	Ongoing
9	Consider park investments with the City's capital improvement planning (CIP).	Ongoing
9	Evaluate parks and recreation funding opportunities as they become available.	Ongoing
10	Maintain tree preservation standards and landscaping requirements.	Ongoing
10	Review existing and develop new policies or regulations to protect identified natural resource protection areas, including historical areas.	Medium-Term
10	Encourage new development to respect the natural features and to minimize damage to the natural environment.	Ongoing
10	Update the shoreland and floodplain development regulations to be in compliance with Minnesota Department of Natural Resources regulations, Rice Creek Watershed District regulations, and to encourage the protection of the City's water resources.	Short-Term
10	Work cooperatively with private landowners and other governmental agencies to preserve and enhance open spaces.	Ongoing
10	Explore the inclusion of an environmental library and/or education center on the TCAAP property.	Medium-Term
10	Support public educational opportunities to foster a better understanding of the natural environment.	Ongoing
10	Work with the Rice Creek Watershed District to increase water quality and to complete Total Maximum Daily Load (TMDL) studies.	Ongoing
10	Identify and adopt best management practices to protect the water quality of lakes, streams, wetlands, and groundwater.	Short-Term
10	Work to reduce nonpoint pollution sources, including educating residents and using best management practices.	Ongoing

Chapter	Implementation Strategy	Timing
10	City encourages development of distributed solar energy systems that are in keeping with the community's character and use community solar resources.	Ongoing
10	City supports the development of zero net energy buildings and use of local renewable and energy efficiency resources.	Ongoing
10	City sets a local renewable energy goal to meet 10% of community-wide electric energy use with on-site renewable energy.	Long-Term
11	Utilize the Capital Improvement Plan (CIP) and Pavement Management Program (PMP) to plan for long-term improvements.	Ongoing
11	Require right-of-way dedication along County and local roads to meet future capacity needs as redevelopment is proposed.	Ongoing
11	Consider the use of flexible street design standards when reconstructing roadways in parts of the City with unique topographical or environmental features.	Ongoing
11	Develop standards to increase the safety of pedestrian crossings throughout the City.	Short-Term
11	Update the Zoning and Subdivision Ordinances consistent with the Transportation Plan.	Short-Term
11	Establish a policy outlining when a traffic impact study should be conducted, including acceptable information to be contained within the study.	Medium-Term
11	Maintain a Capital Improvement Plan (CIP) that contains elements for reconstruction of the roadway system, with scheduled maintenance included in annual budgets. Street maintenance includes routine patching, crack filling, and storm sewer cleaning. Implement a schedule for roadway maintenance and reconstruction, street widening/realignment, etc.	Ongoing
11	Seek to partner and collaborate with Ramsey County, MnDOT, adjacent cities, and other agencies on transportation planning, upgrades, and other issues.	Ongoing
12	Develop an energy conservation policy for City buildings and equipment.	Medium-Term
12	Encourage geothermal heating and cooling for individual buildings and for district heating/cooling size installations.	Ongoing
12	Increase recycling at all uses.	Short-Term
12	Develop regulations that encourage the use of pervious surfaces, green roofs, and other environmentally sensitive site and building design practices.	Short-Term
12	Promote LEED/green building practices through, zoning, codes, and possible incentives.	Ongoing
12	Encourage the use of renewable energy and work to protect access to direct sunlight for solar energy systems.	Ongoing
12	Work with Metro Transit on opportunities to improve public transit facilities.	Ongoing
12	Develop zoning regulations and public infrastructure systems that support healthy community transportation and access to recreation and open space. Advocate for the use of renewable energy on AHATS.	Medium-Term