

*Welcome to the*  
TCAAP AUAR, Master Plan, and Regulations  
& Policies Open House

September 17, 2013

5:30 – 7:30 PM

*Ramsey County Public Works, Marsden Room*



CUNINGHAM  
G R O U P



Kimley-Horn  
and Associates, Inc.

## Site History

- » Former munitions plant for the U.S. Army
- » Designated as a Superfund site due to soil and groundwater contamination
- » Army designated a portion of the site as surplus and put the land up for sale
- » Purchased by Ramsey County from the GSA in April 2013 with an agreement to remediate soil pollution
- » City commissioning a process to bring a plan for the site from vision to implementation



## TCCAP AUAR, Master Plan, and Regulations & Policies

- » Alternative Urban Areawide Review (AUAR)
  - Analyze two different development scenarios and provide required environmental clearance
- » Master Plan
  - Develop a framework for development to occur
  - Define the public realm
- » Regulations & Policies
  - Draft local regulations and policies to implement the master plan

## How is this study different?

### » Public developer vs. private developer

- Ramsey County has goals of tax base and job growth

### » Different transportation conditions

- Only two access points at County Road H and CSAH 96

### » New development market environment

- Post recession change in housing preferences and commercial orientation

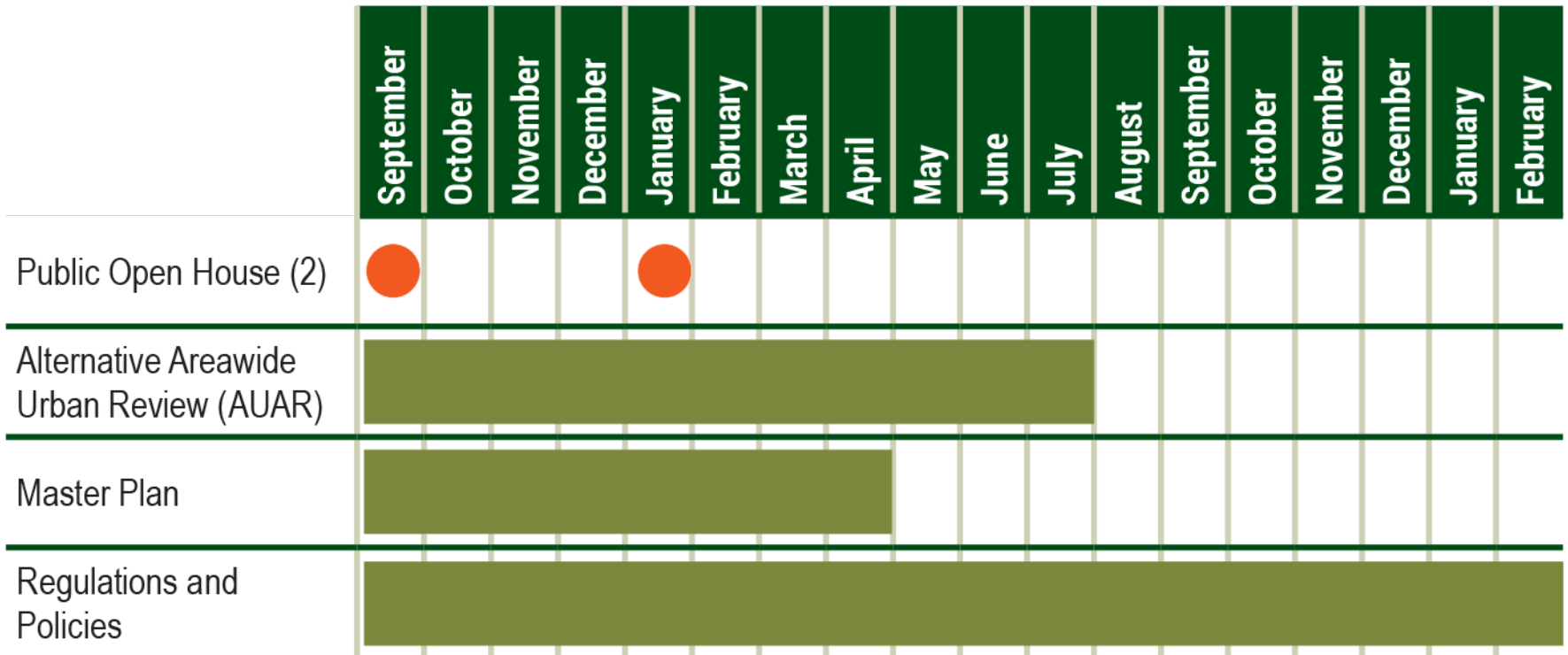


## Current Objectives

- » Discovery phase of the AUAR, Master Plan, and Regulations and Policies study
- » Intended to identify local priorities related to:
  - Transportation
  - Environmental practices
  - Parks, trails, and open space
  - Land use



# Timeline



## Thanks for stopping by!

- » We appreciate you taking time out of your life to help create a great place
  - Take some time to look at the various display boards
  - Use stickers and post-its to vote for things you like
  - Try out the land use activity to show us how to make TCAAP great
  - Fill out comment cards to give us more detailed feedback
- » Other ways to reach us
  - Email your thoughts to [jhutmacher@cityofardenhills.org](mailto:jhutmacher@cityofardenhills.org)
  - Drop off comments at Arden Hills City Hall, 1245 West Highway 96