

A vibrant community for everyone

[Learn more](#)



*With 427 acres cleaned,
revitalized, and brought back
to the tax rolls, Rice Creek
Commons will create
significant economic and
social opportunity for Ramsey
County, Arden Hills, and the
entire Twin Cities*

Conveniently located

Rice Creek Commons is centrally located, just 10 miles from downtown Saint Paul and downtown Minneapolis.

Walkable neighborhoods

Rice Creek Commons will be an inherently walkable place, featuring a network of trails, green corridors, and pedestrian-friendly streets.

Vibrant community for all

Rice Creek Commons will serve as a home and workplace to hundreds of families and professionals.



The Rice Creek Commons development is located at the intersection of I-35W and Highway 10 in Arden Hills.

The vision

[Home](#) » [The Vision](#)

Rice Creek Commons is a prime redevelopment opportunity poised to become one of the most vibrant residential, commercial and retail areas in the Twin Cities region. When all is said and done, the 427-acre site, cleaned up and revitalized from their prior industrial use, will serve as home and workplace to hundreds of families and professionals, and will be a catalyst for economic development across the region.

Three different types of neighborhoods will attract people in all stages of life and of all income levels. Office and retail development will drive the region's economy, and more than 50 acres of green space with connections to parks and trails will round out the area as a great place to live, work and play.

[Ramsey County](#) purchased the site in 2013 with a vision to create economic prosperity, get the vacant land back on the tax rolls as a productive part of the community, create well paying jobs, and clean up the largest polluted site in the county for future generations.

Alatus presented a summary of its master development concept to the Joint Development Authority in December 2016. [Download the presentation.](#)



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Master plan

[Home](#) » [The Vision](#) » **Master plan**

The Rice Creek Commons master plan lays out a vision for the site that takes advantage of its location, builds on its assets, and introduces an exciting mix of new development. The master plan is a series of three documents – the [TCAAP Redevelopment Code](#), the [TCAAP Regulating Plan](#), and an [amendment to the Arden Hills 2020 Comprehensive Plan](#). The plan was approved by the City of Arden Hills in July 2015 and by Ramsey County in January 2016.

Later in 2016, the Alatus, LLC master developer team identified amendments to the plan. These amendments further reach the common goals of creating jobs; establishing a walkable live-work-play community; and developing an attractive, amenity-rich, mixed-use environment that appeals to current and new residents, businesses, and the greater community. The Arden Hills City Council and the Ramsey County Board of Commissioners approved the [amended master plan](#) in December 2016 (including amended versions of the [TCAAP Redevelopment Code](#) and the [TCAAP Regulating Plan](#)).

Rice Creek Commons will be a cohesive mix of residential and commercial neighborhoods surrounding a town center, a unique community where young and old can live, work and play. Taking into account land designated for trails and open space, Rice Creek Commons has approximately 320 acres of developable acreage, of which approximately 50% is commercial and 50% is residential.

Commercial

Rice Creek Commons will include a mixture

Your browser can't play this video.
[Learn more](#)

of commercial and retail properties.

- 46-acre commercial campus in the northern portion of the site.
- 20 acres of mixed-use retail at the northern entrance to the site.
- 20 acres of office space.
- 73 acres of flex business space on the western and southern portions of the site.

Watch on



Residential

The site will feature three new neighborhoods, each with a wide range of housing types, ensuring that Rice Creek Commons will be a place for people in all walks of life.

- The Town neighborhood will be the heart of Rice Creek Commons. The only mixed-use neighborhood on the site, it will offer a walkable retail center, dense housing, and office space.
- The Creek neighborhood will owe its uniqueness to the nature that will surround it on all three sides: Rice Creek, a series of wetlands, and a wildlife corridor.
- The Hill neighborhood will take advantage of 90 feet of grade change, occupying the crown and slope of a rolling hill on the south side of the site. A range of housing types will be oriented around the hill, with a single street linking the park at the crown of the hill with the

wetlands at the bottom.



Green space

The entire site will be interwoven with an internal network of parks and trails that will not only provide open space for all types of recreation, but also perform important environmental functions such as stormwater management and natural habitat restoration. The open space will connect into the larger regional system, providing future residents with access to miles of linked trails and making active living an easy choice.

The creation of the master plan was a collaboration between the City of Arden Hills and design firms Kimley-Horn and Cuninghams Group. The City of Arden Hills has held several public open houses and encouraged public feedback. Overwhelmingly, the public emphasized the importance of creating identifiable neighborhoods, balanced green space, and walkable communities.



The Rice Creek Commons development is located at the intersection of I-35W and Highway 10 in Arden Hills.



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Project status

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After years of inactivity, work on Rice Creek Commons since [Ramsey County](#) purchased the property in April 2013 has dramatically improved the 427-acre site.

