



05/26/26

Community & Economic Development Mini Workshops: RiversEdge and Rice Creek Commons

Presented by the Community & Economic Development Department
and Public Works Department



Agenda

I. Introductions

I. Staff

II. Building Stronger Together

II. RiversEdge (1:30-2:15pm)

I. Background

II. Predevelopment

- Design
- Private development
- Railroad negotiations

III. County Sources

- Next steps & takeaways

IV. Takeaways

III. Rice Creek Commons (2:15-3:00pm)

I. Background

II. Rice Creek Boulevard

III. Development Approach

- California Parcel
- Outlot A

IV. Sustainability and Clean Energy

I.

Introductions

Introduction and Presenters

Sponsors

- Kari Collins, Deputy County Manager – Economic Growth and Community Investment

Staff Project Teams

- Josh Olson, Director, Community & Economic Development
- RiversEdge
 - Claudia Klinkhammer, Redevelopment Manager, Community & Economic Development
 - Mike Rogers, Deputy Director - Multimodal Planning, Public Works
- Rice Creek Commons
 - Ella Mitchell, Redevelopment Manager, Community & Economic Development
 - John Mazzitello, Deputy Director, Public Works
 - Larina DeWalt, Director of Administration, Economic Growth & Community Investment

Building Stronger Together



Building a Dynamic Downtown

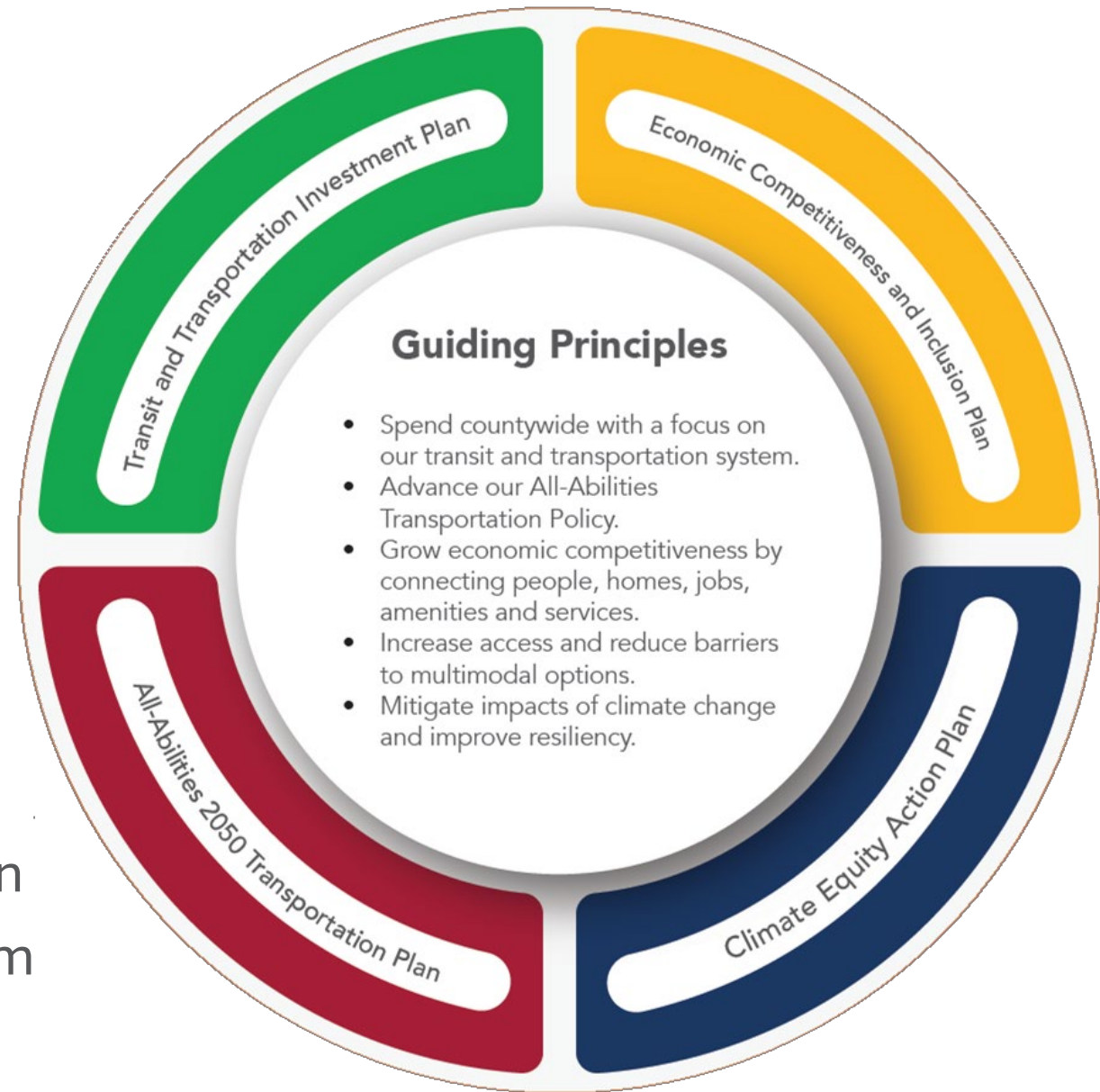


Selling County-owned Land

Building Stronger Together: Guiding Plans

Building Stronger Together directly advances and operationalizes key recommendations from:

- Economic Competitiveness and Inclusion Plan
- Climate Equity Action Plan
- All-Abilities 2050 Transportation Plan
- Transportation Improvement Program



II.

