



PRE-PLAN PIPELINE

Preview Issue

JANUARY / FEBRUARY 2025

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Project Types | Cities & Counties

- Affordable Housing - 2
P. 70, 71
- Airport - 1
P. 85
- Athletic Facility - 6
P. 2, 11, 14, 23, 65, 84
- Commercial & Retail - 16
P. 10, 14, 25, 28, 32, 37, 44, 47, 58, 59, 67, 70, 71, 72, 80-81, 82
- Community & Assisted Living - 5
P. 5, 19, 42, 66, 80-81
- Data Center - 6
P. 19, 26, 32, 51, 53, 73
- Demolition - 6
P. 1, 27, 28, 40, 48, 60, 78
- EV Infrastructure - 1
P. 67
- Facility - 5
P. 17, 56, 62, 74, 78
- Healthcare - 5
P. 23, 37, 38, 78, 80-81
- Higher Education - 1
P. 75
- Historic Preservation - 3
P. 29, 49, 76
- Hotel - 2
P. 43, 77
- HVAC - 1
P. 11
- Industrial - 14
P. 9, 16, 18, 19, 20, 21, 27, 41, 51, 57, 61, 62, 64, 83
- Infrastructure - 1
P. 10
- K-12 School - 3
P. 2, 3, 84
- Landscaping - 4
P. 4, 34, 45-46, 67
- Lighting - 4
P. 19, 34, 39, 68-69
- Manufacturing - 3
P. 18, 20, 55
- Masonry - 1
P. 49
- Mixed-Use - 4
P. 30, 50, 58, 65
- Multi-Family - 20
P. 1, 6, 7, 8, 10, 19, 24, 30, 48, 52, 57, 58, 59, 63, 65, 67, 71, 72, 79, 80-81
- Municipal - 7
P. 12, 14, 22, 31, 34, 54, 74
- Office - 10
P. 9, 16, 28, 32, 33, 41, 53, 61, 65, 83
- Parking Structure - 16
P. 1, 4, 5, 6, 8, 30, 34, 35, 45-46, 58, 59, 60, 63, 67, 78, 82
- Parks & Open Spaces - 2
P. 45-46, 56
- Private School - 3
P. 10, 23, 80-81
- Recreation & Entertainment - 6
P. 14, 23, 29, 31, 45-46, 76
- Religious - 3
P. 13, 15, 36
- Restaurant - 8
P. 4, 10, 29, 30, 35, 60, 75, 80-81
- Signage - 2
P. 45-46, 67
- Solar - 1
P. 75
- Splash Pad - 1
P. 44
- Storage - 3
P. 17, 55, 74
- Storm Water - 7
P. 7, 10, 20, 25, 45-46, 68-69, 75
- Street / Sidewalk Improvements - 5
P. 19, 20, 34, 55, 68-69
- Telecommunications - 1
P. 77
- Trails - 2
P. 45-46, 71
- Warehouse - 5
P. 16, 21, 32, 53, 83
- Wastewater & Sewer - 3
P. 19, 39, 68-69
- Water Tanks - 2
P. 26, 32

Alexandria
Apple Valley
Arden Hills
Baxter
Bayport
Blaine
Bloomington
Brooklyn Center
Brooklyn Park
Buffalo
Burnsville
Carver
Chaska

Cohasset
Corcoran
Dayton
Detroit Lakes
Dilworth
Duluth
Eagan
Eden Prairie
Edina
Ely
Excelsior
Fridley
Hampton

Hermantown
Hopkins
Hudson
Lakeville
Long Prairie
Mankato
Maple Grove
Maplewood
Marshall
Mayer
Mendota Heights
Minneapolis
Monticello

Mora
North Makato
Oak Grove
Princeton
Richfield
River Falls
Robbinsdale
Rochester
Rogers
Rosemount
Savage
Scott County

Shoreview
St. Louis Park
St. Paul
Thief River Falls
University of Minnesota
Vadnais Heights
Victoria
Waconia
Watertown
Woodbury
Worthington

BAYPORT

➡ **Project Type:** *Multi-Family | Parking Structure*

➡ **Project Description:** *Page 9 - Multiple Family Building Plans*

Lot 1, Block 5 of the preliminary plat is proposed for development of a multiple family building intended to be a senior cooperative as outlined in the developer's memorandum. The narrative, site plans, and architectural plans for Lot 1, Block 5 are not consistent as to the number of units and design of the proposed building. This review is based on the architectural plans unless otherwise noted.