Redevelopment

The Joint Development Authority selected [Alatus, LLC](#) as the master developer for Rice Creek Commons. Alatus is teaming with [Inland Development Partners](#) on commercial development and [Tradition Development Corporation](#) on single-family residential development.

Alatus, LLC has proposed a framework for development at the site that will offer 1,460 housing units, support at least 4,000 living wage jobs, and generate approximately \$8.6 million in property taxes annually. Development would happen in five stages.

To prepare the site for development, \$73 million will be invested in roadways, site infrastructure, utilities, and green space. This investment will be fully recouped through land sale revenue and other fees or charges.

Remediation efforts

Work to clean and clear the former Twin Cities Army Ammunition Plant (TCAAP) in Arden Hills – formerly the largest contaminated site in Minnesota – has been completed. The U.S. Environmental Protection Agency and Minnesota Pollution Control Agency have removed the site's soil and surface water from the state and federal Superfund lists.

The 427-acre site was cleaned to residential standards ([view soil remediation criteria](#)), and 93% of the materials removed from the site were recycled or reused in new roadways there and in other parts of the Twin Cities. This paves the way for the Rice Creek Commons development.

The U.S. Army will continue to operate the existing groundwater cleanup system for many years to come. The Rice Creek Commons development will receive water from Saint Paul Regional Water Services.



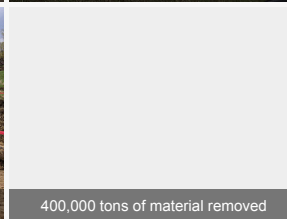
Demolition nears completion



Concrete foundations removed



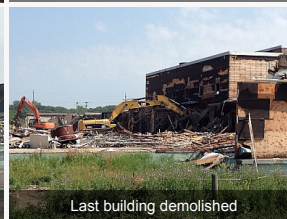
178,000 feet of piping removed



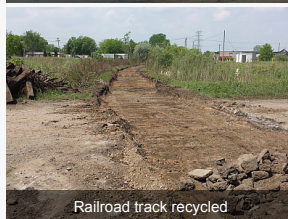
400,000 tons of material removed



93% of materials recycled



Last building demolished



Railroad track recycled



One building slab remains



49 miles of material removed



Certificate of Completion issued



History

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The Twin Cities Army Ammunition Plant (TCAAP) was constructed between 1941-1942 to manufacture munitions for American and Allied forces during World War II, and remained in production until 1945. At its peak, the plant employed 26,000 people – more than half of whom were women.

The plant was mothballed after the U.S. declared victory over Japan, but was intermittently reactivated to produce arms and ammunition during the Korean and Vietnam wars. It became inactive in 1976.

In 2013 [Ramsey County](#) purchased a 427-acre parcel of the site from the U.S. Government with the intent to clean up, redevelop, and return the property to the economic engine it once was – this time with homes, businesses and retail. The site was renamed to Rice Creek Commons in 2014.

To learn more about the history of the Rice Creek Commons site, read this [Minnesota Public Radio article](#).



President Franklin Delano Roosevelt visits TCAAP in 1942.
(Photo credit: New Brighton Historical Society)



Hard at work on the assembly line at TCAAP.
(Photo credit: New Brighton Historical Society)



Dignitaries and the community celebrate breaking ground at TCAAP in 1941.
(Photo credit: Minnesota Historical Society)



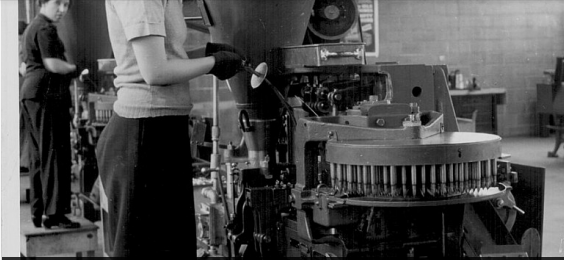
TCAAP under construction.
(Photo credit: Minnesota Historical Society)



Workers pack bullets into ammunition boxes in 1942.
(Photo credit: Minnesota Historical Society)



A worker inspects bullets made at TCAAP in 1942.
(Photo credit: Hennepin County Library)



Assembly workers helping produce ammunition for the World War II effort at TCA...
(Photo credit: Hennepin County Library)



The Rice Creek Commons development is located at the intersection of I-35W and Highway 10 in Arden Hills.

Strong partnerships build vibrant places

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**RAMSEY
COUNTY**



[Ramsey County](#) and the [City of Arden Hills](#) are working together to make the Rice Creek Commons project a reality.

In 2013, Ramsey County purchased 427 acres of the TCAAP site with the goal of revitalizing a long-dormant area and returning it to the same prosperity it once enjoyed. Ramsey County focused on the site's potential to create a truly mixed-use area, developing neighborhoods and housing near a robust retail and commercial district.

