



PRE-PLAN PIPELINE

JUNE 2025

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JUNE 2025

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Albertville
Anoka County
Arden Hills
Bemidji
Blaine
Bloomington
Brainerd
Cannon Falls
Cass County
Chaska
Clay County
Corcoran
Cottage Grove

Duluth
Edina
Falcon Heights
Fargo
Faribault
Farmington
Hermantown
Houston
Hubbard County
Inver Grove Heights
La Crosse
Lake City
Lake Elmo

Lakeville
Lino Lakes
Little Falls
Maplewood
Marshall
Medford
Montgomery
Monticello
Moorhead
Mountain Lake
Nisswa
North Branch
North Mankato

Otsego
Pipestone
Ramsey
Red Wing
Richfield
Robbinsdale
Rochester
Rogers
Roseville
Sioux Falls
South St. Paul
St. Anthony
St. Cloud

St. Louis Park
St. Michael
St. Paul
Stearns County
Vadnais Heights
Waseca
Washington County
Wayzata
White Bear Lake
Woodbury

BEMIDJI

➡ **Project Type:** *Athletic Facility | Commercial & Retail | Mixed-Use | Multi-Family | Utilities*

➡ **Project Description:** *N / A*

Regional development agency Greater Bemidji and its representative, Marco McLane Development, submitted formal concept plans for the redevelopment of Bemidji's 20-acre downtown railroad corridor area.

The multi-phase project would include a new YMCA Community Wellness Center and other future developments.

It is proposed to be completed in two phases: Phase 1 would consist of the YMCA and an outlot along with entrances / accesses and some utilities. The concept for Phase 2 (which includes most of the project area east of Minnesota Avenue) envisions a mixed-use commercial / residential development with high-end retail shopping and a 60-unit residential building.

The project is anticipated to be split into two phases that include multiple development opportunities within each phase. These phases align with the MN DEED Grants that were awarded and approved by the Bemidji City Council.

- PROJECT CONTACT: Tim Marco - Marco McLane Development, (262) 391-5604
- PROJECT LOCATION: 101 Minnesota Avenue Northwest

CLAY COUNTY

➡ **Project Type:** *Multi-Family | Parks & Open Spaces | Recreation & Entertainment*

➡ **Project Description:** *Page 173 - Greco Redevelopment Project - 150 Thompson Avenue East*

Greco Properties is proposing to redevelop the former West St. Paul YMCA property at 150 Thompson Avenue East, and adjacent city-owned properties, in West St. Paul, Minnesota.

The Project will include 475 market-rate multi-family residential units, 275 town-home units, a retail / event center, and park / open space areas with public amenities including an outdoor turf amphitheater.

The Project is located in the southeast quadrant of Thompson Avenue East and South Robert Street.

The Project Area include 14-acres of city-owned land including the former YMCA and Auto Zone properties in addition to adjacent vacant properties.

Location of Public Documents

- West St. Paul City Hall, 1616 Humboldt Avenue, West St. Paul, Minn., 55118

Responsible Governmental Unit and Contact

- Benjamin Boike - *City of West St. Paul*, (651) 552-4140

DULUTH (Project 1)

➡ **Project Type:** *Affordable Housing | Multi-Family*

➡ **Project Description:** *N / A*

A development team led by nonprofit housing provider One Roof Community Center sought city permissions to construct Brae View, a five-story, mixed-use development to be built on what is now a surface parking lot near St. Mary's Medical Center on Duluth's Central Hillside.

The proposed building includes 72 affordable multi-family units above a first-floor daycare center to be operated by Duluth Area Family YMCA with a maximum licensure capacity of 124 children.

Under the plans, 5-units are set aside for people making no more than 30% of the area median income; 32-units for those earning no more than 50% of AMI; and 25-units for those making no more than 60% of AMI.

