

## 5. TWIN CITIES ARMY AMMUNITION PLANT (TCAAP) PROPERTY REDEVELOPMENT

*Goal: Develop TCAAP in a way that accommodates a mix of land uses that is sensitive to the natural environment, economically sustainable, and a benefit to the community.*

In 1941, the federal government started construction on the Twin Cities Army Ammunition Plant (TCAAP), which occupied about 3.7 square miles (2,370 acres) in what was then Mounds View Township (Figure 5.1). During a 16 month period, over 300 buildings were constructed to manufacture and test munitions for World War II. The plant also produced munitions for the Korean conflict, Vietnam conflict, and the first Gulf War. At its peak, the property had 40 miles of electric and telephone wire, 83 miles of sewer, 37 miles of road and railroad track, and employed more than 25,000 people.

The entire TCAAP property was included in the Arden Hills municipal border when the City incorporated in 1951, and now occupies approximately the northern third of Arden Hills. The TCAAP property is bounded by Highway 96 on the south, Highways 10 and 35W on the west, Lexington Avenue on the east, and County Road I on the north.

### 5.1 TCAAP DECOMMISSIONING AND LAND TRANSFERS

Between 1974 and 1985, the federal government started decommissioning TCAAP. While munitions production by private entities continued into the early 2000s, operations were a fraction of peak production. Plans to transfer portions of the property and redevelop it have been in the works since the 1980s. Redevelopment plans for the former TCAAP property have continued to evolve and become more detailed:

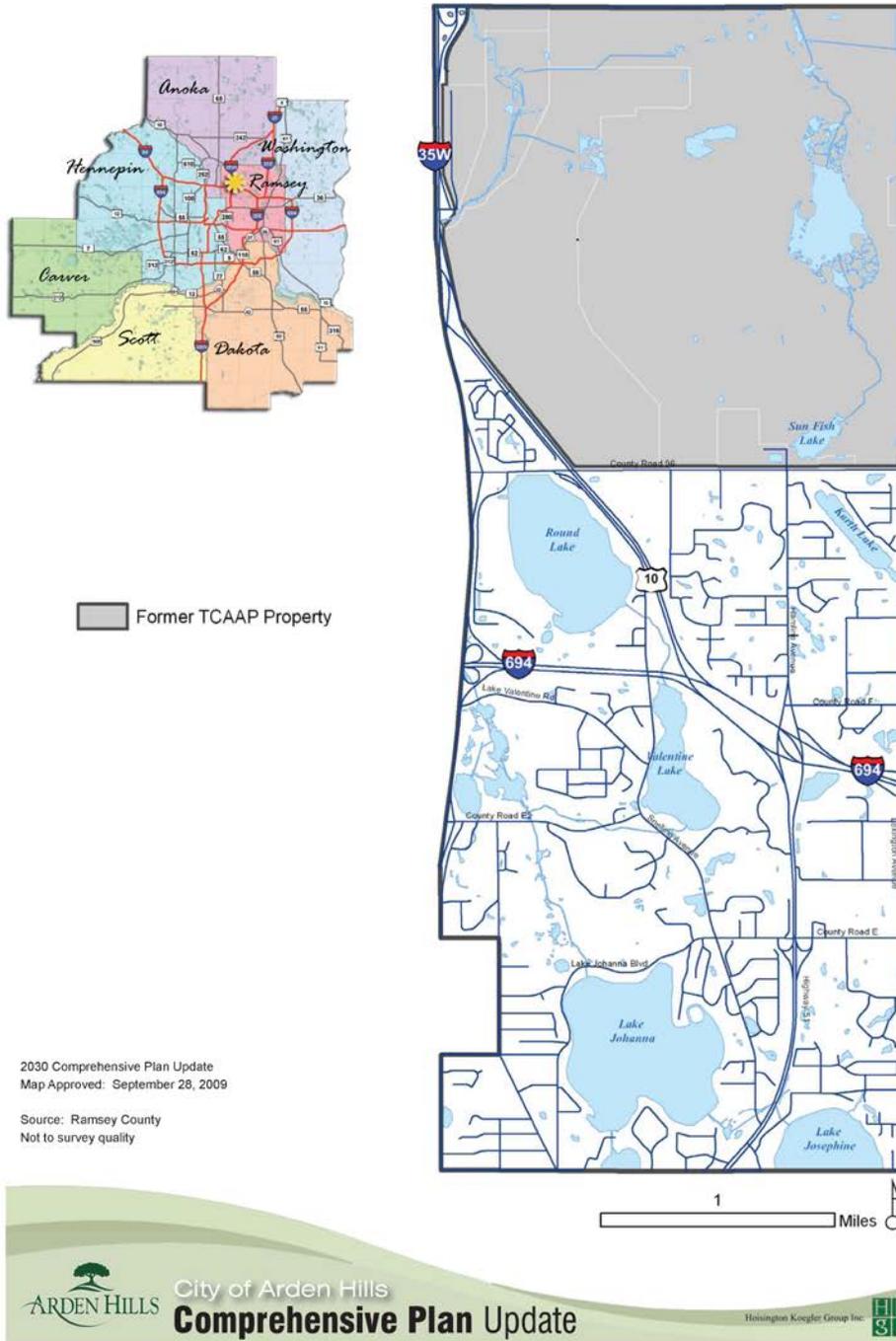
**Table 5.1 – TCAAP Land Reuse Proposals**