In this partnership, Ramsey County is responsible for the site purchase, cleanup of the site to residential standards, and development of the site. The county will recover its costs for acquisition and remediation from land sale proceeds. The City of Arden Hills is responsible for preparing the master plan and other land use control documents for the redevelopment.

Goals

- [Ramsey County's goals and vision](#)
- [City of Arden Hill's goals and vision](#)



The Rice Creek Commons development is located at the intersection of I-35W and Highway 10 in Arden Hills.

Joint Development Authority Board

[Home](#) » [The Vision](#) » Joint Development Authority

A five-member Joint Development Authority (JDA) Board oversees efforts to clean up and redevelop the Rice Creek Commons site.

The board was created as a part of a [Joint Powers Agreement](#) between [Ramsey County](#) and [Arden Hills](#) and is made up of two county commissioners, two city council members, and a non-elected city appointee.

Members

- [Brian Holmes](#), city appointee (chair)
- [David Grant](#), Arden Hills Mayor
- [Brenda Holden](#), Arden Hills Council Member
- [Rafael Ortega](#), Ramsey County Commissioner
- [Victoria Reinhardt](#), Ramsey County Commissioner

Resources

- [Joint Development Authority process flowchart](#)

Meetings

The JDA meets on the first Monday of every month at 5:30 p.m.

Arden Hills City Hall
1245 West Highway 96
Arden Hills, MN 55112

Materials

[Agendas, packets and minutes](#)

Staff contacts

Administrative Director:

[Josh Olson](#)
Planning Specialist
Ramsey County
651-266-8000

Development Director:

[Dave Perrault](#)
City Administrator
Arden Hills
651-792-7824



The Rice Creek Commons development is located at the intersection of I-35W and Highway 10 in Arden Hills.

STEAM curriculum

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Using this unique learning opportunity situated right in our backyard, [Ramsey County](#) is working with the [Mounds View School District](#) to develop Science, Technology, Engineering, Arts and Math (STEAM) curriculum on topics throughout the demolition, cleanup, and redevelopment processes at Rice Creek Commons.

Seventh-grade students at [Chippewa Middle School](#) in Mounds View learned firsthand how experts clean and clear the site, and tried their hands at community development planning. High school students tested water onsite to determine how development affects a wetland.

As the project progresses, the TCAAP Redevelopment Partnership will continue to work with area schools to provide educational opportunities in science, technology, engineering, arts and math.



The Rice Creek Commons development is located at the intersection of I-35W and Highway 10 in Arden Hills.

Rice Creek Remeander Project

[Home](#) » [The Vision](#) » Rice Creek remeander

Rice Creek underwent a major transformation beginning in fall 2015 and completing in July 2016. A section of the creek runs through Rice Creek Commons from the north at County Road I to the south at the intersection of County Road H and I-35W.

Originally flowing along a winding path that included many twists and turns, the creek was straightened in the early 1900s for agricultural purposes. The straightened route resulted in faster flowing water, which increased erosion along the stream bank and bed. Because the land is no longer used for farming, the creek did not need to remain straightened.



Under the direction of the [Rice Creek Watershed District](#), the middle section of Rice Creek was transformed back to its original, meandering path and stabilized along its banks with native plants and trees. Nearly 2,000 new feet of stream were created during the course of the project. As a result, recreation, aesthetics, and wildlife habitat are all expected to improve.

In addition, Ramsey County collaborated with the Rice Creek Watershed District, the U.S. Army Corps of Engineers, and the Minnesota Department of Natural Resources on a similar project prompted by plans to reconstruct the I-35W interchange at County Road H and build significant public infrastructure on the Rice Creek Commons site in 2016. More than 500 feet of new creek channel were created at County Road H east of I-35W with back water pools to slow channel flow and mitigate erosion. Wetlands were created and the floodplain was restored to improve habitat for native wildlife.



Funding for both projects was provided through county funds and a \$3 million Clean Water Fund Grant from the Clean Water, Land and Legacy Amendment approved by Minnesota voters in 2008.

Environmental Assessment Worksheet

[View the Rice Creek Meander Project Environmental Assessment Worksheet](#)



The Rice Creek Commons development is located at the intersection of I-35W and Highway 10 in Arden Hills.

