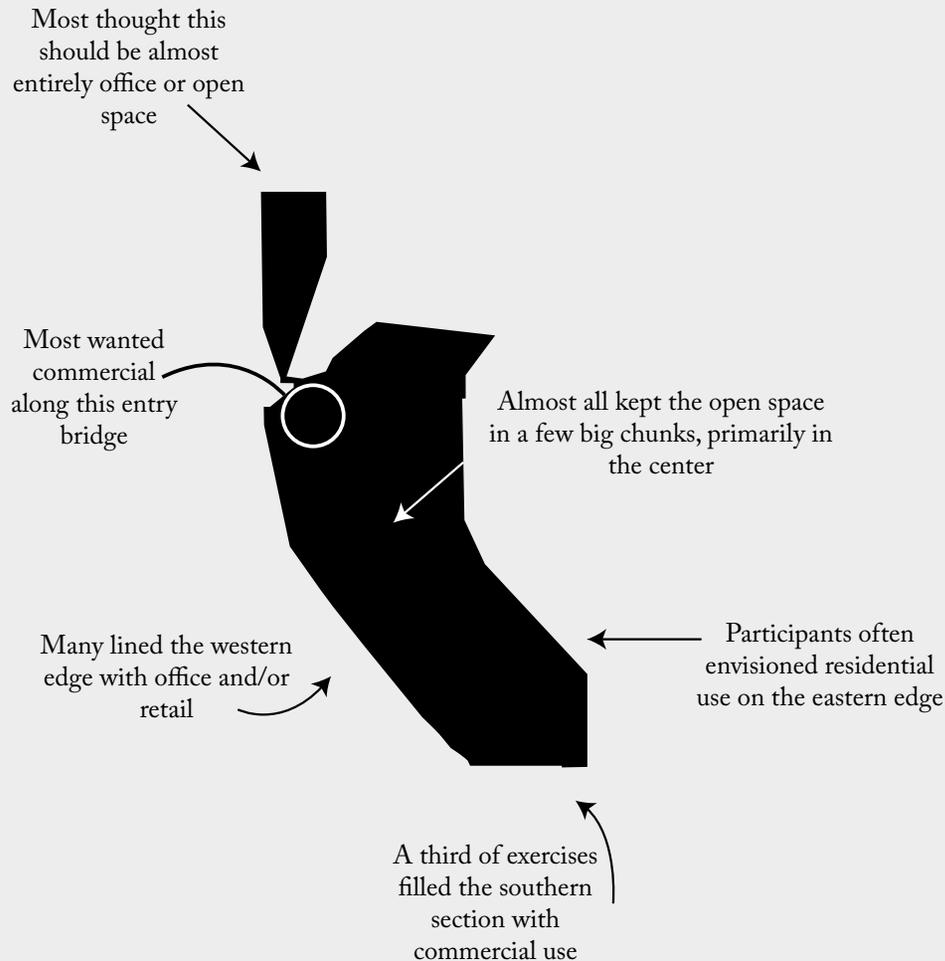


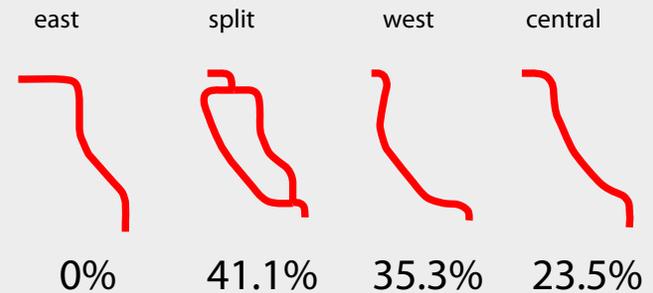
# TCAAP Open House #1—September 17, 2013

## Land Use Planning Exercise Responses

### Major Themes



### Road Alignment Options



### Key Comments

- Too much office
- Is industrial a possibility here?
- Mixed use buildings, housing over shops
- Look at existing rail corridors! Could it be a LRT? Could it be a trail?
- Many participants desired trails throughout the site connecting the central park and the wildlife corridor
- Must consider the surrounding areas too — interconnected neighborhoods



### Exercise 1

- That's a lot of office
- Green next to housing
- Park at entrance
- Access from MnDOT (driving thing) to the thumb, maybe office
- Maybe mix more office with retail



### Exercise 4

- Commercial at south of thumb should be a big draw store
- The open space should make a loop trail
- Apartments with no transit?



