

MIDWEST BUILDERS EXCHANGE

PRE-PLAN PIPELINE

JUNE 2026 / VOLUME 3

Industrial & Logistics

Powering Growth Across the Midwest

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JUNE 2026

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JUNE 2026

Cities & Counties

Anoka
Apple Valley
Bloomington
Brooklyn Park
Cambridge
Chaska
Columbia Heights
Columbus
Cottage Grove
Crystal
Duluth
Eagan
East Bethel
Edina
Elk River
Falcon Heights

Fargo
Farmington
Golden Valley
Greenfield
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Hudson
Inver Grove Heights
La Crosse
Lake Elmo
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Lino Lakes
Mankato
Maple Grove
Maplewood
Medina
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Minnetonka
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Otsego
Plymouth
Prior Lake
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River Falls
Rochester
Rogers

Rosemount
Roseville
Sartell
Sioux Falls
St. Cloud
St. Louis Park
St. Paul
Stillwater
Vadnais Heights
Victoria
Watertown
West St. Paul
Woodbury



Rendering of the U of M Rochester Discovery Square expansion project (more on Page 72)

ANOKA

➡ **Project Type:** *Healthcare | Municipal*

➡ **Project Information:** N / A

The Anoka-Metro Regional Treatment Center (AMRTC) is the largest state-run psychiatric hospital in Minnesota. The facility is operated by the Minnesota Department of Human Services and provides high-security inpatient psychiatric care for adults with severe and persistent mental illness.

The \$55-million project proposes the demolition of the existing Miller Building, originally constructed in the 1950s, and the construction of a new one-story, 65,500-square-foot, 50-bed secured inpatient behavioral health treatment facility. It will serve as an expansion of the existing AMRTC Main Building and will operate continuously, occupied by mental health and substance use disorder treatment programs to provide care exclusively to adult patients.

AMRTC's mission is to serve patients who require an elevated level of security and specialized clinical expertise that community hospitals are typically unable to provide, including for individuals who have been civilly committed by court order as well as those involved in criminal proceedings.

.. **PROJECT CONTACT:** Greg Ewig (Director - Real Estate & Construction Services) - *Minnesota Department of Human Services* | (651) 201-2566

.. **PROJECT LOCATION:** 3301 North 7th Avenue

.. **PROJECT PARTNERS:** BWBR Architecture | Knutson Construction | Minnesota Department of Human Services

APPLE VALLEY

➡ **Project Type:** *Restaurant*

➡ **Project Information:** N / A

Moe's Southwest Grill franchisee Catch a Cloud Solutions filed plans to open a new eatery in a vacant retail space at a multi-tenant retail building.

The property, known as the Pennock Center, is an existing three-tenant retail building constructed in 2020.

One tenant (Dunkin' Donuts) is currently operating as a Class III Restaurant with a drive-thru, and the remaining tenant is a personal services user (Milan Laser Hair Removal).

Moe's Southwest Grill is a fast-casual Tex-Mex restaurant concept; the same franchisee has an existing Moe's in Woodbury.

.. **PROJECT CONTACT:** Satnam Dhillon - *Catch a Cloud Solutions* | (612) 656-9570

.. **PROJECT LOCATION:** 7668 150th Street West

.. **PROJECT PARTNERS:** Catch a Cloud Solutions LLC | Moe's Southwest Grill

BLOOMINGTON

➡ **Project Type:** *Affordable Housing | Landscaping | Multi-Family | Parking Structure | Storm Water | Street & Sidewalk Improvements | Swimming Pool | Utilities*

➡ **Project Information:** Page 1 | [Click Here for More](#)

Chase Real Estate is leading a redevelopment alongside Collage Architects, with the broader apartment proposal happening in two phases that would eventually bring 370 apartment units to the 5.2-acre property next to Wells Fargo Plaza. Twenty-five units are planned as affordable housing at 60% AMI.

The first phase calls for a six-story apartment building totaling roughly 275,000-square-feet with 270-275 units positioned along Xerxes Avenue. The building would wrap around a two-level structured parking garage and a large central courtyard facing the street.

The redevelopment would replace a large amount of existing surface parking with new landscaping, storm water infrastructure, utility upgrades, and expanded pedestrian connections across the property.

Plans call for 350 structured parking stalls within the first phase garage, along with 175 shared surface parking stalls tied to the surrounding office property through a shared parking agreement. (If both phases are completed, the site would ultimately include more than 580 total parking stalls across the redevelopment.)

Renderings show a mix of darker exterior panels, lighter masonry-inspired materials, recessed balconies, and upper-level step backs intended to reduce the overall scale of the building from the street.

Current plans include a mix of alcove, one-bedroom, one-bedroom-plus-den, two-bedroom, and three-bedroom apartments ranging from roughly 490-square-feet to 1,400-square-feet. Preliminary plans show the project leaning heavily toward alcove and one-bedroom layouts, while the amenity program includes a structured courtyard deck, indoor pool area, rooftop spaces, and additional indoor gathering spaces throughout the building.

At this stage, full detailed building plans for the first phase have not yet gone before the city, with additional information related to final amenities, floor plans, and materials expected to become clearer as the project advances through the review process. It's expected this project will move before the Bloomington City Council on June 1, 2026.

For the second phase, plans show a five-story building totaling roughly 100,000-square-feet with 95 apartment units and more than 60 parking stalls. This phase would require separate city approvals before moving forward.

.. **PROJECT CONTACT:** Joe McIlwain - Chase Real Estate | (952) 898-5600

.. **PROJECT LOCATION:** 7900 Xerxes Avenue South (Phase 1)

.. **PROJECT PARTNERS:** Chase Real Estate (real estate developer) | Collage Architects (architect) | Stonebridge Communities LLC (general contractor)

BROOKLYN PARK

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

➡ **Project Information:** N / A

Key Community Bank is proposing to construct a full-service bank at the NorthPark Business Center, which will provide full-service banking in its lobby and drive-up banking with a teller drawer and drive-up ATM.

The brick and glass structure will be approximately 4,300-square-feet in size, on a 1.16-acre parcel.

The exterior image is enhanced by abundant windows and a simple mix of materials that will be both elegant and welcoming. The exterior will be composed of Class 1 materials, including brick, glass and architectural metal panels.

The drive-up will be located at the rear of the building and will be sheathed in the same architectural metal panels as the top of the entry tower.

.. **PROJECT CONTACT:** Mike Kraft - *Architect* | (612) 309-6002

.. **PROJECT LOCATION:** Southwest Corner of Zealand Avenue & 108th Court

.. **PROJECT PARTNERS:** Key Community Bank | Mike Kraft Architects

CAMBRIDGE

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

➡ **Project Information:** N / A

Reuter Walton is proposing the Cambridge Family Apartments, a planned 180-unit affordable multi-family development.

The development includes a pair of 90-unit apartment buildings which will have three-stories with underground parking. The developer has proposed 100 underground parking stalls initially, with an additional 96 above-ground garage stalls.

Rents are targeted from 30% - 60% of area median income; Reuter Walton is pursuing tax increment financing for the project.

The site is the Ostrom / Lawrence properties that were recently approved for annexation into the city, located just north of the former Perkins Restaurant redevelopment site.

.. **PROJECT CONTACT:** Paul Keenan - *Reuter Walton Development* | (612) 823-3489

.. **PROJECT LOCATION:** West of Highway 65 & North of 333rd Lane Northeast

.. **PROJECT PARTNERS:** Kaas Wilson Architecture | Reuter Walton Development

CHASKA

➡ **Project Type:** *Commercial & Retail | Industrial | Public Infrastructure | Street & Sidewalk Improvements | Warehouse*

➡ **Project Information:** N / A

Scannell Properties filed updated concept plans for its ambitious Big Woods Business Park. Under the proposal, the agricultural site in Dahlgren Township would be annexed into Chaska.

The current concept calls for a total of 2-million-square-feet of industrial space and 55,355-square-feet of commercial space arrayed across 11 total buildings.

Scannell says it is currently only actively working on Building 1 while all other proposed buildings are placeholder layouts. Building 1 will be part of Phase One of the overall development, which includes all necessary public improvements to Big Woods Boulevard (County Road 44) and the construction of a new intersection and public road.

The 218,196-square-foot Building 1 is proposed to be used for warehousing and distribution by an unnamed user, operating 24 / 7, with outbound deliveries during standard business hours and “internal sorting” occurring through the night.

Preliminary construction work is anticipated to begin as early as Summer 2026 with phased construction with the full build-out anticipated to occur over 5 - 15 years.

.. **PROJECT CONTACT:** Jake Kurth - *Scannell Properties* | (612) 280-4088

.. **PROJECT LOCATION:** Northeast Quadrant of County Road 11 (Jonathan Carver Parkway) & County Road 44 (Big Woods Boulevard)

.. **PROJECT PARTNERS:** Kimley-Horn & Associates | Scannell Properties

COLUMBIA HEIGHTS

➡ **Project Type:** *Restaurant*

➡ **Project Information:** N / A

The owner of a long-vacant commercial building sought approvals to create a new café space on the structure's second floor.

Constructed in 1976, the commercial building consists of approximately 12,000-square-feet on two levels. The upper-level café plans include a kitchen of 1,404-square-feet; the café / restaurant space consists of 1,620-square-feet; and an area for office space spans 559-square-feet.

Its previous use was as a dental office, which vacated the building in 2016.

.. **PROJECT CONTACT:** Tanek | (612) 879-8225

.. **PROJECT LOCATION:** 999 50th Avenue

.. **PROJECT PARTNERS:** A&A Properties LLP | Tanek Inc.

COLUMBUS

➡ **Project Type:** *Facility | Parking Structure*

➡ **Project Information:** N / A

Juszczak Companies submitted a concept plan to construct an approximately 44,000-square-foot multi-purpose facility on a 20-acre parcel just east of Interstate 35.

The proposed building includes space for trucking operations, storage, dispatch and administration (Juszczak Trucking); truck repair and maintenance (Juszczak Repair); administration office (Juszczak Leasing); and logistics coordination and brokerage (Juszczak Logistics).

Also included is a secondary component consisting of a short-term commercial truck parking area as well as space for a future building addition.

.. **PROJECT CONTACT:** Denny Juszczak - *Juszczak Companies* | (651) 302-7875

.. **PROJECT LOCATION:** 14925 Hornsby Street Northeast

.. **PROJECT PARTNERS:** Juszczak Companies | Widseth Architects & Engineers

COTTAGE GROVE

➡ **Project Type:** *Grading | Religious | Septic*

➡ **Project Information:** N / A

The New Life Evangelical Free Church submitted plans to construct a 4,814-square-foot addition to its existing 1981-built church structure.

The intention of the project is to provide a lobby, restrooms and five classrooms to be used for children's religious education. The project also includes site grading as required and a new well and septic system.