Rice Creek Trail Corridor

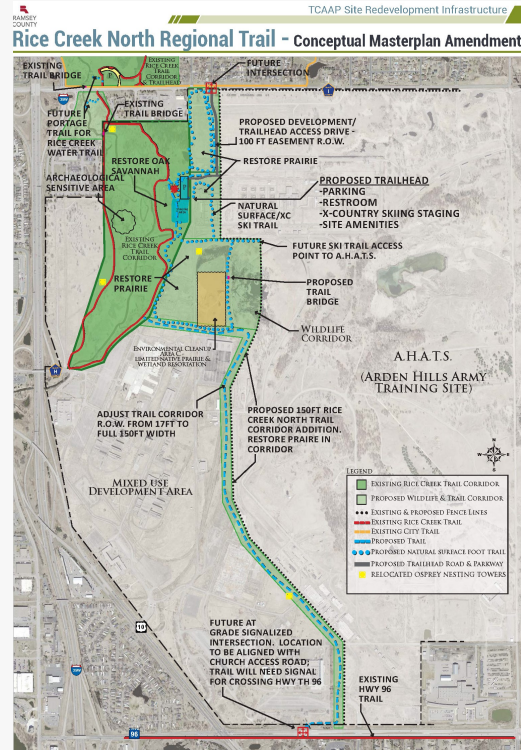
[Home](#) » [The Vision](#) » Rice Creek trail

In November 2015, Ramsey County acquired 93 additional acres of the former Twin Cities Army Ammunition Plant to build a bike and pedestrian trail adjacent to Rice Creek Commons. The multi-use trail will connect the Rice Creek North Regional Trail and the Highway 96 Regional Trail.

Rice Creek Commons is intended to be a pedestrian- and bike-friendly development. Building a new connection to the Rice Creek Regional Trail will be an important asset to attract developers, property owners, and residents. With this trail, Rice Creek Commons will connect to a regional system consisting of 240 miles of trails throughout the Twin Cities.

As a part of the Federal Lands to Parks Program, the county did not need to purchase the land, but was responsible for environmental remediation on the site before being fully acquired from the federal government. Remediation was completed by Carl Bolander and Sons.

The Metropolitan Council awarded the county a \$1.7 million grant for remediation work in October 2015, and the Ramsey County Board of Commissioners allocated \$716,000 to complete the necessary remediation efforts as well as remove building structures, fencing, railroad tracks, and utility poles.



The Rice Creek Commons development is located at the intersection of I-35W and Highway 10 in Arden Hills.

Sustainability

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The redevelopment of Rice Creek Commons offers an incredible opportunity to build a forward-looking, sustainable community. To accomplish these goals, [Ramsey County](#) and the [City of Arden Hills](#) are pursuing solutions which are not only environmentally conscious, but also cost effective over the useful life of the building or system. The Rice Creek Commons development will demonstrate advanced systems and leverage partnerships to achieve sustainable benefits for Arden Hills and the surrounding community.



Stormwater

Ramsey County and the City of Arden Hills are taking a comprehensive, regional approach to protecting area natural resources and stormwater treatment for Rice Creek Commons. As a part of this, they have developed a Comprehensive Surface Water Management Plan (CSMP) that addresses the needs of both public infrastructure and private development. The county and city have also partnered with the Rice Creek Watershed District to conduct a [Green Infrastructure and Stormwater Reuse Feasibility study](#). The goal of the feasibility analysis is to identify potential green infrastructure projects, including stormwater reuse systems, that go above-and-beyond the baseline requirements.

Energy resiliency

Rice Creek Commons is the first Advanced Energy Community (AEC) Pilot Project in Minnesota. The AEC Pilot brings together Ramsey County, Alatus, and Xcel Energy to work cooperatively in the creation of a Master Development Energy Integration Plan. The plan will promote energy resource conversation and drive energy systems and energy resiliency goals for Rice Creek Commons.

The county created an [Energy Resiliency Advisory Board \(ERAB\)](#) to oversee development of an [Energy Integration Resiliency Framework](#) for Rice Creek Commons that can serve as a model for communities in Minnesota and across the country. The framework, which sets a vision to create the largest net-zero energy redevelopment in the state, outlines the appropriate planning guidelines and policies with careful consideration of local resources, stakeholder interests, project goals, and the best-available technologies for implementation over the next 50 years.

This undertaking was carried out in two phases: the creation of a [Policy White Paper](#) in November 2014 that provides a unifying vision for the site's energy future; and the creation of an [Energy Integration Resiliency Framework](#) in April 2015 that outlines specific details for achieving the vision put forth in the policy paper. These documents are reflected in a [Memorandum of Understanding](#) between Ramsey County, Xcel Energy, and Alatus Development.

The Rice Creek Commons development is located at the intersection of I-35W and Highway 10 in Arden Hills.

