

MINNESOTA
BUILDERS
EXCHANGE



1123 Glenwood Ave
Minneapolis, Minn., 55405
www.mbex.org

PRE-PLAN PIPELINE

MARCH / APRIL 2024

MARCH / APRIL 2024

Index of Projects

PROJECT TYPES

- Affordable Housing - 6
P. 17, 42, 48, 55, 79-81, 88
- College & University - 2
P. 110, 111
- Commercial & Retail - 14
P. 6, 21, 31, 33, 45, 63, 68, 76, 77, 79-81, 90, 91, 92, 112
- Community & Assisted Living - 5
P. 7, 11, 30, 67, 87
- Correctional - 1
P. 9
- Demolition - 17
P. 5, 7, 10, 12-13, 19, 20, 27, 32, 50, 57, 59, 65, 71, 77, 82-83, 93, 111
- Facility - 9
P. 23, 34, 46, 47, 51, 79-81, 86, 95, 116
- Fire Protection - 1
P. 52
- Healthcare - 6
P. 21, 31, 32, 35, 36, 79-81
- Hotel - 2
P. 60, 106
- HVAC - 1
P. 32
- Industrial - 13
P. 1, 2, 24, 28, 44, 49, 69, 72, 74, 77, 89, 96, 105
- K-12 Schools - 4
P. 10, 53, 58, 118
- Lighting - 2
P. 62, 107
- Manufacturing - 3
P. 4, 77, 102
- Multi-Family - 20
P. 8, 29, 37, 38, 42, 52, 55, 56, 57, 59, 70, 73, 82-83, 87, 94, 97, 100, 104, 114, 117
- Multi-Use - 9
P. 18, 25, 41, 64, 84, 85, 98, 100, 113
- Municipal - 4
P. 39, 75, 95, 110
- Office - 1
P. 108
- Parks & Open Spaces - 3
P. 3, 14, 43
- Playground - 2
P. 99, 115
- Private School - 2
P. 15, 22
- Renewable Energy - 3
P. 16, 82-83, 103
- Renovations - 1
P. 26
- Restaurant - 1
P. 109
- Splash Pads - 1
P. 101
- Utility - 1
P. 40

CITIES & COUNTIES

Albertville	Minnetonka
Alexandria	Minnetrista
Anoka	Monticello
Apple Valley	Moorhead
Arden Hills	New Richmond
Belle Plaine	North Mankato
Beltrami county	Oakdale
Blaine	Otsego
Bloomington	Owatonna
Brooklyn Center	Plymouth
Brooklyn Park	Ramsey
Brown county	Richfield
Burnsville	Rogers
Chanhassen	Roseville
Cloquet	Shakopee
Columbia Heights	Shoreview
Columbus	Sibley county
Cook county	South St. Paul
Coon Rapids	Spring Lake Park
Corcoran	St. Cloud
Dakota county	St. James
Dayton	St. Joseph
Duluth	St. Louis Park
Edina	St. Michael
Excelsior	St. Paul
Falcon Heights	University of Minnesota
Fargo	Vandais Heights
Forest Lake	Wabasha
Gaylord	Waite Park
Goodhue county	Waseca
Grand Rapids	Washington county
Ham Lake	Watertown
Hastings	Woodbury
Hopkins	
Hudson	
Inver Grove Heights	
Lake City	
Lake Elmo	
Mankato	
Maple Grove	
Maple Plain	
Minneapolis	

ALEXANDRIA (Project 2)

➡ **Project Type:** *Parks & Open Spaces*

➡ **Project Description:** *Page 122 - Knute Nelson Memorial Ballpark Naming Rights Agreement*

Staff have been working with the Alexandria Youth Baseball Association (AYBA) on improvements to the baseball / softball facilities in Alexandria. For the Alexandria parks this would be Dean Melton / Fillmore Park and Knute Nelson Memorial Park.

The AYBA previously obtained donations to purchase a new scoreboard for Knute Nelson Memorial Park and also secured \$200,000 to assist in replacing and expanding the artificial turf portion of the playing surface. The next project for Knute Nelson as envisioned by AYBA and the City are improvements to the plaza area down the right field line. The Exhibit A attachment shows the boundary of this area.

