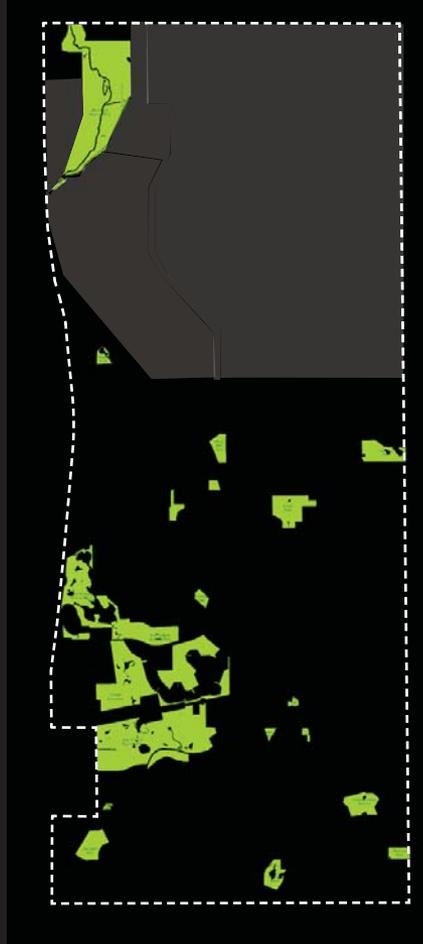


1. Amount of Parks, Trails, and Open Space

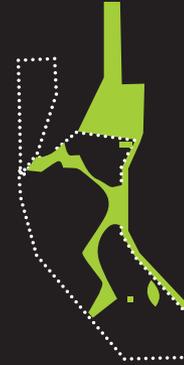


City of Arden Hills (before)

Total Land
3794 ac (excludes TCAAP and AHATS)
Public Open Space
145 ac
Population
9,750 persons

3.8%

0.015 acres/person

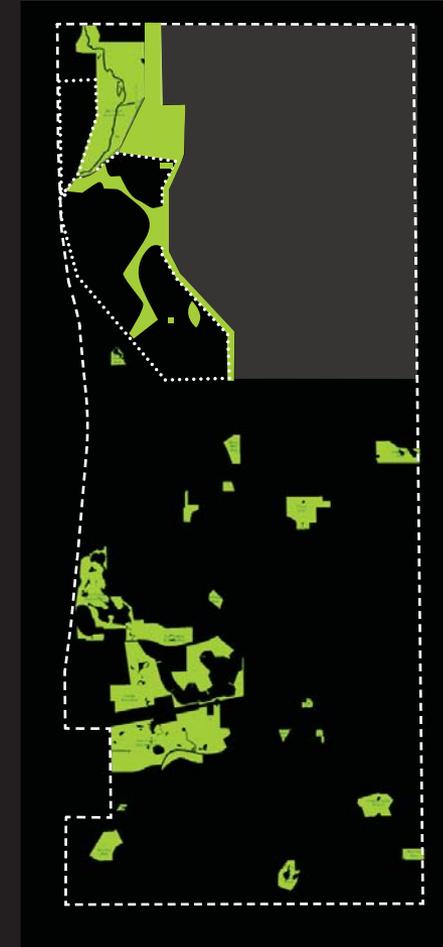


TCAAP (proposed)

Total Land
602 ac (includes Wildlife Corridor)
Public Open Space
224 ac
Population
4,000 persons

37.2%

0.056 acres/person



City of Arden Hills (after)

Total Land
4396 ac (excludes AHATS)
Public Open Space
369 ac
Population
13,750 persons

