

DEVELOPING STORIES

FEBRUARY 2025



The ultimate guide to commercial and
residential development projects about to
launch across Minnesota

DEVELOPING STORIES

WHAT WE COVER

- Afton
- Albertville
- Anoka
- Apple Valley
- Arden Hills
- Bemidji
- Blaine
- Bloomington
- Brooklyn Center
- Brooklyn Park
- Buffalo
- Burnsville
- Cambridge
- Champlin
- Chanhassen
- Chaska
- Circle Pines
- Columbia Heights
- Coon Rapids
- Cottage Grove
- Crystal
- Dayton
- Delano
- Duluth
- Eagan
- Eden Prairie
- Edina
- Elk River
- Fargo
- Farmington
- Forest Lake
- Fridley
- Golden Valley
- Greenwood
- Hastings
- Hennepin County Housing & Redevelopment Authority
- Hopkins
- Hugo
- Inver Grove Heights
- Lake Elmo
- Lakeville
- Lexington
- Lino Lakes
- Long Lake
- Mahtomedi
- Mankato
- Maple Grove
- Maplewood
- Mendota Heights
- Metropolitan Council
- Minnesota State Colleges
- Minnetonka
- Monticello
- Moorhead
- Mound
- New Brighton
- New Hope
- Newport
- North Branch
- North St. Paul
- Oakdale
- Orono
- Osseo
- Otsego
- Plymouth
- Princeton
- Prior Lake
- Ramsey County Housing & Redevelopment Authority
- Richfield
- Robbinsdale
- Rochester
- Rogers
- Rosemount
- Roseville
- St. Cloud
- St. Louis Park
- St. Michael
- St. Paul
- Savage
- Scott County Planning Commission
- Shakopee
- Shoreview
- Shorewood
- South St. Paul
- Spring Lake Park
- Stillwater
- Tonka May
- University of Minnesota
- Vadnais Heights
- Victoria
- Waconia
- Wayzata
- West St. Paul
- White Bear Lake
- Woodbury

PARK & THIRD LOFTS

ALEXANDRIA

Duininck Companies/Cole Group Architects

S. of 3rd Ave. (County Rd. 82), E. of the Soo Line Railroad, Alexandria

Willmar-based Duininck Companies is preparing to begin work on the Park & Third Lofts after the city of Alexandria was awarded \$455,720 by the Minnesota Department of Employment and Economic Development to clean up its 3.2-acre site, which is contaminated with petroleum and other contaminants. Historically occupied by residences and a concrete ready-mix plant, this site will be redeveloped into a three-story, 62-unit apartment building with tuck-under garages and a detached, single-story garage. The project is anticipated to create three jobs, increase the local tax base by \$115,116 and leverage \$13.9 million of private investment. The developer is providing matching funds.

Project contact: Tim Lundgren, Duininck Companies, 612-804-3327

Timeline: Unspecified



FIELDS OF ANDOVER CONCEPT PLAN

ANDOVER

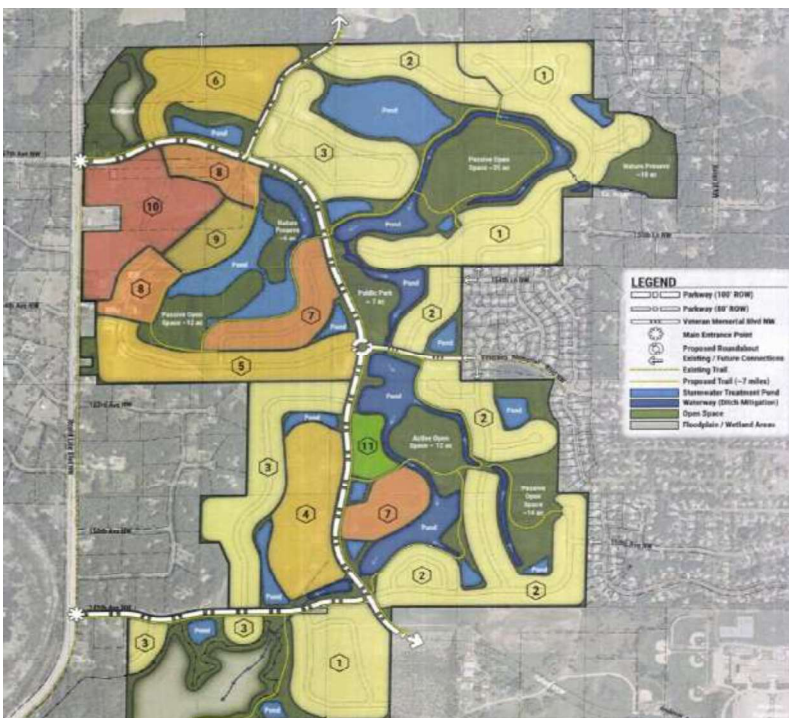
Artemis Development Company LLC (Gonyea Company/Tradition Development)

N. of Coon Creek, E. of Round Lake Blvd (County Rd. 9), Andover

Veteran Twin Cities area homebuilders the Gonyea Company and Tradition Development presented concept plans for a massive potential mixed-use development tentatively dubbed Fields of Andover. The plan shows a total of 1,480 new homes across 805 acres near Coon Creek in Andover. Artemis has obtained purchase agreements for the acreage. The unit breakdown includes 915 detached single-family lots, 385 attached townhome units and 180 units of rental apartments. In total there are nine different housing types. Lot sizes for the single-family detached homes range from 90-foot widths (175 units) to 40-foot widths (120 units), while the townhome element includes two- and three-story models. Also in the concept is 30 acres of commercial space, designated for office, retail or service businesses. The development proposal is large enough to require a mandatory Alternate Urban Area Review (AUAR).

Project contact: Jake Walesch, Artemis/Gonyea Company, 763-546-2727

Timeline: October 2025 AUAR submission; February 2026, City/Met Council approval submissions



MCDONALD'S RESTAURANT

APPLE VALLEY

McDonald's USA LLC/Kimley Horn & Associates

15460 English Ave., Apple Valley

One month after presenting sketch plans for the project. McDonald's USA sought final approvals for new, corporate-owned facility on an outlot within the Orchard Place North commercial area in Apple Valley. The single-story restaurant would be just south of the HealthPartners site, immediately east of Chafin Vet, and north of Lunds and Byerlys. McDonalds is seeking to subdivide the property into two lots, the "McDonald's Site" at 1.51 acres and a second to be developed site to the north with remaining development area of 1.01 acres ("Future Development Site"). Following the sketch review, the proposed building is now full brick construction and McDonald's has adopted a lighter color scheme consistent with the surrounding development. The proposed brick façade now aligns with the design of the HealthPartners building located north of the property.

Project contact: Robert Yagusesky, McDonald's USA LLC, 312-599-2876

Timeline: Unspecified



UNITED CENTRAL SEVENTH DAY ADVENTIST CHURCH ADDITION

BROOKLYN PARK

United Central Seventh Adventist Church/Exceptional Homes & Remodeling/Littfin Design

7831 Brooklyn Blvd., Brooklyn Park

United Central Seventh Adventist Church sought permissions for the construction of an addition to its existing structure located at 7831 Brooklyn Blvd. The addition will expand the existing building to the south, increasing its footprint by 6,771 square feet. The existing 4,925-square-foot building and parking lot was constructed in 1972. The exterior architectural materials for the addition are compatible with adjacent residential properties with stone veneer, board and batten, and horizontal lap siding. The existing building would be repainted to blend with the addition.

Project contact: Dennis & Chris Cornelius, Exceptional Homes & Remodeling, 952-228-5466

Timeline: Unspecified



PRINCE OF PEACE COLUMBARIUM

BURNSVILLE

Prince of Peace Lutheran Church

13801 Fairview Dr., Burnsville

Prince of Peace Lutheran Church of Burnsville applied for Planned Unit Development (PUD) approvals to allow for an outdoor columbarium to be located within a new memorial garden planned for its 11-acre property at the Fairview Ridges Medical Campus. Prince of Peace proposes to construct the columbarium and memorial garden to offer a final resting place to people in the congregation and community. A columbarium is an above-ground structure containing multiple niches (a compartment holding the sealed urns with the cremated remains). It provides a final resting place and is an economical, theologically sound and environmentally friendly option to burial. The proposal is to construct a new cement pad connected to the church via a new sidewalk.

Project contact: Paul Dean, Lead Pastor, 952-898-9309

Timeline: Unspecified



PROPOSED COLUMBARIUM



CARVER INDUSTRIAL PARK

CARVER

United Properties

NW corner, Jonathon Carver Pkwy. (County Rd. 11) & Levi Griffin Rd., Carver

United Properties has submitted an Environmental Assessment Worksheet detailing a new project to construct the Carver Industrial Park in the city of Carver. The proposal includes two light industrial use buildings of 189,000 square feet each, with approximately 15 percent office space and 85 percent warehousing. They are anticipated to be utilized by a combination of corporate offices and warehouse space. The 29.5-acre site currently consists of undeveloped forested areas, wetlands, and some agricultural land. UP says that as a result of the project, approximately 150-500 new jobs may be available, depending on future tenants needs.

Project contact: Connor McCarthy, United Properties, 952-837-8649

Timeline: It is anticipated that construction would begin in Spring 2025, with full occupancy by Spring 2028



UNIVERSITY AVENUE N.E. TOWNHOMES

COON RAPIDS

New Life Properties LLC/September Son Architecture

10701 Butternut St. N.W., Coon Rapids

A townhome developer has submitted updated plans for a proposed project along University Avenue Northeast in Coon Rapids after its rezoning request was rejected by city officials in June 2024. September Son Architecture's project still calls for the creation of 34 lots on which to build a 34-unit townhome development but now has a redesigned site plan as well as confirmation from the Anoka County Highway Department to allow access/egress for onto University Avenue to the east. The townhomes are now flipped east/west so that the internal access drive is on the east side of the development, facing University Ave.

Project contact: Michael Kuntz, September Son Architecture, mkuntz@septemberson.com

Timeline: Unspecified



CORCORAN INDUSTRIAL NORTHEAST

CORCORAN

Hempel Real Estate

W. of Brockton Lane N. (County Rd. 101), S. of Rush Creek, Corcoran

Hempel Real Estate has submitted concept plans to develop a light industrial park in the northeastern portion of the City of Corcoran. The Corcoran Industrial Northeast project would create two industrial buildings, totaling approximately 540,000 square feet. Hempel plans to construct the project in two phases; the buildings are intended for a mix of industrial uses, including distribution and manufacturing. The project would include construction of public improvements, including access roads connecting to County Rd. 101, pedestrian improvements, and stormwater management. A state Environmental Assessment Worksheet has been submitted for the project with a decision on whether an Environmental Impact Statement is needed still pending.

Project contact: Brandon Champeau, Hempel Real Estate, 612-432-5774

Timeline: Construction activities would begin in Summer 2025 and be completed in two phases: Phase 1 would be completed by Summer 2026, and Phase 2 by Summer 2027



LOCHRIDGE

COTTAGE GROVE

Pulte Homes of Minnesota/Rachel Development

S. of Woodbury border, west of Jamaica Ave., Cottage Grove

Pulte Homes of Minnesota and Rachel Development submitted a preliminary plat for Lochridge in Cottage Grove, a proposed residential neighborhood with 99 single-family lots and 84 townhome lots. The townhomes would be a mixture of attached four- and six-unit side-by-side structures. The 52-acre site along Military Road and Jamaica Avenue has been the subject of multiple proposals by different developers in past years, but challenges have included the presence of bedrock and Lake Robert, which restrict buildable area. Pulte now plans to build 173 of the 183 homes, offering 84 townhomes and 89 detached, single-family homes north of the future Ravine Parkway. Rachel will retain ten 70' lots for custom homes south of the future Ravine Parkway. Pulte and Rachel Development are partnering in this neighborhood to offer a variety of homes in various price ranges.

Project contact: Haley Daily, Pulte Homes, 952-229-0725

Timeline: Pulte model home opens late 2025; Phase 1 first closings early 2026; Full build of all homes late 2028 to early 2029



DCM FARMS CONCEPT PLAN

DAYTON

Sundance Woods LLC

14800 113th Ave. N., Dayton

Sundance Woods LLC and developer Tom Dehn submitted concept plans for DCM Farms, a proposed mixed-use development on a 91-acre site in Dayton. The concept calls for the construction of a total of 267 detached residential homes. The mix includes 141 villa homes, 59 traditional single-family homes, and 67 alley-style single family homes. The project is anticipated to be constructed in three phases, with Phase I including 75 percent of the residential units along 113th Avenue North. The effort would also include commercial development along 113th Avenue, which may consist of office/bank, restaurant, coffee shop, retail, daycare, and convenience store/gas station uses.

