
Sponsor: Public Works

Meeting Date: 8/26/2025

Title: Rice Creek Commons Public Road Right of Way Dedication

File Number: 2025-309

Background and Rationale:

In 2013, Ramsey County purchased 427 acres of the former Twin Cities Army Ammunition Plant (TCAAP) property in the city of Arden Hills from the federal government for redevelopment. In 2018, the property was subdivided per MN Statute Chapter 505. It is common for larger properties to go through multiple subdivisions. The first official subdivision plat was called "TCAAP" and recorded with the County Recorder (see attached TCAAP exhibit). This subdivision "TCAAP" created 5 tracts called Outlots A, B, C, D and E. Outlot A, sometimes referred to as the "Thumb Parcel", was recently sold to Ryan Companies. Outlot C in the "TCAAP" subdivision, also sometimes referred to as the "California parcel", is the largest parcel in "TCAAP".

In 2024, a consultant was hired to design a road through Outlot C (California parcel) to connect the "Thumb parcel" and County Road H to County State Aid Highway 96. This proposed road through Outlot C has been referred to as the "Spine Road." Before the road can be constructed, it must be dedicated to the public as public road right of way. The instrument to accomplish this is a subdivision plat per MN Statute 505 of TCAAP Outlot C, named "RICE CREEK COMMONS SECOND ADDITION" (see attached Rice Creek Commons Second Addition exhibit). This plat has been prepared and will need to be signed by Ramsey County as the property owner. This new subdivision plat will split the former Outlot C (California Parcel) into two new Outlots (Outlots A and B) and will create the required public road right of way. This proposed new roadway referred to as the "Spine Road", will be dedicated as Rice Creek Boulevard (as shown on the attached Rice Creek Commons Second Addition exhibit).

Recommendation:

The Ramsey County Board of Commissioners resolved to:

Authorize the County Manager to approve, execute, and deliver the subdivision plat known as "RICE CREEK COMMONS SECOND ADDITION", in a form approved by the County Attorney's Office and the County Surveyor's Office.

A motion to approve was made by Commissioner Jebens-Singh, seconded by Commissioner Miller. Motion passed.

Aye: - 5: Jebens-Singh, McGuire, Miller, Moran, and Xiong

Excused: - 2: McMurtrey, and Ortega

By: _____



Jason Yang, Chief Clerk - County Board