RiversEdge



I.

Background





History

- The redevelopment project began with the Gateway to the Mississippi Planning Report.
- First major project milestone was the deconstruction of the West Publishing & Adult Detention Center.
- Request for Development Interest resulted in the selection of AECOM as lead developer.
- Site readiness activities include completion of schematic design, \$6.22 million state appropriation in 2023, and a \$20 million state bonding request in 2026.



Project Vision



Bold and architecturally significant
befitting this iconic location



Maximize development
potential



Expand the tax base and
create jobs



Enhance vitality through public
amenities and prominent public realm



Use development of the site to
connect people to the river



Anchor the River Balcony into design
and programming of the site



Establish an active ground level
including on the river facades



Use site and design buildings to
maximize views of the river valley



Extend public rights-of-way
from the downtown through
the site to the river



Demonstrate innovations in
environmentally sustainable design



Design with the site's context in
mind and as a continuation of the
urban fabric



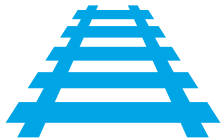
III.

Removing Impediments

Advancing Project Milestones

Design, Private Development, and Railroad

- ✓ Schematic design
- ✓ Xcel scoping estimate
- ✓ Railroad
- ✓ Preliminary Engineering Agreements



Designing the Foundation

- Future design phases take existing schematic plans and further refines into detailed, construction-ready specifications and drawings.
- Key pieces of design include the parking ramp, structures above the railroad tracks and Shepard Road, and the public realm.



Design Milestones

- Concept and Phasing Exploration.
- Schematic Design.
- Fall 2026: Design Request for Proposals (RFP) opens.
- Early 2027: Design firm selected, work begins.
- Mid/Late 2028: Design complete.





Identify a Private Developer

- A developer will be selected via a competitive solicitation process led by CBRE.
- Timing of the selection of a new developer will coincide with selection of additional design work.
- A private developer will bring clarity to design, operational, and financial questions for the development project as a whole.

Private Development Solicitation Milestones

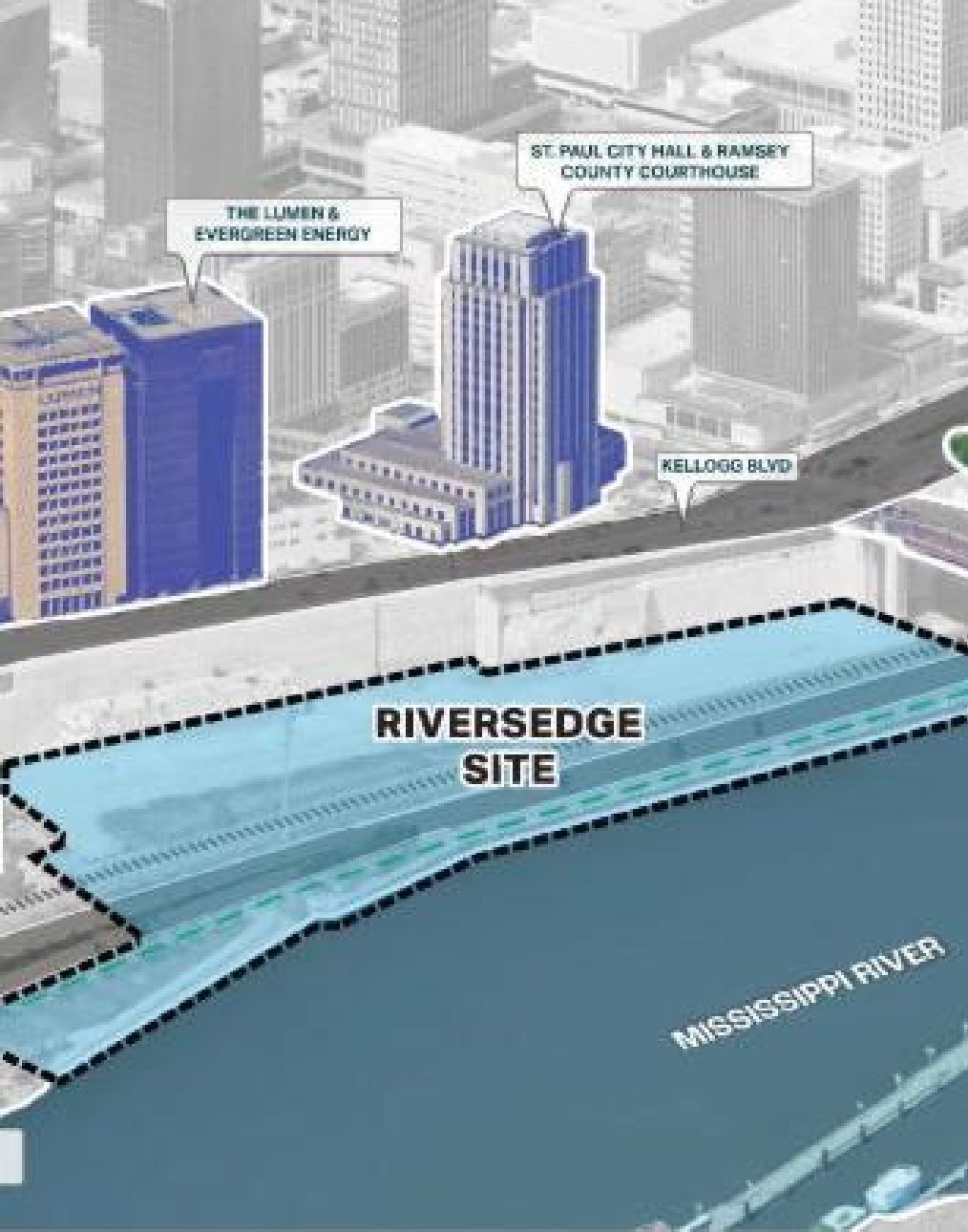
- Market research and verify approach.
- Summer 2026: Development RFP opens.
- Fall 2026: Response review period.
- Late 2026: Board check point.
- Early 2027: Board approval of developer.





