



PRE-PLAN PIPELINE

MARCH 2025

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Alexandria
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Bloomington
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Brooklyn Center
Buffalo
Burnsville
Cambridge
Coon Rapids
Corcoran
Cottage Grove
Dilworth
Delano
Edina

Eden Prairie
Excelsior
Faribault
Freeborn County
Fridley
Hermantown
Kanabec County
La Crosse
Maple Grove
Minneapolis
New Ulm
Oak Grove
Oakdale
Owatonna
Plymouth

Princeton
Red Wing
Rochester
Rogers
Savage
Scott County
St. Louis County
St. Louis Park
South St. Paul
St. Paul
Victoria
Waseca
West St. Paul
White Bear Lake
Woodbury

APPLE VALLEY (Project 2)

➡ **Project Type:** *Restaurant*

➡ **Project Description:** *Page 165 - Resolution No. 2025-33*

McDonald's intends to construct a single-story restaurant just south of the HealthPartners site, immediately east of Chafin Vet, and north of Lunds and Byerlys ("Lunds").

WHEREAS, approval of a Conditional Use Permit for a McDonald's, a Class II Restaurant with drive-thru window service has been requested by McDonald's USA on property currently legally described as Outlot A, Orchard Place 4th Addition and to be legally described as Lot 2, Block 1, McDonald's at Orchard Place should a future plat be filed; and

WHEREAS, approval of a variance to the 1,000-foot separation distance between a Class II Restaurant with drive-thru window service and a residential or institutional use has also been requested by McDonald's USA; and

WHEREAS, the applicant has requested an 800-foot variance to the 1,000-foot separation from a residential or institutional use, allowing them to be 200-feet from said use; and

WHEREAS, review of such Conditional Use Permit request to determine its conformance with the applicable regulations and performance standards has occurred at a public hearing held on January 15, 2025; and

WHEREAS, the Apple Valley Planning Commission recommended approval of such Conditional Use Permit subject to certain conditions on January 15, 2025.

Construction shall occur in conformance with the site plan dated January 24, 2025.

The Property was identified in the 2040 Comprehensive Plan ("2040 Plan") and in City planning studies as appropriate for commercial retail uses.

BROOKLYN CENTER

➔ **Project Type:** *Landscaping | Lighting | Mixed-Use | Municipal | Parking Structure | Signage*

➔ **Project Description:** *Page 206 - Planning Commission Report - Application No. 2025-001*

Property Owner CAPI USA ("the Applicant") is requesting review and consideration of a proposal that would renovate CAPI's current offices and construct an approximately 8,910-square foot, two-story expansion and certain site improvements for its new Immigrant Opportunity Center. The Applicant purchased the existing, approximately 10,688-square-foot building and adjacent vacant lot, known as 5930 and 5950 Brooklyn Boulevard, in 2017.

SITE & BUILDING PLAN

As proposed, the Applicant would expand their CAPI Immigrant Opportunity Center to include a technology resource center, community and training rooms, entrepreneur training, technical assistance, and financial services to develop and expand BIPOC-led small businesses in childcare, urban farming, and other sectors; expand public benefits eligibility screening, tax assistance, financial coaching, and homebuyer services; create an outdoor play area; expanded parking; and unattached greenhouse surrounded by community garden plots and green space.

SITE DESIGN

The Applicant outlines in their narrative that they would renovate the interior of the approximately 10,688-square-foot existing building and construct an approximately 8,910-square foot new addition for offices, training rooms, tenant spaces, and an expansion for their food shelf. The exterior of the building would be expanded to the west towards Brooklyn Boulevard. Although City staff worked closely with the Applicant's development team to address code provisions as outlined under Chapter 35, including consolidation of their lots into one parcel to accommodate the building's expansion and unified ownership, and meeting maximum front build-to setback requirements, the Applicant requested approval of certain variances to address deficiencies to the maximum allowable front and secondary setbacks.

•• PROJECT CONTACT: Mary Niedermeyer - CEO - CAPI USA, (651) 392-4069

•• PROJECT LOCATION: 5930 - 5950 Brooklyn Boulevard

CAMBRIDGE

- ➡ **Project Type:** *Parks & Open Spaces | Playground | Recreation & Entertainment*
- ➡ **Project Description:** *N / A*

The city of Cambridge has submitted an Environmental Assessment Worksheet for a major new development that would include a 336-lot single-family housing development on the so-called Munkberg Parcels and a new 35-acre public park along the shores of Lake Fannie.

The housing element is on 84-acres of agricultural land and is to be developed by Centra Homes.

The unit mix includes 78 alley-loaded homes and 258 traditional front-loaded homes.

The new city park is slated to include a 2,000-square-foot swimming beach with a kayak rental booth; an 8,000-square-foot playground with an adjacent restroom; a 500-person event center (8,000-square-feet) with lake views; and open space designated for a future amphitheater stage.

Construction will begin in 2025 with mass grading; individual lots are expected to be developed over a 6-8-year period, dependent upon market conditions.

- PROJECT CONTACT: Marcia Westover - Community Development Director - City of Cambridge, (763) 552-3207
- PROJECT LOCATION: Southeast Quadrant of Xylite Street Northeast & 325th Avenue Northeast

EDEN PRAIRIE

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

➡ **Project Description:** *N / A*

Endeavor Development sought permissions to construct the Highway 5 Business Center in Eden Prairie.