Project contact: Tom Dehn, Sundance Woods LLC, 612-328-2215

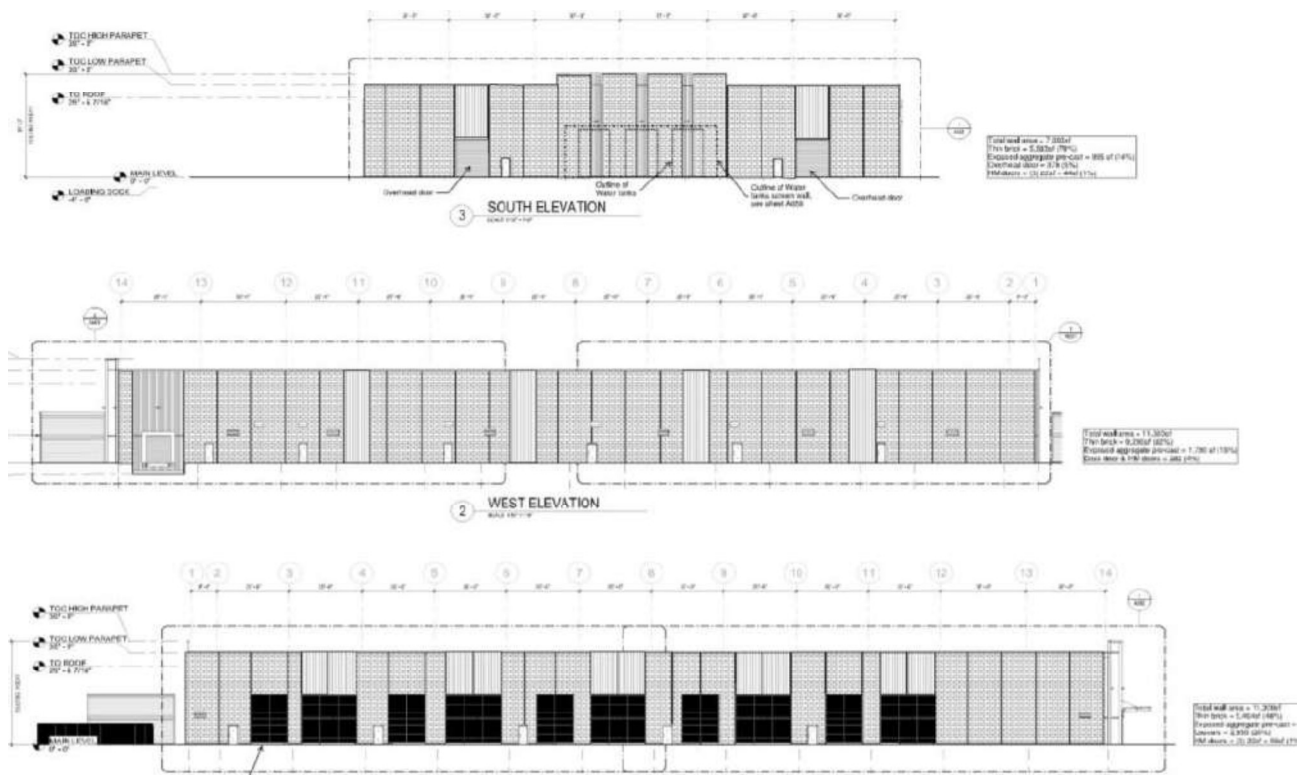
Timeline: It is anticipated Phase 1 would be initiated in Summer 2025; Phases 2 & 3 would be initiated in 2026 and 2027, respectively; full buildout to be completed in 2030



550 Opperman Dr., Eagan

Project contact: Pete Carbonneau, Oppidan, 952-913-2807

Timeline: Site work beginning June 2025; occupancy by December 2026



GREAT RIVER ENERGY SUBSTATION IMPROVEMENTS

EAGAN

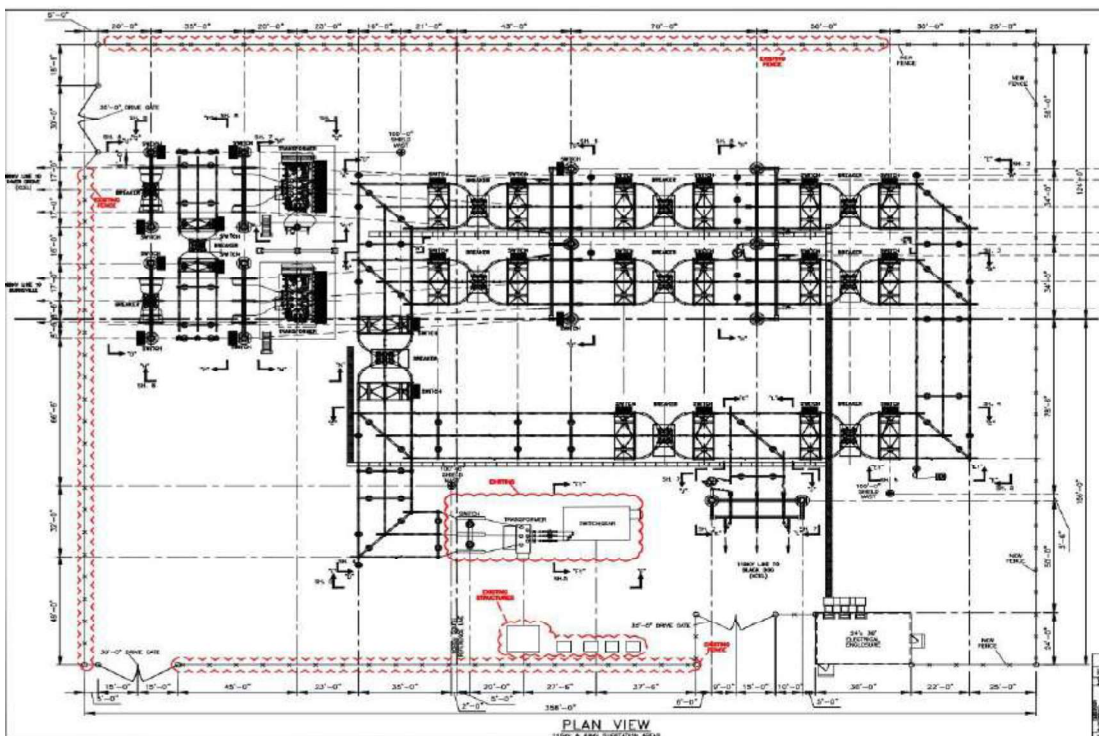
Great River Energy

4380 Pilot Knob Rd., Eagan

Great River Energy sought permissions to replace aging infrastructure at its Pilot Knob substation in Eagan. During this project, GRE says it will rebuild the 69-kV bus, upgrade the 115-kV yard to a breaker and a half, and expand the site. The existing EEE will be removed and replaced during the project to accommodate the new substation layout. During the complete rebuild, the three existing transformers will be removed and replaced with two new 115/69/12.47-kV: 70 MVA top transformers. The site will also be configured so that the DA-PLX line can be brought above grade to terminate on the new 69-kV bus and the DA-RE and DA-PKX terminations/lines will be retired from the system.

Project contact: Anson Belcourt, Great River Energy, 763-349-0081

Timeline: The proposed project is currently scheduled to be constructed in September 2025 and finalizing construction in May 2027



KWIK TRIP

EAGAN

Kwik Trip Inc.

4160-4198 Pilot Knob Rd., Eagan

Convenience store developer Kwik Trip is proposing to redevelop a site in Eagan that currently holds a pair of in-line multitenant retail buildings constructed in the early 1980s. The site along Pilot Knob Road is owned by Hy-Vee, which in 2022 had similarly planned to construct a convenience store and motor fuel station. That project never moved forward, and under Kwik-Trip's plans, the parcel would instead be redeveloped with a 9,126-square-foot convenience store, a motor fuel canopy with five rows, each with two pumps, and a 3,065-square-foot, two-bay carwash to the south side of the store. A new stormwater basin is proposed in the northeast portion of the site, along with a detached enclosure for trash and recyclables.

Project contact: Steven Lowe, Kwik Trip Inc., 608-793-5954

Timeline: Unspecified



NEXUS AT OPUS PARK

EDEN PRAIRIE

Endeavor Development/Pope Architects/Alliant Engineering

6131 Blue Circle Dr., Eden Prairie

Endeavor Development sought permissions for its Nexus at Opus Park redevelopment project in Eden Prairie. The proposed redevelopment will demolish three existing, out-of-date office buildings and a parking structure in the Opus Business Park and construct two new industrial buildings, one of 92,224 square feet and the other of 82,006 square feet, on a 14.35-acre area. Endeavor says it is seeking to replace the functionally obsolete office buildings with modern industrial facilities that will meet the needs of today's employers. At its tallest point, the larger building will be approx. 40' high at the corners with slightly lower parapets towards the middle and back of the building. The proposed architectural design consists primarily of architectural precast concrete wall panels with vertical and horizontal reveals and finished in shades of neutral warm gray and beige colors.

Project contact: Josh Budish, Endeavor Development, 952-210-5870

Timeline: Unspecified



5100 EDEN OFFICE BUILDING SKETCH PLAN

EDINA

Opus Group/ESG Architects

5100 Eden Ave., Edina

The Opus Group in January presented sketch plans for a redevelopment proposal at 5100 Eden Avenue in Edina. The proposal is to tear down an existing 38,000-square-foot, four-story office building, which was built in 1968. Opus proposes to build a new 112,000-square-foot, five-story Class A speculative office building that would potentially include retail space on the ground floor. Opus intends to occupy a portion of the building, which would serve as its corporate headquarters, moving from its current location in Minnetonka. The sketch plan replaces the previous proposal for a 136-unit apartment building and retail space that received preliminary PUD approval in 2023 but which Opus never built. The developer says the project would feature a “robust amenity package,” including a rooftop balcony and an expansive outdoor amenity space complete with a spa.

Project contact: Nick Murnane, Vice President & General Manager, Opus Group, 952-656-4444

Timeline: Undetermined



ELY DEPOT RESTORATION

ELY

Alley A Realty

1 E. Camp St., Ely

The Minnesota Department of Employment and Economic Development in January awarded \$312,257 for environmental clean-up work around the historic Train Depot in Ely. Owner Alley A Realty has submitted plans to renovate the 130-year-old depot, while adding a new brewery and indoor/outdoor event center. The long-blighted property has significant amounts of contaminated soil that requires removal. Project cost is estimated at \$3.2 million. The redevelopment includes historic preservation of a portion of the original railroad depot with an additional 1,500-square-foot addition that will be a brewery, bar, restaurant and event center. The Iron Range Resources and Rehabilitation Board is expecting an application from the city of Ely to support Phase 1 of the project with funding via the Commercial Redevelopment grant program.

Project contact: Tanner Ott, Alley A Realty, 218-288-1109

Timeline: Undetermined



MEADOWVIEW PRESERVE 2ND ADDITION

FARMINGTON

Summergeate Development

W. of the Troyhill development, N. of Meadowview Elementary School, Farmington

Summergeate Development submitted a final plat for the 2nd Addition of its Meadowview Preserve single-family residential subdivision in Farmington. The plat consists of 75 single-family lots on 20.87 acres. The 2nd Addition is the final phase of the development. The 75 single-family lots are part of the 138 overall single-family lots that were proposed with the preliminary plat for this project. The minimum lot area proposed with this phase is 7,764 square feet, with an average lot area of 9,476 square feet. The minimum lot width and depth proposed are 60 feet and 130 feet, respectively (most lots exceed these minimums).