Railroad Negotiations

- Project impacts Union Pacific and CPKC tracks.
- Regional Railroad Authority Role and Union Depot history.
- Need to identify key engineering and real estate staff for project coordination.
- Jointly identify and address railroad related project challenges.
- Identify and execute railroad agreements to allow the project to proceed.



Near-term (Through Q1 2027)

Engineering

- Preliminary Engineering Agreements for railroad review of existing design.
- Revise design as necessary to address needs for a Memorandum of Understanding (MOU).

Real Estate

- Legal assistance to research existing ownership and property lines.
- Identify right-of-way changes needed to facilitate project completion.

Memorandum of Understanding

- Non-binding document that clarifies roles and responsibilities of the county and railroad.
- Will require agreement on design and right-of-way elements.



Long-term (After Q1 2027)

Railroad Agreements

- Engineering agreements.
- Construction.
- Operation and maintenance.

Engineering

- Progress structure and associated railroad improvements design to 30%, 60%, 90% and 100%.

Real Estate

- Acquire necessary right-of-way from the railroads to allow for the construction of the structure over the track.



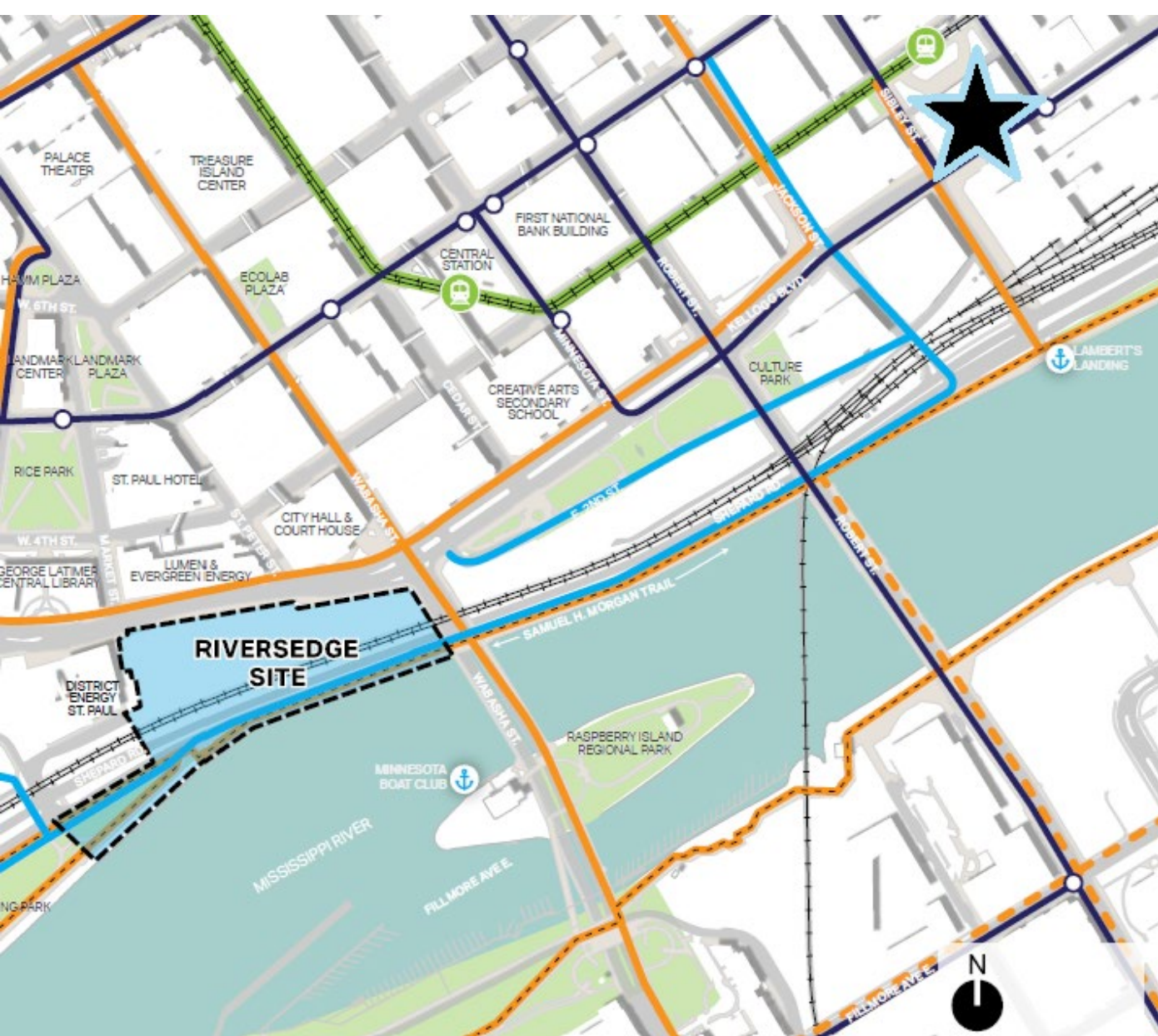
III.