### Exercise 2

- Too much office
- Business should be along 34/10 Corridor
- Leave room for schools
- What happens if Army leaves whole site? Should we look beyond?
- Office/commercial = Hwy Buffer
- What is preferable office/retail-good mix of two because they interact
- Open space = program for athletic/tournaments
- Need a natural x-cty/fitness trail-long distance. Connect to existing



### Exercise 5

- Other uses:
  - Community center
  - Domed facility
  - Hockey facility
- Potential for industrial uses
- Black cross hatch is higher density residential



### Exercise 3

- Keep higher density residential near the west side of the site/retail and commercial area. Density should get lower east



### Exercise 6

- To maximize green space, put it next to what is already there (along interior borders)





### Exercise 7

- Need Arbor Lakes/Woodbury Downtown Area
- Swimming pool/waterpark



### Exercise 10

- Multi-level parking
- Park and Ride
- Medical office



### Exercise 8

- Apartments over shops
- Must consider the surrounding areas too
- Interconnected neighborhoods
- Loop Road: more options and flexibility



### Exercise 11

- How does this effect other city facilities... capacity in schools, etc.
- Observation place at the high point
- No Walgreens
- Taller apartments to take advantage of views
- Connecting backyards to city property (greenspace), hooked to bike trails
- Is industrial a possibility here?
- Connected park/green corridors-separate, not related to road pattern
- Green corridors... widen and narrow throughout the site
- Ski hill (32 acres)/ski shuttle access along east



### Exercise 9

- Office uses are stacked in some places on this plan
- Retail together? Office together? Convenience retail at entry
- Hotel possibly?
- Spine road has meanders to slow traffic
- Retail and office closer to freeway



### Exercise 12

- Corporate complex in thumb
- Northern retail area should be like Silver View Plaza





### Exercise 13

- Small pocket parks
- Bike path through the middle
- Office stacked on retail at southeast corner



### Exercise 16

- Ski trails
- Mountain biking trails
- Connected green space, central park
- Pedestrian bridge over roads
- Office use stacked on this plan
- Coffee and donuts at southeast corner!
- Corporate office in thumb
- Mixed use buildings, housing over shops along western edge
- Restaurants on the green at West entry



### Exercise 14

- Walking trails/parks for employees at North
- Along road - heavier/more intrusive, less dense in interior
- Northern piece (“thumb”) is a great place for residential
- Use some green space to buffer from the highway
- Keep high density residential near office use
- Put highest dollar housing in upper right, adjacent to AHATS
- Each entrance should have some sort of monument or feature



### Exercise 17

- More off road biking!! (Not the same as mountain biking)



### Exercise 15

- Buffer (green at access from Church)
- Why are we limited to 2 access points? We need a connection to I.
- Residential in east part of site, commercial visible from highway
- Corporate campus in the thumb
- Restaurants and Main Street close to higher density/senior housing. \*Walkable\*
- \$ = Low density, single-family
- Look at existing rail corridors! Could it be a LRT? Could it be a trail?



### Exercise 18

- Rail corridor
- More restaurants
- Walking community
- Green connected to central plaza



# Visual Preference Comments

## Residential Building Types



**Accessory Unit**



**Townhouse**



**Bungalow Court**

- Inconvenient in our climate

- Love this concept!



- Great concept to build community



**Single-Family Home**

- Is this representative of the type of single family home you envision here? It doesn't look much like recent suburban single family homes around here (next to first image).



**Live/Work**



**Mid-Rise Apartment**

- 3 story seems nice, not liking 5-10



**Duplex**



**Courtyard Apartment**



**General**

- A variety of all of the above

- Need progressive care facilities and green spaces and ways to meet others and get all your needs

## Visual Preference Comments

### Commercial Building Types



#### Corner Shop

- I would love specialty niche markets



#### Neighborhood Node

- Add unique restaurants
- Like these ideas. Want 'smart' living with all you need close by
- What about underground development?



#### Main Street

- Like Maple Grove concept
- Main Street look parking behind—nice to park and walk one store to next



#### Shopping District

- Don't really like this here in Arden Hills
- Who needs more urban sprawl? Not me
- Plenty of these already close by—no more needed



# Visual Preference Comments

## Open Space Types



### Parkette

- Very interested in ‘healthy’ community. Talk to health department with concept. Its laying infrastructure to better health.



### Plaza

- Interest in good community building areas
- Plazas and squares help build community



### Square

- Yes, some kind of ‘center’
- Works great in Paris



### Green

- Center green with stage for community events with a square and fountain
- Need athletic facilities:
  - hockey arena
  - baseball
  - soccer
  - lacrosse
  - mini dome?
- Arden Hills may want this near its City Hall off 96



### Preserve

- Solar and wind power
- Hooray! Save the planet
- May not be needed in this space, given existing Rice Creek space
- We like this water yeah!



### General

- Community gardens and chickens
- Monkey bars/slide place to gather and meet others with trail through
- More kid friendly park with houses around them
- Pool—outdoor
- Movie theater