		1982	1998	2008	2016
Redevelopment Area	Residential	970	445	168	146
	Commercial/Industrial	500	222	182	198
	Parks and Other Open Space	805	252	168	24
	Institutional, Roads, & Other Public Use	95	215	65	53
Rice Creek Trail Corridor		na	na	113	221
Parks Preserve/Arden Hills Army Training Site (AHATS)/US Army Reserve		na	1,237	1,562	1,611
Other (MnDot, Ramsey County, Arden Hills)		na	na	113	113
<b>Total</b>		<b>2,370</b>	<b>2,370</b>	<b>2,371</b>	<b>2,371</b>
Acerage is approximate.					

Much of the former TCAAP property has already been transferred or leased to other public entities, including the Minnesota Department of Transportation, Ramsey County,

### Former Twin Cities Army Ammunition Plant (TCAAP) Property

Figure 5.1



Arden Hills, and the Minnesota National Guard (Figure 5.2). In April of 2013, Ramsey County purchased 427 acres of the TCAAP site from the General Services Administration (GSA) for redevelopment.

### **5.1.1 Ramsey County Parks and Recreation**

Rice Creek traverses the northwestern corner of the former TCAAP property and is an important animal habitat and recreation area. Approximately 113 acres adjacent to the creek were transferred to Ramsey County in 2006 for the development of the Rice Creek North Regional Trail (Figure 5.2). Ramsey County is currently working with the GSA to have an additional 108 acres of land transferred for the purpose of expanding the Rice Creek trail corridor.

Ramsey County Parks and Recreation also owns a parcel that is approximately 5 acres in size adjacent to Lexington Avenue near the Marsden Lake and wetland complex. This site is known as the Marsden Archery Range.