County Sources



Transportation Eligible Uses

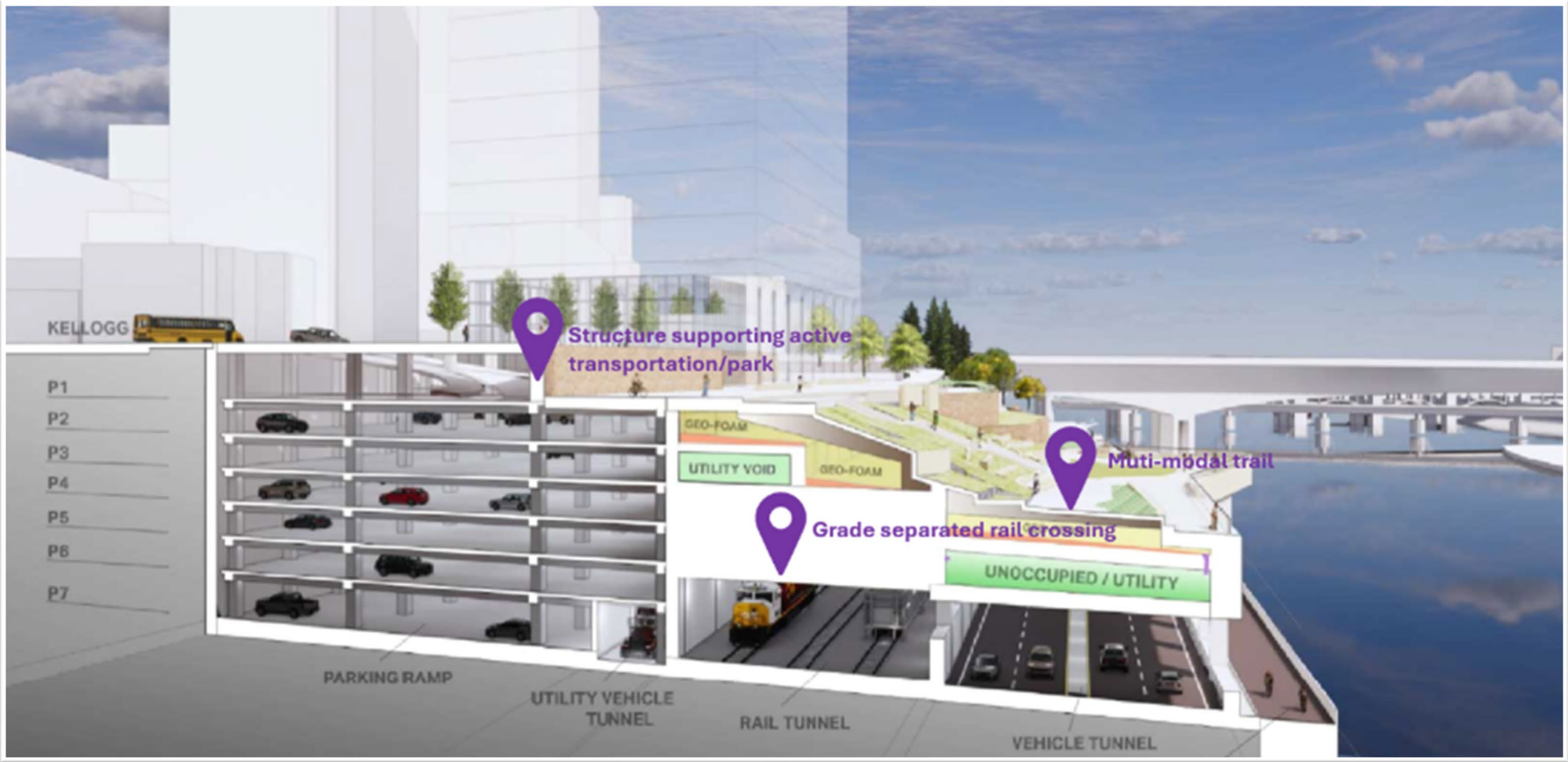




Improving Connectivity

- Regional trail connections.
- Accessible pathways from downtown to the riverfront.
- Transit station and queuing area along Kellogg.

Site Cross Section



Next Steps and Takeaways