Connections to Rice Creek Commons

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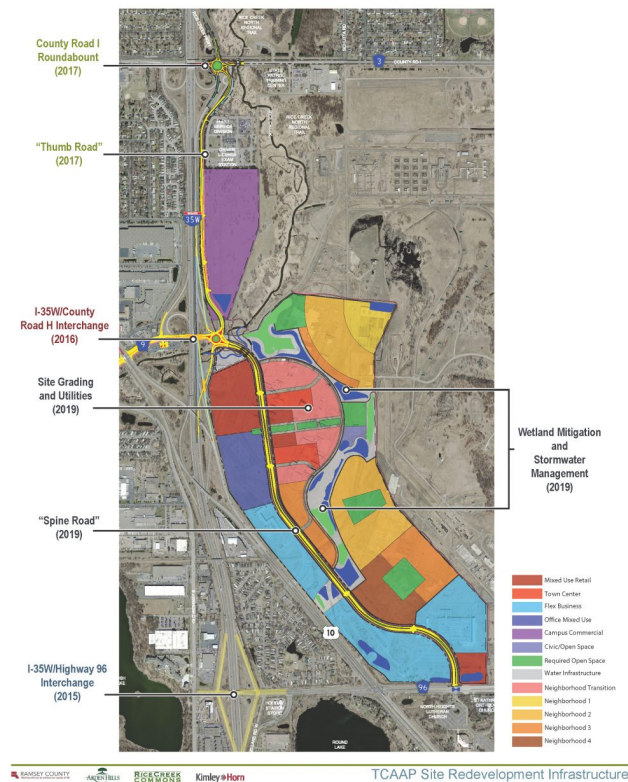
Rice Creek Commons will be connected to the external road network in three locations: County Road I, County Road H, and Highway 96. Primary access to the site will be from Highway 96 east of Highway 10 and County Road H near I-35W. A secondary access point to the north will be provided at County Road I and Rice Creek Parkway. A new boulevard will serve as the main artery through the site. A roundabout at County Road H will organize the on- and off-ramps, the spine road, and access road to the Thumb.

Over the last several years, Ramsey County has improved these roads with an investment of \$34 million. Additionally, since 2013 nearly \$200 million has been invested or is planned to be invested in infrastructure improvements near Rice Creek Commons.

Streets within TCAAP will be a combination of local city roads and private roads built by the developer. [Ramsey County](#) and [Arden Hills](#) will work with developers to ensure streets are pedestrian- and bicycle-friendly.

[Highway 96/I-35W](#) [County Road H/35W](#) [County Road I](#) [Boulevard](#) [Transit](#)

Construction Start Dates



Highway 96/I-35W project

[Home](#) » [The Vision](#) » [Transportation](#) » Highway 96/I-35W project

Ramsey County is in the process of updating the highway and freeway connections surrounding Rice Creek Commons to provide adequate and safe access to the site.

In 2015, the county opened the Highway 96 interchange at I-35W to traffic. Work included a new bridge with accommodations for bicyclists and pedestrians. The bridge is a "diverging diamond interchange," which improves traffic safety and mobility. (See the [video](#) below for a simulation of this interchange.)

Learn more about the project – including videos showing diverging diamond interchanges – on the [I-35W Interchange Project website](#) or on the [Minnesota Department of Transportation website](#).



The Rice Creek Commons development is located at the intersection of I-35W and Highway 10 in Arden Hills.

County Road H/35W project

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Ramsey County reconstructed County Road H from Old Highway 8 (CSAH 77) to the easterly I-35W ramp terminal as well as the County Road H/Highway 10/County Road 10 intersection. Construction began in mid-April 2016 and was completed in 2017.

County Road H now includes a new wider bridge over I-35W with two traffic lanes in each direction and a regional trail for bicycles and pedestrians. An off-ramp from I-35W northbound directly to County Road H was constructed. The U.S. Highway 10 westbound ramp to I-35W northbound was reconstructed to go over the new County Road H ramp. The project also included construction of a new pedestrian bridge over Rice Creek and a noise wall along I-35W southbound between County Road I and County Road H2. Two roundabouts, one at each ramp terminal on either side of I-35W, were constructed.

For more information about the project, click [here](#).



The Rice Creek Commons development is located at the intersection of I-35W and Highway 10 in Arden Hills.

County Road I roundabout

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Ramsey County worked with the Minnesota Department of Transportation (MnDOT) and the cities of Arden Hills and Shoreview to design improvements at the intersection of County Road I, Rice Creek Parkway, and Old Highway 8 in anticipation of traffic growth related to the Rice Creek Commons development. Construction of the improvements were substantially completed in 2017.

The new stretch of roadway is an extension of Old Highway 8 between County Roads H and I. The 2017 improvements included a roundabout, trail access, raised medians, and a new roadway which will enhance safety and access to the developing Rice Creek Commons. The construction schedule will resume in 2018 with work to complete sidewalks and trails, lighting and final roadway striping.

Improvements include a roundabout at the ramp from I-35W southbound to County Road I. Roundabouts accommodate a variety of roadway configurations and have been proven to increase safety and reduce delays. For more information on the benefits of roundabouts and how to navigate them, check out [MnDOT's roundabout website](#).

The ramp from County Road I to northbound I-35W was removed in preparation of MnDOT's [I-35W Managed Lanes project](#).