AYBA has secured a \$50,000 donation from Brenton / ProMach Judy Backhaus represented AYBA at the February 8 Park Board meeting and reviewed the donation and the plans for the plaza area.

Following that meeting, Bill Thoennes provided the attached letter on behalf of the Park Board. In accordance with the City of Alexandria Naming Rights Policy, the City Council needs to approve the labeling of any item / fixture with a donors' name from a donation of \$50,000 or more. The Alexandria Park Board has approved the granting of the naming rights for the "Brenton / ProMach Plaza"

BLOOMINGTON (Project 3)

➡ **Project Type:** *Parks & Open Spaces*

➡ **Project Description:** *Page 3 - General Information - City of Bloomington Parks and Recreation*

The City of Bloomington Parks and Recreation Department is proposing significant improvements to Bryant Park, located at 1001 West 85th Street. The proposed upgrades include a new 2,544-square-foot park shelter, an accessible playground, parking lot updates, sports court additions and relocation, storm water improvements, and natural resources enhancements. The existing park building, playground, and two tennis courts will be removed from the park.

BUILDING DESIGN

Proposed architectural plans include a new 2,544-square-foot park shelter. The shelter will include four restrooms along with indoor and outdoor seating. The proposed exterior building materials consist of mostly fiber cement and stone veneer. Exterior materials comply with City Code section 19.63.08, except for the coating of fiber cement with paint. Plans to paint the building must be changed prior to permit issuance. The proposed plans also include rooftop solar panels, which do not require screening.

LANDSCAPING, SCREENING AND LIGHTING

Proposed landscaping plans show 187 trees, 89 shrubs, and 91 perennials. There is a minimum requirement of one tree per 2,500-square-feet and one shrub per 1,000-square-feet of disturbed developable landscaping area.

There is a greater than four-foot grade change between the east parking lot edge and the street, therefore parking lot screening is not required. Proposed landscaping plans do not show screening between the west parking lot and the street.

Proposed lighting plans do not currently comply with Code standards. Initial and maintained plans must be submitted and must show a minimum maintained light level of 1.0 footcandles throughout the parking lot, or 0.5 footcandles along the perimeter of the parking lot. Additionally, the lighting plan does not include the minimum 5.0 footcandles required at the entrances and exits of the park shelter building.

EDINA (Project 5)

➡ **Project Type:** *Utility*

➡ **Project Description:** *Page 5 - Item C*

**A PDF file will automatically download after clicking the link below.*

Staff Liaison Vetter gave a presentation on the aquatic center relating to the massive infrastructure and behind-the-scenes project that must be completed.

The aquatic center houses a 50-meter-pool, twin diving platforms, two waterslides, zero-entry wave pool, a cable ride from the pirate-themed ship to a dry playground area, shower room / locker room, and concession service. He also showed images and pointed out various issues to the Commissioners.

Staff Liaison Vetter stated that the following issues need to be addressed: filter room, shade structure, pool deck / concession windows, changing rooms, pool deck, zero-entry, main pool, and plunge pool.

Staff Liaison Vetter stated there are between 75,000 and 85,000 visits to the aquatic center each year, and most of the visitors stay more than two hours.

Staff Liaison Vetter gave concrete examples of specific improvements that could / should be made and stated that the city has requested State bonding for improvements to the aquatic center totaling \$10,500,000. Within that request is \$4,000,000 for the filter equipment and the new utility structure, which must be done. The remaining \$6,500,000 funds would be invested in user amenities and modernization needs.

MANKATO (Project 2)

➡ **Project Type:** *Hotel*

➡ **Project Description:** *Page 23 - Site Plan and Traffic Advisory Review Committee*

APPLICANT

The applicant and property owner is Terratron, Inc.

REQUEST

The applicant is seeking a conditional use permit to allow a use that exceeds 30,000-square-feet in the B-3, Highway Commercial, zoning district, and for a variance to allow a reduction in the Mankato City Code required parking stalls.

LOCATION

The site is a vacant, undeveloped parcel located on the northwestern corner of the River Hills Mall area, located off of Raintree Road. The subject Property is described as a portion of Lot 1, Block 1, River Hills Mall Addition No. 2, and the Blue Earth County PID is R010909426045.

EXISTING LAND USE

The site is currently a vacant, platted parcel.