The addition's exterior will be a mix of stucco, engineered wood siding, aluminum storefront / windows, manufactured stone and thin brick.

The existing building includes seating for 299 at the main worship and assembly hall, restrooms, administrative rooms, and seven classrooms used for adult religious education.

.. **PROJECT CONTACT:** Daniel Torgerson - *Station 19 Architects* | (612) 623-1800

.. **PROJECT LOCATION:** 1245 Point Douglas Drive South

.. **PROJECT PARTNERS:** New Life Evangelical Free Church | *Station 19 Architects*

CRYSTAL

➡ **Project Type:** *K-12 School*

➡ **Project Information:** N / A

Robbinsdale Area Schools has applied for a conditional use permit to repurpose the FAIR Arts School.

Constructed in 2001, the 115,959-square-foot school would be converted for three new uses: Robbinsdale Virtual Academy, Highview Academy and the Education Service Center (district office).

Robbinsdale Virtual Academy is an online learning program for Grades 6-12, while the Highview Academy is a secondary school learning program for Grades 9-12, which is currently located at the Sandburg Middle School in Golden Valley.

The project is currently slated to begin in Fall 2026.

.. **PROJECT CONTACT:** Maureen Mullen (Director of Facilities & Operation) - *Robbinsdale Area Schools* | (763) 504-8024

.. **PROJECT LOCATION:** 3915 Adair Avenue North

.. **PROJECT PARTNERS:** Nexus Solutions | Robbinsdale Area Schools

DULUTH

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

➡ **Project Information:** Staff Report for PLPR-2602-0001 | [Click Here for More](#)

Titanium Partners sought approvals for The Legacy, a proposed five-story, 148-unit multi-family residential building near Lake Superior College, providing housing for Duluth residents and students at the college.

Because of its location on Trinity Road and the primary entrance into the college area, the building would become one of the more visible additions along this stretch of the corridor. Its five-story scale would also stand out among the lower-rise surroundings near campus.

The apartment building would rise approximately 59-feet in height and be located on a 157,116-square-foot site. The project includes 112 efficiency units and 36 additional apartments, along with indoor and outdoor parking, landscaped gathering areas, pedestrian connections, and a second-floor amenity deck. The ground level will be a concrete base and hold a parking garage, where the upper four-stories will be wood framed.

This project will provide a combination of surface lot and interior garage parking spaces. There are 55 parking spaces within the garage, and 81 outdoor parking spaces proposed. Additionally, eight EV-ready spaces will be available on the surface lot. All parking spaces will be 9-feet-wide and over 18-feet-long. There will be two bicycle storage rooms in the parking garage with a storage capacity of 15 bicycles per room.

The applicant has submitted a landscape plan along with a tree replacement plan. It is not anticipated that there will be extensive disturbance of the existing natural resources.

The five-story structure uses dark exterior cladding, lighter accent panels, recessed balconies, and large window groupings to break down the overall massing across the corridor-facing elevation. Renderings show the architecture centered around a prominent entry section with stacked balconies positioned above the main entrance canopy.

Plans also include rooftop mechanical equipment screened behind an extended parapet wall to maintain a cleaner foot line when viewed from surrounding roads and higher elevations near the campus.

City staff has recommended approval of both the height variance and related plat approvals, with conditions tied to the submitted plans. The proposal remains in the entitlement stage as city reviews continue. Construction is anticipated to begin in Fall 2026.

•• **PROJECT CONTACT:** Daniel Fanning - *Titanium Partners* | (218) 461-4344

•• **PROJECT LOCATION:** 2929 Trinity Road

•• **PROJECT PARTNERS:** DSGW Architecture (architect of record) | Northland Consulting Engineers (civil engineer) | SAS+Associates (landscape architect) | TJPA Architectural Design (design architect) | Titanium Partners (real estate developer)

EAGAN (Project 1)

➡ **Project Type:** *Athletic Facility | Multi-Family | Recreation & Entertainment*

➡ **Project Information:** N / A

MV Ventures, the real estate development arm of the Minnesota Vikings, revealed concept plans to construct a major new event center at its Viking Lakes mixed-use community.

As part of a newly updated Alternative Urban Areawide Review document filed with the State of Minnesota, MV Ventures indicated preliminary planning stages for an event center of between 60,000- and 90,000-square-feet in size, seating between 4,000 - 8,000 people, within Viking Lakes. It replaces previously planned retail development at the site.

Activities at the event center would primarily consist of indoor music, stage performances and sports-related events, which would be held during evening hours.

MV Ventures also revealed a third phase of multi-family development, including 327 units, would get underway in 2027.

.. **PROJECT CONTACT:** David Stofer (Executive Director of Development) - *MV Ventures* | (952) 529-7438

.. **PROJECT LOCATION:** Southeast Quadrant of Highway 149 & Interstate 494

.. **PROJECT PARTNERS:** MV Ventures

EAGAN (Project 2)

➡ **Project Type:** *Industrial*

➡ **Project Information:** N / A

Ryan Companies unveiled plans for "Project Alpha," a proposed 337,000-square-foot industrial building to be constructed for an unnamed user in Outlot A of the Thomson Reuters campus redevelopment area.

The outlot is located south of the proposed Opperman Drive and north of the "Project Vanderbilt" building.

The building's southwest loading area is designed for standard loading trucks containing 15 loading spaces; the southeast loading area is for flex loading stalls containing 118 spaces. The structure will have 32-foot clearing heights.

The user is described as a direct-to-consumer delivery company processing consumer goods and/or grocery items.

It is anticipated that "Project Alpha" will employ approximately 200 people working 24-hour shifts each day (ranging from 30-60 employees per shift), with the employee count to grow as the user establishes in the local market.

- .. **PROJECT CONTACT:** Peter Fitzgerald (Vice President of Real Estate Development) - *Ryan Companies* | (612) 492-4822
- .. **PROJECT LOCATION:** Southwest Corner of Opperman Drive & Highway 149
- .. **PROJECT PARTNERS:** Ryan Companies

EAGAN (Project 3)

➡ **Project Type:** *Industrial | Mixed-Use | Multi-Family | Office*

➡ **Project Information:** Page 1 - Project Name: BCBS Redevelopment | [Click Here for More](#)

This narrative is submitted in support of a Comprehensive Guide Plan Amendment for the properties located at 3535 and 3545 Blue Cross Road. The subject properties comprise approximately 41.6-acres and are currently guided as Major Office (MO) under the City's 2040 Comprehensive Guide Plan.

The applicant is requesting an amendment to allow for a mix of Business Park, Medium-Density Residential, and High-Density Residential land uses. This amendment is policy-level in nature and is not intended to approve a specific development proposal or site plan.

Business Park land uses are generally contemplated for portions of the site that are adjacent to existing office and employment districts. These areas are intended to support uses such as professional offices, research and development facilities, and light industrial uses as well as some support services.

Residential land uses are concentrated along portions of the site adjacent to existing neighborhoods and are arranged to provide graduated transitions in scale and intensity. Medium-Density Residential is planned for the southern portion of the site to soften the transition to High-Density Residential.

A city advisory planning commission recommended approval of a comprehensive guide plan sharing a high-level vision calling for 446,000-square-feet of a business park, up to 500 apartment units, and up to 126 townhomes on various part of the campus. A concept plan also presented by the developer shows four separate buildings on the north end of the sight for the business park's use.

The site is presently developed as a former corporate office campus that include an approximately 444,000-square-foot vacant office building, a 12,250-square-foot vacant daycare facility, and an 8,000-square-foot maintenance facility, along with related surface parking areas, internal drive aisles and storm water infrastructure. While the site remains well served by public utilities, roadway access, and regional transportation connections, the existing development pattern reflects a single-user office model.

.. **PROJECT LOCATION:** 3535 & 3545 Blue Cross Road

.. **PROJECT PARTNERS:** The Opus Group (real estate developer) | Stantec (land surveyor)

EAGAN (Project 4)

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

➡ **Project Information:** N / A

Katz Builders (*Fargo, N.D.*) submitted concept plans for a three-story, 100-unit apartment building.

Plans show 80 surface parking stalls and 100 underground parking stalls at the site on the shores of Lemay Lake.

The building is shown at the 50-foot setback from the lake, flanking the shoreline. An outdoor deck on the main level is depicted between the building and the lake.

For the project to proceed, Katz Builders needs to change the land use designation of the site from Low- Density to High-Density, as it is surrounded by existing single-family neighborhoods.

This property is unplatted and currently contains a single-family home constructed in 1872. A barn is also located east of the home.

.. **PROJECT CONTACT:** Matt Katenmaier - *Katz Builders* | (512) 301-6000

.. **PROJECT LOCATION:** 1360 Lone Oak Road

.. **PROJECT PARTNERS:** Katz Builders LLC

EAST BETHEL

➡ **Project Type:** *Parking Structure | Restaurant*

➡ **Project Information:** N / A

A developer submitted plans to construct a new Dairy Queen Grill & Chill franchise.

The site is Outlot B of the city's Elevage EB First Addition, a proposed Planned Unit Development of approximately 66-acres, which includes commercial, single-family and multi-family components.

The current proposal includes a 2,554-square-foot, single-story Dairy Queen restaurant with 62 interior seats, 20 outdoor patio seats, a drive-thru lane with 15 stacking spaces, and three pull-ahead spaces.

This outlot was originally conceptualized as a possible daycare facility.

.. **PROJECT CONTACT:** Tim Jundra - *P. Magnus Inc.* | (612) 201-6052

.. **PROJECT LOCATION:** East of Sandhill Parkway Northeast & 187th Lane Northeast

.. **PROJECT PARTNERS:** Civil Site Group | John S. Odom Architect | P. Magnus Inc.

EDINA

➡ **Project Type:** *Community & Assisted Living | Multi-Family*

➡ **Project Information:** N / A

In April, Greco Development submitted sketch plans for a proposal to redevelop an outdated office site into a pair of 55+ senior living multi-family buildings.

The proposed redevelopment would transition an existing office into residential uses, age-restricted for 55+ occupants, encompassing approximately 125-150 units in each phase, or approximately 250-300 units in total.

Once completed, the newly developed community would offer “first-class living” lifestyle amenities, concierge level service, and direct access to the reenvisioned Fred Richards Park.

Two sketch options show a pair of seven-story buildings (Option 1), and twelve- and seven-story buildings (Option 2). They include walk-up units and elevated amenity courtyards and ground level walking paths.

.. **PROJECT CONTACT:** John Branstad - *Greco Development* | (612) 877-0998

.. **PROJECT LOCATION:** 7600 Parklawn Avenue

.. **PROJECT PARTNERS:** BKV Group | Greco Development

ELK RIVER

➡ **Project Type:** *Cooling System | Data Center | Demolition*

➡ **Project Information:** N / A

Developer Michael Margulies submitted applications to convert an industrial building for use as a 62,000-square-foot data center.