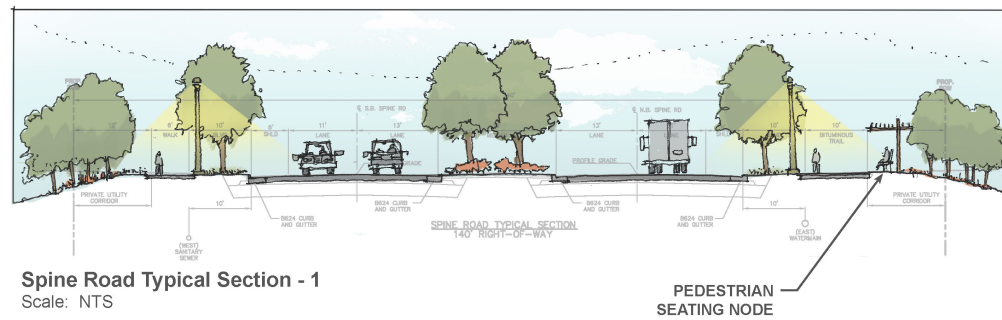


The Rice Creek Commons development is located at the intersection of I-35W and Highway 10 in Arden Hills.

Boulevard

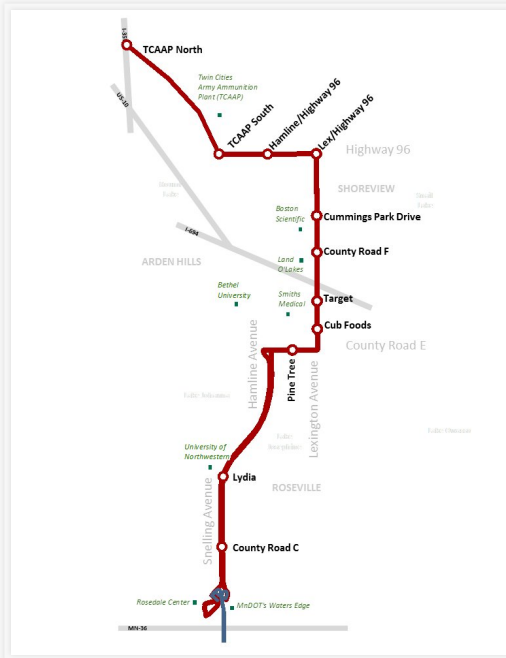
[Home](#) » [The Vision](#) » [Transportation](#) » [Boulevard](#)

A major county road will connect Highway 96 to County Road H through the Rice Creek Commons site. The road will provide primary access to residential neighborhoods and commercial areas throughout the site. The boulevard will be designed to carry 40,000 cars per day. Ramsey County has committed \$19 million to build this new county road.



Transit

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Ramsey County and the Saint Paul Area Chamber of Commerce are actively working with Metro Transit to explore the feasibility of extending the A-Line bus rapid transit to the Rice Creek Commons site.

Completed in 2016, the A-Line connects the Twin Cities' two light rail lines, running from the 46th Street Station on the Blue Line in Minneapolis along Ford Parkway and Snelling Avenue to [Rosedale Mall](#).

Extending the line to Rice Creek Commons would add approximately 10 stations to the line and provide transit opportunities for thousands of residents, students and businesses. The extension would connect the [University of Northwestern](#) and [Bethel University](#), as well as major employers, including [Land O'Lakes](#) and [Boston Scientific](#), to the broader public transportation system.



The Rice Creek Commons development is located at the intersection of I-35W and Highway 10 in Arden Hills.

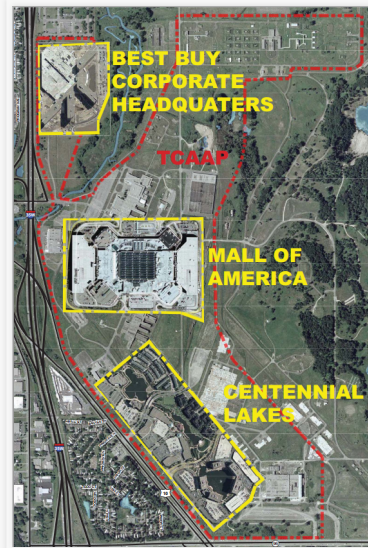
A prime development opportunity

[Home](#) » [For Developers](#)

This 427-acre site is a prime redevelopment opportunity. Rice Creek Commons will serve as home and workplace to hundreds of families and professionals, and will be a catalyst for economic development across the region.

Site highlights:

- 10 miles from downtown Minneapolis
- 10 miles from downtown Saint Paul
- 20 miles from MSP International Airport
- Convenient access to major freeways
- Demolition of buildings complete
- Environmental remediation of site to residential Soil Reference Values (SRV)



Rice Creek Commons in comparison to the Best Buy headquarters, Mall of America, and the Centennial Lakes development in Edina.