The architectural plans indicate a building that is three-stories above enclosed parking with a total area of 141,550-square-feet with the following mix of dwelling units shown below. The mix of dwelling units is 82% two-bedroom or larger units.

<u>UNIT</u>	<u>FLOOR AREA</u>	<u>NUMBER</u>	<u>%</u>
1-Bedroom	1,015-square-feet	3	5%
1-Bedroom + Den	1,109-1,154-square-feet	7	12%
2-Bedroom	1,316-1,318-square-feet	28	47%
2-Bedroom + Den	1,493-1,529-square-feet	15	25%
3-Bedroom	1,739-square-feet	6	10%

Exterior elevation plans for the proposed building have not been submitted. Exterior plans must be submitted prior to City Council consideration of the application detailing exterior finish materials and the height of the structure. The height of the proposed building is not to exceed 35-feet above average grade as defined by the Zoning Ordinance.

The architectural plans detail that there are 90 off-street parking spaces within the enclosed garage. The site plan indicates that there are 15 surface parking spaces within Lot 1, Block 5 and five on-street spaces on the north side of 1st Avenue North, abutting Lot 1, Block 5.

CARVER

➡ **Project Type:** *Industrial | Office | Warehouse*

➡ **Project Description:** *N / A*

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% office space and 85% 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.

It's anticipated that construction would begin in Spring 2025, with full occupancy by Spring 2028.

United Properties 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) 937-8649

•• PROJECT LOCATION: Northwest Corner of Johnathon Carver Parkway (County Road 11)
& Levi Griffin Road

DILWORTH

➡ **Project Type:** *Athletic Facility | Healthcare | Private School | Recreation & Entertainment*

➡ **Project Description:** *Page 83 - Application Narrative*

With construction not occurring until 2026, Dilworth is applying to utilize grant application funds to go towards the architectural / engineering / design work for a new community / recreation center which will take place in 2025.

An RFP went out on December 23rd to interested firms with award coming late winter or early spring. Dilworth is a bedroom community part of the Fargo / Moorhead metropolitan area.

The new community / recreation center will be a staple of the Dilworth community, as the previous facility was demolished in 2024 to make space for a new fire hall. The community center will have a larger social area with multiple rooms to provide daycare and senior services.

The new center will directly support work, education, and health monitoring by providing integrated programs and services that address these areas simultaneously. For example, workforce development programs, including job training workshops for city officials (eg. police officers). We envision the space being accommodating for daycare facilities, as talks have been going on with a local daycare provider to provide services. Educational content can also be targeted for adults. Additionally, Dilworth has been engaged in talks with a health care provider to be an ancillary use of this facility. Also, this facility will be built in a way to support future gymnasium space with a private partner. This will lead to fitness classes, wellness workshops, and health screenings.

TIMELINE

- City Council issues RFP - 12/23/2024
- Proposals Due - 1/23/2025
- Interviews (tentative) - Week of 1/27/2025
- Architect Selection (tentative) - 2/10/2025

ELY

➡ **Project Type:** *Historic Preservation | Recreation & Entertainment | Restaurant*

➡ **Project Description:** *N / A*

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

•• PROJECT LOCATION: 1 East Camp Street

HAMPTON

➡ **Project Type:** *Commercial & Retail | Data Center | Office | Warehouse | Water Tanks*

➡ **Project Description:** *N / A*

An entity identified as 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. Highway 52.

Scenario 1 would include 400,000-square-feet of office / warehouse development and a 150,000-square-foot commercial building.

Scenario 2 proposes a 1.5-million-square-foot technology park.