Project contact: Casey Wollschlager, Summergeate Development, 952-898-3461

Timeline: Unspecified



FOREST LAKE RESIDENTIAL CONCEPT PLAN

FOREST LAKE

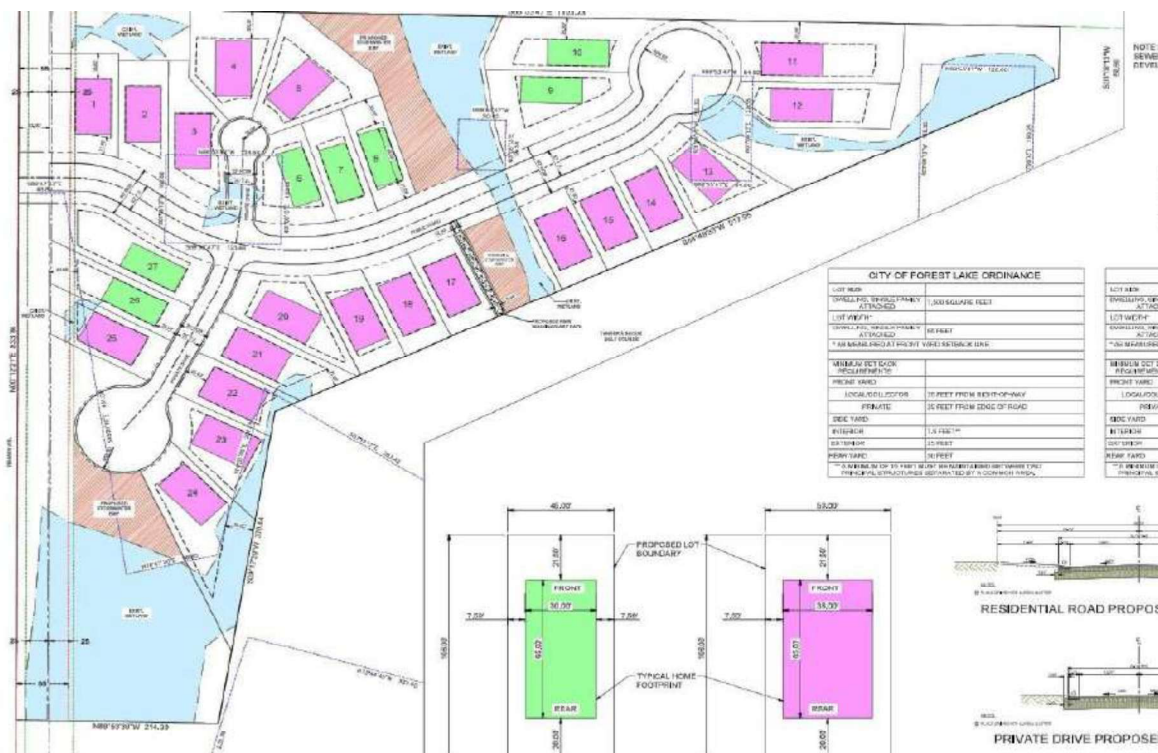
Shlayba Inc./Widseth Smith Nolting Architecture & Engineering

E. of Fenway Ave. N., north of Tanners Brook Golf Course, Forest Lake

Landowner Shlayba Inc. submitted concept plans for a 27-lot, single-family residential development of a parcel adjacent to Tanner's Brook Golf Course in Forest Lake. Shlayba is looking to subdivide the parcel into 27 lots for detached single family homes on 45-foot-wide and 55-foot-wide lots. The proposed plan shows 20 lots with 5,618 square feet with widths of 53 feet; and seven lots that would be 4,770 square feet with widths of 45 feet. The custom homes would be constructed by Robert Thomas Homes. There would be one proposed public street connection to Fenway Avenue and several outlots that contain wetlands and proposed stormwater facilities on the 10-acre parcel.

Project contact: Tim Houle P.E., Widseth, 651-464-3130

Timeline: Undetermined



GOODVIEW AVENUE PROPERTY CONCEPT PLAN

FOREST LAKE

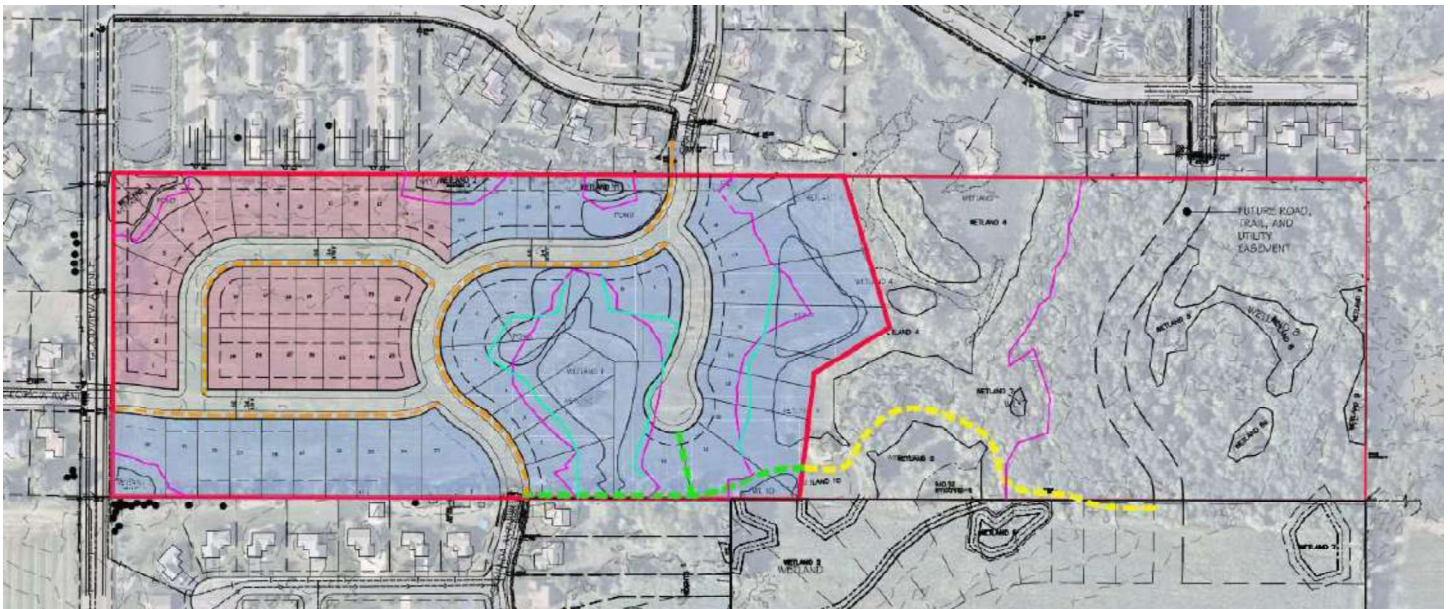
Twin Cities Land Development

E. of Goodview Ave., S. of 207th St. N., Forest Lake

Twin Cities Land Development presented a concept plan for the development of the 16-acre Surine Family property east of Goodview Avenue in Forest Lake. In total, the project envisions 61 residential units, balancing both 65' and 55' lot sizes to meet the demand for diverse housing within Forest Lake's medium density guidelines. The 65' lots, located centrally and on the eastern side of the development, are aimed at families looking for spacious properties within a suburban community setting; the 55' lots, situated on the western side, provide a slightly more compact option while maintaining the benefits of detached, single-family living. A previous concept for the parcel presented in 2022 called for 84 units including 50 single-family homes and 34 lots for twin homes.

Project contact: Christine Cook, Twin Cities Land Development, 612-710-0685

Timeline: Undetermined



'PROJECT RESERVOIR'

HAMPTON

Project Reservoir LLC/Kimley Horn & Associates

NE quadrant, U.S. Hwy. 52 & County Rd. 50 (240th St.), Hampton

An entity identified Project Reservoir is seeking state environmental approvals for a development in the Dakota County town of Hampton on a 140-acre agricultural parcel located along U.S. Hwy. 52. One of the development scenarios (Scenario 2) is a 1.5-million-square-foot technology park. Scenario 1 would include 400,000 square feet of office/warehouse development and a 150,000-square-foot commercial building. An Alternative Urban Areawide Review prepared for the effort indicated the tech park scenario would produce an estimated industrial cooling water demand of 12.5 million gallons per year. The contact for Project Reservoir is listed as a Minneapolis attorney.

Project contact: Tami Diehm, Attorney, Winthrop & Weinstein, 612-604-6400

Timeline: The proposed project is anticipated to begin construction in 2025. Phasing for development for both scenarios will occur over multiple years. Scenario 1 is anticipated to occur over 2-3 years and Scenario 2 is anticipated to occur over 4-6 years



CANTER CROSSING

HUDSON

Twin Cities Land Development LLC/Creative Home Construction Investment LLC/Auth Consulting & Associates

515 Stageline Rd., Hudson

Twin Cities Land Development submitted a preliminary plat for Canter Crossing, a proposed 20-twin-home development in Hudson. The plat shows ten 46.5'-foot-wide individual twin-home lots and ten 36-foot-wide individual twin-home pads arrayed across 10 buildings. These homes will be geared towards families, professionals and/or empty nesters, and will have a homeowner association in place to maintain common areas deeded to the association. The homes will be built by Creative Homes Construction LLC. It is anticipated the twin-homes will range from \$375,000 to \$450,000+.

Project contact: Christine Cook, Twin Cities Land Development, 612-710-0685

Timeline: Mass grading is anticipated to begin late spring/early summer 2025 with the utilities and streets completed by late Fall 2025. Home construction is anticipated to begin late 2025 with a full-build out of the community taking place over the next few years



k

FAITH COMMUNITY CHURCH EXPANSION

HUDSON

Faith Community Church/Station 19 Architects

777 Carmichael Rd., Hudson

Faith Community Church has submitted development expansion plans for its primary facility at 777 Carmichael Road in Hudson. The plans propose an expansion of the existing building by 5,912 square feet, including a 4,256-square-foot addition in the back of the building to accommodate more space for children's services such as a nursery and classrooms. Another addition of 1,656 square feet is proposed for the front of the building to accommodate additional congregation space, increasing the building's largest occupancy to 1,506 people. Several smaller items are also being proposed, including a new trash enclosure, and several new ADA parking stalls.

Project contact: Jan van Amerongen, Executive Pastor, Faith Community Church, 715-386-4070 x523

Timeline: Unspecified



KENRICK CORNER COMMERCIAL BUILDING

LAKEVILLE

Mesenbrink Construction/Planforce Architecture & Design

1000 Kenrick Ave., Lakeville

Mesenbrink Construction sought approvals for the development of a 1.6-acre parcel in Lakeville's Kenrick Corner commercial development. The property is the last developable commercial lot within Kenrick Corner. The proposal includes a 9,600-square-foot, single-story building with 3,000 square feet of retail space and 6,600 square feet of space for a wellness/rehab facility. The exterior is primarily black brick (54%) with windows (11%), black metal panel (28%), and wood and architectural metal accents. The architectural design is similar to the existing commercial buildings adjacent to the site, with the brick exterior from grade level at or past the top of the windows then topped with a band of different material.

