

# ARDEN HILLS

## notes

The Official City Newsletter for Arden Hills Residents

April 2013

### Reconstruction of Highway 96 and 10 interchange underway

by Kristine Goodrich

Reconstruction of the Highway 96 and U.S. Highway 10 interchange was expected to commence in late March. The changes will improve traffic flow and safety but will eliminate access in some directions. Construction is expected to be substantially completed by the end of the year. Starting in May, Highway 96 will be closed. By sometime in August, traffic will be open from westbound Highway 96 to northbound Highway 10 via an entrance ramp. Throughout, temporary access to the businesses along the Highway 10 frontage road will be available. For information check [www.cityofardenhills.org](http://www.cityofardenhills.org). Click *Roadwork* and then *Construction Updates*.

#### What the project entails

The project involves widening Highway 96 and lowering it 17 feet to run under Highway 10. New ramps will allow westbound 96 drivers access to northbound 10, and southbound 10 drivers access to both directions of 96. Drivers no longer will be able to exit northbound 10 to either direction of 96, or to go from eastbound 96 to northbound 10.

Three nearby road intersections at Highway 96 also will be altered. The access to the Arden Manor Manufactured Home Park will be moved to align with Round Lake Road and a traffic light will be added to the new intersection. The Old Highway 10 (Old Snelling Avenue) intersection will be moved slightly and align with the new southbound 10 off-ramp; a traffic light will be installed here as well. The north inter-

#### Project basics:

The project widens Highway 96 and lowers it 17 feet so that it runs under Highway 10.

section of Old Highway 10 and Lakeshore Place will be closed off. New traffic lights also will be installed at the on-and-off ramps at Highway 96 and I-35W.

Highway 96 will be widened at intersections so there are two thru-traffic lanes plus turn lanes. A noise wall will be installed for Arden Manor residents. The trail on the south and the sidewalk on the north both will be extended to Round Lake Road.

#### Project costs

Ramsey County is paying for most of the interchange improvements. The City of Arden Hills is responsible for a small portion of the costs— now estimated at \$125,000 to \$150,000, which is well below what the City had budgeted in its Capital Improvement Plan. The City's obligations include helping pay for the trail along Highway 96 and the new traffic signals at Round Lake Road and the new Prior Manor entrance. It also is buying a small parcel of land on Lakeshore Place for road right-of-way. The City is paying for a utility pipe upgrade that, in the future, will help eliminate the need for lift station no. 11.

#### City agreements

In late January, the Arden Hills City Council approved three agreements involving the road work. Two agreements were completed with the County — one outlining the City's overall project costs and one for the addition and maintenance of the new traffic signals. One agreement with MnDot outlines the utility work plans.



### New life begins for former Holiday Inn site

by Jessica Luther

After sitting vacant, redevelopment of the former Holiday Inn on County Road E has started. The development agreement was approved and the building permit was issued by the City Council in February. Davidson Companies Inc. started the conversion of the hotel facility into a 74-unit apartment building with retail space. The new "e street flats," will open later this year.

Thomas, University of Minnesota-St. Paul, Hamline, and Macalester. There will be 19 efficiency, six one-bedroom, 18 two-bedroom, and 31 three-to-four-bedroom units, with full kitchens. Amenities will include a fitness center, theater, gaming rooms and storage.

The former restaurant and banquet facility will become 20,000 square-feet of retail

space. NOW Bikes and Fitness will move from its 3673 Lexington Ave. location and is set to re-open in May. The other retail tenants are to-be-determined.

Parking spaces will wrap around the building, with the largest parking lot behind the building. The eastern two acres will be vacated and might be used in the future for retail or commercial development.



The project will target students at Bethel, Northwestern College, St.



## Arden Hills Service Directory

1245 West Highway 96  
Arden Hills, MN 55112-5734

### Office Hours

**Monday through Friday**

**8:00 a.m.—4:30 p.m.**

**651-792-7800**

**www.cityofardenhills.org**  
**cityhall@cityofardenhills.org**

Sheriff and Fire Emergency  
**911**

Sheriff (non-emergency)  
**651-767-0640**

Fire (non-emergency)  
**651-633-0640**

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

*Mayor:* David Grant 651-538-0747

*Councilmembers:*

Brenda Holden 651-636-2987

Fran Holmes 651-631-1866

Dave McClung 651-332-0352

Ed Werner 651-636-2547

See City website for e-mail addresses.

