

# RICE CREEK COMMONS OPEN HOUSE

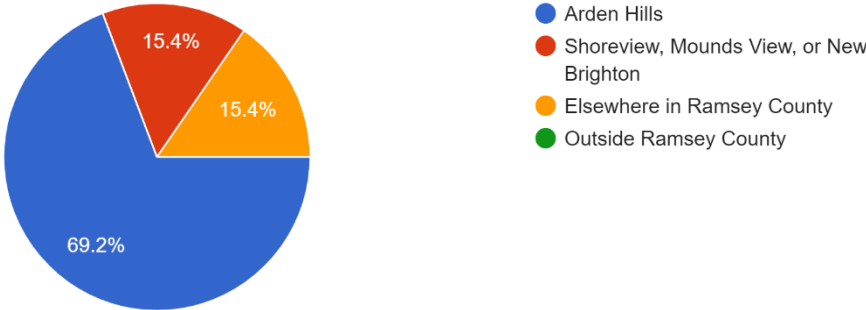
## FEEDBACK SUMMARY

The Rice Creek Commons Open House was held on August 13, 2022, from 1pm-4pm. 86 people RSVP'd for the event and attendance was between 75-100 participants. All participants who RSVP'd received an email with a request to complete an [event feedback survey](#) following the event (information about the survey was also available at the event).

This document includes a summary of the responses received. Because only 13 responses were received, which is less than 20% of respondents, it is unclear how broadly the results apply to the entire group who attended.

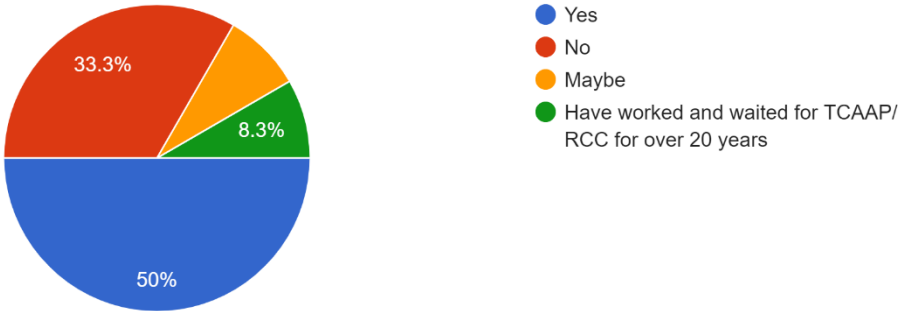
### WHERE DO YOU LIVE?

13 responses



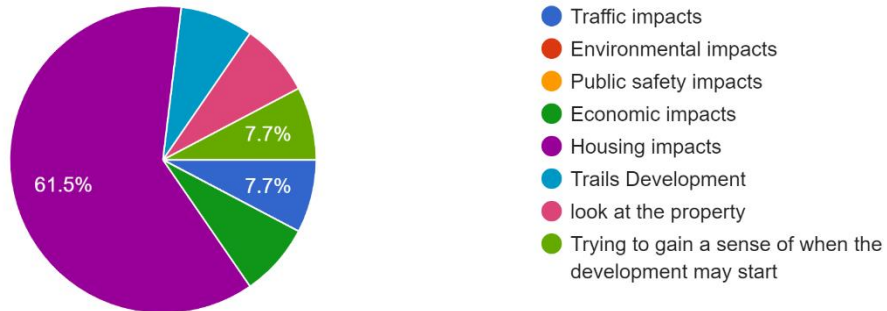
### DO YOU FEEL YOU HAVE A BETTER UNDERSTANDING OF THE FACTORS IMPACTING THE RICE CREEK COMMONS DEVELOPMENT AGREEMENT THAN YOU DID BEFORE THE EVENT?