Project contact: John Mesenbrink, Mesenbrink Construction, 952-447-5058

Timeline: Unspecified



ANTLERS RIDGE 2ND ADDITION

LAKEVILLE

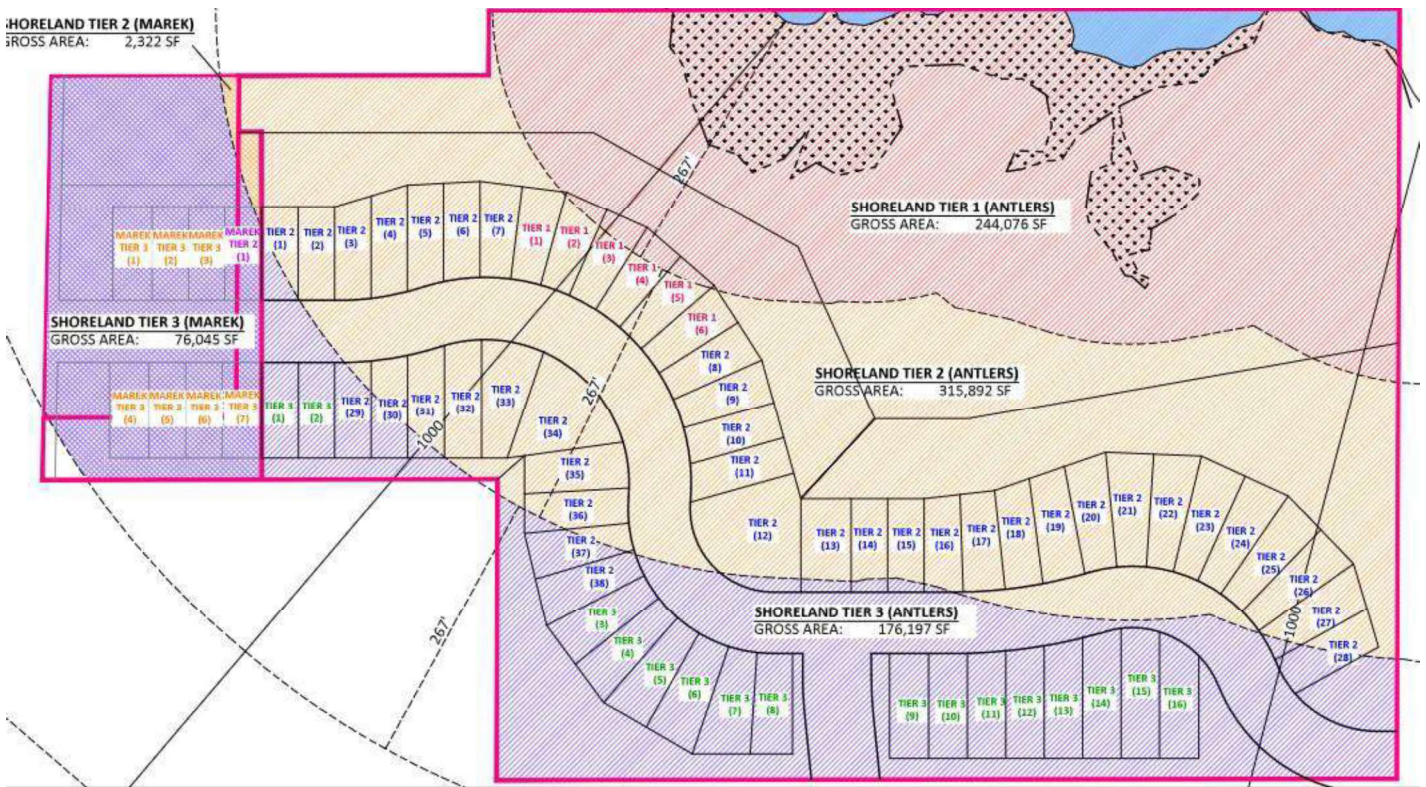
Tamarack Land Development LLC

E. of Kenrick Ave., N. of 205th St., Lakeville

Tamarack Land Development submitted applications and plans for Antlers Ridge 2nd Addition, which proposes the development of 26 twinhome lots in Lakeville. This is the second phase of a preliminary plat of 54 twinhome lots, which was approved by the city in 2023. The final plat for the first phase of 34 twinhomes was approved July 15, 2024. The proposed parcel consists of Outlot B, Antlers Ridge, which was mass graded following preliminary plat approval of Antlers Ridge. Excluding future development outlots, the overall net density is 6.33 units per acre.

Project contact: Dale S. Willenbring, Tamarack Land Development, 612-584-1296

Timeline: Unspecified



MAPLEWOOD ASSISTED LIVING

MAPLEWOOD

MX Real Estate LLC/Rivera Architects/ Steiner Construction

1744 County Road D East, Maplewood

MX Real Estate has re-submitted plans to construct a 20-unit residential assisted living facility at 1744 County Road D East in Maplewood. The vacant property is part of the Legacy Village Planned Unit Development (PUD). MX previously received city approval for the same project on May 9, 2022, but the effort was delayed due to lack of financing and approval from the Minnesota Dept. of Health. The 17,233-square-foot building is proposed toward the site's north end near County Road D East. There are 20 units shown, each 318 square feet in size. Exterior materials include manufactured wood trim, batten, and shingle siding in colors white and blue.

Project contact: Maixia Vang, MX Real Estate LLC, 651-354-8081

Timeline: Unspecified



MEADOWS OF MEDINA CONCEPT PLAN

MEDINA

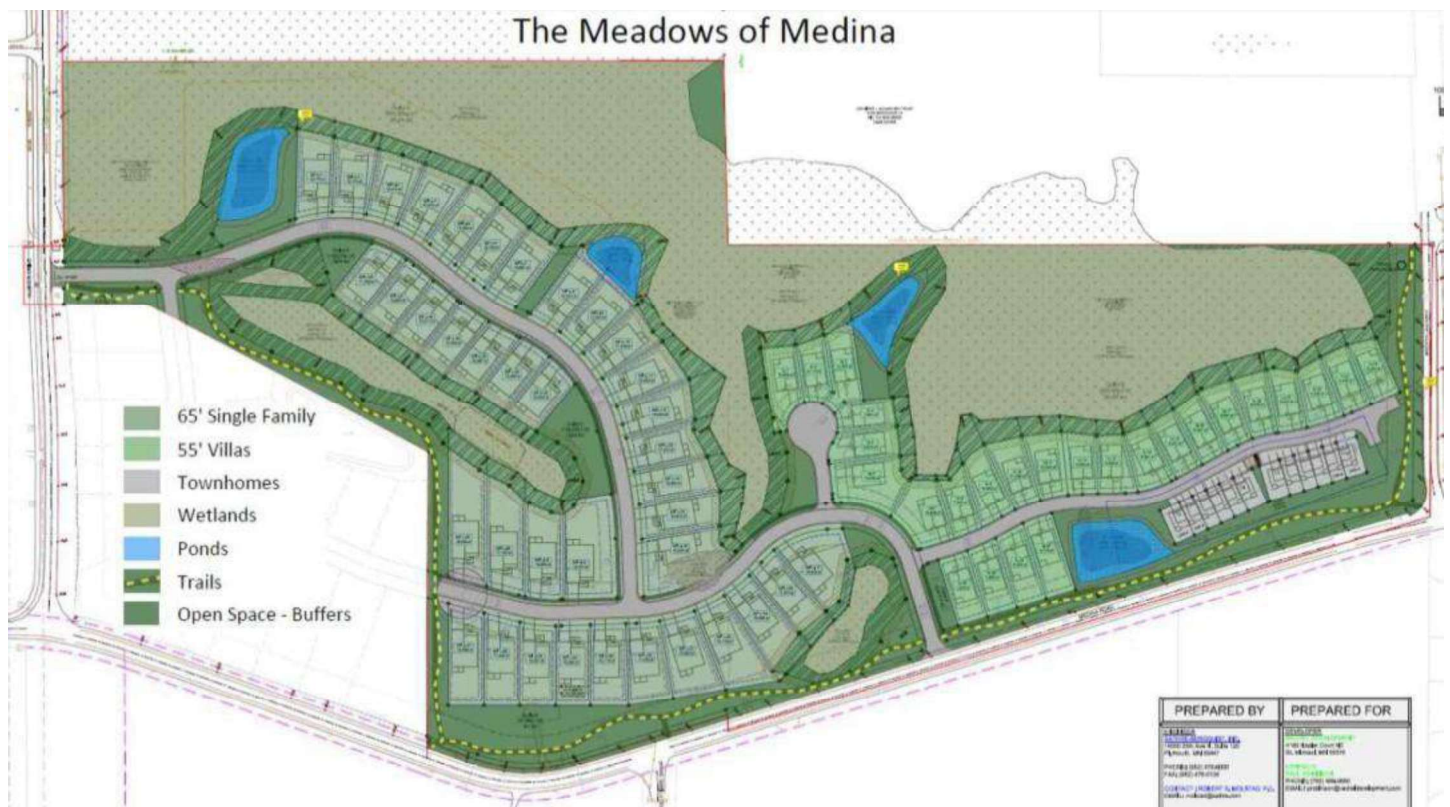
Rachel Development/Charles Cudd Co.

N. of Medina Rd. bet. Hunter Dr. & Brockton Lane, Medina

Rachel Development and Charles Cudd Company have unveiled a concept plan for a 76-lot residential development dubbed Meadows of Medina. The subject sites total approximately 48.4 acres, 26.2 net acres after subtracting wetlands and required buffers. The concept shows a housing mix of 38 single-family homes; 26 detached villas; and 12 townhomes. The developers have requested that the city amend its infrastructure staging plan to allow development of these parcels beginning in 2025. The single-family lots feature 65-foot widths.

Project contact: Paul Robinson, Rachel Development, 763-424-1500

Timeline: Undetermined



MEADOWBROOK

MONTICELLO

JPB Land/JP Brooks Builders

E. of Edmonson Ave. N.E. bet. 89th St. N.E. & 87th St. N.E., Monticello

JP Brooks Builders sought Planned Unit Development and other approvals for Meadowbrook, a proposed residential development consisting of a total of 182 units in Monticello. The housing mix includes 109 units of single-family housing and 73 units of townhomes. The project has a net developable area of 44 acres (accounting for a powerline easement area), the resulting net residential density is 4.14 units per acre. The detached lots are generally based on minimum widths of 52 and 62 feet, although some vary upward due to street design, easements, and other factors. The 73 row townhomes are located along the western portion of the project area. The PUD also includes 10.4 acres of public open space (including a 3.4-acre “BMX” park).

Project contact: Art Plante, JP Brooks Builders, 763-285-4795

Timeline: Phase 1: 60 Lots (2025-2026); Phase 2: 60 Lots (2027-2028); Phase 3: 62 Lots (2029-2030)



'PROJECT DEACON'

NORTH MANKATO

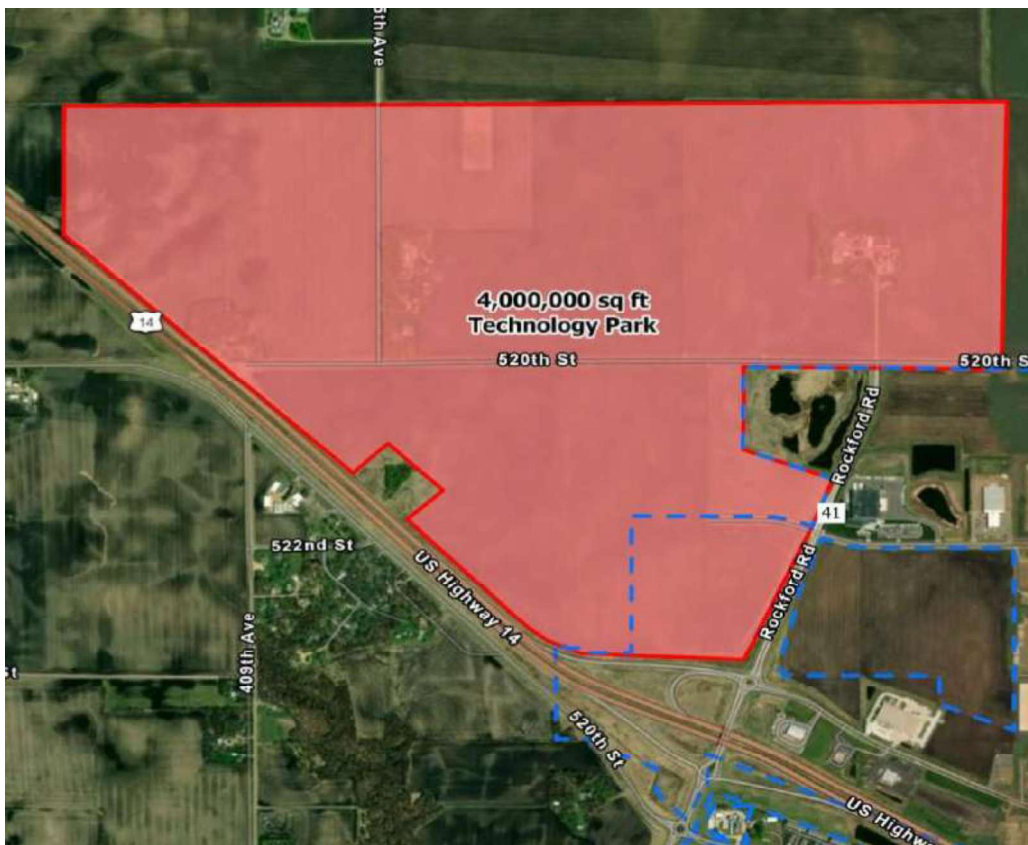
Project Deacon LLC/Kimley Horn & Associates

NE quadrant, U.S. Hwy. 14 & Rockford Rd. (County Rd. 41), North Mankato

A entity known as Project Deacon has issued a proposal to develop approximately 678 acres of agricultural land in Nicollet County's North Mankato into either a 4 million-square-foot technology park or a similarly sized office/warehouse business park. Very few other details about Project Deacon were available in state of Minnesota documents, but the Environmental Quality Board has indicated a more detailed Alternative Urban Areawide Review has been ordered, in which more information will be released. The developer's contact was listed as a Minneapolis attorney.