*City Administrator:*

Patrick Klaers 651-792-7810

*Communications Committee:*

Kristine Goodrich, editor; Susan  
Cathey

*Council Liaison:* Dave McClung

*Staff Liaison:* Amy Dietl

*Desktop Publisher:* Mary Nosek

Council meetings are held at City Hall on the second and last Monday of the month at 7 p.m. Meetings are televised live on Cable Channel 16. Meetings of the Planning Commission are televised at 6:30 p.m. on the first Wednesday after the first Monday of the month. Playbacks of City meetings begin the morning after the meeting and continue every day until the next City meeting. Playbacks are at 3 a.m., 11 a.m., and 7 p.m. Monday through Friday, and 7 a.m., 2 p.m., and 10 p.m. on Saturday and Sunday. For web casts, visit [www.ctv15.org](http://www.ctv15.org).

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

## News from Around the Town:

### Gardening class to be offered

The Parks and Recreation Department is offering a Small Space Urban Gardening Class on Wednesday, April 24, from 5:30-7 p.m. at City Hall. Gardening in small spaces can be a real struggle, especially when it comes to growing food. Take this class and be surprised how much food you can get out of the smallest of spaces. You will learn innovative vertical gardening ideas such as hanging pots and easy-access planters. These small space gardening solutions make homegrown produce possible no matter how tiny your outdoor space may be.

Is flower gardening your thing? This class will also show you how to make the most of the small garden space by mixing flowers and vegetable plants in an ornamental setting. A Master Gardener from the University of Minnesota Extension-Ramsey County will lead the class. The fee is \$5 per person.

The City also offers vegetable garden plots for lease each summer for \$34 per plot, plus tax. Space is limited.

For more information or to sign up, please visit [www.cityofardenhills.org](http://www.cityofardenhills.org) or call City Hall at 651-792-7800.

### Friends of the Parks tree sale is on now

The Ramsey County Friends of the Parks organization is again sponsoring its spring tree sale, which gives you the opportunity to donate trees to area parks, as well as planting in your own yard. Many of our Arden Hills parks have benefitted from generous donors in the past. Among the trees available are species of birch, oak, elm, apple, and spruce, as well as flowering shrubs. You can see all the choices in the Friends' online brochure at [FriendsoftheParks.org](http://FriendsoftheParks.org).

Trees may be ordered until Friday, April 19, by printing the order form from the website and mailing with a check. Prices range from \$15 to \$50. Tree donations are tax deductible. Trees will be available for pickup on May 4. Those given to a park will be picked up and planted in the park of your choice by City staff.

Arbor Day is April 26. Observe the occasion with a gift of a tree.



### Spring clean-up day is May 18

The Spring Community Cleanup Day for Arden Hills and Shoreview residents is Saturday, May 18, from 8 a.m. to 2 p.m.

Bring items you want to dispose of to the Ramsey County Public Works Facility, 1425 Paul Kirkwold Drive. (It's near the intersection of Highway 96 and Hamline Avenue.)



Watch your mailbox for a flyer or check the City website for details.

## Benchmarks: a review of recent City Council action

### February 11, 2013

(McClung excused)

- Appointed Darien Schifsky to the position of Public Works Maintenance Worker (4-0)
- Approved the Development Agreement for the Master and Final PUD regarding the redevelopment of 1201 County Road E subject to the final plan set not referencing a future subdivision (old Holiday Inn) (4-0)
- Appointed David Sand as the Chair of the TCAAP Joint Development Authority, and Mayor Grant and Councilmember Holden as Commissioners to the TCAAP Joint Development Authority (4-0)

- Directed staff to apply for the Resilient Communities Project program (4-0)
- Directed staff to apply for the Ramsey County Environmental Health, Public Entity Innovation Grant (4-0)

### February 25, 2013

- Approved a two-year contract with Eureka Recycling for residential curbside recycling services (current vendor) (5-0)
- Adopted updates to the City of Arden Hills Safety Committee Policy (5-0)

## Here's what's happening at TCAAP

Members of the Joint Development Authority that will oversee development of the Twin Cities Army Ammunition (TCAAP) site have been selected. Arden Hills has appointed Mayor David Grant, Councilmember Brenda Holden and resident David Sand. Sand, who has served on the City's Planning Commission, Cable Commission and Parks, Trails, and Recreation Committee, is chair of the authority. Ramsey County appointed Commissioners Blake Huffman and Rafael Ortega to fill the remaining two seats on the Joint Development Authority. The group held its first meeting in late February.