The changes include demolishing 5,000-square-feet of the building to improve the loading dock area and adding cooling equipment along the southwest corner.

The data center proposes closed loop cooling, which does not require large volumes of water, but instead uses cooling equipment to keep the computers at safe operating temperatures.

The building, located within the city's I-1 (Light Industrial) zoning district, is the former home of E & O Tool & Plastics, which had been in operation until late 2025.

.. **PROJECT CONTACT:** Michael S. Margulies | (612) 205-0521

.. **PROJECT LOCATION:** 19178 Industrial Boulevard Northwest

.. **PROJECT PARTNERS:** Michael Margulies | Pope Design Group

FALCON HEIGHTS (Project 1)

➡ **Project Type:** *Affordable Housing | Community & Assisted Living | Parking Structure*

➡ **Project Information:** N / A

Affordable housing developer Velair Development (*Richfield, Minn.*) proposed to develop Fairway Commons, a 110-unit senior (55+) affordable apartment building along Larpenteur Avenue.

The project will be developed on a 2.58-acre parcel, just west of the existing Amber Union property, on an underutilized parking lot.

The current proposal includes a mix of studio, one-, and two-bedroom floor plans across four-stories of residential and one level of underground parking. Gross square footage of the building is estimated at 126,329-square-feet, including the underground parking area.

The same site was approved in 2024 for a 96-unit apartment building called Amber Flats, which was never built.

•• **PROJECT CONTACT:** Marty O'Connell - *Velair Development* | (612) 243-3111

•• **PROJECT LOCATION:** 1644 Larpenteur Avenue West

•• **PROJECT PARTNERS:** Kaas Wilson Architects | Velair Development Company

FALCON HEIGHTS (Project 2)

➡ **Project Type:** *Higher Education | Landscaping*

➡ **Project Information:** University of Minnesota - St. Paul Campus Center | [View more on Alliance's website](#)

The new Saint Paul Campus Center is planned as a 94,792-square-foot building with a total project cost of \$126-million. The 2026 Minnesota Legislature bonding bill included \$35-million for the project, which had previously been in the University's larger capital request for the St. Paul campus.

The project will be constructed on the current Magrath Library site and will bring several campus functions into one new building. Planned uses include student union space, library services, dining, bookstore space, classrooms, meeting areas, and indoor and outdoor gathering space.

The existing St. Paul Student Center is expected to remain in place for now and be repurposed as the University advances the new Campus Center. The project is part of a broader reinvestment in a campus tied to agriculture, food systems, veterinary medicine, environmental science, applied research, and other fields connected to Minnesota's economy and workforce.

Designed by Alliance, the project is intended to give the St. Paul campus a clearer center of activity. Renderings show a contemporary building with tall glass walls, warm vertical façade elements, and transparent corners that open views into study, gathering, and campus life spaces.

The building is also planned with a strong outdoor component. Renderings show a broad terrace with seating, landscaped paths, plaza space, and an adjacent lawn for outdoor gathering.

In total, the 2026 bonding bill includes \$75-million for the University of Minnesota. Beyond the \$35-million directed to the Saint Paul Campus Center, another \$40-million is set aside for Higher Education Asset Preservation and Replacement projects across the Crookston, Duluth, Morris, and Twin Cities campuses.

Construction on the planned campus center is expected to begin in November 2026, with completion anticipated in March 2029.

.. **PROJECT LOCATION:** 1984 Buford Avenue [on the current Magrath Library site]

.. **PROJECT PARTNERS:** Alliance (architect) | Mortenson Construction (general contractor) | University of Minnesota Capital Project Management (project manager)

FARGO (Project 1)

➡ **Project Type:** *Affordable Housing | Community & Assisted Living*

➡ **Project Information:** N / A

Beyond Shelter, a developer of affordable housing that has worked in and around the Fargo area since 1999, is proposing to build Harvest Acre Phase I, a new 39-unit affordable apartment building for senior residents aged 62 and older.

The building is part of a proposed two-phase development in South Fargo located east of Interstate 29 and west of University Drive South (U.S. Highway 81) near Davies High School.

The two senior buildings were earlier selected for funding as part of the North Dakota Housing Finance Agency's recent statewide commitments to expand affordable housing. Harvest Acres' total project cost is \$15.6-million.

NDHFA's announcement includes support for six projects in total, representing more than 600 new affordable housing units across North Dakota.

.. **PROJECT CONTACT:** Daniel Madler (CEO) - *Beyond Shelter* | (701) 551-0480

.. **PROJECT LOCATION:** 2131 65th Avenue South

.. **PROJECT PARTNERS:** Beyond Shelter Inc. | EAPC Architecture | MBN Engineering

FARGO (Project 2)

➡ **Project Type:** *Commercial & Retail | Mixed-Use | Multi-Family | Office | Parking Structure | Restaurant*

➡ **Project Information:** N / A

Roers Companies and Dovetail Development presented revised plans for the multi-family residential portion of the COVE, a mixed-use proposal that incorporates office space, labs, startup incubators and light manufacturing with residential, wellness and lifestyle amenities.

After determining that soils were unsuitable for the planned underground parking, changes were incorporated for the COVE apartment building. The new design eliminates the basement-level parking in favor of a first-level parking configuration integrated with ground-floor commercial uses.

The development will now include 229 residential units (up from 225) above an active commercial corridor, with retail spaces focused on food and beverage establishments, boutique retail, and service-oriented businesses, complemented by professional office suites and flexible co-working environments.

.. **PROJECT CONTACT:** Elissa Novotny - *Dovetail Development* | (701) 866-3506

.. **PROJECT LOCATION:** 300-350 45th Street South

.. **PROJECT PARTNERS:** Dovetail Development | MBN Engineering | Roers Companies

FARMINGTON

➡ **Project Type:** *Industrial | Parking Structure*

➡ **Project Information:** N / A

Onyx Strategic Partners (*Roseville, Minn.*) submitted a site plan for the first phase of its proposed 26-acre Farmington Industrial Park.

Two lots would be created out of approximately 18-acres (western lot) and 8-acres (eastern lot).

Phase I envisions a pair of buildings; an approximately 74,000-square foot-building and a 53,000-square-foot building, each with off-street parking shown in the front and semi-truck docking / parking in the rear.

Building elevations were not prepared as part of this site plan package; the end users of each building have not been identified and the ultimate design of the buildings will likely change based on the user.

•• **PROJECT CONTACT:** Jeilie Houlihan - *Onyx Strategic Partners* | (612) 916-6212

•• **PROJECT LOCATION:** Northeast Corner of 208th Street West & Pilot Knob Road

•• **PROJECT PARTNERS:** BKBM Architecture | Onyx Strategic Partners

GOLDEN VALLEY

➡ **Project Type:** *Demolition | Facility | Parking Structure | Storage | Veterinary Clinic*

➡ **Project Information:** Page 1 - Memorandum - Planned Unit Development Major Amendment for Animal Humane Society | [Click Here for More](#)

The Animal Humane Society (AHS) is now ready to again expand its facilities to better serve the public into the future, and is proposing to demolish an existing 5,600-square-foot storage building on its property and construct in its place a new two-story, 13,000-square-foot public veterinary clinic.

The clinic will provide general veterinary services to the public, including exam rooms, treatment areas, a surgery suite, and dental suite, along with supporting clinical spaces. The second floor will contain administrative offices and support.

The proposal also includes reconfiguration of the site to accommodate additional parking and site circulation improvements.

AHS, which has operated in Golden Valley since the 1930s, has occupied its existing main building near Theodore Wirth Park since the 1960s, with several expansions over the years.

.. **PROJECT CONTACT:** Heather Larson (Director of Veterinary Center Operations) - *Animal Humane Society*
| (763) 489-2244

.. **PROJECT LOCATION:** 845 Meadow Lane North

.. **PROJECT PARTNERS:** Animal Humane Society | Civil Site Group | Linden Group Architects (architect)

GREENFIELD

➡ **Project Type:** *Commercial & Retail | Mixed-Use | Multi-Family | Public Infrastructure | Street & Sidewalk Improvements | Trails | Utilities*

➡ **Project Information:** N / A

TCLD Land Holdings has filed a sketch plan proposing a 140-acre mixed-use project on the Bleck Family property, located in rural Hennepin County.

The plan includes approximately 200 single-family units and nearly 450 apartment and attached townhome units, as well as approximately 195,000-square-feet of commercial and retail space.

The proposed housing breakdown is as follows:

- 201 unattached units comprised of 89 single-family villa units
- 112 traditional single-family units
- 448 attached units comprised of 350 apartments units
- 98 attached row townhome units

TCLD has already received approval of an amendment to the City of Greenfield's Comprehensive Plan to accommodate this major project.

The project is expected to proceed in multiple phases over roughly three to six years, with infrastructure, roads, trails, and utilities built as needed to support each stage of development.

.. **PROJECT CONTACT:** Tracey Rust - *TCLD Land Holdings* | (952) 221-2566

.. **PROJECT LOCATION:** South of County Road 50 (Rebecca Park Trail) & East of County Road 92 (Dogwood Street)

.. **PROJECT PARTNERS:** TCLD Land Holdings LLC

HERMANTOWN

➡ **Project Type:** *Facility | Industrial | Landscaping | Lift Station | Septic | Storm Water | Street & Sidewalk Improvements | Warehouse*

➡ **Project Information:** Page 26 - Agenda Item 5C - Preliminary & Final Plat Application - Hawkline Business Center | [Click Here for More](#)

A new industrial development is being proposed at Hawkline Business Park, where a large-scale warehouse and distribution facility is moving through early approvals.

Plans call for a 231,000-square-foot warehouse and distribution building on approximately 46-acres, along with 516 parking spaces, a future 7.1-acre development parcel, and multiple storm water and roadway improvements.

On the eastern side of the site, a future development area has been set aside and is currently planned for grading and storm water use until a second phase moves forward. The overall layout also incorporates three storm water detention basins and landscaped buffer areas that help define the site along adjacent roadways.

A major component of the project involves extending city infrastructure to serve both the site and future development within Hawkline Business Park. The plan introduces new water and sanitary sewer service, anchored by a lift station near the intersection of Highway 53 and Lavaque Bypass. From there, a sanitary forcemain will be bored under Highway 53 and connected into the city's existing utility network. Water service will be extended along Lavaque Bypass and tied into existing infrastructure, allowing utilities to be distributed throughout the site for both the proposed building and future development parcels.

Plans include reconstructing portions of Lavaque Bypass and reworking the intersection at Ugstad Road, where a new roundabout is proposed. A raised center median will also be added along the corridor to help manage turning movements and improve traffic flow.

Storm water will be managed through a system of detention ponds and filtration designed to treat runoff before it enters the broader drainage system. Landscaping plans include a mix of evergreen and deciduous trees, shrubs, and grasses to provide screening along roadways and parking areas.

