



minnesota builders exchange
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Welcome to the latest MBEX *Pre-Plan Pipeline* newsletter.

Every month our members with Premium Access services receive a comprehensive review of projects still in their formative stages across Minnesota as an additional benefit of membership.

This month's edition features 92 projects to help advance your business:

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| <ul style="list-style-type: none">• Agriculture - 1• Commercial & Retail - 1• Demolition - 1• Facility - 3• Flooding / Storm Water Infrastructure - 1• Hotel - 2• Industrial - 16• Lighting - 4• Manufacturing - 1• Metering Infrastructure - 2• Multi-Family - 20• Multi-Use - 5• Municipal - 8• New Construction - 1• Office Space - 1 | <ul style="list-style-type: none">• Parks & Open Spaces - 2• Playground - 9• Power Transmissions - 1• Private School - 2• Reconstruction - 1• Recreation & Entertainment - 2• Renovations - 7• Restaurant - 1• Security - 1• Senior Housing - 1• Solar - 1• Streetscaping & Maintenance - 2• Telecommunication Towers - 1• Trails - 1• Wind Farm - 1 |
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This is a sampling of projects from the September issue of MBEX's *Pre-Plan Pipeline* emailed monthly to members who have opted into Premium Access services.

BAXTER

Multi-Family:

Chair Donnay asked for the staff report. CD Director Doty stated the applicant, Fortress Holdings LLC, is requesting PUD Sketch Plan Review of a mixed-use development for business and a three-story multi-family apartment development at the southwest corner of Hastings Road and Evergreen Drive. Specifically, the attached PUD Sketch Plan shows a 25,400 and 16,400-square-foot commercial / industrial buildings along State Highway 371 and Hastings Road. The plan also shows four, three-story, 70-unit apartment buildings along Hastings Road and Evergreen Drive. Lastly, the plan shows garage unit structures for apartments.

Project discussion begins on page 2 (New Business). Link will automatically download a PDF.

GOLDEN VALLEY

Municipal:

The City of Golden Valley has identified the need to relocate and reconstruct a new Public Works facility and construct a new Public Safety facility on the current Public Works site with funding proposed by the use of local option sales tax.

The next step in this process is to draft and approve ballot language that will appear on the November 7, 2023 General Election ballot and will be voted on by residents.

Project discussion begins on page 38.

MAPLEWOOD

Multi-Family:

Kathleen Conlan Joyce of Gramercy Development, the developer of The American Cooperative on Lake Phalen, is requesting city approval of a public vacation of an easement in order to construct a 60-unit senior housing cooperative building on vacant land located at 1875 East Shore Drive.

The city council approved a conditional use permit, design review, preliminary plat and final plat for this project on October 11, 2021. The city council is required to hold a public hearing related to a public vacation.

Project discussion begins on page 67.

RAMSEY

Industrial:

The purpose of this case is to consider provision of financial assistance for the construction of a 46,000-square-foot expansion of manufacturing and warehouse space for Soderholm and Associates.

This expansion will triple the size of their business that was constructed in 1980 at its current location. The business currently is on well and septic and will be connecting to City sewer and water as part of the expansion.

Project discussion starts on page 39.

WACONIA

Commercial & Retail:

Valvoline LLC has submitted an application for Site Plan and Design Review for the property located at 840 Marketplace Drive. The applicant is proposing to construct a new freestanding 2,080-square-foot structure and site improvements in the B-1, Highway Business District.

Project discussion begins on page 19.