- Finishing design, identifying a private developer and tower uses, and continuing railroad negotiations, which will culminate in a MOU.
- We will be back to the board later this year with actions toward these steps.

III.

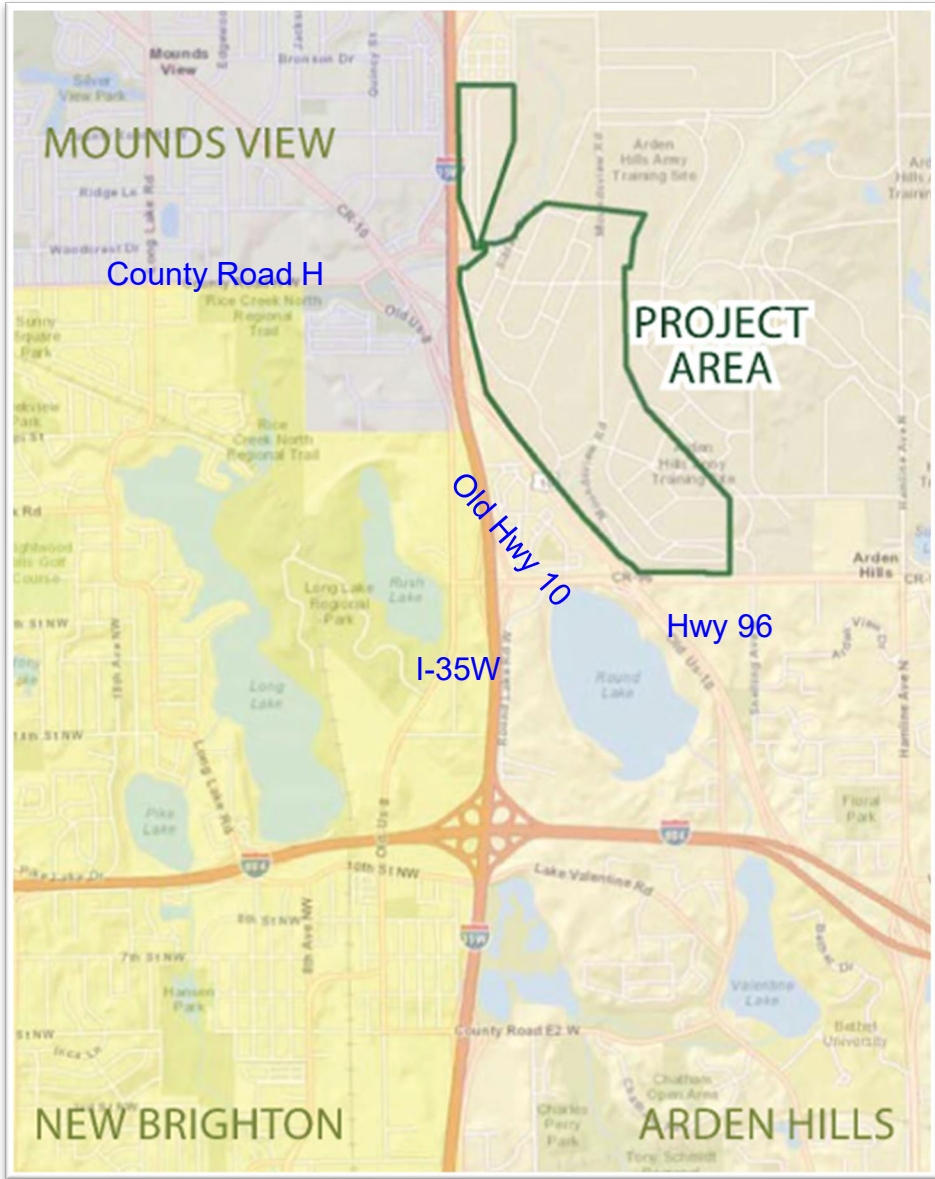
Rice Creek Commons



I.