The building follows a modern industrial approach, using precast concrete panels in varying gray tones. The elevations show a long, horizontal profile, with subtle material changes that help break up the building mass. Clerestory windows run along all sides of the building. A more defined entry is located along the south-facing façade, where storefront-style glazing and a canopy element mark the primary entrance, while dock doors and drive-in doors are distributed across the remaining sides.

The project is being developed by Scannell Properties, which has submitted applications for a Commercial Industrial Development Permit along with preliminary and final plat approvals. Construction is expected to begin following approvals, with a timeline yet to be determined.

.. **PROJECT LOCATION:** 5315 Miller Trunk Highway

.. **PROJECT PARTNERS:** Northland Consulting Engineers LLP (civil engineer) | Scannell Properties (real estate developer) | Stantec (civil engineer)

HUDSON (Project 1)

➡ **Project Type:** *Athletic Facility | Parking Structure | Recreation & Entertainment*

➡ **Project Information:** N / A

Entrepreneur Seaok An filed plans to construct Joyelle Miniature Golf, a proposed 20,000-square-foot, 18-hole miniature golf course to include bridges and water features.

The plans include a 14-foot by 30-foot pre-finished metal panel building outfitted with an open porch, sales windows, staff space, vending machine area and restrooms.

The site plans include 23 standard parking stalls and two accessible stalls.

The owner anticipates 50 patrons per day on weekdays and up to 180 patrons per day on standard weekends. Light refreshments and nonalcoholic beverages will be offered.

The site is generally located northeast of the Hudson 12 Theatre.

.. **PROJECT CONTACT:** Seaok An - *Joyelle Miniature Golf* | (715) 222-0494

.. **PROJECT LOCATION:** 690 Darnold Drive

.. **PROJECT PARTNERS:** Auth Consulting & Associates | Joyelle Miniature Golf | Structural Buildings Inc.

HUDSON (Project 2)

➡ **Project Type:** *Commercial & Retail | Facility | Office | Storage | Vehicle Showroom*

➡ **Project Information:** N / A

St. Croix Automotive is proposing to build a full-service vehicle maintenance facility offering tire repair, oil changes, and a range of routine automotive services.

The building will encompass approximately 22,300-square-feet, including 4,300-square-feet dedicated to office and customer-facing functions, and 18,000-square-feet for vehicle service operations.

The office area will include private offices, a showroom, a customer lounge, a break room, and separate restrooms for employees and customers. This portion of the building will stand 17-feet-tall feature charcoal gray ribbed metal panels paired with white stucco-textured metal panels, complemented by wood-look metal siding and charcoal gray brick accents.

Within the service area, there will be 22 vehicle bays with lifts, a tire-mounting zone, and storage for new tires and motor oil.

The site occupies a prominent location at the southeast corner of O'Neil Road and Hanley Road, just north of the St. Croix Business Park.

.. **PROJECT CONTACT:** Mark Johnson - *Derrick Companies* | (715) 246-2320

.. **PROJECT LOCATION:** Southeast Corner of O'Neil Road & Hanley Road

.. **PROJECT PARTNERS:** Derrick Building Solutions | St. Croix Automotive | Studio EA

INVER GROVE HEIGHTS

➡ **Project Type:** *Cooling System | Data Center | Fencing | Industrial | Office*

➡ **Project Information:** N / A

T5 Data Centers (*Atlanta, GA*) proposed “Project Bedrock” for an industrial parcel.

The project consists of razing an existing industrial building at a site just north of Fleming Field Airport in South St. Paul and replacing it with a 55,000-square-foot, 5-MW data center.

This “edge” data center facility will utilize a closed loop cooling system such that there is not a significant water demand outside of the typical domestic and fire water demands for an industrial building of similar size.

The proposed data center will include an office and receiving area with an infrastructure hall and outdoor equipment yard completely surrounded by a full-height screen wall for visual and sound purposes. The facility will comply with MPCA limits for noise.

.. **PROJECT CONTACT:** Noah Brehmer - *Kimley-Horn & Associates* | (719) 284-7297

.. **PROJECT LOCATION:** 5842 Carmen Avenue East

.. **PROJECT PARTNERS:** Corgan Architecture | Kimley-Horn & Associates | T5 Data Centers

LA CROSSE (Project 1)

➡ **Project Type:** *Asphalt Paving | Commercial & Retail | Concrete | Demolition | Parking Structure*

➡ **Project Information:** N / A

Mayo Employees Credit Union is proposing to redevelop its existing facility into a new credit union branch.

The new construction will include a 2,736-square-foot replacement building placed to the south of the existing facility, as well as a new parking lot, and teller drive-thru.

The project also includes demolishing the existing building, concrete and asphalt paving.

A phased approach will allow the credit union to stay in operation during construction while the new one is being built next door.

.. **PROJECT CONTACT:** Andrew Sirek - *Mayo Employees Federal Credit Union* | (507) 293-8056

.. **PROJECT LOCATION:** 605 West Avenue South

.. **PROJECT PARTNERS:** Anderson Engineering | HTG Architects | Mayo Employees Federal Credit Union

LA CROSSE (Project 2)

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

➡ **Project Information:** N / A

Three Sixty Real Estate Solutions presented a new sketch plan and won key rezoning approvals in March for its long-standing effort to create hundreds of new multi-family units at the site of a former Kmart along State Road.

The sketch plan shows five buildings, each containing residential units totaling approximately 240 units. All of the units will be market-rate workforce housing, defined as affordable for people earning an income from 70% - 110% of Area Median Income.

Three of the buildings will offer mixed-use opportunities. Each will have underground or at-grade parking beneath the residential floors while the first floors will feature commercial space for lease and/or community space for use by building residents, totaling 20,600-square-feet.

The other two buildings will be strictly residential town-home structures constructed along the northern end of the site.

.. **PROJECT CONTACT:** Jeremy Novak - *Three Sixty Real Estate* | (608) 790-5589

.. **PROJECT LOCATION:** 2415 State Road (Highway 33)

.. **PROJECT PARTNERS:** ISG Engineering | MKB Copper Rocks LLC | Three Sixty Real Estate Solutions

LAKE ELMO

➡ **Project Type:** Facility | Healthcare | Office | Parking Structure

➡ **Project Information:** Page 1 - Item # 4b - Public Hearing - Lake Elmo Medical Center Conditional Use Permit & Variance | [Click Here for More](#)

Hudson Physicians unveiled plans to expand its Lake Elmo Medical Center at the High Pointe Health Campus along Interstate 94.

The proposed addition will add three-stories and 65,000-square-feet onto the existing building for a total of about 114,100-square-feet of medical facility and office space. The practice will also expand its parking lot with an additional 105 spaces.

The medical center will consist of the following practices: Spine, Dermatology, Urgent Care and Imaging, Minnesota Urology, High Pointe Surgery Center (currently operating on site), Hudson Physicians, Neurology, and Minnesota Urology. The facility will provide a variety of medical services such as specialized treatment, urgent care, medical imaging, ambulatory surgical procedures, and primary care.

The expanded facility will likely employ 100 to 125 full-time employees.

The project is currently in review and has an anticipated start date of Fall 2026.

.. **PROJECT CONTACT:** Matt Brandt (CEO) - Hudson Physicians | (715) 531-6800

.. **PROJECT LOCATION:** 8650 Hudson Boulevard

.. **PROJECT PARTNERS:** AMCON Construction (design-build) | Design Tree (civil engineer & land surveyor)
| Hudson Physicians

LAKEVILLE

➡ **Project Type:** *Industrial | Parking Structure | Storage | Utilities | Warehouse*

➡ **Project Information:** Page 1 - Public Hearing Notice - City of Lakeville | [Click Here for More](#)

A new Domino's Supply Chain Center is moving forward in southeast Lakeville as warehouse and distribution development continues expanding near I-35 and County Road 70.

The proposed facility (also called "Project Black Bear") would be built within Interstate South Logistics Park near 215th Street West and Jacquard Avenue. Recent city materials show the project advancing through approvals as part of the Fourth Addition phase of the larger logistics park.

The proposal spans roughly 37.9-acres and includes plans for a 75,000-square-foot industrial building with another 25,000-square-feet reserved for future expansion. The site plan shows a dedicated loading area running along the east side of the building, along with truck circulation routes, employee parking, and utility infrastructure supporting regional food production and logistics operations.

Elevations show a modern industrial design with blue accent panels, precast concrete materials, and a layout oriented around truck loading and distribution activity. Employee parking is concentrated near the south side of the building.

The proposed Lakeville facility would expand Domino's existing distribution presence in the south metro, where the company already operates a regional supply chain center in Eagan.

In addition to distribution space, Domino's Supply Chain Centers support food production, refrigerated storage, fleet operations, and logistics coordination. These facilities also produce and distribute dough, ingredients, packaging, and other materials to restaurant across a larger regional network.

Construction could start as early as Summer 2026.

.. **PROJECT CONTACT:** Patrick Sveum - *Stantec* | (952) 334-3933

.. **PROJECT LOCATION:** 9875 217th Street West

.. **PROJECT PARTNERS:** ARCO National Construction (general contractor) | Domino's (tenant) |
GMA (architect) | Scannell Properties (real estate developer) | Stantec (civil engineer)

LINO LAKES

➡ **Project Type:** *Commercial & Retail | Community & Assisted Living | Mixed-Use | Restaurant*

➡ **Project Information:** N / A

Nonprofit senior services provider Lyngblomsten sought approvals for a new mixed-use building at its Lino Lakes campus.

The proposed building includes one lower-level parking level (29,800-square-feet), an active first floor (29,800-square-feet), and three upper residential floors (26,500-square-feet).

Based on the current plans, the building will have 59 market-rate independent living units for residents age 55 and older. The current unit mix includes 15 one-bedrooms (802- to 814-square-feet), 21 one bedroom-plus-dens (937- to 1,083-square-feet), 18 two-bedrooms (1,178- to 1,258-square-feet), and five 2-bedroom-plus-dens (1,356- to 1,509-square-feet).

The first floor will include a mix of resident-serving and community-oriented uses, including five retail bays, a restaurant use, daycare space, and resident amenity areas.

Construction is planned to start Fall 2026 with substantial completion by Fall 2027.

.. **PROJECT CONTACT:** Jeff Heinecke (President & CEO) - *Lyngblomsten* | (651) 632-5308

.. **PROJECT LOCATION:** 6070 Blanchard Boulevard

.. **PROJECT PARTNERS:** Grand Real Estate Advisors | Lyngblomsten at Lino Lakes LLC | Weis Construction
| Wold Architects

MANKATO (Project 1)

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

➡ **Project Information:** N / A

APX Construction Group sought planned unit development approvals for the construction of the Pohl Lofts, a proposed three-building multi-family development.