Project contact: Tami Diehm, Attorney, Winthrop & Weinstein, 612-604-6400

Timeline: The proposed development is anticipated to begin in 2025



HAMEL LUMBER SITE REDEVELOPMENT CONCEPT PLANS

PLYMOUTH

North Shore Development Partners/Whitten Associates/Measure Group

18710-18810 Hwy. 55, Plymouth

North Shore Development Partners has floated concept plans to redevelop the Hamel Lumber Site in Plymouth into a 48-unit rental townhome residential development. Hamel Lumber currently has multiple buildings/storage areas totaling approximately 25,000 square feet and is open Monday-Friday from 7 a.m. to 5:30 p.m. The townhome units would rent at market rates; the mix would include 3-BR townhomes, each 1,850 square feet. The units would rent for approximately \$3,450 per month. Each unit would have 2 stalls enclosed in the garage, with two additional parking spots in the driveway.

Project contact: Matt Alexander, North Shore Development Partners, 952-324-0535

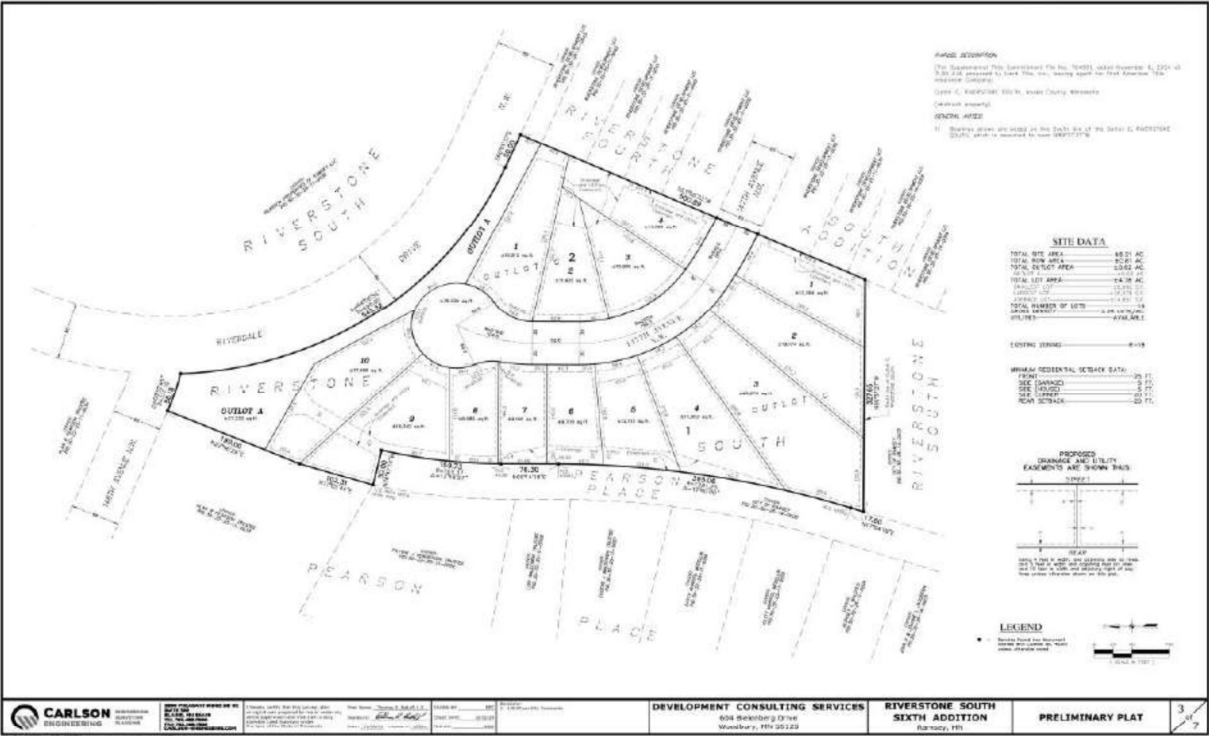
Timeline: Construction begins in September/October 2025; Construction completed in October 2026



S. of Riverdale Dr., bet. 148th Ave. & Pearson St., Ramsey

Project contact: John Dobbs, Development Consulting Services LLC, 952-222-0223

Timeline: Unspecified



WOOD LAKE NATURE CENTER NEW BUILDING

RICHFIELD

City of Richfield/HGA Architects

6710 Lake Shore Dr., Richfield

The City of Richfield in January presented plans to replace its current outdated building at the Wood Lake Nature Center with a new facility. Wood Lake Park is a 150-acre natural area dedicated to environmental education, wildlife observation, and outdoor recreation. The park features several wildlife viewing areas, an amphitheater, a picnic ground, and three miles of trail and boardwalks. The new building is configured into small wings centered around a main entry and public exhibit space. Expanding from its existing footprint of 6,225 square feet to approximately 17,000 square feet, the programming of the new building includes an improved lobby and entry experience, exhibits, lounge and conference spaces, multipurpose rooms for educational programming and rentals, staff office space, expanded restroom facilities, and rentals.

Project contact: Karl Huemiller, Recreation Services Director, City of Richfield, 612-861-9387

Timeline: Construction is set to begin in Spring 2025, completing in Spring/Summer 2026



WESTBURY SUBDIVISION

ROCHESTER

Bigelow Homes LLC/WHISK & Co.

E. of 60th Ave. N.W., S. of King Arthur Road N.W., Rochester

Local homebuilder Bigelow Homes filed a plan for the Westbury Subdivision in Rochester, a proposed 67-acre single-family residential development on land in the city's northwestern edge. The site is located south of Kingsbury 7th Subdivision and east of Kingsbury 8th Subdivision. Bigelow's General Development Plan shows 220 lots, which are generally 55' x 120' in size, along with an 8-acre parcel that would be dedicated to the city as parkland. It is anticipated that the property will have access to 60th Ave. N.W. on the west through the adjoining development on Gatehouse Dr.

Project contact: Tony Bigelow, Bigelow Homes LLC, 507-529-1161

Timeline: Unspecified



NORTHVIEW PRESERVE

ROGERS

Summergate Development

S. of Territorial Rd., W. of Skye Meadows subdivision, Rogers

Summergate Development filed a preliminary plat for Northview Reserve, a proposed residential subdivision on the south side of Territorial Road, west of Lennar's Skye Meadows subdivision on the 31-acre Knapp family property in Rogers. The plan proposes 75 single-family lots, public infrastructure to be constructed by Summergate, and stormwater management improvements. The lots average 11,266 square feet in size and 70 feet in width at setback.

Project contact: Bryan Tucker, Summergate Development, 612-490-0982

Timeline: Unspecified



'PROJECT FALCON' AEROSPACE TESTING CENTER

ROSEMOUNT

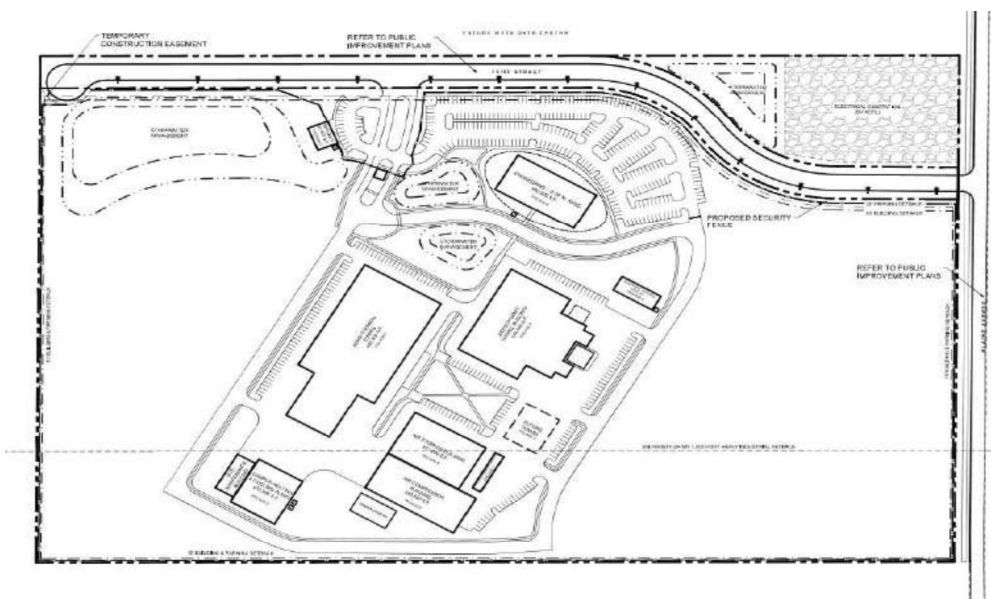
North Wind Test LLC

W. of Blaine Ave., N. of 152nd St. E., Rosemount

St. Paul-based hypersonic and defense test systems company North Wind (once known as FluiDyne Corp.) has submitted a plat for what has been previously known only as “Project Falcon” in Rosemount. The filing indicates it is in fact the U.S. Defense Department-funded Training and Readiness Accelerator (TReX II) Minnesota Aerospace Complex (MAC) Prototype Project. The \$98.5 million project is described as an effort to build a prototype ground test facility for high-speed systems such as hypersonic weapons as the U.S. Armed Forces seek to create more such facilities for hypersonic systems development. The University of Minnesota, which owns the 60-acre parcel, is to design and operate the facility, located immediately south of Meta's data center project and west of Blaine Avenue in Rosemount. A submitted site plan shows an eight-building campus, dominated by a pair of wind tunnel buildings, including one of 80,500 square feet and another of 46,500 square feet. A 60,000-square-foot U of M engineering building is also part of the plans.

Project contact: David Meier, President, North Wind, 757-873-1344

Timeline: Unspecified



AKRON RIDGE

ROSEMOUNT

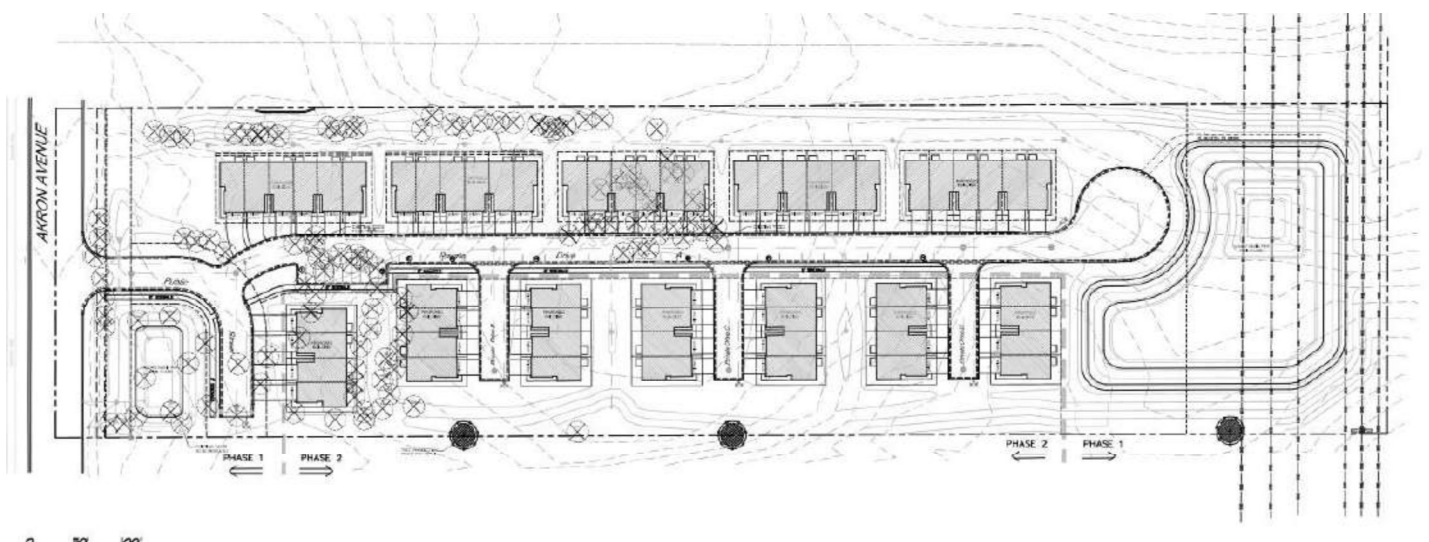
Magellan Land Development/Calyx Design Group

13040 Akron Ave., Rosemount

Magellan Land Development sought approvals to develop 58 townhome units on a 10-acre property east of Akron Avenue and north of Bonaire Path in Rosemount. “Akron Ridge” would have a total of 12 townhome buildings with five of the buildings containing 6 units each, and the remaining seven buildings containing 4 units each. The site is directly north of the Flint Hills Recreation Complex. Thirty townhome units will be part of the first phase of development. The second phase will consist of the remaining 28 townhome units on the southern end of the site. The homes at Akron Ridge would be constructed by M/I Homes.