Background





Rice Creek Commons Vision

- The vision for Rice Creek Commons (RCC) is to create a vibrant, inclusive and sustainable community with much-needed housing and well-paying jobs.
- Joint Development Authority (JDA):
 - Partnership between the City of Arden Hills and Ramsey County.
 - Oversees the redevelopment of Rice Creek Commons.



Rice Creek Commons

	Outlot A	California Parcel
Zoning	Corporate Campus, Commercial, Retail, Industrial	Residential, Commercial, Industrial, Retail, Public Space
Goals	<ul style="list-style-type: none"> -Jobs -Tax base/land sale proceeds -Sustainability 	<ul style="list-style-type: none"> -Inclusive housing options -Live/work/play community -Sustainability
Developer	Ryan Companies, US, Inc.	TBD
Acres	40	387
Infrastructure	In place	To be constructed

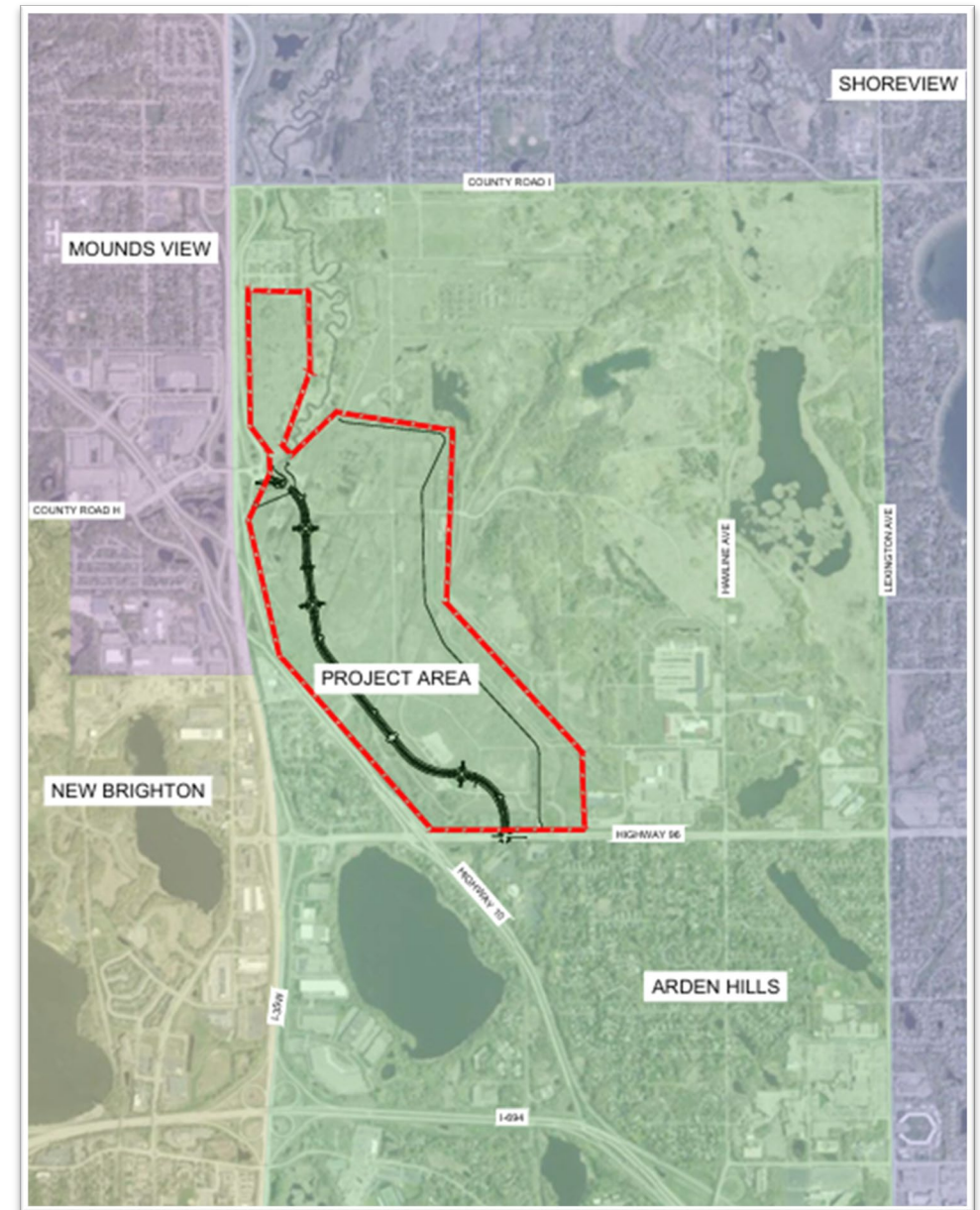


II.

Rice Creek Boulevard

Rice Creek Boulevard

- Rice Creek Boulevard will be a 1.2-mile County State Aid Highway (CSAH).
- Bounded by Highway 96 (CSAH 96) to the south and County Road H (CSAH 9) to the south.
- Layout: Mostly 3-lane road, with 5-lane section on the north end.
- Scope of work: site preparation, roadways, utilities, multiuse trail, stormwater management.