Floor plans show a single two-story building and a pair of three-story buildings with a mix of 2-bedroom unit configurations. Interior amenity spaces are provided and include a gym, study rooms, and gathering spaces in each building. A dog run and patio amenity areas are shown along Pohl Road. Bike parking is also provided at each building location. Around 138 parking stalls are also shown to be provided on site.

Proposed finishes on the structures are shown to be a mix of siding materials in earth-toned colorways.

Building heights are proposed to be 23-feet with the project site located on the eastern side of Pohl Road.

.. **PROJECT CONTACT:** Shawn Meschke - *APX Construction* | (612) 360-3710

.. **PROJECT LOCATION:** East of Pohl Road & South of Timberwolf Drive

.. **PROJECT PARTNERS:** 1531 Johnson LLC | APX Construction

MANKATO (Project 2)

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

➡ **Project Information:** N / A

An entity sharing an address with local developer Drummer Companies sought approvals to develop a pair of new multi-tenant retail buildings near the River Hills Mall.

The site is located to the west of the Adams Street mall entrance. Access to the new buildings will be off the private drive located on the mall property.

Plans show the first building to be approximately 95-feet by 40-feet with two tenant suites, and located on the easterly side of the property. A second building, approximately 90-feet by 50-feet with three tenant suites, is located on the northwesterly side of the lot.

A drive-thru is identified between the property and the private River Hills Mall Drive.

No tenants have yet been identified.

.. **PROJECT CONTACT:** TriPoint Development | 151 St. Andrews Court, STE 610, Mankato, Minn., 56001

.. **PROJECT LOCATION:** 1830-1840 Adams Street

.. **PROJECT PARTNERS:** Bolton & Menk Engineering | Bright Pixel Design | RDS Architects | TriPoint Development

MANKATO (Project 3)

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

➡ **Project Information:** N / A

A local development team sought approvals for a major mixed-use redevelopment project in downtown Mankato on the site of the now-vacant Walgreens site along Front Street and Riverfront Drive.

Under the project, 13 parcels on this city block would be combined into a single, 2.5-acre site to house Front Street Place, which is slated to include retail, office, residential, and a shared parking facility.

The project would feature a five-story office building at the corner of Riverfront Drive and Warren Street, and an L-shaped, six-story building along Front Street with retail occupying the first floor and 160 multi-family residential units above on Floors 2-6.

In between the two buildings will be a three-story parking ramp. There will be direct access from the parking ramp to the residential units, office uses, and cafe mezzanine.

Phase I will include construction of both the five-story office building and the six-story mixed-use building, with the intervening area temporarily used for construction lay-down.

Phase II will begin once exterior finishes are done for both buildings and substantially complete and will include construction of the parking ramp and surface parking lot.

.. **PROJECT CONTACT:** Nate Hermer - *ISG Engineering* | (507) 387-6651

.. **PROJECT LOCATION:** On the block between Riverfront Drive, Front Street, Warren Street & Liberty Street

.. **PROJECT PARTNERS:** APX Construction | Front Street Plaza LLC | ISG Engineering

MANKATO (Project 4)

➡ **Project Type:** *Facility | Grading | Industrial | Solar | Storage*

➡ **Project Information:** N / A

CenterPoint Energy is proposing to install a green hydrogen production and storage facility at its existing site.

The project will include a 1-megawatt hydrogen plant that uses renewable energy to split water into hydrogen and oxygen, as well as a 1-megawatt solar panel array. The hydrogen will be blended at low concentrations into CenterPoint's existing natural gas system.

The solar panel array will be installed within the restored prairie located west of the current facility, and the hydrogen production and storage facility will be installed within an existing gravel area located east of the existing on-site propane tanks.

Construction will occur in two phases. Phase I is set to begin in Q2 of 2026 and includes site grading and solar panel installation. Phase II will begin in Q4 of 2026 and will include the construction of the hydrogen facility.

.. **PROJECT CONTACT:** Andrew Rockwell (Plant Manager) - CenterPoint Energy | (612) 280-1295

.. **PROJECT LOCATION:** 2400 North Riverside Drive

.. **PROJECT PARTNERS:** CenterPoint Energy | Environmental Resources Management

MANKATO (Project 5)

➡ **Project Type:** *Storage*

➡ **Project Information:** N / A

AJK Mankato Holdings sought approvals to construct "The Station," a 412-unit self-storage project.

Three building types are proposed: two six-unit buildings with larger storage spaces, eight multi-sided buildings containing numerous smaller units, and four single-sided buildings with additional smaller units. The units and corresponding separate buildings will be completed in phases.

The initial phase will include construction of the two six-unit buildings.

This development is associated with the previously approved Rickway Carpet office, showroom, and warehouse building located to the north. The developer originally proposed commercial condominium units for the site but has now altered that to storage units, which do not require individual utility hookups.

.. **PROJECT CONTACT:** Katia Ostermann - *ISG Engineering* | (507) 387-6651

.. **PROJECT LOCATION:** West of 589th Avenue (County Road 12) & South of 227th Street (County Road 26)

.. **PROJECT PARTNERS:** AJK Mankato Holdings LLC | *ISG Engineering*

MAPLE GROVE

➡ **Project Type:** *Affordable Housing | Community & Senior Living*

➡ **Project Information:** N / A

Concept plans for the proposed Fernbrook Senior Housing development moved forward in May as the city approved a comprehensive plan amendment necessary for the project. The comprehensive plan amendment regulates 2.86-acres of land currently designated as Park, Golf Course or Protected Open Space to High-Density Residential.

The city initiated the affordable housing project, which consists of 90 affordable housing units for resident ages 55+. PGMA Development Partners is the developer of the project.

The site consists of an old public works building and recycling center that is no longer being utilized, as well as a portion of land adjacent to Lakewood Knolls Park.

.. **PROJECT CONTACT:** P J Hill - PGMA Development / NorthRock Partners | (612) 367-8820

.. **PROJECT LOCATION:** 9331 Fernbrook Lane North

.. **PROJECT PARTNERS:** PGMA Development Partners

MAPLE GROVE (Project 2)

➡ **Project Type:** *Recreation & Entertainment | Theatre*

➡ **Project Information:** N / A

The nonprofit Avalanche Arts of Minnesota filed concept plans for the Maple Grove Performing Arts Center, a planned new 300-seat, 23,651-square-foot theatre with supporting amenities.

The proposed building features the large main theater and supporting spaces designed to accommodate performances, rehearsals, and community gatherings. The interior layout is centered on an expansive lobby and vestibule that includes a box office and concessions area.

The two-acre site is owned by the city of Maple Grove and is located at the intersection of Main Street and Lakeview Drive, directly across from the Hennepin County Library.

The city has been working with Avalanche Arts since 2023 to bring a performing arts center to the civic campus. In 2025, the Council approved a lease agreement and a letter of intent was signed. Under this agreement, the city will lease the land to Avalanche Arts, allowing the nonprofit to build and operate the center. Avalanche Arts will be responsible for all aspects of construction, funding, operations, and maintenance.

.. **PROJECT CONTACT:** Danielle Vinup - *Avalanche Arts of Minnesota* | (612) 229-2999

.. **PROJECT LOCATION:** 12499 82nd Avenue North

.. **PROJECT PARTNERS:** Avalanche Arts of Minnesota | Mahler & Associates Architecture

MAPLEWOOD (Project 1)

➡ **Project Type:** *Demolition | Restaurant | Site Improvements*

➡ **Project Information:** N / A

Fast casual chain Café Zupas (*Sandy, Utah*) proposed constructing a new 2,886-square-foot building.

The site currently holds two commercial buildings: a quick-serve automotive service center and the Acapulco Mexican Restaurant. The restaurant would be demolished and replaced with Café Zupas with drive-thru, while the automotive center will remain unchanged.

The exterior of the new building is planned to be painted in accordance with Café Zupas' prototypical design, creating a cohesive brand appearance.

The site itself will undergo repairs and modifications to accommodate the new building's dimensions and layout.

.. **PROJECT CONTACT:** Edgar Cerpuritis (Vice President of Real Estate) - *Café Zupas* | (801) 878-4536

.. **PROJECT LOCATION:** 3069 White Bear Avenue

.. **PROJECT PARTNERS:** Café Zupas | Interplan LLC

MAPLEWOOD (Project 2)

➡ **Project Type:** *Healthcare | Parking Structure | Retaining Walls | Street & Sidewalk Improvements*

➡ **Project Information:** N / A

M Health Fairview filed plans for a major expansion to St. John's Hospital.

The plans call for an approximate 189,600-square-foot expansion with a four-story addition connected at multiple points to the existing 370,000-square-foot hospital. The plans include full connections to the existing Level 00, walkway links on Level 01 (public circulation) and Level 02 (public circulation and patient transport and staff).

During construction, temporary relocation of the main and emergency department entrances will be required. There will also be temporary rerouting for delivery truck access created from the east via Kennard Street.

The project includes removing the existing structured parking ramp, relocating a portion of the existing surface parking spaces, replacing a deteriorating retaining wall along Beam Avenue, and adding and improving pedestrian circulation along St. John's Boulevard to address greater foot traffic between the hospital, the parking areas, and the M Health Clinic at 2945 Hazelwood Avenue.

.. **PROJECT CONTACT:** Todd Lampinen (Senior Project Architect) - *HDR Architecture* | (763) 591-5400

.. **PROJECT LOCATION:** 1575 Beam Avenue South

.. **PROJECT PARTNERS:** HDR Architecture | Loucks | M Health Fairview | Meyer Borgman & Johnson Structural Engineering

MEDINA

➡ **Project Type:** *Landscaping | Parking Structure | Religious | Septic | Storm Water*

➡ **Project Information:** N / A

Woodridge Church is seeking to expand its existing sanctuary from 450-seats to approximately 840-seats with an 11,725-square-foot building expansion.

To accommodate current membership with fewer services, the church will expand its sanctuary, lobby and restrooms. Related site improvements will add 103 parking stalls, upgrade existing storm water management and the septic system, and increase the number of trees planted on the site.

The church has an average weekly attendance of approximately 800 people, one-third of whom live in Medina and Long Lake. In addition, the church regularly hosts meeting spaces for community use, such as adults with special needs, piano recitals, and an annual Kindness retreat.

Woodridge Church has served the Medina community since 1996.

The project is expected to start construction as early as Fall 2026, with completion by early to mid-2028. However, the overall project schedule is subject to city approvals.

.. **PROJECT CONTACT:** Carey Brendalen - *Alliance Architecture* | (612) 730-8514

.. **PROJECT LOCATION:** 1500 County Road 24

.. **PROJECT PARTNERS:** Alliance Architecture | Woodridge Church

MINNEAPOLIS (Project 1)

➡ **Project Type:** *Adaptive Reuse | Elevator | Mixed-Use | Recreation & Entertainment | Restaurant | Safety Systems | Utilities*

➡ **Project Information:** N / A

In May, the team seeking to redevelop the long-abandoned Fruen Mill sought approvals to commence work on Phase I of its conversion into a mixed-use project dubbed Graffiti Mill.