•• PROJECT CONTACT: Jeff Corey - Executive Director - One Roof Community Housing,
(218) 727-5372

•• PROJECT LOCATION: 12 East 4th Street

MARSHALL

➡ Project Type: *Hotel*

➡ Project Description: *Page 204 - Conclusion & Recommendation | Page 104 - Full Comprehensive Hotel Market Needs Assessment*

We recommend that the proposed hotel operate as an upper-midscale, limited-service property. The proposed hotel development's building specifications include a four-story, 63-unit Main Street prototype Cobblestone Hotel & Suites.

Property segment recommended for the potential development of a hotel is an Upper Midscale hotel. This type of hotel would allow the property to be positioned properly at the subject site. It is anticipated that a new hotel would capture displaced Lodging Demand currently staying in markets surrounding Marshall, Minn. Additionally, the newness of the hotel should be well received in the marketplace. It's location will be ideal to serve Marshall and regional markets. This hotel is capable of adjusting rates to best fit the demand in the market and the seasonality of the area.

It is not advisable to over-build in this market at this time. Expansion of the hotel in future years could be considered as the market's Lodging Demand grows. Adjusting the room count will modify performance.

Property features, amenities, and services of the hotel should satisfy the market it is attempting to attract. Standard features and amenities required for a proposed hotel in this market should include: standard (king & queen / queen) rooms, reliable Wi-Fi, complimentary hot breakfast for all guests, fitness center, swimming pool, elevator, dining option on-site or nearby, business center, guest laundry, guest wine & beer bar on-site or nearby, and two-room extended-stay suites.

HOTEL CONSTRUCTION / DEVELOPMENT COSTS IN MARSHALL, MINN.

• Land and Land Preparation	\$1,100,000
• Building Construction	\$5,565,000
• Fixtures, Furnishings, and Equipment	\$1,107,000
• Indirect Costs	<u>\$995,000</u>

Total Estimated Costs	\$8,767,000
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NORTH MANKATO

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

➡ **Project Description:** *Page 29 - Subject CU-1-25*

The applicant seeks approval to build a four-story, 60-foot-tall hotel at 1115 Range Street, exceeding standard zoning limits (three-stories / 45-feet), but within the allowed conditional use limits (five-stories / 65-feet).

The applicant is proposing to construct a new hotel on vacant land addressed as 1115 Range Street (between the former Norwood Inn and Plaza Jalisco). The building is four-stories and 60-feet in height. In the B-3 zoning district, "permitted" buildings shall not exceed three-stories, or 45-feet, in height. However, "conditional uses" permit buildings up to five-stories, or 65-feet, in height if determined by the Planning Commission and City Council that such height fits within the character of the surrounding neighborhood.

Recent and ongoing development in this area include the redevelopment of the former Norwood Inn site. This project includes the addition of 61-units of apartments; a new restaurant (under construction); a new two-story, 32-foot-high commercial building (Skin Clinic); and a new three-story, 45-foot high commercial / residential building.

Recent development activity on Range Street in the City of Mankato includes a five-story commercial / residential building (Axis Lofts).

While the proposed hotel project has a Range Street address, it is adjacent to Highway 169 that observes over 24,000 vehicles per day. Based on the proximity of Highway 169 and current redevelopment efforts in the area, the Planning Commission will need to consider if the proposed hotel fits within the character of the surrounding neighborhood.

REQUESTED ACTION

The City Council must determine if the proposed height is compatible with the surrounding area. Recent nearby redevelopment includes buildings up to five-stories tall, supporting a shift in neighborhood character.

OTSEGO (Project 3)

➡ **Project Type:** *Healthcare | Lighting | Parking Structure*

➡ **Project Description:** *Page 8 - Otsego Waterfront Commons - Sunshine Pediatric Dentistry*

Arrow Companies has submitted an application to develop Outlot A, Otsego Developments Addition located at the northeast quadrant of TH 101 and 90th Street.

The proposed development is a 3,495-square-foot dentist office (Sunshine Pediatric Dentistry) that requires consideration of a PUD Development Stage Plan, vacation of existing drainage and utility easement, and final plat that are subject to review by the Planning Commission and approval of the City Council. The submitted plans also illustrate a Phase II 3,000-square-foot expansion of the proposed building.