Rice Creek Boulevard: Sample Layout



Rice Creek Boulevard: Timeline

- Fall 2026:
 - Initial site work.
 - Infrastructure design complete.
- Early 2027: Site preparation and early road construction begins.
- Late 2028: Road construction complete.

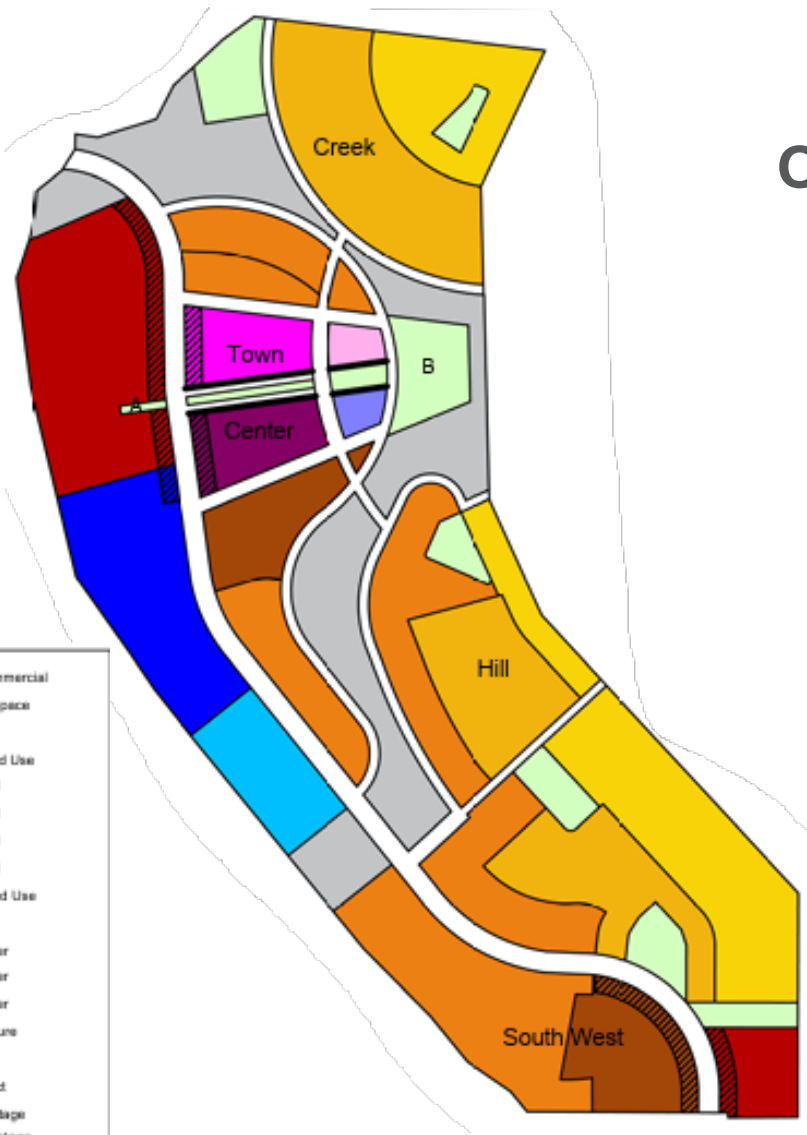
Potential delays:

- Unforeseen site conditions.
- Outside agency coordination/regulation:
 - Environmental Protection Agency (EPA), Minnesota Pollution Control Agency (MPCA), Department of Natural Resources (DNR), U.S. Army Environmental Command, etc.

III.

