



TCAAP

REDEVELOPMENT PARTNERSHIP

Contact: Mike Zipko
651-269-8756
mike@zipkostrategy.com

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TCAAP site cleanup reaches one-year mark

43 out of 44 buildings have been torn down

Arden Hills, Minn. – After years of inactivity, the past 12 months of work on the Twin Cities Army and Ammunition Plant (TCAAP) has dramatically changed the 427-acre site. Crews have demolished all but one of the 44 buildings that were onsite when Ramsey County purchased the property in April 2013. Environmental cleanup work has been completed on approximately 100 acres, which are now awaiting final soil testing, and the planning process to guide the redevelopment of the site is well underway.

“We are extremely pleased to see how much has happened in such a short period of time,” said Ramsey County Commissioner Rafael Ortega. “We have an amazing group of experts working together to not only address complex issues on the site but to help Arden Hills define a vision for what will happen here next. There is great momentum for the future and we can’t wait to see what happens as this all moves forward.”

To date, crews from Carl Bolander and Sons have removed the equivalent of more than 35 miles of material from the TCAAP site, which is enough to stretch from the site to downtown Saint Paul to downtown Minneapolis and back to the site. This includes 35,000 feet of fence, 40,000 feet of railroad tracks, 12,000 feet of steam/condensate piping, and more than 10,000 feet of water, gas, storm, and sanitary sewer piping.

Additionally, Bolander crews have removed, crushed and stockpiled more than 100,000 tons of concrete and asphalt for recycling, which is equivalent to the weight of an average passenger cruise ship. This is less than a third of the approximately 90% of materials on the TCAAP site that will be recycled or reused in new roadways on the site and in other parts of the Twin Cities.

The one remaining building – Building #502 – required significant asbestos remediation, which was completed this winter. Before the building can be demolished this summer, crews will also remove contaminated soil and concrete that needs to be disposed of in a special manner.

“It is exciting to see the incredible progress being made in a part of our community that has been underutilized for far too long,” said Ramsey County Commissioner Blake Huffman, who represents the area. “TCAAP used to be the largest superfund site in the state, but now it represents a new exciting

opportunity to create jobs, development, and tax base that is good for Arden Hills and for the entire county.”

Work to clean up the TCAAP site will be completed in October 2015.

Master planning process underway

In addition to cleaning and clearing the TCAAP site, Ramsey County and Arden Hills are in the process of developing a master plan for the redevelopment of the site.

Most of the commercial development would be located in the center or on the southwestern edge of the site. Residential development would be divided into three different types of neighborhoods on the east side of the site, which would attract residents of all ages. The three residential neighborhoods will be similar in size to several surrounding neighborhoods in Roseville, Shoreview, and Arden Hills.

The draft master plan includes:

- 1,500 housing units on 168 acres
- 2 million square feet of office space on 156 acres
- 300,000 square feet of retail space on 18 acres
- 53 acres of open space

Over the past several months, officials have held a series of public meetings about the draft master plan.

“As one of the largest tracts of undeveloped land in the northern metro, TCAAP provides us an opportunity to define what our community will be in the future, and we are not taking that opportunity lightly,” said Arden Hills Mayor David Grant. “Residents have been incredibly engaged throughout the master planning process, and we are taking their feedback seriously.”

The project team will incorporate community feedback and present an updated master plan to the Arden Hills City Council and Ramsey County Board of Commissioners in the coming months. Approval of the plan will likely occur in early summer.

About the TCAAP Redevelopment Partnership

The TCAAP Redevelopment Partnership was established jointly by the City of Arden Hills and Ramsey County Board of Commissioners to direct efforts to redevelop the former Twin Cities Army Ammunition Plant in Arden Hills. In April 2013, Ramsey County purchased the 427-acre site, which was the largest superfund site in the state. The redevelopment will include a mix of residential, commercial, and open spaces. When completed, the project will create thousands of jobs and generate millions of dollars annually in county and state property taxes.

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