The submitted plans show 59 off-street parking spaces to be constructed with Phase I and 35 spaces to be constructed with Phase II, for a total of 94 spaces.

LIGHTING

An exterior lighting plan including photometric measurements of light intensity and indicating the type, location, and height of all exterior light fixtures must be submitted with an application for a building permit. The exterior lighting plan is to be subject to review and approval of the Zoning Administrator.

GRADING PLAN

Plans for grading, erosion control, and storm water management have been submitted for the property. All grading, drainage, and erosion control plans are subject to review and approval of the City Engineer.

EXTERIOR MATERIALS

The architectural plans include a schedule for the exterior elevation materials, which indicates ledgestone and glass (Grade A) materials comprise 67.1% of the exterior finish, with metal and wood-lock (Grade B) materials used for 32.9% of the exterior finish. The exterior finishes and mix of materials comply with the requirements of the Zoning Ordinance.

•• PROJECT CONTACT: Steve Fischer - Arrow Companies, (763) 424-6355

•• PROJECT LOCATION: Northeast Quadrant of Highway 101 & 90th Street

PIPESTONE

➡ **Project Type:** *Airport*

➡ **Project Description:** *Page 7 & 8 - Resolution 2025-30*

Mayor Dan Delaney said at the last council meeting two bids were received for the 80x80 airport hangar project.

He explained that Silas Parmar with Bolton & Menk has reviewed the bids and is recommending the council approve the low bid of \$803,732.46 from Everstrong Construction of Redwood Falls, Minn.

Engineer Winter explained that the total cost of the project to the city will be approximately \$24,000. He said the remaining funding will come from funds received from a bipartisan infrastructure bill.

Motion by Swanson, seconded by Colbeck, and unanimously carried to award the 80x80 project bid to the low bidder Everstrong Construction in the amount of \$803,732.46.

PROPOSAL FOR PROFESSIONAL SERVICES

Mayor Dan Delaney said at the November 18, 2024 council meeting, the city council authorized Bolton & Menk's proposal to complete design and bid administration services for the construction of an 80x80 hangar at the airport.

Bolton & Menk has now provided the council with a Proposal for Professional Services which will include construction administration services. He said the proposal is included in the council packets and the total sum of the proposal is \$80,000 of which \$76,000 (95%) will be paid by Federal Funding, \$2,000 (2.5%) will be paid for by State Funding, and the city will be responsible for the remaining \$2,000 (2.5%).

Winter stated that the \$2,000 cost to the city was included in his \$24,000 total cost estimate shared with the council earlier.

Motion made by Swanson, seconded by Colbeck, and unanimously carried to approve signing the proposal to work with Bolton & Menk on the design and administration of the 80x80 airport hangar.

SIOUX FALLS

➡ **Project Type:** *Commercial & Retail | Healthcare | Mixed-Use | Multi-Family*

➡ **Project Description:** *N / A*

In May, VanBuskirk Companies filed a preliminary plat for part of the retail element of its proposed Foss Fields mixed-use development in the fast-growing eastern sector of Sioux Falls.

Foss Fields is described as a mixed-use development consisting of retail, office, medical, multi-family and single-family residential over 300-acres.

The current plat covers 24-acres slated for retail uses situated north of an existing Menard's store on the west side of State Highway 100. It shows a total of nine lots, ranging in size from 12.5-acres for an anchor tenant, to 0.89-acres, including potential layouts for eight buildings.

- PROJECT CONTACT: Ryan Tysdal - VanBuskirk Cos., (605) 376-0127
- PROJECT LOCATION: West of Veterans Parkway (Highway 100) & South of East 6th Street



minnesota builders exchange

This page marks the end of the June 2025 issue preview of the *Pre-Plan Pipeline* shared inside Issue No. 24 of the Minnesota Builders Exchange's (MBEX) *Weekly Bulletin*, published on June 18, 2025.

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

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"High Angle Viewpoint of Construction Team in Reflective Vests and Hardhat Standing at Planning Table"