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.

- PROJECT CONTACT: Tami Diehm - Attorney - Winthrop & Weinstein, (612) 604-6400
- PROJECT LOCATION: Northeast Quadrant of Highway 52 & County Road 50 (240th Street)

MAPLE GROVE

➡ **Project Type:** *Industrial | Office*

➡ **Project Description:** *Page 36 - Arbor Lakes Business Park - Building 9 - Planned Unit Development Stage Plan & Final Plat*

City Planner Corrow explained the applicant is proposing a planned unit development stage plan and final plat to build a 197,964-square-foot building. The 12.5-acre site is directly east of Building 8 along Interstate I-94 / I-694 and west of the Boston Scientific location currently under construction.

Building 9 was originally conceived as the fifth building of Phase 3 of the Arbor Lakes Business Park that received conceptual approval in 2021 for five manufacturing / office / warehousing buildings.

The proposal is now considered Phase 4 of the Arbor Lakes Business Park and received a concept plan amendment in May 2024 to increase the size of the building to be more in line with that of Building 8. The proposed use of office / industrial consistent with the Gravel Mining Area South Master Plan which identifies this site as business park.

Mayor Steffenson asked that the applicant come forward at this time.

Joe Bergman, Endeavor Development, thanked the Council for considering this project and stated he was available for comments or questions.

Council member Janigo asked if there were any environmental features that would be included in this phase of the project. Mr. Bergman stated he was not seeking any LEED certification but noted the building would have LED lighting and storm water recycling.

Mayor Steffenson asked if a tenant was projected for this building. Mr. Bergman reported he has had a number of conversations, but no lease was signed. He anticipated a lease would be in place when construction began in the spring.

NORTH MANKATO

➡ **Project Type:** *Data Center | Office | Warehouse*

➡ **Project Description:** *N / A*

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 proposed development is anticipated to begin some time in 2025.

- PROJECT CONTACT: Tami Diehm - Attorney - Winthrop & Weinstein, (612) 604-6400
- PROJECT LOCATION: Northeast Quadrant of U.S. Highway 14 & Rockford Road (County Highway 41)

ROCHESTER (Project 1)

➡ **Project Type:** *Commercial & Retail | Multi-Family | Parking Structure*

➡ **Project Description:** *Page 205 - Environmental Assessment Worksheet
No. CD2024-003ENV*

ACTION REQUESTED

Adopting a Resolution accepting and approving Environmental Assessment Worksheet (EAW) No. CD2024-003ENV, by ML GROUP I, for the future West Meadows Development consisting of 47-acres of land, 936 multi-family units, and 22,000-square-feet of commercial development.

REPORT NARRATIVE

The West Meadow Development consists of 47-acres, of which 41-acres are proposed for medium-density residential development and 6-acres of commercial development in the City.

The project includes approximately 936 multi-family units in 6 structures with some underground and aboveground parking and 22,000-square-feet of commercial development.

WORTHINGTON

➡ **Project Type:** *Airport*

➡ **Project Description:** *Page 57 - Public Works Memo - No. 2: Authorize Staff to Advertise for Bids*

Worthington City Council, at their October 14, 2024 meeting, entered into an agreement with the firm of Bolton and Menk to do design work for a 150-foot x 50-foot, three-bay hangar unit at the Worthington Municipal Airport.

Bolton and Menk has now completed the plans and would like Council's authorization to advertise for bids. The proposed timelines are as follows:

- January 13th, 2025 - Authorize Bids
- February 5th, 2025 - Open Bids
- February 24th, 2025 - Bid Recommendation

Council Action is requested to authorize staff to solicit bids for the Airport Hangar project.



minnesota builders exchange

This page marks the end of the January / February 2025 issue preview of the *Pre-Plan Pipeline* shared in Issue No. 6 (published February 12, 2025) of the Minnesota Builders Exchange (MBEX) *Weekly Bulletin*.

The *Pre-Plan Pipeline* is shared each month with MBEX members with Premium Access services as part of their membership.

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