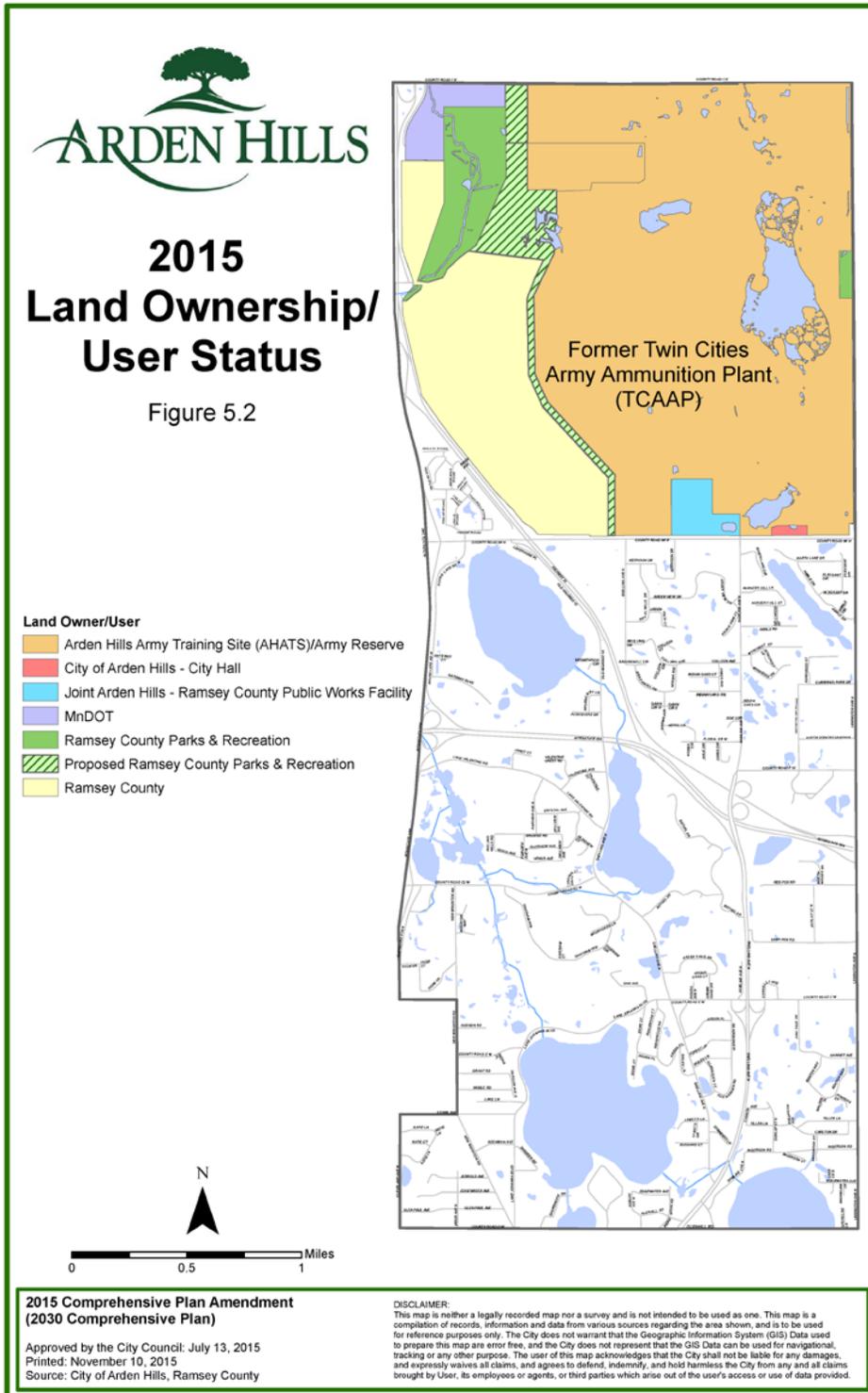
### **5.1.2 Arden Hills Army Training Site (AHATS) and Army Reserve**

Approximately 1,611 acres will remain under federal ownership; however, the Minnesota National Guard has a long-term lease for most of the land. A small portion is used for the Army Reserve station in the far southeastern corner of the property. This land is expected to remain under federal ownership for the foreseeable future.

The Minnesota National Guard has designated their leased area as the Arden Hills Army Training Site (AHATS). Although live munitions firing are prohibited on the site, the Minnesota National Guard does use the property for training purposes. Much of AHATS is anticipated to remain as open space, but the National Guard is in the process of developing a long-term master plan for the property.

The Arden Hills Army Training Site is anticipated to include a field maintenance shop, training area management building, division headquarters, state joint force headquarters, billeting, and a number of ancillary buildings. The project is also expected to include an armory/training center that could have a community center component. The future buildings would be located on the north and west sides of the Ramsey County/Arden Hills Public Works Facility at the northwest corner of the Hamline Avenue and Highway 96 intersection.

The potential impacts of the AHATS master plan have not been fully evaluated, but it will increase use and workers on the National Guard property. The City



seeks to maintain a working relationship with the Minnesota National Guard on planning activities and to potentially collaborate on a community center as part of the training facility.

### **5.1.3 Ramsey County**

In 2002, the General Services Administration (GSA) formally declared 585 acres of the TCAAP property as excess that was to be sold. In 2013, Ramsey County purchased 427 acres of the site from the U.S. Government with the intent to clean up the property and put it back into productive economic use. The property purchased by Ramsey County is adjacent to Interstate 35W and Highway 10 (Figure 5.2). The City of Arden Hills is partnering with Ramsey County on the redevelopment project, with the City being responsible for preparing the master plan and other land use control documents.