Project contact: Jason Palmby, Magellan Land Development, 612-220-6641

Timeline: Unspecified



RIVERBOAT LOT REDEVELOPMENT SITE

SAINT CLOUD

City of St. Cloud

599 1st St. S., St. Cloud

Plans to redevelop a city-owned “Riverboat” surface parking lot in downtown St. Cloud with a new mixed-use project moved ahead in January when the city obtained a \$41,433 state grant to assess the 0.3-acre site. Historically occupied by commercial buildings and most recently used as a parking lot, this site could be redeveloped into a mixed-use building with 20 to 30 residential units and commercial space on the ground floor. The site has been marketed for sale and St. Cloud Economic Development Director Cathy Mehelich says the city is working with an unnamed developer on the effort.

Project contact: Cathy Mehelich, Economic Development Director, City of St. Cloud, 320-650-3111

Timeline: Undetermined



HABITAT FOR HUMANITY WESTWOOD PARKWAY

SAINT CLOUD

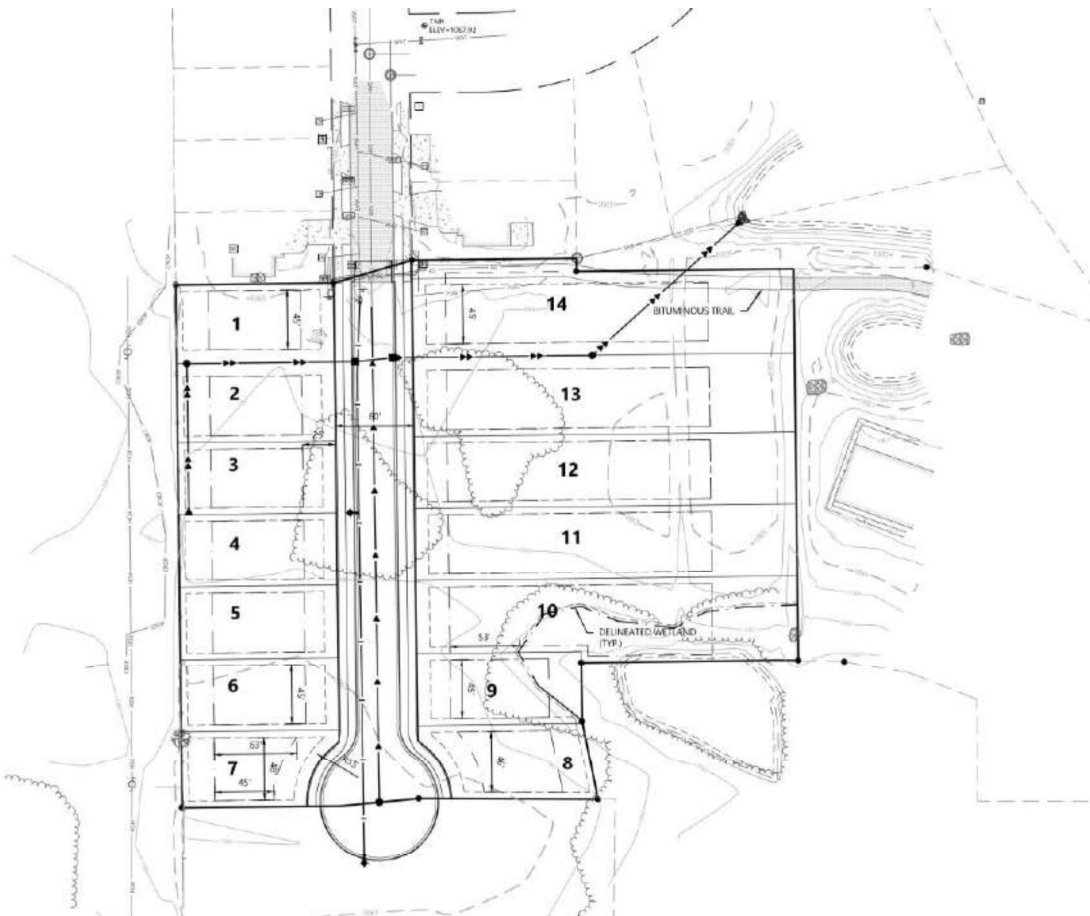
Central Minnesota Habitat for Humanity

Yellowstone Ave., St. Cloud

Central Minnesota Habitat for Humanity submitted a final plat for “Westwood Parkway Plat 15,” creating 14 new single-family lots in St. Cloud. The plat will extend Yellowstone Avenue and create 14 lots for single-family detached homes on the far west edge of the existing Westwood Parkway development.

Project contact: Chad Johnson, Central Minnesota Habitat for Humanity, 320-406-0447

Timeline: Unspecified



HAMM'S BREWERY REDEVELOPMENT

SAINT PAUL

City of St. Paul/JB Vang Partners/Pope Architects

680-694 E. Minnehaha Ave. St. Paul

A redevelopment team led by JB Vang Partners has applied for lot splits in order to proceed with its ambitious plans to convert the city-owned portions of the former Hamm's Brewery on St. Paul's East Side into a new mixed-use project. The application calls for splitting off what is now a vacant surface parking area into a new lot for a new-construction multifamily building of 120 affordable apartments. Another lot would include the existing former Brew House, which will be rehabbed to include 89 artists' lofts as well as 23,414 square feet of commercial space to be used as a marketplace. Improvements will also be made to a dilapidated skybridge connecting the two sections of the Brew House, as well as creating a new trail link between the Bruce Vento Regional Trail, Swede Hollow Park and the Hamm's site.

Project contact: Ashley Bisner, JB Vang Partners, 651-645-5500

Timeline: Undetermined



HIGHLAND BRIDGE ROWHOMES 5TH ADDITION

SAINT PAUL

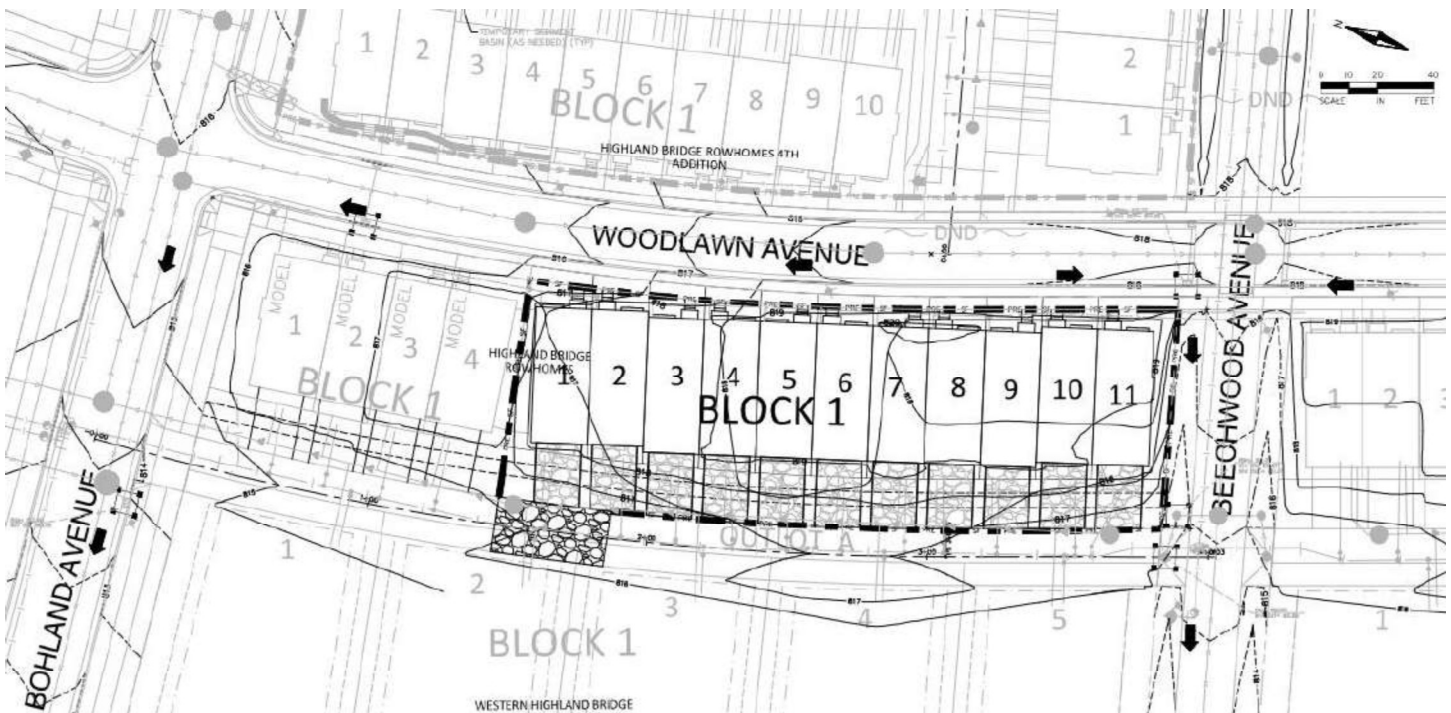
Pulte Homes of Minnesota

2192 Ford Pkwy., St. Paul

Pulte Homes submitted a plat and site plans for the 5th Addition of its residential rowhome project at St. Paul's Highland Bridge PUD. The plans call for the construction of 15 rowhomes and a privately owned alley. The proposed construction will affect Lots 1 and 2 on Block 8 at Highland Bridge, which is master-planned by Ryan Companies. The current plans show an increase in the number of rowhomes in the addition from 14 to 15.