8.4%

0.024 acres/person

Total Land
Public Open Space
Population

**PERCENTAGE OF TOTAL
LAND AS PARK SPACE**

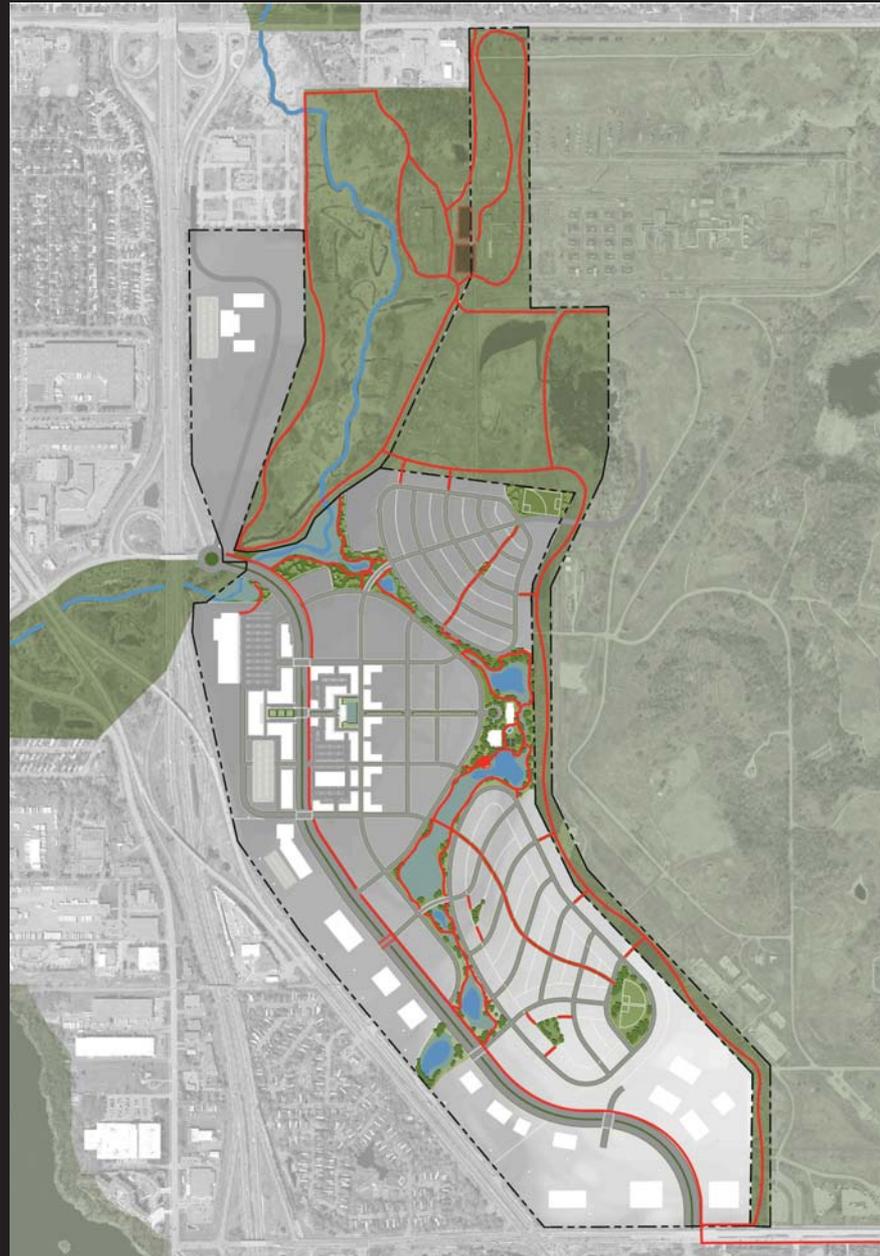
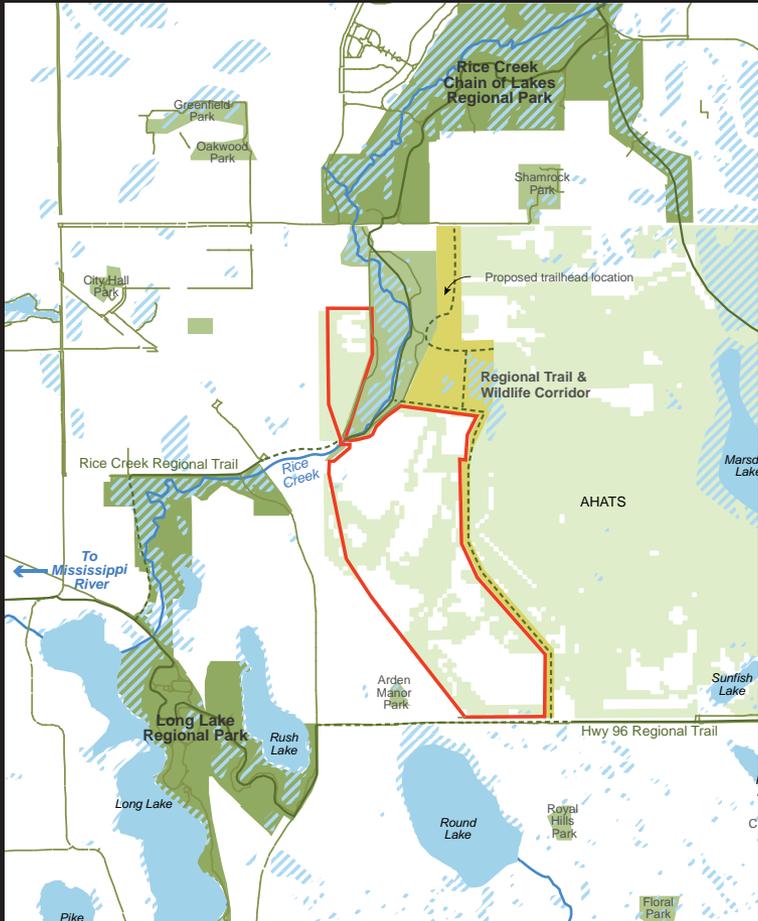
**ACRES OF OPEN SPACE
PER PERSON**