12 responses



## WHAT WAS YOUR PRIMARY CONCERN OR INTEREST ABOUT THE DEVELOPMENT BEFORE TODAY'S EVENT?

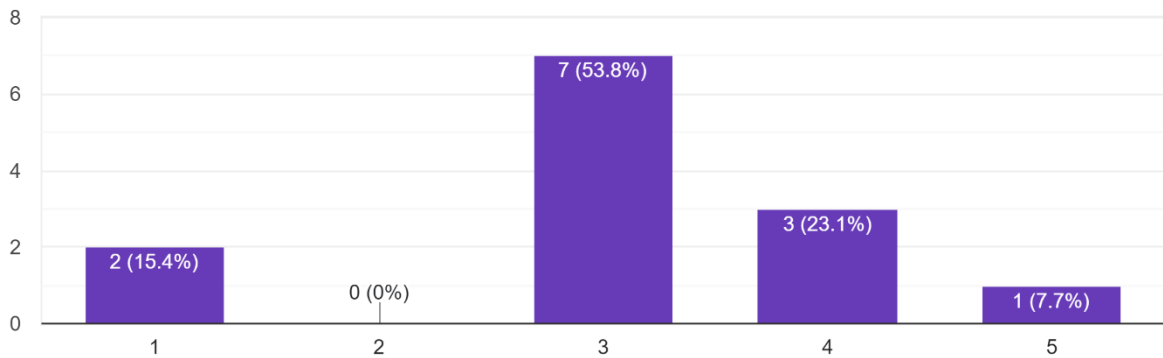
13 responses



## HOW HAS THE EVENT IMPACTED YOUR PRIMARY CONCERNS OR INTERESTS?

Respondents were asked to rate the impact on a 1-5 scale: 1 – Very negative impact (I feel worse) to 5 - Very positive impact (I feel better).

13 responses



## WHAT DO YOU THINK SHOULD BE PRIORITIZED IN A DEVELOPMENT DEAL FOR RICE CREEK COMMONS?

This question asked respondents to rate 7 priorities 1-7 with 1 being the most important.

1. Maximize environmental initiatives (12 respondents, average 2.3)
2. Maximize affordability (11 respondents, average 2.3)
3. Maximize job creation (12 respondents, average 3.6)
4. Expedite an agreement on any terms (11 respondents, average 3.7)
5. Maximize alternative transportation options (transit, bike pedestrian) (13 respondents, average 3.8)

6. Maximize property tax base expansion (12 respondents, average 4)
7. Minimize housing density (12 respondents, average 4.3)

### DO YOU HAVE A DIFFERENT PRIORITY OR WANT TO SAY MORE ABOUT HOW YOU PRIORITIZED?

- Multi-Modal Transportation Options - empty space maximize travel options for the future ! Trails, Trails & Trails ...
- Housing is still my primary issue.
- Can be a national model for electric grid planning and transactive design plus affordable all-electric residential and commercial building design.
- I don't want any of the priorities as listed above, as they are not mine priorities.
- Jobs and transportation will follow a sound development. The area is environmentally sensitive with ground water not expected to be fully mediated for scores of years. So, the environmental issues are a huge priority. After environmental issues, affordable house is next in importance because Arden Hills woefully lags in this area and has an opportunity to address the affordability now. An understanding must come - but not without logical, sound terms. The city is wealthy. The county is wealthy. There are options for financing that will not erode, but will enhance the property base.
- The last agreed upon plan was well balanced (that included the 10%). I love trails, I'm for transit option, but not force cars out by limiting parking.
- Minimize and maximize are bad terms to use above. They imply little compromise. What is the recommended density and mix of affordability? Meet that standard and a bit better.
- I want a variety of housing types, some smaller lot sizes and twin homes and such, and a denser section that would be a walkable community with businesses (kind of like where Apache Plaza was in St. Anthony, but less dense housing and more open space). I think you should have space for one or more schools, and be sure to get public transportation. (Maybe a minibus like the Roseville circulator that will take people to shopping and transit hubs.) It should be as sustainable and eco-friendly and energy efficient as possible.