The project seeks to convert the 100-plus-year-old East Building located along Bassett Creek in North Minneapolis into a resilient, code-compliant hospitality destination anchored initially by a cocktail bar and expanded over time through phased redevelopment.

Proposed additions to the East Building include an elevator enclosure and a stair enclosure:

- A vertical stair is proposed to be constructed within the existing structure on the east side of the East Building; it will have a new exterior wall enclosure consisting of glass and metal.
- The new elevator, meanwhile, is proposed to meet accessibility requirements and provide additional capacity to move goods.

Phase 1 activities also include restoration of utilities, core building infrastructure, and full life-safety systems necessary for safe assembly occupancy.

.. **PROJECT CONTACT:** Mike Daugherty - *Graffiti Mill* | 225 Thomas Avenue North, STE 200 Upper, Minneapolis, Minn., 55405

.. **PROJECT LOCATION:** 303 Thomas Avenue North

.. **PROJECT PARTNERS:** BKV Group | Emmons & Olivier Resources | Graffiti Mill LLC

MINNEAPOLIS (Project 2)

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

➡ **Project Information:** N / A

Trellis Management received a \$650,000 Local Housing Incentives award from the Metropolitan Council for its Flour Exchange Building renovation project in downtown Minneapolis.

Trellis seeks to revitalize the historic, mostly vacant, office building into 110 units of affordable multi-family housing for households at or below 70% AMI (\$92,680 / year for a family of four in 2025), with 18 units set aside for High Priority Homeless households.

Building amenities will include a rooftop deck, on-site laundry, and on-site management.

The eleven-story Flour Exchange was the first modern high-rise office building in Minneapolis; construction began in 1893 and was completed in 1909.

.. **PROJECT CONTACT:** Dan Walsh - *Trellis* | (612) 274-7817

.. **PROJECT LOCATION:** 310 4th Avenue South

.. **PROJECT PARTNERS:** Trellis Companies

MINNEAPOLIS (Project 3)

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

➡ **Project Information:** N / A

Monarch Development sought approvals for a proposed five-story, 89-unit multi-family apartment building.

The five levels of housing will offer varied options, ranging from studios (385-square-feet) to two-bedrooms (921-square-feet). An amenity room and deck are located on the fifth floor for residents' use.

Also in the plans is a one-level enclosed garage at grade with 32 parking spaces. Bike parking will be provided both at the head of parking stalls and in a designated bike parking room.

Affordable housing (8%) will be provided in the project in accordance with the Minneapolis zoning ordinances.

The same site was previously approved for a nearly identical project in 2022 which was never built.

.. **PROJECT CONTACT:** Carl Runck - *Monarch Development* | (612) 209-6688

.. **PROJECT LOCATION:** 921 & 927 Marshall Street Northeast

.. **PROJECT PARTNERS:** DJR Architecture | Monarch Development Partners

MINNEAPOLIS (Project 4)

➡ **Project Type:** *Athletic Facility | Education - High School | Recreation & Entertainment*

➡ **Project Information:** N / A

The Hopkins School District is proposing to add a seasonal athletic dome, new support building, and a storage building at the existing artificial turf athletics field at Hopkins High School.

The proposed dome would be approximately 78,000-square-feet in size and 67-feet in height, and made of a light gray fabric membrane consistent in design with other athletic field domes found at metro area high schools. It would be inflated seasonally during colder months, from October to April.

A 1,350-square-foot permanent support building would also be connected to the proposed seasonal dome. This building would include a vestibule, a hallway, an office, a janitor's closet and bathrooms.

The new facilities will be used by students for athletic and physical education purposes as well as community groups for athletic competition and training.

.. **PROJECT CONTACT:** Rhoda Mhiripiri-Reed (Superintendent) - *Hopkins Public Schools* | (952) 988-4000

.. **PROJECT LOCATION:** 2400 Royals Drive

.. **PROJECT PARTNERS:** Hopkins Public Schools | KOMA Architecture | Site Logiq

MINNEAPOLIS (Project 5)

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

➡ **Project Information:** Page 1 - CPED Staff Report - PLAN 20817 | [Click Here for More](#)

Plans have been submitted for a seven-story mixed-use building in the Midtown Phillips neighborhood, introducing a larger building than is currently in place at this location.

The proposed building fills most of the site and reinforces the corner, creating a continuous street wall along Lake Street. This type of development has been appearing more frequently, especially at intersections where larger buildings can be supported.

In total, the project proposal includes 54 residential units and just over 5,00-square-feet of commercial space on a 12,537-square-foot site. The building would rise seven-stories and include two ground-floor commercial spaces. Upper floors are organized around a central corridor, with a mix of one-bedroom and two-bedroom units. The layout remains consistent across floors.

Parking is located below grade, with 18 stalls accessed from the alley to the east. The garage would include EV-ready spaces as well as accessible parking. A bike room is located near the garage, with additional bicycle parking provided at ground-level.

Currently, the site includes a one-story commercial building dating back to 1909, divided into several smaller tenant spaces.

The project would also require the relocation of public art currently located at the site before construction can begin. This includes an Emiliano Zapata statue and tile mosaic arch. These elements were installed as part of a small public plaza in 2013, and the statue was a gift from the Mexican state of Morelos.

The building keeps a simple overall form, with most of the variation coming through the facade. The exterior is primarily white fiber cement paneling, paired with vertical bands of blue patterned panels that add texture and help break up the building's mass. These patterned panels are most noticeable at the corner and extend across the south and west elevations. The rest of the building uses a consistent grid of windows with dark frames.

The proposal is currently moving through site plan review and includes requests to allow a seventh story and additional density, with City staff recommending approval subject to final conditions. An anticipated start is for Fall 2026.

.. **PROJECT CONTACT:** Michael Marguilies - *Newton Res LLC*

.. **PROJECT LOCATION:** 1202 East Lake Street

.. **PROJECT PARTNERS:** Cain Thomas Associates Inc. (MEP engineer) | Design by Melo (architect) | LUL Bros Properties LLC (developer) | Solution Blue (civil engineer & landscape architect)

MINNEAPOLIS (Project 6)

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

➡ **Project Information:** Proposed Project at Chowen & 44th in Linden Hills | [See More on Southwest Voices](#)

A project is being proposed that encompasses two parcels at Chowen Avenue and 44th Street in the Linden Hills neighborhood.

The mixed-use project includes 18 apartment units and 1,850-square-feet of commercial retail space in a four-story building with 18 enclosed parking stalls. The project is not requesting any variances.

Construction is anticipated to begin in Fall 2026.

.. **PROJECT LOCATION:** 4409 Chowen Avenue South & 3561 44th Street West

.. **PROJECT PARTNERS:** Elliot Capital Group (real estate developer)

MINNEAPOLIS (Project 7)

➡ **Project Type:** *Multi-Family*

➡ **Project Information:** Page 1 - CPED Staff Report - PLAN 21016 - Tyler Apartments
| [Click Here for More](#)

A long planned apartment project with Footprint Development has been approved with updated plans and is expected to move forward this summer.

The Tyler Apartment plans call for a four-story building with 34 residential units on a 12,119-square-foot site, totaling about 25,960-square-feet. Units include a mix of alcove (545- to 585-square-feet), one-bedroom (545- to 633-square-feet), and two-bedroom layouts (645-to 785-square-feet), and the development is designed without on-site vehicle parking.

Floor plans show a double-loaded corridor supported by two staircases, with no elevator included in the building. Each level includes access to a shared rear deck, which are positioned along the back of the building.

The ground floor includes a small lobby and a bike room with direct access to Tyler Street. Plans also show solar panels incorporated into the roof layout.

No off-street parking is included.

The project was originally approved by the Planning Commission in August 2025 and has since advanced through series of design refinements.

The Planning Commission approved the updated site plan with standard conditions, including final review of site, landscaping, lighting, and elevation plans prior to building permit issuance, along with a completion deadline of August 2027.

.. **PROJECT CONTACT:** Cody Fischer - *Footprint Development* | (612) 567-3990

.. **PROJECT LOCATION:** 734 & 800 Tyler Street Northeast

.. **PROJECT PARTNERS:** Advance Surveying & Engineering (land surveyor) | Collage Architects (architect)
| Copeland Building Corporation (general contractor) | Footprint Development
(real estate developer)

MINNEAPOLIS (Project 8)

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

➡ **Project Information:** N / A

Nonprofit affordable housing developer Project for Pride in Living sought approvals to construct the Zaria Apartments.

The project consists of a new six-story, 38,460-square-foot, 90-unit multi-family residential apartment building. The units are a mix of one-, two-, three- and four-bedrooms and community spaces, designed for family living and supportive of diverse needs. The units will be located on the six floors above-grade, with a secure main lobby, community and activity spaces for resident use, and secure, indoor bicycle storage on the first floor.

A total of 60 vehicle parking stalls are proposed: 44 in the underground parking garage, and 16 in the surface parking areas to the north and east of the building.

This development is the second phase of an existing Planned Unit Development along Blaisdell Avenue and 31st Street West. The site is currently vacant.

.. **PROJECT CONTACT:** Jyotsna Sivaguru - *Design by Melo* | (612) 454-6765

.. **PROJECT LOCATION:** 3033 Blaisdell Avenue

.. **PROJECT PARTNERS:** Design by Melo | Project for Pride in Living

MINNEAPOLIS (Project 9)

➡ **Project Type:** *Facility | Geothermal | Municipal*

➡ **Project Information:** N / A

The City of Minneapolis filed plans for the proposed Minneapolis Democracy Center, a 15,478-square-foot project under which the city would consolidate its Election and Voter Services Center and a future community partner, within a single new facility.

The new facility will include an early voting center, election judge training spaces, mail-in ballot processing areas, logistics space, and administrative offices.

The design emphasizes public accessibility, daylight-filled interior spaces, and strong connections to surrounding streets for pedestrians, cyclists, and vehicles. The project will also incorporate energy-efficient building systems, including groundwater-enabled geothermal heating and cooling, improved insulation and glazing, and other sustainability measures.

.. **PROJECT CONTACT:** Artur Maia (Construction Management Coordinator) - *City of Minneapolis* | (612) 673-2705

.. **PROJECT LOCATION:** 3000 Minnehaha Avenue South

.. **PROJECT PARTNERS:** City of Minneapolis Property Services | LSE Architects

MINNETONKA (Project 1)

➡ **Project Type:** *Athletic Facility | Education - Middle School | Parking Structure | Recreation & Entertainment*

➡ **Project Information:** N / A

The Minnetonka School District requested approval for four building expansions and a new bus corral at Minnetonka Middle School East.

The four proposed building additions would total 23,565-square-feet, or an 11.4% building expansion.