1. Amount of Parks, Trails, and Open Space

	Acres
Current Zoning code requirements	40
Current TCAAP Proposal	49
Wildlife corridor	175
TCAAP plus Wildlife	224



1. Amount of Parks, Trails, and Open Space - Connectivity



trails in red

1. Amount of Parks, Trails, and Open Space - Sports Facilities

	Number of Facilities Currently in Arden Hills	Number of Arden Hills residents per facility	Number of facilities needed at TCAAP if extrapolated (based on estimated population of 4,000)
Ball fields	9	1083	4
Soccer fields	4	2438	2
Basketball courts	10	975	4
Tennis courts	5	1950	2
Play equipment	11	886	5



Possible locations for proposed sports facilities in TCAAP:

Creek Neighborhood Park:

- 1 Soccer field*
- 1 Ball field*
- 1 Playground*

Community (Town Neighborhood) Park:

- 1 Playground*
- 1 Wading pool/Splash pad*
- 2 Tennis courts*
- 2 Basketball courts*
- 1 Ice hockey rink*

Hill Neighborhood Park:

- 2 Ball fields*
- 2 Playgrounds*

2. Chain of Wetlands (Water Feature)

Because TCAAP is a Superfund site with contaminated groundwater, surface water should not be infiltrated into the ground. The chain of wetlands within the central community park would be designed to filter (clean) and convey surface water to Rice Creek. To maintain the surface water and ground water as two separate systems and to keep water in the park as an amenity, the wetlands can be lined with clay.

While the system would not be intended for open water recreation, trails and boardwalks throughout the park could provide access for fishing, birdwatching, and educational activities. Emergent wetlands and other native landscapes also provide critical habitat and stormwater management.

The costs of installation and maintenance are beyond the scope of a master plan and would be investigated and specified in future design processes.



3. Number of Jobs



Thumb

Town

West and south edge



3. Number of Jobs

Approximate # of Jobs on Site					
	Approx sf	Jobs per 1000sf	Approx jobs	-20%	+20%
Thumb	500,000	2.5	1,250	1,000	1,500
Town	750,000	3.0	2,100	1,680	2,520
West and South Edge	750,000	1.0	800	640	960
TOTAL			4,150	3,320	4,980



3. Number of Residents

Approximate # of Residents on Site			
	Net acres	Approx net u/a	Approx hholds
Creek	41	6	246
Town	55	10	550
Main Street	13	25	325
Hill	72	6	432
TOTAL	168		1553
Zoning			1500
Low AUAR			1500



1553 households x 2.47 persons per household = 3835 residents

1553 households	
-20%	+20%
1242	1863

3385 residents	
-20%	+20%
3068	4603

4. Residential Density

Possible housing types				
	Creek	Town	Main Street	Hill
Single family large	✓			✓
Single family medium	✓			✓
Single family small	✓	✓		✓
Townhouse	✓	✓	✓	✓
Apartment/condo		✓	✓	
Senior housing		✓	✓	