Project contact: Chad Onsgard, Pulte Homes, 952-229-0723

Timeline: Unspecified



COMO PARK ZOO DECARBONIZATION PROJECT

SAINT PAUL

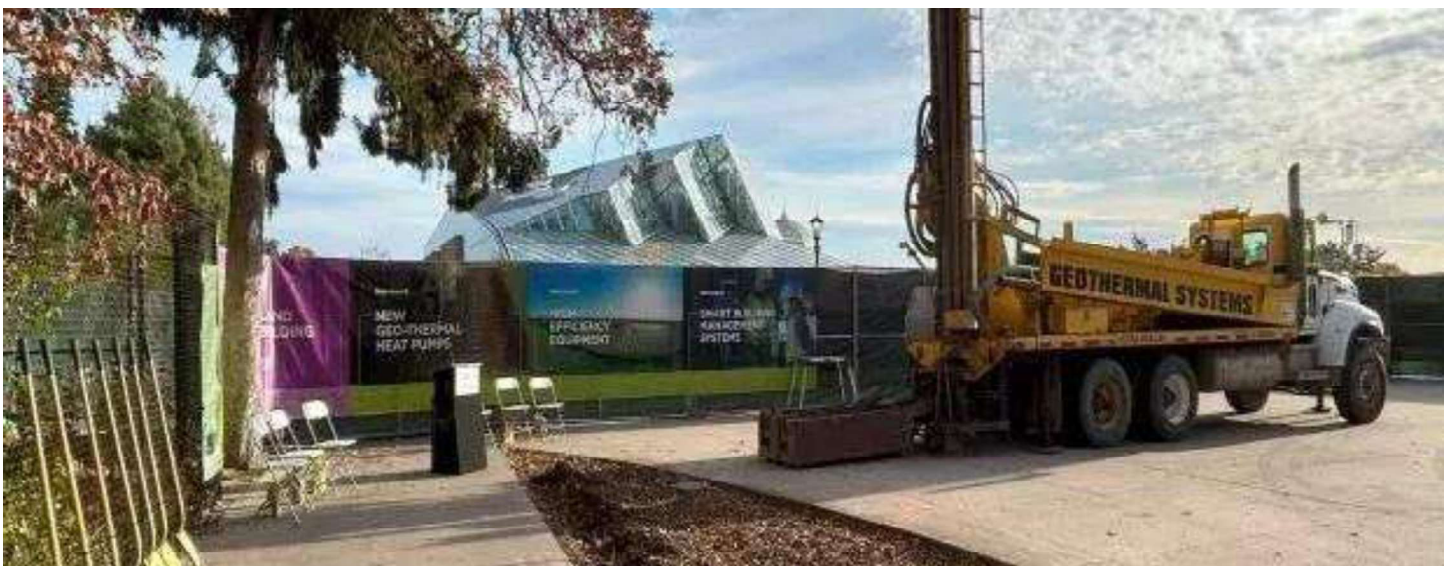
City of St. Paul/ Honeywell Building Automation

1225 Estabrook Dr., St. Paul

The city of St. Paul filed site plans to kick off construction work on the \$16 million Como Park Zoo Decarbonization Project. In partnership with Honeywell Corp., the city will install an electric powered geothermal heat pump system at the zoo's Primates and Polar Bear buildings, removing them from an inefficient gas-powered, central low-pressure steam plant. Under the project, a two-well Darcy retrofit at each building will supply chilled water and resupply existing hydronic hot water heating systems. Geothermal source heat pump systems will provide simultaneous heating and cooling water to the buildings' hydronic systems, while existing DX cooling equipment will be replaced with high-efficiency chilled water, cooling equipment. Also, a new electric boiler will be installed at the Administration Building while 10 other zoo buildings will be retrofitted with LED lighting.

Project contact: Michelle Furrer, Director, Como Park Zoo & Conservatory, 651-207-0333

Timeline: Construction will take place through Fall 2025



U.S. INTERNET SERVICE BUILDING/DATA CENTER

SAINT PAUL

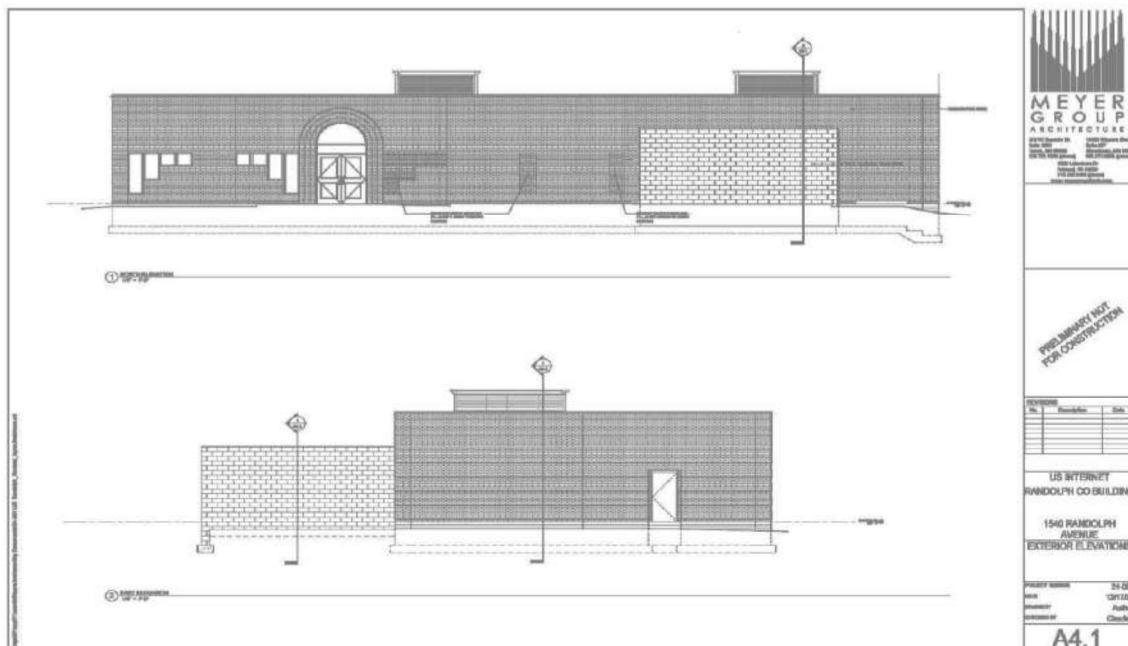
US Internet Corp./Meyer Group Architecture

1540 Randolph Ave., St. Paul

US Internet Corp. filed plans to renovate a former medical office building along Randolph Avenue in St. Paul into a utility service and data center. USI is a fiber internet service provider serving several west metro cities and now plans to expand into Saint Paul. It owns the property at 1540 Randolph and intends to establish a data center/internet switching station in the existing building on site. Fiber network design requires an in-neighborhood central office out of which the fiber will be fed. Proximity to the neighborhood allows for the least invasive conduit installation possible. The data center/switching center will serve primarily residential customers within the immediate vicinity. The data center/switching station will be lightly occupied and will not be a location for customer visitation.

Project contact: Zach Johnson, U.S. Internet Corp., 612-401-5316

Timeline: Unspecified



BLUFF VIEW

SHAKOPEE

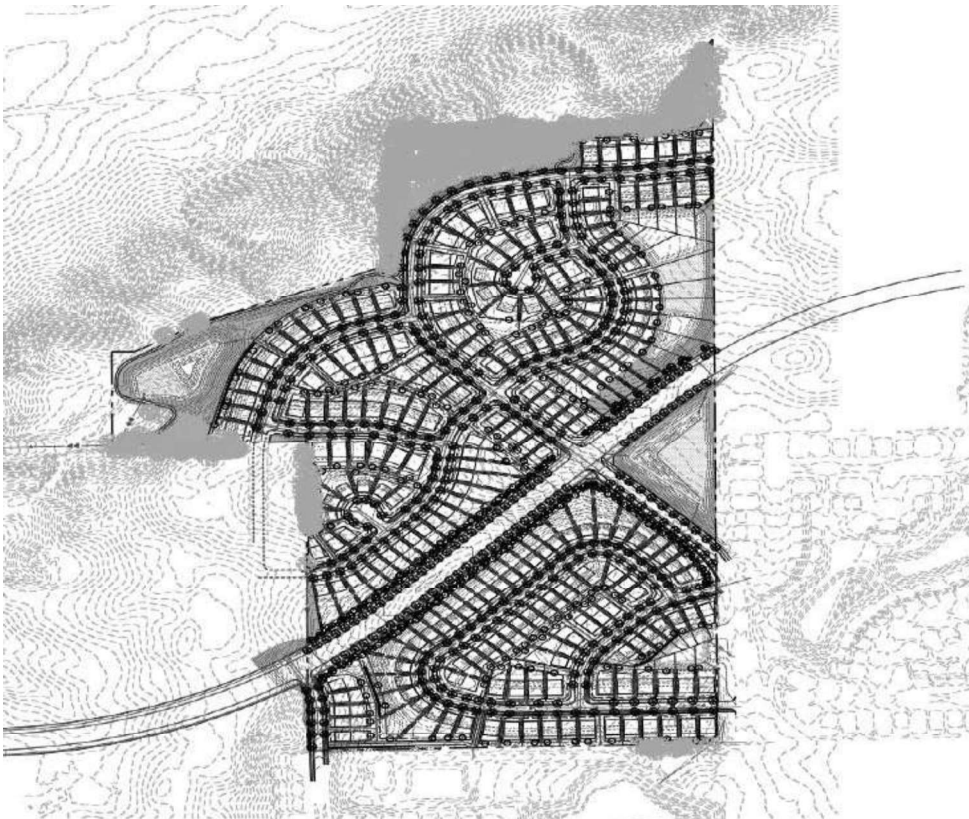
Summergeate Development

N. of LaTour Ave., W. of Zumbro Ave., Shakopee

Summergeate Companies filed a preliminary for a major new single-family subdivision in Shakopee dubbed Bluff View. The plat covers approximately 85 acres with a net development area of about 60 acres. The development would consist of 247 single family lots. The mix includes 58 lots @ 65' wide; 13 lots @ 62' wide; 58 lots @ 52' wide; and 118 lots @ 42' wide. Open space is provided with land and trails located along the north area of this project adjacent to a bluff which has been earmarked as a future lineal park and trail corridor as part Shakopee's regional trail and park system.

Project contact: Casey Wollschlager, Summergeate Development, 952-898-3461

Timeline: Unspecified



THE MIDLAND 29 PHASE I CONCEPT PLAN

SHOREVIEW

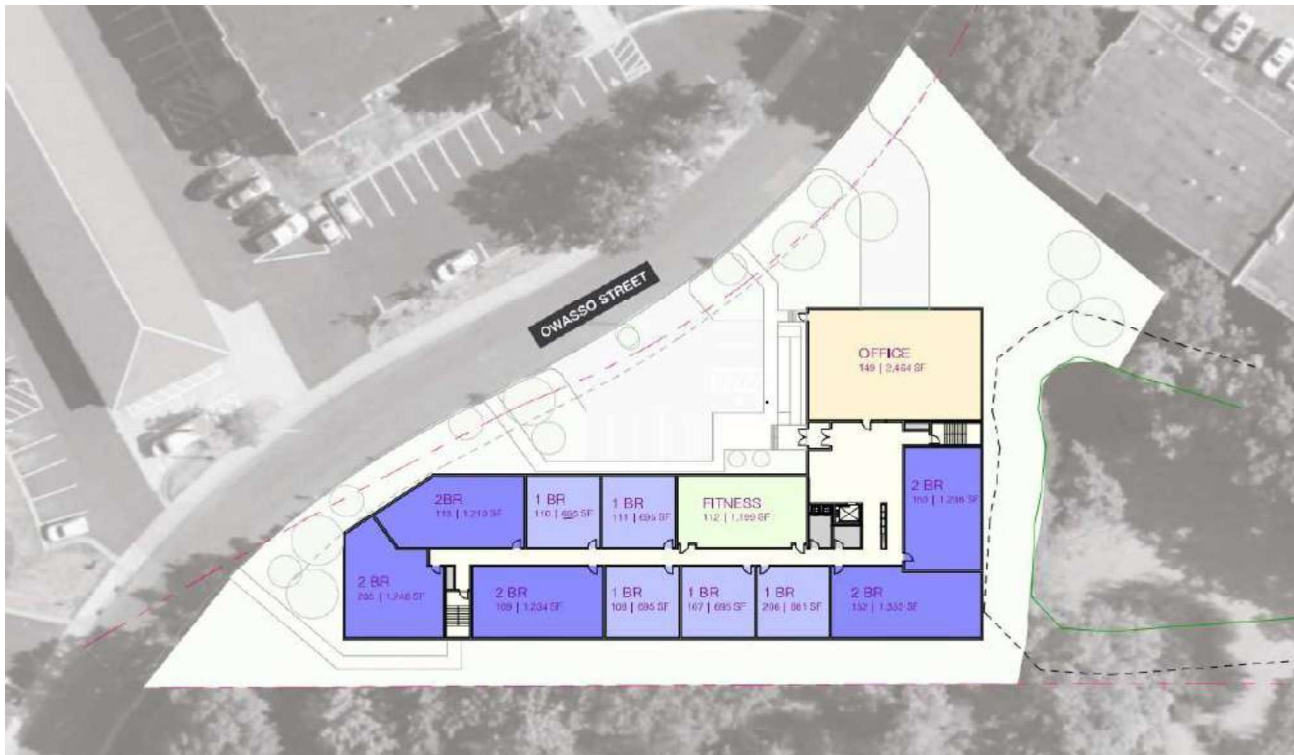
Tycon Companies/UrbanWorks Architecture

8529 Owasso St., Shoreview

Tycon Companies filed a concept plan for Phase I of the proposed redevelopment of its 387-unit Midland Terrace apartment complex in Shoreview. The first phase of “The Midland 29” envisions replacing the existing 1.5 story leasing office/fitness center with a mixed-use building that includes apartment units, a fitness center and 2,500 square feet of office space. The office space will be split between a leasing office and Tycon's headquarters. Tycon has submitted two concept plans for the proposed mixed-use building, including a three-story option and a four-story option. It is part of the company’s long term strategy to redevelop the entire Midland complex, which encompasses nine 3-story residential buildings on 23 acres built in 1969.