## Pavement Management Program for 2013 focuses on Northwestern College area

by Susan Cathey

Another Arden Hills neighborhood will have its streets improved this summer as part of the Pavement Management Program. The neighborhood west of Snelling Avenue behind Northwestern College, comprised of Glenhill, Edgewater, Asbury, and Ridgewood avenues, will have work done. Problems to be addressed include aging or failing infrastructure, poor drainage, and deteriorated pavement structure.

Residents of the affected neighborhoods were invited to an informational meeting on October 23, 2012. City staff presented two alternatives for the street pavement portion of this project, reconstruction or reclamation. Reconstruction involves extensive grading and removal of material with the addition of concrete curb and gutter. Reclamation includes reclaiming the bituminous that is in place and repaving the roadway, without adding new curb, but replacing some of the existing bituminous curb. The assessment for the first option would be about double that of the second choice.

Following this meeting, a feasibility report was prepared by the City Engineer's office and presented to the City Council on November 13. A public hearing on the topic was held as part of the January 14 City Council meeting. At that meeting, the Council adopted Resolution 2013-003

ordering improvement and preparation of plans and specifications for the 2013 Pavement Management Program in the amount of \$1,165,678 to \$1,671,185.

The funding comes from a combination of sources, including capital improvement funds, City utility funds for sewer and water main improvements, and assessment of residents for roadway improvements.

Prior to the public hearing, a survey was conducted to solicit input from the neighborhood on a few key items. One question dealt with the preferred type of roadway rehabilitation. Of those responding to this

question, 81 percent favored the reclamation option, which was ultimately selected by the City Council. Another question dealt with storm water treatment. The City will need to provide roughly 14,000 cubic feet of storm water treatment somewhere in the neighborhood. Of those responding to this question, owners of 13 properties indicated a willingness to have a rain garden or participate in the maintenance of one.

This project is scheduled to begin in June and be substantially completed by October. Questions about the Pavement Management Program may be directed to John Anderson or Terry Maurer at City Hall.



### Summer 2013 PMP projects:

- Glenhill, Edgewater, Asbury, and Ridgewood avenues will see improvement.
- Work will focus on infrastructure, drainage, and deteriorated pavement structure.
- The project begins in June and should be complete by October.





## A primer on Arden Hills Business Districts

Arden Hills has four distinct business districts: the Red Fox /Grey Fox area, the B2 District, the Gateway District, and the corporate campus and office area north of I-694 and south of Cummings Park. These areas are well-located and designed to integrate seamlessly into the community.

We are one of the very few communities in Minnesota with more employment than residents. For the most part the employment provided by our businesses is high paying and challenging which enhances the community. Because commercial properties pay a higher rate of property tax than residential properties, a strong commercial base helps to keep taxes relatively low while allowing the City the revenue to provide needed services.

These businesses provide many benefits including employment for our citizens, a strong tax base, good community partners, housing, retail outlets, and entertainment. Indeed Arden Hills would not be the vibrant community it is without the contributions of our businesses.

Although they do not all reside in Arden Hills many of the leaders of our businesses have served on City committees. For years entrepreneurs and corporate officers have given their time and expertise freely without compensation or preference to the benefit of the community.

### B2 District

With the upcoming refurbishment of the former Holiday Inn building and the new Walgreens, the B2 District is poised to become the retail heart of Arden Hills. The establishment of good, well-managed rental housing will provide wonderful synergies that will help existing businesses while making the area more attractive for new retail businesses.

### The Red Fox/ Grey Fox District

The Red Fox/ Grey Fox area is a study into how to mix office, retail, warehousing, and industrial into a community. Its position immediately south of I-694 between Snelling Avenue and Lexington Avenue gives it great access without seriously adding to the traffic burden of the city.

*Ed Von Holtum,  
Economic Development Commission Chair*

### Gateway District

The Gateway area just east of I-35W and west of Round Lake provides needed tax base and employment while offering the warehousing, service businesses, and light industrial ready access to the interstate system. Its location makes these uses a natural fit for our community.