 predominant housing type



5. Roads to I

The Plan works without connections to I

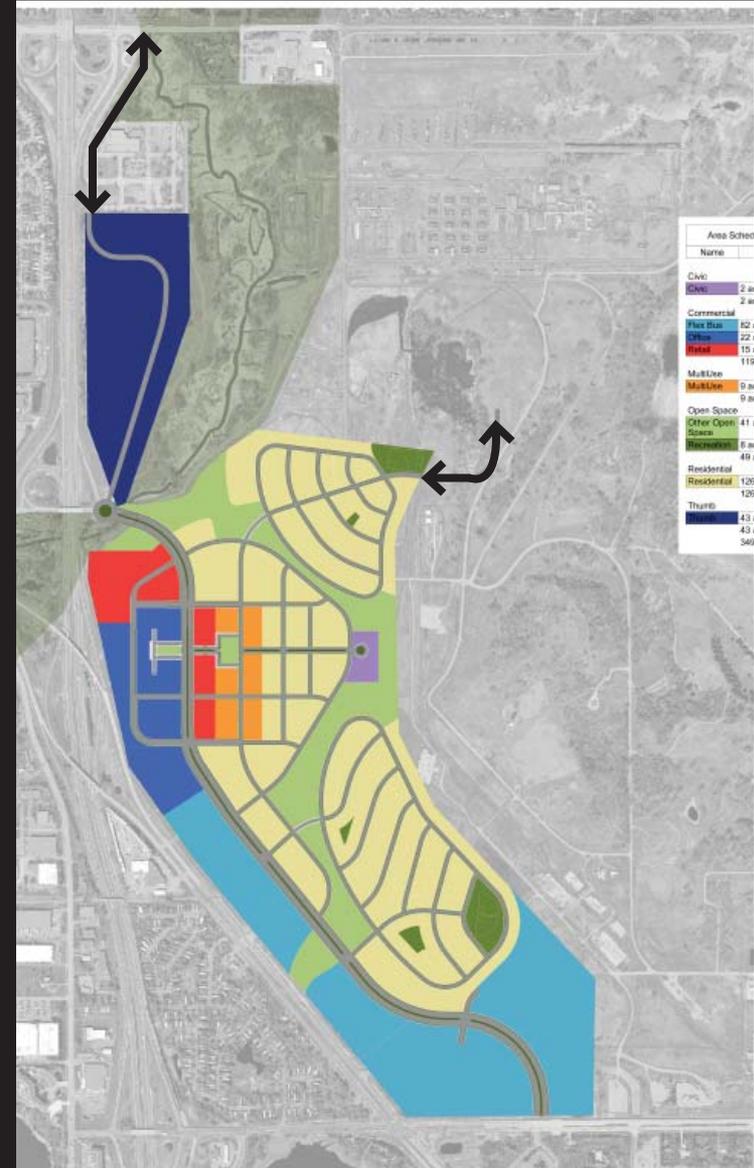
A connection to I from the thumb increases the capacity of the Thumb from +/- 500,000 sf to 600,000 sf.

A connection to I does not significantly impact the development capacity of California (the remainder of the site).

Connections to I improve public safety and connectivity; however the matter is a shared issue with the County, National Guard, MNDOT.

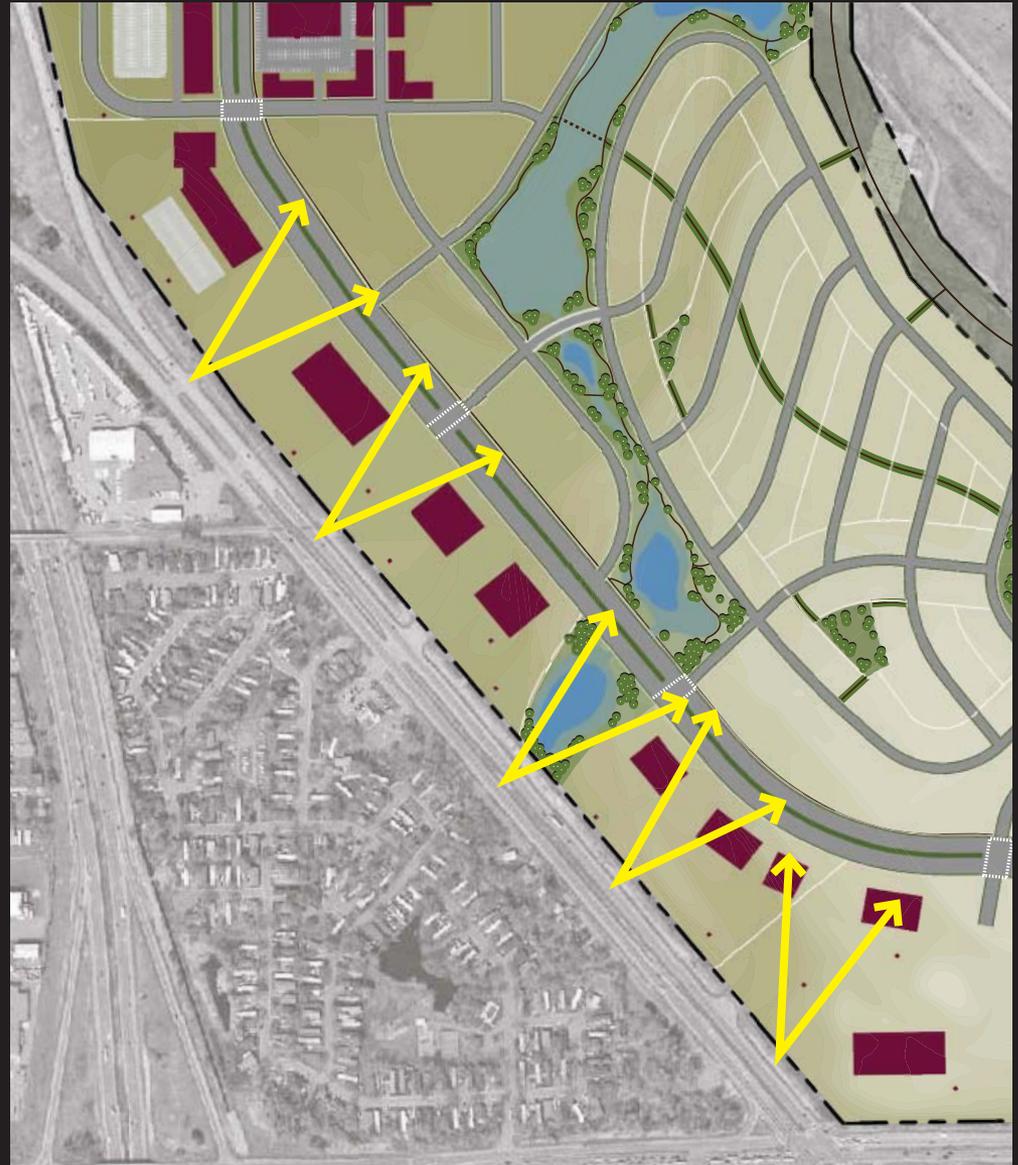
Determination of connections to I will not be completed during the duration of this Master Plan.