Project contact: Max Segler, Tycon Companies, 612-379-7000

Timeline: Undetermined



GALLERY VADNAIS HEIGHTS CONCEPT PLAN

VADNAIS HEIGHTS

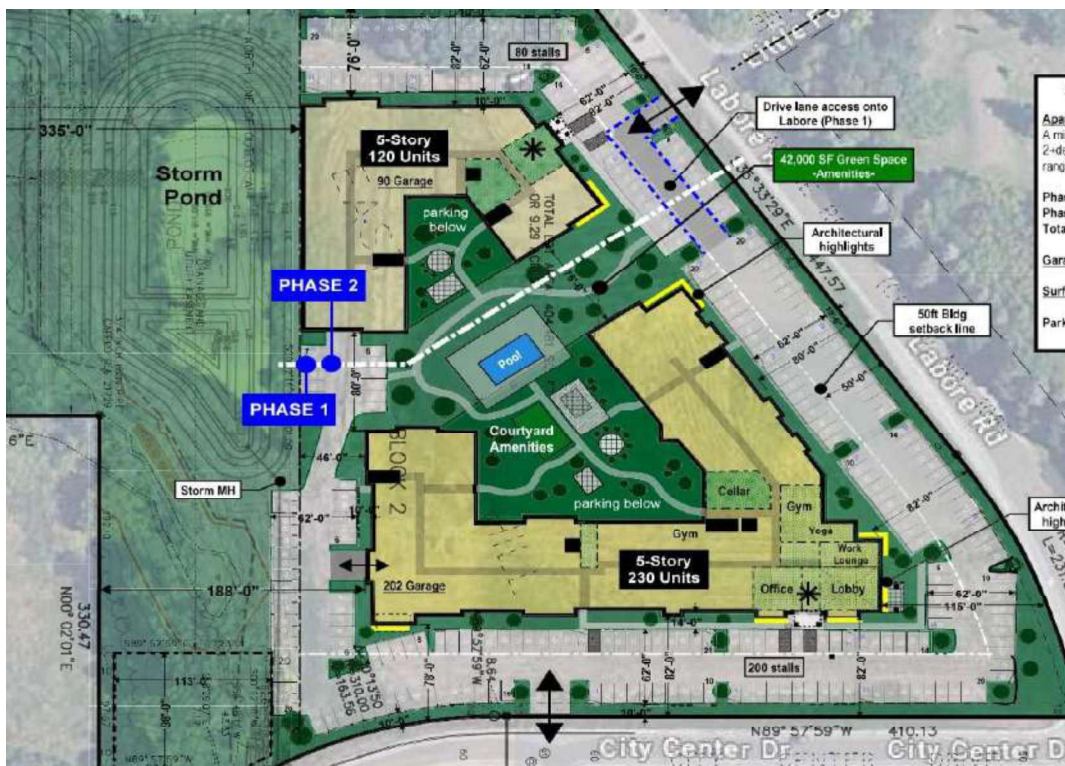
Chase Real Estate/Stonebridge Construction

NW corner, Labore Rd. & City Center Dr., Vadnais Heights

Chase Real Estate submitted concept plans to construct the Gallery Vadnais Heights, a multifamily residential housing development in two phases, featuring approximately 360 units in two buildings. The site is near the commercial area at the Interstate 35E/County Rd. E interchange. The proposal is for an upscale, 5-story, market-rate apartment development at the site, with 230 units planned for Phase I. The project will provide a variety of unit floor plans ranging from approximately 630-square-foot, 1-bedrooms up to 1,500-square-foot three-bedrooms. The majority of the units will be around 900 square feet and offer many 1+Den floor plans.

Project contact: Joe McElwain, Chase Real Estate, 952-898-5600

Timeline: Fall 2025 construction start for Phase 1 building; construction would take approx. 16 months, with an early 2027 opening. Phase II would follow depending on market demand



KWIK TRIP

VICTORIA

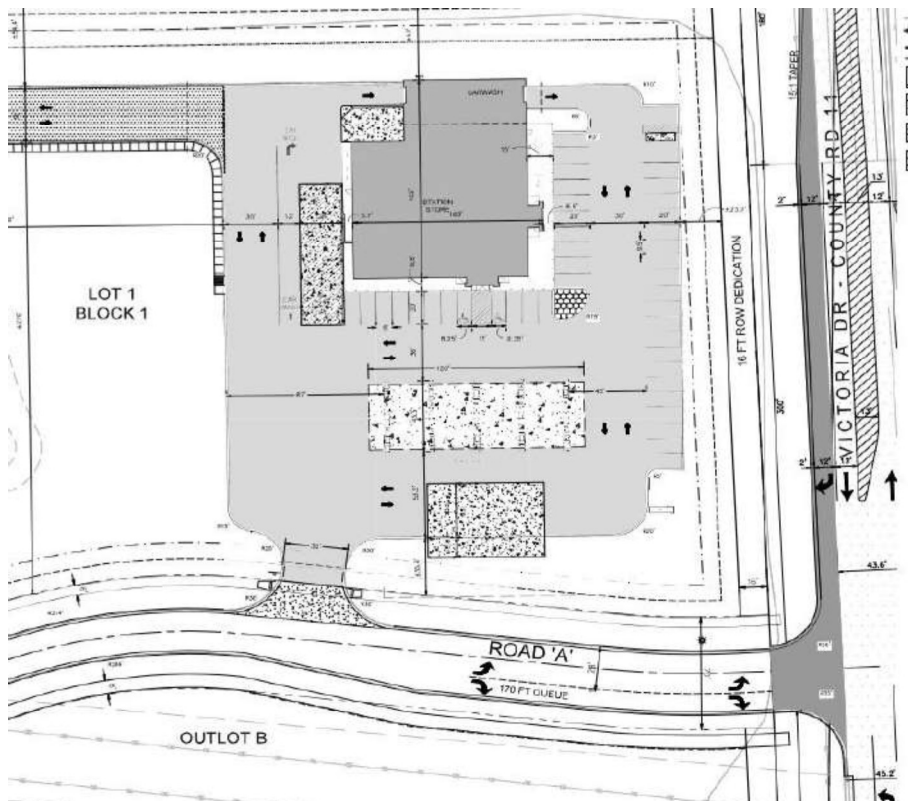
Tradition Development/Kwik Trip/Alliant Engineering

NW corner, County Rd. 11 (Victoria Dr.) & County Rd. 10 (Engler Blvd.), Victoria

Tradition Development and Kwik Trip presented plans for the construction of a new service station/convenience store within the 48-acre Victoria Commercial area. The preliminary information provided by Kwik Trip indicates a building to be constructed of approximately 11,000 square feet. A submitted a preliminary plat shows the principal building central to the site with a car wash on the north side. The gas pumps are located near the southern entrance with guest parking areas. The proposal includes sidewalks along the internal roads of the development (Ridgeview Boulevard).

Project contact: Pat Wrase, Tradition Development, 952-322-8704

Timeline: Unspecified



FALK PROPERTY MIXED-USE PROJECT

WACONIA

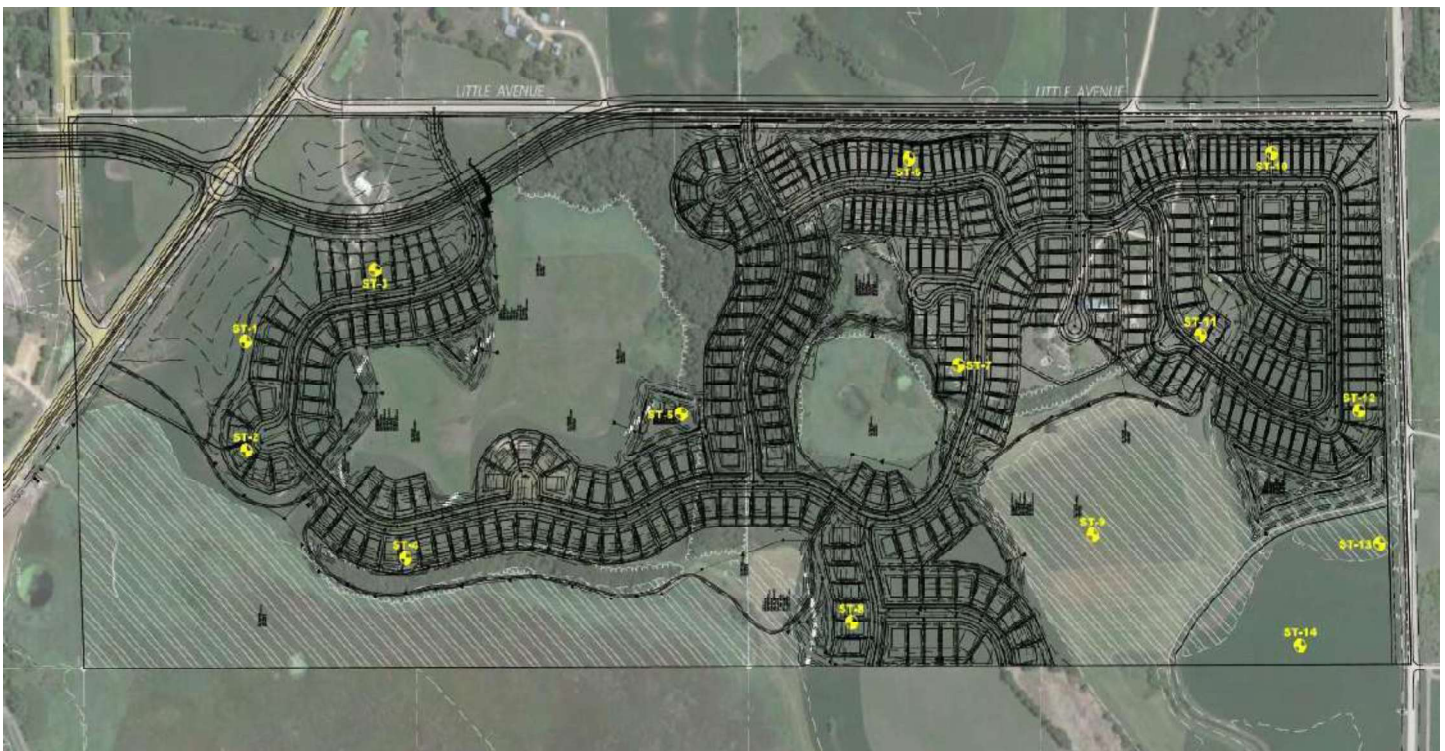
Pulte Group/M/I Homes

9550-10080 Little Ave., Waconia

A proposal from Pulte Homes to develop the 241-acre Falk Property in Waconia into a major new mixed-use project does not require an Environmental Impact Statement, state officials have determined. The project is a multi-phase residential and mixed-use development with the initial phase being 339 residential lots with detached units, curvilinear roads, and open spaces. Future phases of the project include an apartment outlot and mixed-use outlots that will include residential and commercial uses. Subsequent phases are expected to be developed with approximately 216 multi-family units and approximately 45,600 square feet of retail/commercial space.

Project contact: Dean Lotter, Manager of Land Planning & Entitlement, Pulte Homes, 651-245-5918

Timeline: Undetermined



MATH AND SCIENCE ACADEMY

WOODBURY

Math & Science Academy/Pope Architects/JB Vang Partners/Rochon

SE corner, Bailey Rd. & Mile Dr., Woodbury

Math and Science Academy, a Woodbury public charter school that serves grades 6-12, submitted applications to construct a new, 67,000-square-foot building to serve approximately 1,525 students at Bailey Road and Mile Drive. MSA was named the Best High School in Minnesota by US News in 2024; its mission is to provide accelerated and inclusive curricula and instruction in all subjects with an emphasis on math and science. The current school at 8430 Woodbury Crossing serves approximately 730 students in grades 6-12 with an extensive waiting list. MSA plans to relocate its 6-12 grade students to the new facility with expanded enrollment and convert the existing facility to serve students in kindergarten through 5th grade. A sports field will also be constructed on the south side of the new site.

Project contact: Ashley Bisner, JB Vang Partners, 651-645-5500

Timeline: Construction completion is set for Sept. 2026