### **5.1.4 City of Arden Hills**

The City of Arden Hills owns 6.9 acres of the former TCAAP property adjacent to Highway 96 (Figure 5.2). This property was transferred to the City for use as a new City Hall, which was completed in 2001.

### **5.1.5 State of Minnesota**

The State of Minnesota controls nearly 62 acres of the former TCAAP property in the northwestern corner adjacent to County Road I and Interstate 35W. The Minnesota Department of Transportation has a facility on the site, including a driver licensing center.

## **5.2 TCAAP Master Plan**

The City of Arden Hills in partnership with Ramsey County approved a Joint Powers Agreement (JPA) that created a Joint Development Authority (JDA) govern the redevelopment of 427 acres of the TCAAP property. The JDA initiated a master planning process for the 427 acre parcel purchased by the County in April 2013. Over the course of the subsequent year, the City held a series of public open houses to solicit community preferences and met with local developers and other relevant stakeholders to help inform the Master Plan. The long-term vision for the site that came out of this process emphasized the need for regional employment, a variety of housing options, well-designed and pedestrian-friendly commercial areas, and a network of parks and open spaces.

The City Council approved the Master Land Use Map for the site in June 2014, and the Alternative Urban Areawide Review (AUAR) and Mitigation Plan in July 2014. Following these approvals, the City began work on the regulations and policies component of the Master Plan in August 2014. This document, officially titled the TCAAP Redevelopment Code (TRC), was adopted by the City Council in July 2015, and establishes the development regulations for the parcel purchased by Ramsey County.

In 2016, the JDA initiated a request for proposals (RFP) process to solicit developers interested in redeveloping the 427 acres site in keeping with the approved TCAAP Master Plan. Following review of the RFPs, the JDA selected Alatus LLC as the Master Developer on May 2, 2016. Over the next six months, Alatus and the City discussed changes necessary to the TCAAP Master Plan to accommodate the plans of Alatus and their partners. To gather public input, an Open House was conducted on November 16, 2016 and the Planning Commission conducted a Public Hearing on December 7, 2016. The City Council approved amendments to the TCAAP Master Plan on December 12, 2016.

The goals of the TRC are to promote a more functional and attractive community through the use of recognized design principles and to allow property owners and developers flexibility in land use while prescribing a higher level of detail in building design and form. The City, along with the consultant team, drafted the TRC to codify the goals and vision for the site that were identified through the public engagement process.

Included in the TRC is the TCAAP Redevelopment Regulating Plan, which has been adopted as the official zoning map for the site. The Regulating Plan was amended by the City Council on December 12, 2016.

Since it is the City's goal to fully incorporate the TCAAP property into the fabric of the community, the land use, housing, parks and open space, transportation, and other components of the proposed TCAAP redevelopment have been integrated into their respective chapters in the Comprehensive Plan. The overall City vision, goals, and policies of each chapter also apply to the entire TCAAP redevelopment.

### **5.2.1 ENVIRONMENTAL CLEANUP**

Portions of the TCAAP property were subject to environmental contamination during its four decades as a munitions manufacturing plant and testing area. The United States Army initiated environmental cleanup in the 1980s and cleanup of the groundwater is likely to continue for the next 40 years.

In 2013, Ramsey County entered into a contract with Carl Bolander & Sons Co. for hazardous material abatement, demolition, and site remediation services for the TCAAP property. The remediation project was completed in November 2015. Remediation has complied with the Minnesota Pollution Control Agency’s residential standard and the Agency issued a certificate of completion in August 2016.

### **5.2.2 REDEVELOPMENT TIMELINE**

Demolition and remediation of the site was completed in November 2015. Grading of the site and construction of the main roadway and trunk utilities is expected to begin in 2019. At this time, it is expected that private development will begin in late 2019 or 2020. The project is anticipated to be completed in phases over the next 10 to 20 years; however, the development timeline will depend on a number of conditions, including the market, transportation improvements, and other related factors.