The plans call for a one-story, 52,032-square-foot speculative modern office / warehouse building on 4-acres of former MnDOT right-of-way space along Highway 5.

In the early 1970's, the site was used for a brick and tile company; MnDOT purchased the property for highway purposes in the late 1990s. The 52,032-square-foot building is placed roughly in the middle of the site.

The building articulation and design makes the building appear to be two stories. The strong horizontal lines at the middle and top of the building help visually bring down the scale of the building.

About 7,800-square-feet will be office and 44,232-square-feet will be warehouse space.

•• PROJECT CONTACT: Evan Mattson - Endeavor Development, (651) 343-1118

•• PROJECT LOCATION: North of Highway 5 & West of Wallace Road

HERMANTOWN

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

➡ **Project Description:** *Page 108 - Resolution #2025-46*

REQUESTED ACTION

Applicant (Soumis Construction) is requesting approval of a Preliminary Planned Unit Development (PUD), to construct a three-story, 35-unit apartment building on 8.9-acres in the R-3 Zoning District at 492x West Arrowhead Road.

BACKGROUND

Soumis Construction is the property owner associated with this 8.9-acre property.

The site is currently undeveloped with topography rising from the north to the south and contains a large wetland along the eastern portion of the property with upland area located in the southwest portion of the property.

The property has access from West Arrowhead Road to the north and will be connected by way of a 26-foot-wide paved private drive.

There are wetlands present on the eastern portion of the property which were delineated in 2021.

The proposed project consists of a mix of one- and two-bedroom apartments ranging in size from 675-square-feet to 1,010-square-feet. The proposed building is 43-feet in height which is permitted under the Planned Unit Development ordinance, assuming there are additional setbacks from the property lines.

In addition, there is a 20-foot x 240-foot twenty-car garage structure located along the south property line. This structure is approximately 12-feet in height and is located a minimum of 40-feet from the adjacent property lines.

The project proposes 50 surface parking spaces and 20 garage units for a total of 70 parking spaces which meets the City requirements of two parking spaces per residential unit.

MINNEAPOLIS (Project 3)

➡ **Project Type:** *Healthcare | Multi-Family*

➡ **Project Description:** *Page 2 - Item No. 5 - 2024 Metropolitan Council Livable Communities Account Grant Awards*

(1.) Accepting 2024 Metropolitan Council Livable Communities Demonstration Account (LCDA) Development grants in the amount of \$1,720,000 for the Cheatham Apartments Project at 3716 Cheatham Avenue South; and \$1,000,000 for the Home of Our Own Project at 1400 North 8th Avenue.

(2.) Accepting 2024 Metropolitan Council Livable Communities Demonstration Account Transit Oriented Development (TOD) Development grants in the amount of \$1,000,000 for the LOMA Project at 3246 Nicollet Avenue; \$500,000 for the Rise Up Center at 2808 Hennepin Avenue South; and \$500,000 for the Indigenous Wealth Building Center at 2301 East Franklin Avenue.

(3.) Accepting a 2024 Metropolitan Council Local Housing Incentive Account (LHIA) multi-family grant in the amount of \$500,000 for The Warren Project at 3120 Washburn Avenue North.

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ST. LOUIS COUNTY

➡ **Project Type:** *Commercial & Retail | HVAC | Lighting | Multi-Family*

➡ **Project Description:** *Page 24 - Request for Board Action 25-73*

108 Lofts LLC is converting the former Nettleton Elementary School in Duluth into 98 multi-family units and one commercial unit.

The overall project cost is estimated at approximately \$20-million. 108 Lofts has submitted an application for \$7,470,000 in energy efficiency improvement financing through the St. Louis County MinnPACE program for the property located at or described as: 108 East 6th Street, Duluth, MN 55805.

This project includes the installation of LED interior and exterior lighting, new low u-factor windows, additional roof insulation, high efficiency HVAC systems, low-flow plumbing fixtures, and elevator modernization.

The applicant is requesting a \$7,470,000 MinnPACE assessment be placed against the property which will be paid over a 29-year period and shall bear interest at the rate not to exceed nine percent (9%) per annum, with interest starting full accrual on January 1, 2026.

WOODBURY

➡ **Project Type:** *K-12 School*

➡ **Project Description:** *Page 54 - Council Letter 25-28*

A public hearing is being held by the City to consider a proposal for the issuance of one or more series of tax-exempt charter school lease revenue bonds.

The proceeds of the bonds will be loaned by the City to MSA Building Company, which will finance a renovation project of existing school facilities located at 8430 and 8460 Woodbury Crossing, Woodbury, Minn., 55125 (Lower Campus).

Additionally, the proposal includes financing the acquisition of property located at the southeast corner of Bailey Road and Mile Drive, and the construction of a new school facility (Upper Campus).

The Lower Campus is owned by MSA Building Company and leased to Math and Science Academy. The Upper Campus will be owned and leased by the same respective entities.



minnesota builders exchange

This page marks the end of the March 2025 issue preview of the *Pre-Plan Pipeline* shared inside Issue No. 12 of the Minnesota Builders Exchange's (MBEX) *Weekly Bulletin*, published on March 26, 2025.

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"Wheel Loader Working With Sand"