



Rice Creek Commons

Ramsey County is working together with the City of Arden Hills and Alatus LLC to revitalize the former Twin Cities Army Ammunition Plant (TCAAP) site into a vibrant, sustainable community including housing that is accessible to the diverse needs of new and existing residents, commercial development with high-quality jobs and public parks and trails. The site is now known as Rice Creek Commons, in reference to Rice Creek which meanders through the development and will provide the setting for walking, bike paths and a natural resource corridor.

2024 Legislative bonding request

In 2024, Ramsey County requested \$25 million of state funding to build stormwater infrastructure and a public roadway (known as the Spine Road) that will connect County Road H and Highway 96 through the Rice Creek Commons development.

The construction of this public infrastructure is the key to unlocking the development potential of the 427-acre site to deliver the site Vision: to create economic prosperity, build an inclusive economy and develop an energy-forward community by providing much-needed housing at a variety of price points – including deeply affordable housing – and creating well-paying jobs. Mass grading at the Rice Creek Commons redevelopment site and the construction of “Spine Road” could begin as early as 2026, upon project funding determination.

Rice Creek Commons will provide

- ✓ Housing opportunities for thousands of Minnesotans.
- ✓ Commercial development providing high-quality jobs.
- ✓ Public park and amenity space.
- ✓ Rice Creek North Regional Trail Corridor pedestrian and cycling facilities.
- ✓ Natural resources corridor and regional stormwater treatment system.
- ✓ Significant tax base expansion.

By the numbers

Size of development site

427 acres

New units of housing

up to 1,960

Cost of public infrastructure
including Spine Road

\$89 million

County investment to-date

\$43.7 million

Estimated value
of future development

\$1 billion

*All figures 2023 estimates

Additional information



> 2012

Joint Powers Agreement (JPA) is established between the City of Arden Hills and Ramsey County for the redevelopment of TCAAP, creating the TCAAP Joint Development Authority (JDA).

> 2013

Ramsey County purchases a 427-acre parcel of the TCAAP property from the U.S. Government and began its environmental remediation of the site.

> 2015

Cleanup of the site to unrestricted land use standards is complete. Environmental Protection Agency (EPA) and Minnesota Pollution Control Agency (MPCA) remove the site's soil and surface water from the state and federal Superfund lists.

> 2016

TCAAP Redevelopment Code, outlining the land use for the site, adopted by the City and County.

> Ongoing

The JDA is working with public and private partners to move forward with the development of the site.

Leading with equity and inclusion

This public-private partnership is committed to building an inclusive economy that offers high quality jobs and affordable housing infrastructure. Ramsey County's Equitable Development Framework and Economic Competitiveness & Inclusion Plan are guiding documents which will advance the County's commitment for this development toward an equitable outcomes vision.

Rice Creek Commons will have:

- Rental and ownership opportunities.
- Apartments, townhomes and single-family homes.
- Housing available at all income levels, including deeply affordable homes.

A natural resource corridor

The site will have abundant public space, including over 200 acres of public land for trails, parks, amenities, and open space. A 50-acre natural resources corridor winds through the proposed site, providing a natural amenity and regional stormwater treatment. Rice Creek provides access to area lakes and the Mississippi River by canoe and kayak.



A model for sustainable development

Project partners are committed to a bold vision for clean energy and sustainable development. Xcel Energy and Ever-Green Energy are actively partnering with the JDA Energy Advisory Committee to plan for Rice Creek Commons to become a model for innovative and equitable climate resilient development.



Did you know? The U.S. Army constructed TCAAP to manufacture munitions during World War II. At its peak, the plant employed 26,000 people – more than half were women.

LEARN MORE: ricecreekcommons.com

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