REVIEW

Terratron Inc. is requesting a conditional use permit to allow a use that exceeds 30,000-square-feet for the construction of a new hotel, and for a variance to reduce the required parking stalls as required by Mankato City Code section 10.85.

The subject property is described as a portion of Lot 1, Block 1, River Hills Mall Addition No. 2 (Blue Earth County PID R010909426045). The new hotel is to be located on the currently vacant site adjacent to the existing Courtyard by Marriott hotel.

The proposed hotel will be an extended-stay Marriott brand. Site plans for the request show a new proposed building situated in the northwest corner of an existing parcel located at 901 Raintree Road. Access to the hotel is shown by a shared access route between the two hotels, which is provided from the existing River Hills Mall private road. There are now new accesses proposed onto the adjacent public Raintree Road.

MANKATO (Project 2 - continued)

The applicant is seeking a variance to allow a reduction in the Mankato City Code required parking stalls for the proposed development. The requirement for hotels in the Mankato City Code is one parking stall per guest room, plus one parking stall per two employees. For this new hotel site, 99 parking stalls are required; 47 are proposed.

For the two hotel properties collectively, 292 parking stalls are required; 250 are currently proposed. The subject property is zoned B-3, Highway Commercial District, where any use that exceeds 30,000-square-feet is considered a conditional use permit.

Thus, the applicant is seeking a conditional use permit to allow the construction of a new 56,819-square-foot structure.

Architectural plans show a new, four-story hotel that contains 95 guest rooms and totals 56,819-square-feet. Level One, containing 15,576-square-feet, includes a welcome desk, office areas, laundry, food prep and community areas, a pool, a fitness area, and 14 guest rooms. A small outdoor grilling and dining area as well as a fire pit with surrounding seating is proposed. Levels Two thru Four include guest rooms and associated amenities, such as storage spaces, elevators, and stairways. No event space or restaurant bar space is proposed for the new hotel.

Exterior elevations shown on the provided plans include EIFS finishes, two types of fiber cement panels, and glass and glazing systems.

SHAKOPEE

➡ **Project Type:** *Commercial & Retail*

➡ **Project Description:** *Page 109 - Final Plat of Southbridge Fields Third Addition*

**A PDF file will automatically download after clicking the link below.*

Steve Soltau of Shakopee Crossings Limited Partnership has applied for the Final Plat of Southbridge Fields Third Addition. The applicant / property owner is proposing to subdivide Lot 2, Block 1, Southbridge Fields Second Addition into a 1.07-acre (Lot 1) and 1.23-acre (Lot 2) parcels that will have vehicle access from the existing private drive.

A Valvoline Instant Oil Change is proposed on Lot 1 and the Board of Adjustment and Appeals approved Valvoline's conditional use permit request at the April 4th meeting. The proposed site plan and landscape plan for Valvoline is attached. The applicant references that a single or multi-tenant service / retail building is anticipated on Lot 2.

The Board of Adjustment and Appeals approved a Conditional Use for Valvoline at its April meeting.

WASHINGTON COUNTY

➡ **Project Type:** *Facility*

➡ **Project Description:** *Page 13 - Public Works*

Resolution Authorizing Best Value Bidding for the Design and Construction of the Lake Elmo Park Reserve Maintenance and Community Corrections Maintenance Facility Project

Engineer Eden Rogers presented a resolution authorizing best value bidding for the maintenance facility projects at Lake Elmo Park Reserve.

Ms. Rogers reviewed the Minnesota Contracting Law and explained the Best Value Bidding contracting process. The design and construction of the Lake Elmo Park Reserve Maintenance and Community Corrections Maintenance Facility Project was identified as a project that would have large benefits from best value bidding.

Ms. Rogers reported that the current maintenance facilities are outdated and undersized for the current facilities at Lake Elmo Park Reserve. The proposed design suggests a uniform building with separated spaces between Parks and Community Corrections, next to the current facility. This design will provide the most efficient workflow and feasibility. Best Value Bidding has several advantages including right-fit budget and allowing for accelerated schedules, which will be necessary to coordinate with Parks and Community Corrections operations.



minnesota builders exchange

This page marks the end of the March / April 2024 issue *Pre-Plan Pipeline* preview shared in Issue No. 18 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.

Cover artwork created using ChatGPT / AI.