The additions would consist of two bathrooms (250-square-feet); a new activity area including a gym, stage, and restrooms (13,705-square-feet); and a four-classroom science lab addition (9,610-square-feet).

The new bus corral would include 22 bus parking spaces, with 6 additional spaces in the existing bus corral area.

The proposed additions would use similar materials and style as the existing building, specifically, a combination of brick (bottom), sandblasted concrete finish (white) metal panels, and glass.

Construction will begin in mid-2026 and last through 2027.

.. **PROJECT CONTACT:** Paul Bourgeois (Executive Director of Finance & Operations) - *Minnetonka Schools* | (952) 401-5000

.. **PROJECT LOCATION:** 1700 Lake Street Extension

.. **PROJECT PARTNERS:** ATSR Architecture | Minnetonka Public Schools - District No. 276

MINNETONKA (Project 2)

➡ **Project Type:** *Commercial & Retail | Landscaping | Parking Structure | Soil Remediation | Storm Water | Utilities*

➡ **Project Information:** Page 1 - Location Map - Project: Kwik Trip | [Click Here for More](#)

On behalf of the property's owner, Kwik Trip is requesting a concept plan review for a redevelopment that would include demolishing an existing gas station and four homes to construct a new convenience store and fuel station.

The 1.95-acre site would feature a Gen 2 convenience store layout with eight multi-product fuel dispensers, 33 parking spaces, landscaped perimeter buffers, upgraded storm water infrastructure, and new internal circulation throughout the property.

Unlike many newer Kwik Trip stores developed on greenfield suburban land, the proposed Minnetonka location requires the demolition and consolidation of existing structures to create a property large enough for the company's updated store format. The project would replace a collection of homes and an older gas station with a regional-serving commercial site directly adjacent to one of the busiest highway corridors in the west metro. The redevelopment would also modernize an aging corner commercial site that currently operates as a smaller gas station near the interchange.

Portions of the property may require substantial grading and soil correction work before construction begins. The proposal also includes storm sewer coordination, utility upgrades, and nearby overhead electric infrastructure as part of the broader site preparation effort.

Plans also include landscaped perimeter edges, new trees along the northern and western lines, pedestrian walkways connecting parking areas to the entrance, and a dedicated loading zone near the northwest side of the building.

Preliminary elevations show a single-story structure with red brick exterior materials, large storefront windows, cream-colored accent panels, and a green standing seam-style metal roof.

Renderings show the main entrance centered beneath a raised gabled architectural feature displaying Kwik Trip branding, while additional storefront glazing wraps portions of the front facade facing the parking lot and fuel pumps. The fueling canopy is integrated into the overall architectural design through matching materials, rooflines, and branding elements.

The project is currently in the concept review stage, with the Minnetonka Planning Commission scheduled to provide feedback on May 28, 2026. The Minnetonka City Council is expected to review the concept on June 8, 2026, before the proposal advances into future entitlement and redevelopment review stages.

.. **PROJECT CONTACT:** Steven Lowe - *Kwik Trip* | (608) 793-5954

.. **PROJECT LOCATION:** 9800-9820 Minnetonka Boulevard

.. **PROJECT PARTNERS:** Kwik Trip | Vantage Architects

MINNETONKA (Project 3)

➡ **Project Type:** *Community & Assisted Living*

➡ **Project Information:** Page 1 - Location Map - Project: Expanded Ventures | [Click Here for More](#)

This early stage proposal is seeking city feedback on a 100-135 units, age-restricted (55+) rental community.

The proposed project is located at the intersection of Rowland Road and Bren Road, in the southwestern section of the city in the Opus Parkway neighborhood.

The site is 4.21-acres and currently occupied by a 13,000-square-foot office building that was constructed between the late 1970s and early 1980s. The building is currently home to Nesbit Agencies, an insurance brokerage that has expressed interest in vacating the site for more modern office facilities.

The site is currently guided for industrial / commercial use, which reflects its existing use but is truly within a mixed-use neighborhood.

.. **PROJECT LOCATION:** 1700 Lake Street Extension

.. **PROJECT PARTNERS:** Expanded Ventures LLC (real estate developer) | Measure Group (civil engineer) | Tushie Montgomery Architects (architect)

MINNETONKA (Project 4)

➡ **Project Type:** *Demolition | Industrial | Parking Structure*

➡ **Project Information:** N / A

Boston Scientific will be selling and vacating its existing facility in 2026, and Endeavor Development has submitted a concept plan for redevelopment of the site.

The plan contemplates the complete removal of the existing 224,500-square-foot building and parking lots, and construction of a 273,000-square-foot industrial building with associated parking.

No tenants have been identified at this time, nor has a specific design been determined.

.. **PROJECT CONTACT:** Josh Budish - *Endeavor Development* | (952) 210-5870

.. **PROJECT LOCATION:** 10700 Bren Road West

.. **PROJECT PARTNERS:** Endeavor Development

MONTICELLO (Project 1)

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

➡ **Project Information:** N / A

Restaurant owner & developer Wan Qun Lin (*Lakeville, MN*) sought approvals to construct a new Asian Buffet restaurant on a vacant parcel.

The plans call for a 10,000-square-foot building housing a 6,000-square-foot buffet style restaurant and an adjoining 4,000-square-feet of commercial space to support the cost and operational expense of the development.

The building is shown as primarily stucco exterior, with a thin-set masonry wainscot surrounding the structure.

.. **PROJECT CONTACT:** Wan Qun Lin (Owner / Developer) | (952) 239-0155

.. **PROJECT LOCATION:** 307 7th Street East

.. **PROJECT PARTNERS:** Carlsen & Frank Architects | Wan Qun Lin

MONTICELLO (Project 2)

➡ **Project Type:** *Daycare Center | Education - Pre K | Parking Structure*

➡ **Project Information:** N / A

Kid's Haven Child Care (*Buffalo, MN*) sought permission to subdivide a portion of an existing outlot in Monticello's Jefferson Commons commercial district to establish a new childcare and preschool facility.

The building would be approximately 26,704-square-feet in size, situated on a parcel of 2.93-acres. The remaining undeveloped portion of the existing outlot would be 4.09-acres, and replatted as a new outlot.

Kid's Haven has proposed to construct 85 parking spaces and provided 14 additional spaces along the westerly driveway as "proof of parking" to be constructed if the city observes common overflow on the property.

The commercial daycare facility would house up to 316 students.

.. **PROJECT CONTACT:** Missy Sjolín - *Kid's Haven Child Care* | (763) 682-3072

.. **PROJECT LOCATION:** South of School Boulevard & West of Deegan Avenue

.. **PROJECT PARTNERS:** Kid's Haven Child Care & Preschool | Michael J. Thomas Architect

MONTICELLO (Project 3)

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

➡ **Project Information:** N / A

Developer Scannell Properties has submitted a concept plan to construct a five-building business park on the Spike Family parcel in Monticello's Bertram / Otter Creek area.

The concept shows a total of 1.09-million-square-feet of new warehouse / distribution / manufacturing space on the 27-acre property.

The company says it is now "actively pursuing advanced manufacturing projects" for the parcels, which are adjacent to the city's Otter Creek Industrial Park and an Xcel Energy power substation.

Scannell says it has the support of city, state and metro area economic development agencies for its bid to bring the industrial project to fruition.

.. **PROJECT CONTACT:** Erik Anderson - *Scannell Properties* | (701) 238-2649

.. **PROJECT LOCATION:** 3074 90th Street Northeast

.. **PROJECT PARTNERS:** Scannell Properties

MOUND

➡ **Project Type:** *Facility | Municipal*

➡ **Project Information:** N / A

The City of Mound submitted applications to allow the construction of a new water treatment plant on a four-acre property along the east side of Sorbo Park.

The building is designed to be less than 35-feet in height, as is required by city code.

Its exterior building material will be brick, which will help it blend in with the surrounding forested area.

The project will commence following the receipt of \$1-million in federal funding as part of the Interior and Environment Appropriations Act of 2026 (H.R. 6938). The estimated project cost is \$36-million.

.. **PROJECT CONTACT:** Ryan Prich (Public Works Director) - *City of Mound* | (952) 472-0614

.. **PROJECT LOCATION:** 6125 Evergreen Road

.. **PROJECT PARTNERS:** Bolton & Menk Engineering | City of Mound

NEW RICHMOND

➡ **Project Type:** *Facility*

➡ **Project Information:** N / A

After conducting a capital campaign for the project, Five Loaves Food Shelf filed plans to construct a new permanent location for its pantry and thrift store.

The plans show a single-story, 8,000-square-foot building that measures 12-feet in height, excluding vaulted spaces. There will also be two overhead doors located on the west and south sides of the building.

The wood-framed building has a peaked asphalt roof with Dutch Gable ends facing the north and south. The exterior will be LP smart siding (engineered wood) with metal windows and door casings.

.. **PROJECT CONTACT:** Jean Neeham (Executive Director) - *Five Loaves Food Shelf* | (715) 246-0066

.. **PROJECT LOCATION:** 648 West 4th Street

.. **PROJECT PARTNERS:** Five Loaves Food Shelf | Midwest Drafting & Design | Short Elliot Hendrickson (SEH)

NEWPORT (Project 1)

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

➡ **Project Information:** N / A

Workforce housing developer Real Estate Equities (*St. Paul, MN*) has teamed up with Kwik Trip to propose a four-story, 184-unit multi-family development and a Kwik Trip gas and convenience store.

The multi-family development is on a 4.75-acre lot and the gas / convenience store is on a 4.94-acre lot located just east of United Properties' proposed Bailey Nurseries Business Park (see the following project located in Newport).

The proposed unit mix includes 36 one-bedrooms, 101 two-bedrooms; and 47 three-bedrooms.

The multi-family building will be financed with low-income housing tax credits (LIHTC) from the Washington County CDA, which will assist in providing affordable rental rates to those making between 30% - 70% of the Area Median Income, with an average rate of 60%.

Depending on the approval process and timeline, Real Estate Equities projects the project will begin in Spring 2027.

.. **PROJECT CONTACT:** Alex Bisanz - *Real Estate Equities* | (651) 389-3801

.. **PROJECT LOCATION:** North of Bailey Road & East of the future extension of Bailey Court

.. **PROJECT PARTNERS:** Kaas Wilson Architects | Kwik Trip Inc. | Real Estate Equities | Sambatek

NEWPORT (Project 2)

➡ **Project Type:** *Industrial | Office | Street & Sidewalk Improvements | Utilities | Warehouse*

➡ **Project Information:** N / A

Two years after first submitting concept plans, United Properties sought final approvals for its Bailey Nurseries Business Park.

The project encompasses two office / industrial warehouse buildings at 105,000-square-feet and a 189,000-square-feet on two lots totaling 20-acres on land formerly used by Bailey Nurseries. The project also includes the extension of public streets and utility infrastructure to support the development.