Redevelopment contact

Josh Olson, AICP

Planning Specialist II

Ramsey County

Community and Economic
Development

Workforce statistics

Job counts by worker age (within a five-mile radius)



Age 29 or younger



Age 30 to 54



Age 55 or older

Job counts by earnings (within a five-mile radius)



\$1,250 per month or less



\$1,251 to \$3,333 per month



More than \$3,333 per month



Less than high school



High school or
equivalent, no college



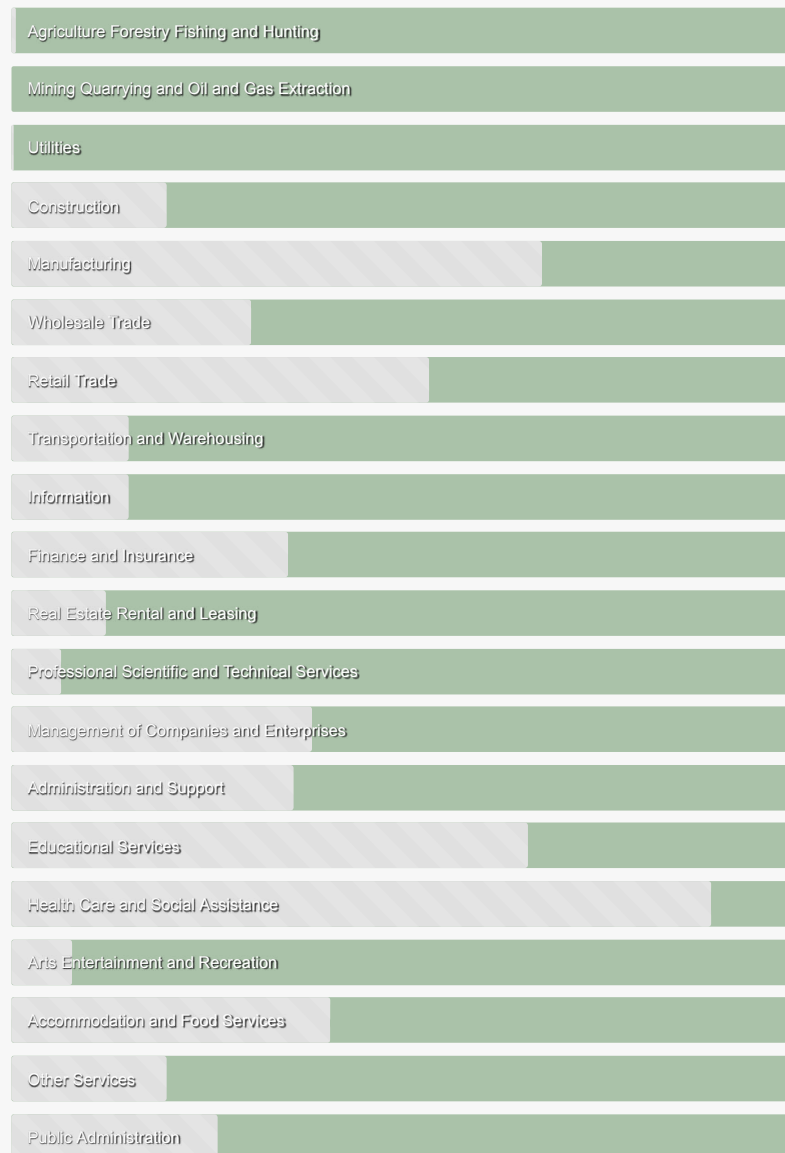
Some college or
associate degree



Bachelor's degree or
advanced degree

Educational attainment not available (workers aged 29 or younger) : 42,625 (25.5 percent)

Job counts by NAICS industry sector (within a five-mile radius)



The Rice Creek Commons development is located at the intersection of I-35W and Highway 10 in Arden Hills.

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Alatus, LLC

[Home](#) » [For Developers](#) » Alatus, LLC

Alatus LLC has been selected as the master developer for Rice Creek Commons, the 427-acre site of the former Twin Cities Army Ammunition Plant.



Founded in 2005, [Alatus LLC](#) is a Minneapolis-based real estate development company with expertise in residential multi-family, office, and single-family home development. For the Rice Creek Commons project, Alatus is teaming with Inland Development Partners, led by Kent Carlson and Tom Shaver, on commercial development and Tradition Development Corporation, led by Todd Stutz, on single-family residential development.

Alatus has participated in the creation of some of the most significant properties in our metropolitan area, including repositioning Mayo Clinic Square as a fully-leased, dynamic entertainment, sports and commercial centerpiece. Alatus team members' portfolio include upscale urban and suburban multi-family housing throughout the Twin Cities metro area. The team's residential and commercial experience includes several successful Master Plan projects including architecturally diverse single-family communities such as Cobblestone Lake in Apple Valley.

