Overview
- What was the Twin Cities Army Ammunition Plant?
- Why did Ramsey County purchase the property?
- What’s happening right now?
- What is the future of the site?

History of TCAAP
- Army purchased 2,370 acres in 1941
- Manufactured munitions during World War II
- Employed 26,000 people at its peak
- Reactivated during Korean and Vietnam wars
- Largely decommissioned in the 1980s

Purchase
- Ramsey County purchased a 427-acre parcel in 2013
- Largest undeveloped tract of land in Ramsey County
- Goals:
  - Add to county tax base
  - Return land to productive use
  - Clean up state’s largest Superfund site
  - Spur regional economic development
  - Speed up overdue highway improvements
  - Job creation

Rice Creek Commons
- The redevelopment at the former TCAAP site
- 46-acre commercial campus
- 29 acres mixed use retail
- 20 acres mixed use office
- 73 acres flex business
- Residential
  - Creek neighborhood: 40 acres
  - Hill neighborhood: 62 acres
  - Town neighborhood: 50 acres
- 50-acre natural resource corridor

Joint Powers Agreement
- Approved in November 2012
- City responsible for AUAR, Master Plan, and trunk utilities
- County is responsible for environmental cleanup, nearby roadway improvements, and Spine Road
- City and county will cooperate on regional stormwater ponding
Joint Development Authority

- Established by the Joint Powers Agreement
- Five-member board with city and county representation
- Role as Planning Commission and City Council
- Development proposals must conform to TCAAP Redevelopment Code

Input from public meetings

What people like about Arden Hills:
- Unique, defined neighborhoods
- Abundant parks and open space
- Trail system

What people would like to see at TCAAP:
- Walkability
- Convenient retail and entertainment
- Mix of housing products

Comments from developers

- Lot sizes are getting smaller
- Single-family market is strong
- Single-family homes preferred by young families
- Empty-nester market is strong

- Vertical mixed-use not supported by market
- Gap between lease rates and construction costs for multi-family
Comments from developers

- Amenities are important for both residential and office development
- Retail is becoming experience-based
- Securing high-quality jobs will take time

Energy Resilience Advisory Board

- Encourage developers to use sustainable building design
- Flexibility allowed for development projects that demonstrate advanced energy resilience
- Promote energy resilience and sustainability innovations through the developer selection process

Development code

- Campus commercial
  Supports range of commercial uses within a business park setting

Development code

- Neighborhood 1
  - Single-family residential
  - Density up to 2.5 units/acre

Development code

- Neighborhood 2
  - Single-family residential
  - Density 2.5-4 units/acre

Development code

- Neighborhood 3
  - Single-family residential
  - Density 4-6.75 units/acre

Development code

- Neighborhood 4
  - Small multi-family residential
  - Density 4-8 units/acre

Development code

- Retail mixed-use
  - Retail-focused commercial zone

Development code

- Office mixed-use
  - Office-focused commercial zone
Pedestrian-friendly scale and design
- Buildings close to street along pedestrian corridors
- Parking and service areas screened
- Shaded sidewalks on every street

Landscaping and open space
- 10%-40% permeable area
- Single-family landscaping requirements
- Private common open space
- Public neighborhood parks
- Connection to regional trail infrastructure

Building design
- High-quality exterior finishes
- Abundant windows on commercial buildings
- Façade variation including architectural treatments, materials, and color

Gateway design enhancements
- Architectural features
- Gateway monuments
- Additional landscaping

Distinguishing features of TRC
- Focuses on the physical form of development as the organizing principle of code
- Relationship between building facades and the public realm
- Form and mass of buildings in relation to one another.
- Scale and types of streets and blocks
- Greater flexibility in land-use and development parameters (setbacks, FAR, parking ratios, etc.)

Demo/remediation complete
- Soil cleaned to residential standard
Highway 96/35W construction complete

What’s next?
- Public site infrastructure
- Four-lane arterial connector
- Grading and storm drainage
- Trunk sanitary sewer and water main
- Regional trail
- County Road H/35W interchange reconstruction
- Rice Creek remeander
- Master developer solicitation

Infrastructure projects

County Road H interchange at I-35W

Rice Creek remeander

Master developer solicitation
- JDA will issue master developer solicitation on February 1
- Pre-proposal conference on February 11
- Proposals are due March 2
- Available at RiceCreekCommons.com
Questions?

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