### WHAT GETS YOU MOST EXCITED ABOUT THE POTENTIAL OF RICE CREEK COMMONS?

*13 total responses, people could select multiple options.*

#### **7 people selected:**

- Turning a superfund site into a national model of environmentally friendly and climate forward development
- Being able to walk/bike to more businesses and amenities

#### **6 people selected:**

- Making progress in the crisis of housing and housing affordability
- Potential for expanded public transit access in northern Ramsey County

#### **4 people selected:**

- Potential for property tax generation to lower burdens on existing property owners and increase investment in Arden Hills
- Potential for expanded public transit access in northern Ramsey County

### 3 people selected:

- Chance to live in Rice Creek Commons

### 1 person selected:

- I'm not excited. I don't want to see any development occur here.
- Turning a superfund site into a successful and balanced development.
- I wish this was a 1-7 priority question.

### No one selected options:

- Enhanced access to parks and trails through the community.
- I'm not excited. I just want to stop hearing about it on the news.

## WHAT DO YOU WANT TO KNOW MORE ABOUT? WHAT SHOULD WE FOCUS ON FOR FUTURE COMMUNITY EVENTS AND ENGAGEMENTS?

- Tri-City Loop (Hub) Trail with 3 cities events tied to a 3-city event !
- More information about environmental opportunities for the development.
- Videos or power point presentations on actual and future potentials - energy & design
- Listen to the residents and taxpayers. NOT social Justice Advocates with No stake in the area they are trying to transform to their liking.
- How will the city and the county come to an agreement? How do we move forward.
- I want to see a balanced option, that is not forced on the citizens of Arden Hills
- What types of business/industry move in so there's not duplication with nearby business centers. Seems there are plenty of food stores, pharmacies, fast food. Still sad Fresh & Natural was priced out of area.
- An honest and open discussion that compares the development agreement that Arden Hills has just signed Alatis [sic] and what Ramsey County wants. Plus whether the Met Council accepts either plan and will contribute.
- I want to meet the developer and hear them talk and answer questions! I would like to see more specific development plans - I assume they have some. I feel there should be public input for development plans - lot sizes, types of homes, etc. I don't like most current developments where houses all look so much alike and lots can't be bought by individuals. I think we could even include a small tiny-home development. Apartment buildings and affordable housing and retail/business should be stylish and not just ugly rectangles. (Other cities do it and it doesn't need to cost much more.) I think Arden Hills should also have a community center and a library - although this isn't the most central spot, it is better than nothing.

## GENERAL FEEDBACK

*Both at the event and on the survey, there was open space for participants to share any other feedback they wanted.*

Economic inclusion – Raise people UP to invest in their home and build equity rather than lifelong renting.

Flexibility in development

- Allow private citizens to purchase lots to then develop for their future homes and businesses. Many of our communities in the Twin Cities developed organically with families originally able to construct to suit their needs.
- Also, flexibility to allow auxiliary dwellings (i.e. mother-in-law suites) to accommodate multi-generational families and/or alternative revenue sources.
- The type of development with allowed by big developers really affects the character (or lack thereof) of the community developed.
- Multi-unit developments should promote ownership by those living there (condominiums)
- We don't need a ton of market-rate apartments.
- Mobile homes would be more useful to help a community (if owned by a mobile home association) to prosper economically.

Dire need for far more affordable housing (AH resident)

City has to be able to afford development maintain.

We need forward looking city council members who know affordable housing is a win for everyone - AH Resident since '80 (Agree! 45+ yr. Resident)

Great event! Lots of valuable information

Great range of resource people to discuss the project.

The county needs to allow the city and the developer to move forward. These decisions are generally local and not county.

Save international. Use value engineering and value planning during development and planning.

Drive in movie theater!

Enjoyed tour. Wish the people we elect would do their job and act in the best interest of society, rather than what keeps them in office.

Why have you omitted Vadnais Heights?

Get this started - all-around RCC land spaces are full !

I hope that your reaction to my comments represent more a majority of voters, residents and taxpayers than you personally would like to believe.

I would be interested in knowing how much was spent in litigation fees by both the county and the city. That seems to me to be wasted money and as an Arden Hills tax payer, I was paying both sides! Seems a bit ridiculous.

balanced approach and not the latest agenda. I'm very frugal but the technology isn't ready for net zero without creative accounting.

I think you need to work with the developer to come up with something cutting edge and forward looking and special! Include all kinds of input from architects, city planners, etc. to make this a showcase for what can be done. It is so rare to have a tract this size.