Alatus will help guide the overall residential and commercial development of the Rice Creek Commons site, an area large enough to fit all of downtown Saint Paul with room to spare. Located in Arden Hills, Rice Creek Commons is only 10 miles from both the Minneapolis and Saint Paul downtowns. When it is redeveloped, it will be home and workplace to thousands of families.



» [Press release](#)



The Rice Creek Commons development is located at the intersection of I-35W and Highway 10 in Arden Hills.

Master developer

[Home](#) » [For Developers](#) » Master developer solicitation

The [Joint Development Authority](#) chose Alatus, LLC as the master developer for Rice Creek Commons, a 427-acre prime redevelopment opportunity in the Minneapolis-Saint Paul metropolitan area.

Alatus will help guide the overall residential and commercial development of the Rice Creek Commons site, an area large enough to fit all of downtown Saint Paul with room to spare. Located in Arden Hills, Minnesota, Rice Creek Commons is only 10 miles from both the Minneapolis and Saint Paul downtowns. When it is redeveloped, it will be home and workplace to thousands of families.

Soil remediation to residential standards was completed in November and was verified by the Minnesota Pollution Control Agency (MPCA) through its Voluntary Investigation and Cleanup (VIC) program and the Environmental Protection Agency (EPA).



[View the Rice Creek Commons master developer solicitation.](#)

Solicitation deadlines	Documents	Goals and Metrics	Maps	Conference	Contact
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- 📅 Solicitation released: February 1, 2016
- 📅 Pre-proposal conference: February 18, 2016, 2 p.m. (Landmark Center)
- 📅 Deadline for submission of questions: February 19, 2016, 4 p.m.
- 📅 Responses to questions posted: February 26, 2016
- 📅 Solicitation responses due: March 9, 2016, 2 p.m.
- 📅 Solicitation Review Committee evaluation and shortlist: March 24, 2016
- 📅 Deadline for submission of additional information: April 8, 2016
- 📅 Evaluation, interviews and recommendation to JDA: April 14, 2016
- 📅 JDA selects master developer: May 2, 2016
- 📅 Negotiate terms and conditions of master developer agreement (JDA): TBD
- 📅 Negotiate terms and conditions of purchase agreement (County): August 2016
- 📅 Approval of master developer agreement (JDA): October 2016
- 📅 Approval of purchase agreement (County): December 2016



The Rice Creek Commons development is located at the intersection of I-35W and Highway 10 in Arden Hills.

Rice Creek Commons document inventory

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Rice Creek Commons purchase documents	+
Certificate of completion	+
Final documentation reports	+
Regulatory documents	+
Infrastructure development documents	+
Survey documents	+
Contractor documents	+
Site-wide environmental remediation documents	+
Building 101 (Plexus Section 1001)	+
Building 102 (Plexus Section 1003)	+
Building 103 (Plexus Section 1013/IRP Site K)	+
Building 501 (Plexus Section 4007)	+
Building 502 (Plexus Section 4008/IRP Site I)	+
Building 503 (Plexus Section 4005)	+
Rice Creek meander project	+
Rice Creek regional trail corridor	+
Optimization study	+



The Rice Creek Commons development is located at the intersection of I-35W and Highway 10 in Arden Hills.

News

TCAAP site gets another environmental clearance

Finance & Commerce

🕒 5 May 2020 📁 [News](#)

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Minnesota takes TCAAP soil and surface water off Superfund list

Star Tribune

🕒 1 May 2020 📁 [News](#)

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Partial Delisting of Twin Cities Army Ammunition Plant from state Superfund list

🕒 1 May 2020 📁 [Press Releases](#)

The Minnesota Pollution Control Agency (MPCA) today removed soil and surface water at the former Twin Cities Army Ammunition Plant (TCAAP) from the state's Superfund list. This action follows the U.S. Environmental Protection Agency's partial delisting of the site from its National Priorities List in September 2019. Groundwater contamination associated with TCAAP will remain on the state and federal Superfund lists until the cleanup goals have been achieved.

[Read More »](#)

Ramsey County's TCAAP site hits milestone with partial removal from Superfund list

Star Tribune

🕒 24 September 2019 📁 [News](#)

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Arden Hills businessman will lead TCAAP development board

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Media Contact

Sara Swenson
952-221-5368
sara@goffpublic.com

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Energy resources

- [Energy System Terminology](#)
- ["Smart Energy Communities" by Quality Urban Energy Systems of Tomorrow \(QUEST\)](#)
- [Pease, Arthur F. "The City Next Door." Pictures of the Future. Fall 2013: 16.](#)
- [Whitehead, Frederika. "Lessons from Denmark." The Guardian. August 20 2014.](#)
- [Ansell, Cheryl, et al. A Review of the Arlington County Community Energy Plan. June 2013. Blacksburg, VA.](#)



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