Eventually, connections to I will require City approval.



6. Flex Business - visibility from west

Ensuring 4 sided architecture (quality materials on all sides) can help endure the buildings on the west edge of the site present an attractive face to those driving on Hwy 10. In addition, these buildings will be spaced generously apart, opening up views to the interior of the site. Finally, the wetland chain will cross the Spine Road with a large collection pond on the west edge of the site. This will add another attractive feature ensuring the west edge of the site is a positive billboard to the development.



6. Flex Business - visibility from west



Acceptable
attractive from the highway



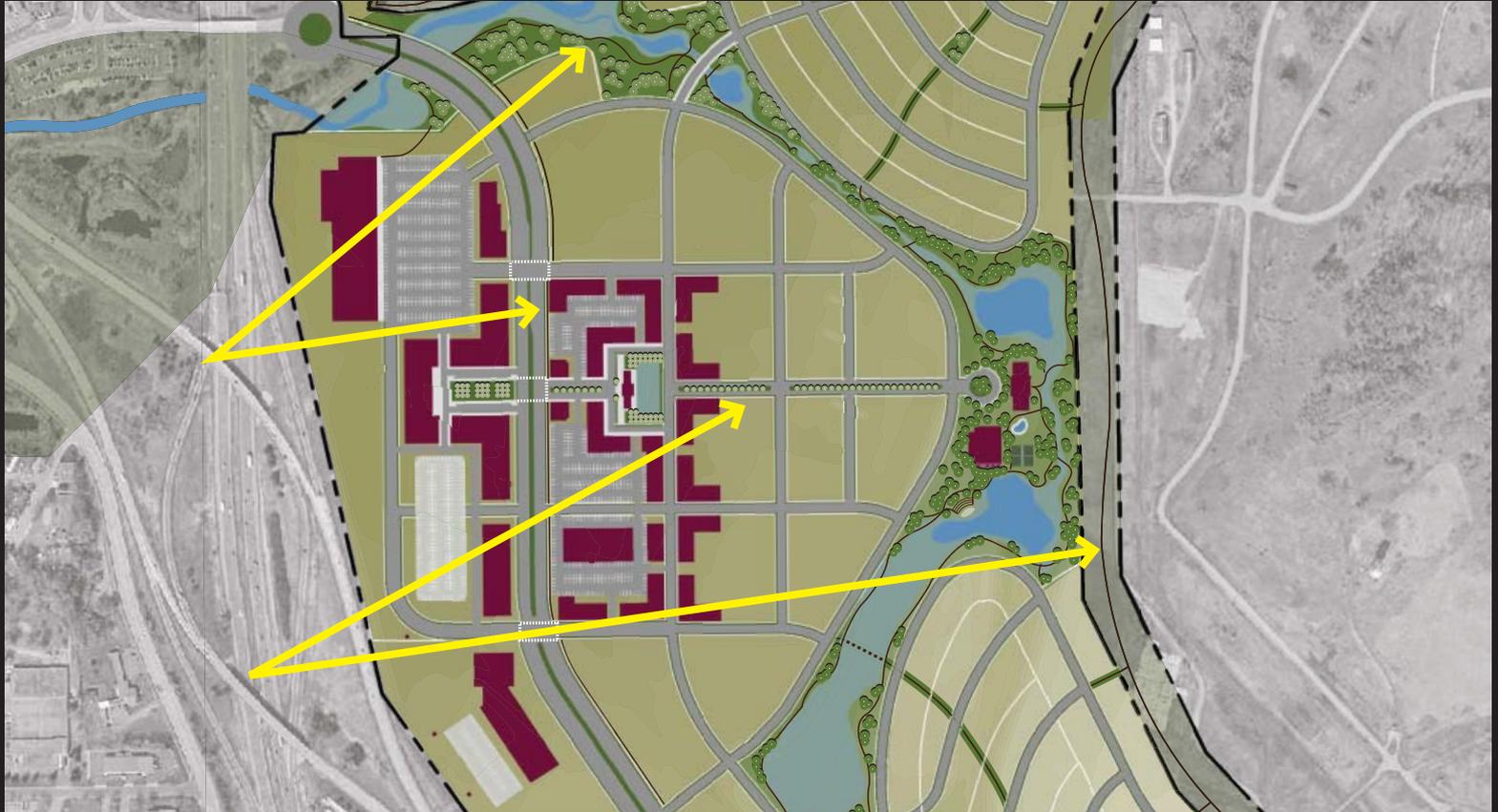
Not Acceptable



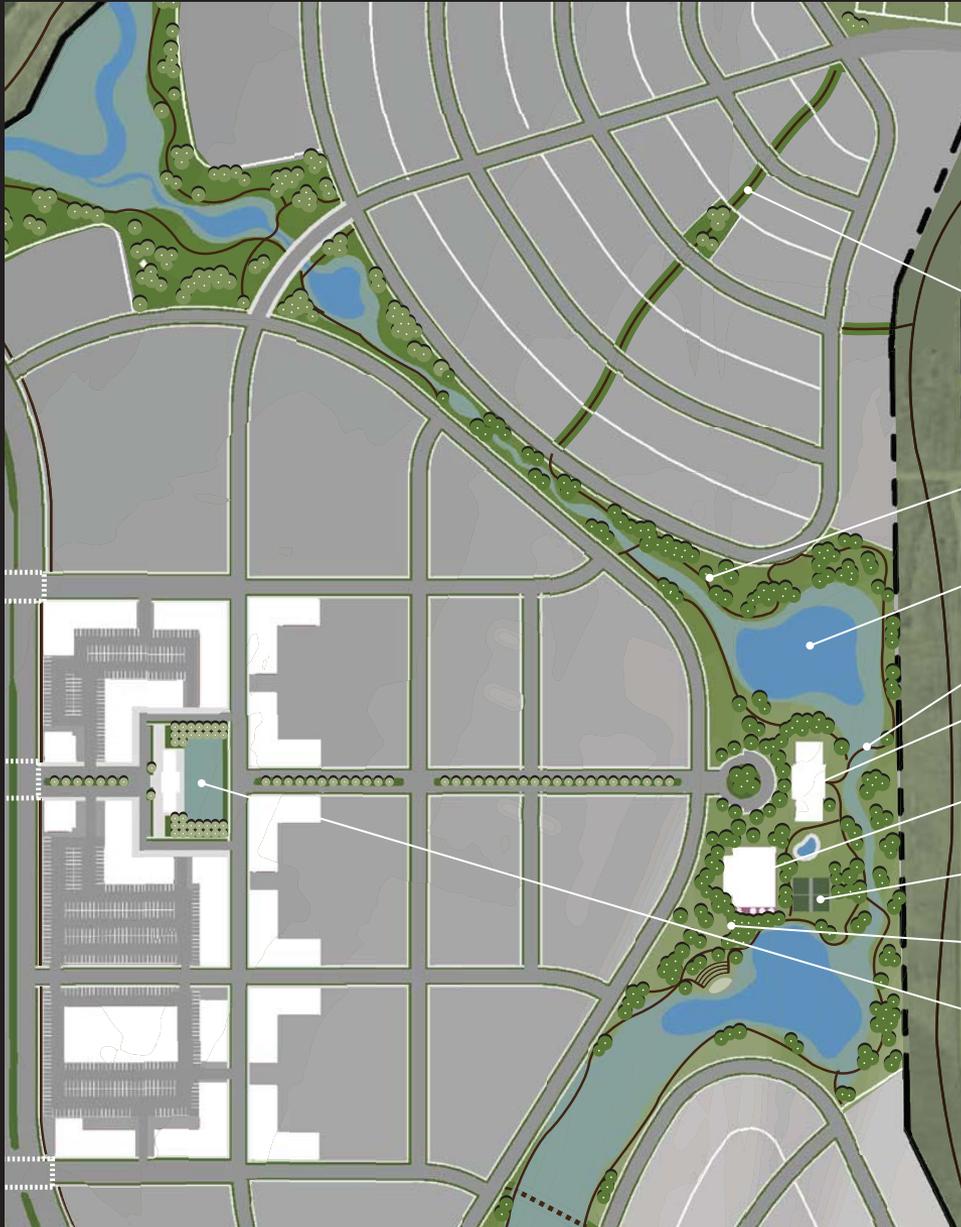
Development Regulations will prohibit large
blank unarticulated facades