### Corporate Campus

North of I-694 and south of Cummings Park is a corporate campus and light industrial area. The most prominent feature of this area is its scenic nature. These corporate citizens have worked with the City to maintain the lovely oak trees and provide wooded walking trails which flow into Cummings Park.

By providing good-paying jobs and needed revenue and participating in contributing to the life of the City, our commercial entities are a vital part of Arden Hills. Many of the owners and employees of these businesses are residents of the City. They all contribute to making this a livable city. We are fortunate to have such diverse commercial citizens.



## New Walgreens offers wealth of services

*by Fran Holmes*

The new Walgreens at County Road E and Lexington Avenue was built with a new “Well Experience” model concept, which features “Get Well, Live Well, and Stay Well” as its theme. It is the third store in the state to be built with this new format, which all new Walgreens will use.

One of the many features of this Walgreens is the variety of services provided by the pharmacy, which features a large seating area and a separate room used for different types of pharmacy services. Most immunizations are available, along with free blood pressure screenings.

The pharmacists offer a service, known as medical therapeutic management, reviewing with eligible patients their medications and how they interact. The pharmacy provides prescription delivery, which is free to senior centers and available at a nominal fee to individual homes. The pharmacy also provides free packaging of pills in daily unit doses, clearly marked and dated.

The pharmacy drive-thru and in-store express kiosk allows for easy refills, with prescriptions and credit card numbers pre-recorded in a secure file. Prescriptions can be scanned and refilled via the Walgreens app available on smartphones.

In addition to the pharmacy, the store is divided into easy to navigate areas:

- a beauty and hair products area, which includes a nail polish bar.
- a health products area.
- a convenience store area with a refrigerator and frozen food wall that carries a variety of foods and drinks.
- a large photo lab with state-of-the-art photo machines that print everything from calendars to passport photos. Photos can be sent by smartphone or Facebook via the Walgreens app.

Store hours are 8 a.m. to 10 p.m. daily. Pharmacy hours are the same on weekdays, 9 a.m. to 6 p.m. Saturdays and 10 a.m. to 6 p.m. Sundays.



Dustin Kresen is the store manager and Trish Callahan manages the pharmacy.

The staff is excited to be located in Arden Hills and look forward to serving residents of this area by promoting health and wellness to new patients and customers.

## A curfew in Arden Hills? Here are the details

by Lois Rem

With the coming of longer days and warmer evenings, people want to stay outdoors as long as possible. This makes it a good time to be reminded that Ramsey County (and Arden Hills) has a curfew ordinance. The ordinance exists to protect youth from becoming victims of crime or becoming involved in criminal activity. Curfew is enforced by all public safety agencies in the County.

### Who's covered by the curfew?

The curfew ordinance covers two groups of young people:

1. Those who are 15 and under must be home by 10 p.m. every night of the week, and
2. Those who are 16 and 17 can be out until midnight. The curfew applies to all public spaces, including streets, parks, roads, and schools. It also applies to public establishments such as movie theaters, restaurants, and bowling alleys.

### Some exceptions

There are, of course, some exceptions, including:

- Juveniles who are accompanied by a parent, guardian, or other responsible adult;
- Being in front of his or her own residence;
- Going to, attending, or coming home from a supervised school, church, or recreational activity;
- Being at work or going to or coming home from work;
- Being involved in an emergency.

The Arden Hills ordinance specifies that, under curfew regulations, no unsupervised activity by youth 15 and under is permissible in public areas, vacant lots, places of entertainment, and other unsupervised places and buildings between the hours of 10 p.m. and 5 a.m. For 16 and 17 year olds, the curfew hours run from 12 a.m. until 5 a.m.

Exceptions include running an emergency errand or other "legitimate business directed by" a parent, guardian, or other adult person having care and custody of the minor. The restrictions do not apply to attendance and travel to and from official school, religious, or other recreational

activity supervised by adults and sponsored by an organization. A minor is also permitted to be on the sidewalk next to the parent's or guardian's residence or abutting the resident of a next door neighbor, unless that person makes a complaint to a law enforcement provider.

The burden of observing curfew rests on both the minor and the parent or guardian who may not permit a minor to be in violation of curfew. Likewise proprietors of "places of amusement, entertainment, or refreshment" shall not permit minors to violate curfew hours in their establishments.