Development Approach

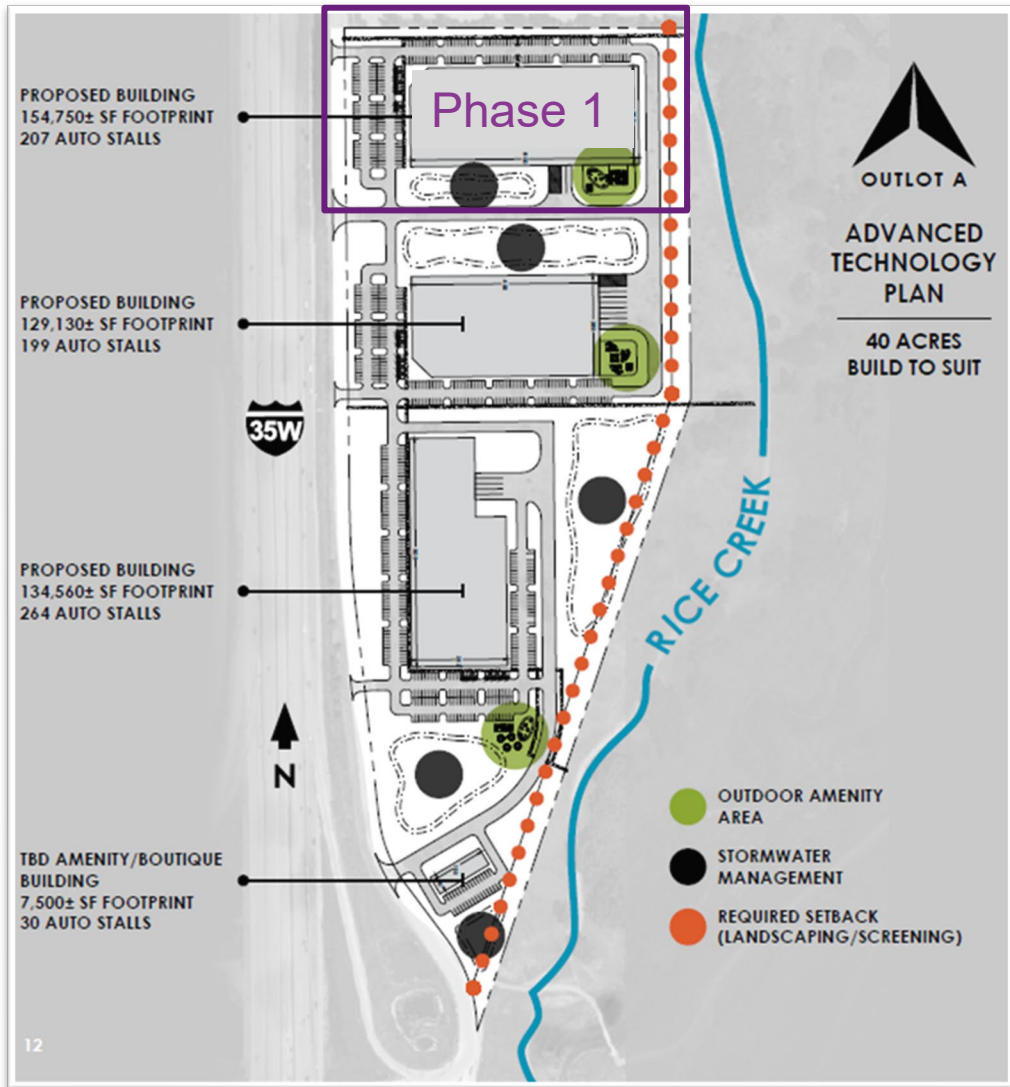




California Parcel

- JDA is assessing a new approach to development.
 - Previously: one lead developer coordinates all subdevelopers.
 - Currently under consideration: JDA direct works with 4-5 subdevelopers.
- Advantages:
 - Flexibility
 - Speed
 - Diversification
- Next steps:
 - County and City staff working through due diligence
 - JDA plans to recommend a direction this summer.





Outlot A

- Development underway with Ryan Companies:
 - Phase 1: Micro Control Company headquarters.
 - Phase 2: in active discussion.
- Purchase and Sale Agreement (PSA) with Ryan:
 - Approved in January 2024.
 - Amended for Phase 1 development in April 2025.
 - Currently extends to December 2026.

Note: this is a concept plan only.

Outlot A: Micro Control Company Headquarters



- Micro Control Company:
 - Manufacturer of electronic test equipment.
 - Office, research & development, and manufacturing.
- Development: 157,000 sf building on 10 acres.
- Construction timeline: April 2025-May 2026.
- Alignment with County goals and ECI Plan Recommended Actions
 - Jobs: 240+ high-quality jobs.
 - Tax base: estimated market value of \$12,604,000.
 - Sustainability: ground-source energy, electric vehicle chargers, rooftop solar.



IV.

Sustainability & Clean Energy



RCC Sustainability Updates

- Clean energy has been key to the project vision for many years.
 - Health, affordability, resilience, innovation, environment.
- Sustainability design guidelines (2025) translate vision into clear expectations:
 - Sustainability certification: Leadership in Energy and Environmental Design (LEED) or similar.
 - Energy-efficient design.
 - Decarbonization: electric buildings (no natural gas), rooftop solar, district energy.
 - Electric vehicle chargers.
 - Reporting.



LEED for Communities

- Rice Creek Commons has been LEED for Communities precertified at the Platinum level, the highest level possible.
 - Comprehensive sustainability system: energy, water, quality of life, etc.
 - Administered by the U.S. Green Building Council.
- Timeline:
 - Precertified at Platinum in March 2026.
 - Certification will begin later in 2026.



Upcoming

- Rice Creek Boulevard site work beginning Fall 2026.
- Determining developer approach for California Parcel.
- Ongoing development at Outlot A.

IV.

Takeaways



Takeaways

- RiversEdge and Rice Creek Commons are critical components of Building Stronger Together
 - Actively addressing and removing project impediments
 - Working to accelerate development readiness
 - Leading through public infrastructure investments that contributes to sustaining and enhancing vitality
 - Driving economic growth and strengthening the tax base

Thank you!