6. Flex Business - visibility from west

Due to topography and ramping heights, many drivers will be looking over the buildings, towards the hills and into the neighborhoods.



7. Community Space & Buildings



Not only do TCAAP's neighborhood parks include sports facilities, the entire site is interwoven by a 35-acre central community park that provides a wide variety of recreational opportunities. In the town center is a 1-acre square that functions as a community gathering space.

Green fingers (trails) through the neighborhoods allow residents to walk or bike to the town center and parks.

Walking/biking trails throughout the site that connect to regional trails.

Open water emergent wetland.

Boardwalks and trails through wetlands.

Community park building - could include restrooms/ changing rooms, park storage, classrooms, historical interpretation exhibits, and other event space.

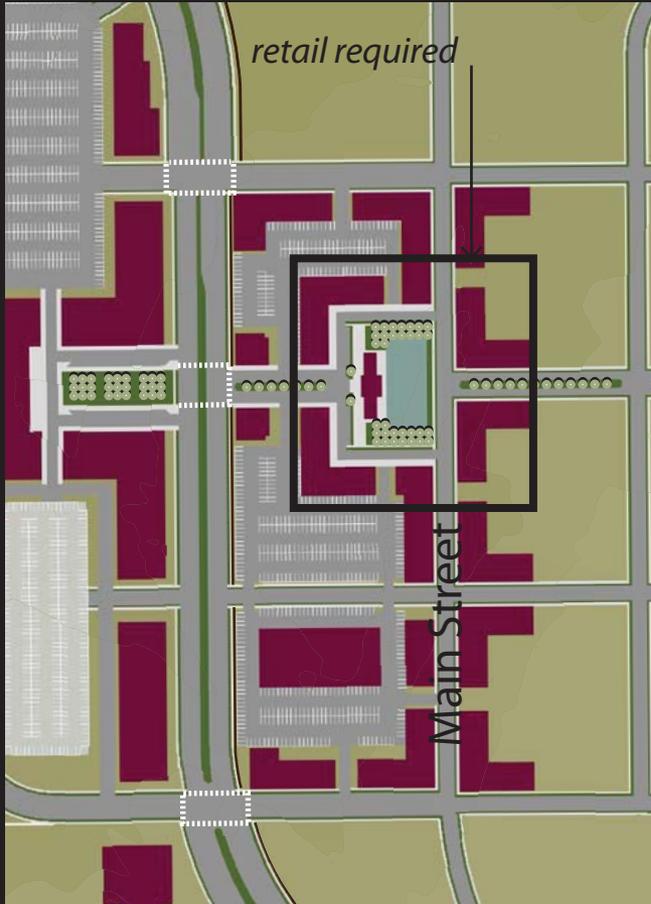
Groundwater recovery building - will eventually be removed when groundwater is cleaned up.

Sports facilities, such as tennis and basketball and volleyball courts, play equipment, and wading pool.

Outdoor community gathering spaces, such as a small amphitheater, picnic areas, and outdoor classrooms.

Town square with central green and community building (could include restrooms, warming house, and concessions). Green can be used for community events (movies in the park) in summer and be flooded for ice skating and hockey in winter. Tree-shaded plaza can be used for farmers market.

8. Mixed Use



The plan proposes a modest Main Street which is focused around a town plaza. The Main Street would have small scale shops and restaurants. The buildings around the town square should have multiple floors - with offices or housing on upper floors. The remainder of Main Street will be built out according to market demands and may or may not have retail on the ground floor. Main Street will have street parking as well as convenient and ample surface parking in the rear. The walkable town, creek, and hill neighborhoods will enable most residents to get to town on foot or bike.

Retail around town square	+/- 50,000
Possible additional retail on main Street	+/- 100,000
Total potential Main Street retail	+/- 150,000

8. Mixed Use



Saint Louis Park



Maple Grove



Burnsville

Vertical mixed-use is proposed around the Town Square, in 4 buildings. Vertical mixed-use is complex and challenging. However it is a small proportion of the development - approximately 5-8 % of the non-residential sf on the Plan.