### About the County's Curfew Center

A young person in violation of curfew may be taken to the County's Curfew Center

located at 480 Saint Peter Street in Saint Paul. The Curfew Center is not a substitute for jail; it is a safe place where a juvenile can wait for a parent or other adult to bring them home. The curfew violation itself is a status, not a criminal offense, unless criminal activity is also involved. The Curfew Center serves about 300 youth annually, between early May and mid-September.

For the complete City Ordinance on curfew, see the Municipal Ordinances document, chapter 6 (Nuisances), section 620.02, at the City's website ([www.cityofardenhills.org/](http://www.cityofardenhills.org/)). For more information on the Curfew Center, visit its website at [www.co.ramsey.mn.us/sheriff/youth/curfew.htm](http://www.co.ramsey.mn.us/sheriff/youth/curfew.htm).



### Curfew information available online

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*For more information on the Curfew Center, visit its website at [www.co.ramsey.mn.us/sheriff/youth/curfew.htm](http://www.co.ramsey.mn.us/sheriff/youth/curfew.htm).*

## You can prevent thefts of items from your car!

by Susan Cathey

You may have noticed that there are reports in the local papers every week of thefts from cars and wondered what you can do to protect yourself. The Ramsey County Sheriff's Office has some suggestions for preventing these crimes.



*It can take a thief less than 20 seconds to break into a car...*

- Park in well-lit areas or areas visible to those walking or driving by.
- Always close your windows and lock your doors.
- Never leave personal property visible. Lock it in your trunk before you get to your destination.
- Use portable mounts for add-on radios, CD players, GPS units, and telephones.
- Obtain decals stating your car has an alarm.

Reporting crimes and suspicious activity is important because it may help identify patterns that will assist police in dealing with the problem. Watch for suspicious persons loitering and try to get descriptions and license plate numbers. Call 911.

It can take a car thief less than 20 seconds to break into a car, while it may take victims months to recover.





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## Postal Customer

### Notes from the City Council

It seems like spring has finally arrived. Now that the weather is warmer, people will be out and about more. So, I decided this letter will be an “out and about” letter covering a variety of short informational items that people are talking about.

I have talked to a number of Realtors, and they tell me that Arden Hills has become a seller’s market. That’s right—a seller’s market. That’s a big turnaround from where we were just a couple years ago. Some home sales have two or three offers on the table. There is even an instance of a home selling in 48 hours. While 48 hours is certainly not the norm, it is good to know that houses in Arden Hills are holding their value and selling well.

The Minneapolis Area Association of Realtors® latest data (The 200+ Local Market Update - January) shows the inventory backlog of Arden Hills homes in 2012 was 6.4 months and is now down to 2.4 months. Inventory backlog is the amount of time needed to sell all the outstanding homes for sale at the time, given the current sales rate. The Association also reports a sizeable increase in the average sales price and price per square foot compared to the previous year.

Another indication of the strength of the real estate market is the speed that the Fox Ridge development sold out. Fox Ridge

is the 39-unit housing development south of Highway 96. It was anticipated that the development would take three to four years to sell out. A total of 38 units were sold in just over one year and the vast majority of the homes have been built. The sales sign on Highway 96 has been removed and only the model home remains to be sold.

Winter is over and that means the other Minnesota season is on its way, namely road construction. This year Highway 96 from North Heights Lutheran Church to New Brighton will be reconstructed. This is the last section of a 12-year project stretching from White Bear Lake to New Brighton. See the related article in this month’s *Arden Hills Notes* for details.

The Holiday Inn will be converted into student housing. The former McGuires restaurant area will be converted into retail shops and offices. See the related article in this month’s *Arden Hills Notes* for details.

The first meeting of the TCAAP Joint Development Authority was held in February. The items were administrative in nature, election of the chair and vice chair, authorizing work on the bi-laws, assigning legal and financial counsel, and various other tasks. The good news to report is that the County expects to close on the property by mid-April. The necessary permits are underway for the cleanup and demolition

of structures on the property. In general, things seem to be moving along at this point.

A new website has been created specifically for TCAAP: <http://tcaap.net>.

This site contains background information, pictures and a lot of documents related to the transfer. This website is evolving, but it makes a good source for TCAAP information. At some point we need a better name than “TCAAP”, but for now it is what it is.

Sincerely,

David Grant  
 Mayor of Arden Hills