Ultimately the market will determine the final format. The Plan will require a small amount of vertical mixed-use on the plaza, but will be flexible throughout the remainder of Main Street

8. Mixed Use

Retail Precedents

Birkdale Village, Huntersville, NC

Kentlands, Gaithersburg, MD

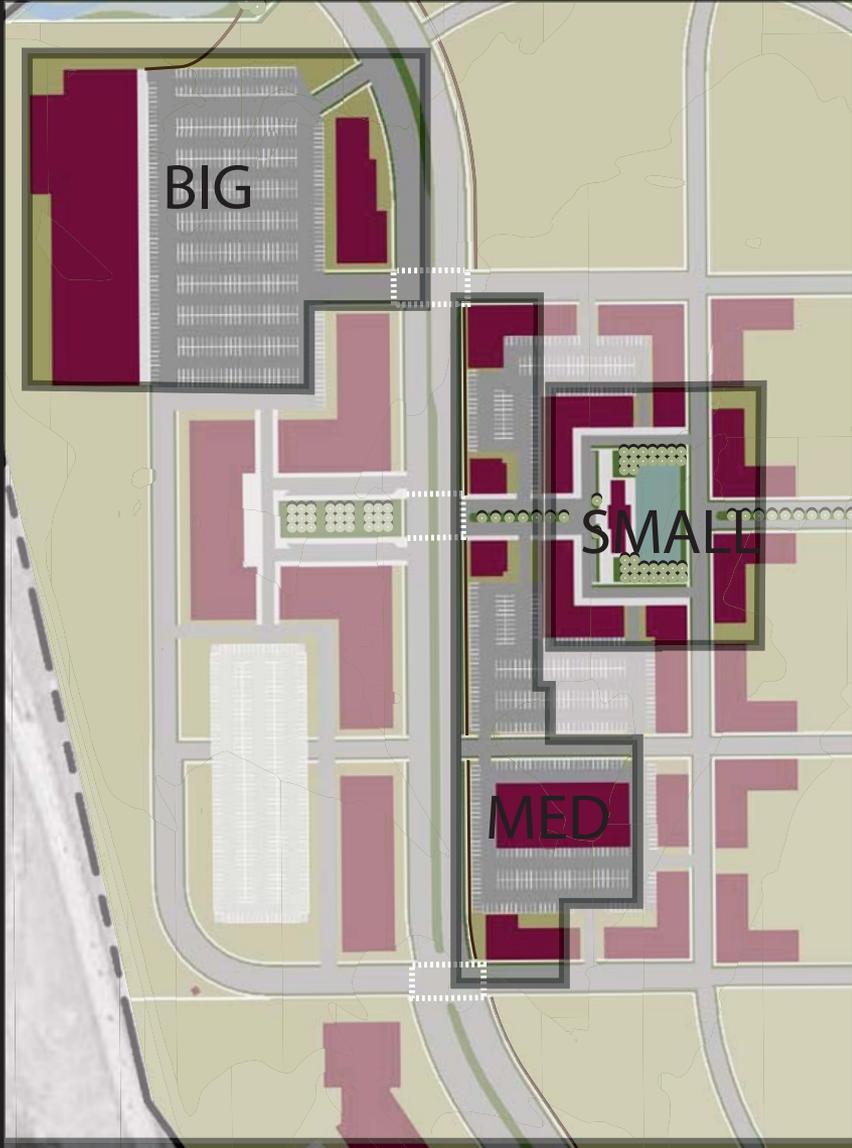


-  Retail: Big Box retail (30,000 sq. ft.)
-  Retail: Medium scale (15,000 sq. ft.)
-  Retail: Pedestrian scale (2,500 sq. ft.)
-  Residential: Multi-family
-  Residential: Single family
-  Parking lot (surface)
-  Parking structure
-  Park/open space

What we learned:

- Big box and medium-scale retail can be centralized around a town square, making it accessible to both vehicles and pedestrians.
- Locating big box retail and associated surface lots on outer edge of retail area allows for easy vehicular access.
- Locating pedestrian-scale retail close to residential blocks encourages walking.
- Tuck parking structures in block interiors.
- A gradient of retail types (pedestrian in center and big box on exterior) makes all types viable and allows for shared parking.
- Green space within pedestrian area creates attractive gathering space for shoppers.

8. Mixed Use



Retail on Main Street is part of a broader retail strategy that ensures a variety of sizes and formats. The Plan proposes larger scale retail, primarily accessed by car, on the west side of the spine road. Medium scale and outparcel retail, including a potential grocery store is located on the east edge of the Spine Road. Smaller scale, pedestrian scaled retail is located on Main Street.