The buildings will have 28' - 32' clear heights inside, resulting in an exterior building height of 39-feet measured from floor-grade to the top of walls.

United Properties is proposing a Class A, modernized business park, offering long-term functionality with operationally efficient ceiling heights, efficient space designed for multiple employers, flexible site maneuverability, and parking areas to allow for a range of businesses and employee profiles.

Depending on the approval process and timelines, United Properties is considering to begin the proposed projects in Fall 2026.

.. **PROJECT CONTACT:** Connor McCarthy - *United Properties* | (952) 457-7581

.. **PROJECT LOCATION:** North of Bailey Road & East of the future extension of Bailey Court

.. **PROJECT PARTNERS:** Lampert Architects | Sambatek | United Properties

NORTH BRANCH

➡ **Project Type:** *Facility | Industrial | Storage*

➡ **Project Information:** N / A

Louisiana-Pacific Corporation (*Nashville, TN*) has revealed it will purchase a 120-acre agricultural site along Forest Boulevard for development as a new siding and trim paint mill for LP Building Solutions.

Concept plans show the facility to be 250,000- to 350,000-square-feet in size.

Inbound trucks and rail cars from Hayward, WI, and Two Harbors, MN, will deliver unpainted OSB-based siding board units to the North Branch site. The panel boards, lap siding boards, trim boards, shake, and corners will then be painted one of 16 colors, and repackaged as “ExpertFinish” branded product, loaded onto trucks or rail cars, and shipped offsite to customers.

The site, located adjacent to the BNSF Railway tracks, will also allow for the outdoor storage of LP products and raw materials.

The Louisiana-Pacific Board of Directors is expected to approve the land purchase sometime in Summer 2026.

.. **PROJECT CONTACT:** Nathan Roach (ExpertFinish Regional Engineering Manager) - *LP Building Solutions* | (715) 634-3332

.. **PROJECT LOCATION:** Southwest Corner of Forest Boulevard & 410th Street

.. **PROJECT PARTNERS:** AllNorth Engineering | Louisiana-Pacific Corporation | LP Building Solutions

OTSEGO

➡ **Project Type:** *Facility | Industrial | Storage | Warehouse*

➡ **Project Information:** N / A

Endeavor Development has submitted plans for a major retrofit of furniture maker's Blu Dot 400,000-square-foot industrial / warehouse facility to make way for an unnamed new tenant.

The retrofit will include constructing a secure outdoor storage area to support its operations. The outdoor storage area will be used for the orderly storage and distribution of building materials, with materials stacked up to 12-feet in height.

Endeavor says Blu Dot has notified it of its plans to vacate the property as “part of an effort to right-size its business operations.” In response, the Endeavor has identified a new user for the facility described as “a leading distributor of specialty building materials serving customers throughout the Upper Midwest”.

.. **PROJECT CONTACT:** Josh Budish - *Endeavor Development* | (952) 210-5870

.. **PROJECT LOCATION:** 6400 Queens Avenue Northeast

.. **PROJECT PARTNERS:** Anderson Engineering | Endeavor Development

PLYMOUTH

➡ **Project Type:** *Athletic Facility | Facility | Recreation & Entertainment*

➡ **Project Information:** N / A

Thorney Training sought approvals to convert an 11,513-square-foot portion of the 92,392-square-foot Northwest Pointe Business Centre into a new youth baseball training facility.

Thorney says the proposed facility would be offered mainly for youth baseball players (ages 8-18), but also for amateur adult players and teams.

The facility would consist of a lobby, offices, weight room, and training / practice area consisting of six batting cages, pitching machines, sensor equipment to monitor ball flight, hitting and pitching metrics, and video analysis software.

.. **PROJECT CONTACT:** Brett Thorney (CEO) | (612) 799-2309

.. **PROJECT LOCATION:** 2155 Niagara Lane

.. **PROJECT PARTNERS:** Thorney Training LLC

PRIOR LAKE (Project 1)

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

➡ **Project Information:** N / A

A development team filed plans for a new professional building at the Revival Development along Highway 21.

Revival II includes the construction of a 10,910-square-foot multi-tenant building to also include two dental specialists (Endodontic & Oral Surgery Group) and two remaining commercial tenant spaces available to rent by other professionals. The property is currently an empty lot.

The building is designed to compliment the Revival I building using similar exterior finishes of complimentary colors. It will be constructed using a combination of engineered wood shake siding, engineered wood vertical board and batten, masonry brick and masonry architectural cast stone base.

Construction is expected to start in Summer 2026.

.. **PROJECT CONTACT:** Matt Schafer - Revival II LLC | (952) 210-8542

.. **PROJECT LOCATION:** Highway 21 between Duluth Avenue & West Avenue

.. **PROJECT PARTNERS:** Revival II LLC | Tanek Architecture

PRIOR LAKE (Project 2)

➡ **Project Type:** *Community & Assisted Living | Parking Structure*

➡ **Project Information:** N / A

Presbyterian Homes & Services is proposing an expansion of its McKenna Crossing campus, with the focus of said expansion on additional independent living residences.

The proposed building would be located on the northeast portion of the site and represents a natural next phase of senior housing development as originally envisioned at the campus.

The development includes a four-story building above-grade with one level of secured, heated structured parking below. A secure, climate-controlled tunnel connection at the lower level would directly link the new building to the existing McKenna Crossing community.

The expansion will include 72 new independent living residences, bringing the total number of units within campus to 226. Unit types will include a mix of one-bedroom, one-bedroom-plus-den, two-bedroom, and two-bedroom-plus-den apartments.

.. **PROJECT CONTACT:** Marissa Geiser - *Senior Housing Partners* | (651) 318-5367

.. **PROJECT LOCATION:** Southwest Corner of Shepards Path Northwest & North Berens Road Northwest

.. **PROJECT PARTNERS:** BKBM Structural & Civil Engineers | BKV Group | Presbyterian Homes & Services
| Senior Housing Partners

RAMSEY

➡ **Project Type:** *Athletic Facility | Commercial & Retail | Recreation & Entertainment*

➡ **Project Information:** N / A

D-BAT Baseball and Softball Academy sought approvals to establish an indoor baseball and softball training facility within the city's "Bunker Lake Industrial Park II" commercial building.

The business would occupy 16,000-square-feet on the building's east end.

It will feature 15 batting cages, a 983-square-foot retail pro shop, and an open area for parents, spectators, or students as they wait for their scheduled batting cage time.

.. **PROJECT CONTACT:** Ryan Hanson (Co-Owner) - *D-BAT Baseball* | (612) 282-2167

.. **PROJECT LOCATION:** 8252 147th Lane Northwest

.. **PROJECT PARTNERS:** D-Bat Baseball & Softball Academy | Lampert Architects

RIVER FALLS

➡ **Project Type:** *Mixed-Use | Recreation & Entertainment | Restaurant | Trails*

➡ **Project Information:** N / A

Matt and Stephanie Johnson, owners of the Garage Bikes + Brews bike shop / taproom, presented plans for Creamery at Cedar, a proposed three-story, mixed-use riverfront development located in the city's downtown.

The proposed building includes a 110-seat brewery / taproom with small restaurant component; a 225-person event space; 4 short-term rental apartments; a 50-person outdoor deck overlooking the river; and a direct connection to the adjacent paved trail.

The building footprint is approximately 5,800-square-feet, with a total building area of approximately 17,000-square-feet and a height of 44.5-feet.

The 0.44-acre site sits directly adjacent to the Kinnikinnic River and within River Falls' established green corridor.

The project represents an estimated \$5-million private investment and is anticipated to take approximately seven months to construct.

.. **PROJECT CONTACT:** Matt & Stephanie Johnson - *Garage Bikes + Brews* | (715) 629-7086

.. **PROJECT LOCATION:** West Cedar Street & River Street

.. **PROJECT PARTNERS:** Matt & Stephanie Johnson | Studio EA

ROCHESTER (Project 1)

➡ **Project Type:** *Community & Assisted Living | Landscaping | Parking Structure | Solar*

➡ **Project Information:** Page 1 - West Transit Village Housing Development | [Click Here for More](#)

A new affordable senior housing building is being proposed at West Transit Village, located next to the future western hub of Rochester's Link Bus Rapid Transit line and near Mayo Clinic infrastructure.

The development is now moving toward site plan review following recent neighborhood engagement.

The proposal includes a four-story building with 75 total units totaling approximately 122,000-square-feet. The project is designed as age-restricted housing for residents 55 and older, with a unit mix that includes 61 one-bedroom units and 14 two-bedroom units. Each unit includes a single bathroom configuration.

Amenities are distributed across every floor. The ground floor includes a large lobby with a mail area and secure package room, along with leasing offices. This level also includes a fitness center, a kitchen and dining room, and a great room that can be opened or divided with a glass folding wall. The second floor includes an overlook into the lobby below, along with a card room and lounge. The third floor features a seating area, a craft room, and a large maintenance office. The fourth floor includes an atrium that opens to the level below, along with a library, additional lounge space, and storage. Each floor also includes a dedicated laundry room.

The courtyard includes seating areas, landscaped planting beds, and a large artificial turf for flexible activities. A covered terrace connects indoor common areas to the outdoors while providing shade. Additional features include two outdoor grills, bike racks, lighting, a solar trellis, and a dedicated dog run. Hardscape elements such as pavers, seating walls, and raised planters are also incorporated.

The building is planned along 2nd Street Southwest, directly adjacent to a new Mayo Clinic parking ramp that is already under construction. While positioned alongside the ramp, the building will be constructed independently, with a visible gap between the residential structure and the parking facility.

The L-shaped layout frames a central courtyard. Pedestrian connections are emphasized throughout, with walkways linking the building to surrounding sidewalks and future transit infrastructure.

The building features a modern exterior with a mix of dark metal panel systems, lighter accents, and a brick base at the ground level. The structure presents a consistent four-story form with evenly spaced windows and clean horizontal lines. A covered outdoor terrace lines the courtyard-facing side of the building, supported by a wood-toned canopy structure. Rooftop solar installations are also integrated into the design.

.. **PROJECT LOCATION:** 2905 Country Club Road West

.. **PROJECT PARTNERS:** AEON (real estate developer) | Egan, Field & Nowak (land surveyor) | Kimley-Horn & Associates (landscape architect & civil engineer) | Kraus Anderson (general contractor) | LSE Architects (architect) | Meyer Borgman Johnson (structural engineer) | Perkins&Will (architect) | Steen Engineering (electrical, mechanical & plumbing engineer)

ROCHESTER (Project 2)

➡ **Project Type:** *Community & Assisted Living | Multi-Family | Religious*

➡ **Project Information:** N / A

TSJ Parks (*Pennsylvania*) filed plans to construct a 61-unit assisted living development dubbed "Marion Woods" on the site of the former Bob's Trailer Court.

The building would be two-stories and approximately 30-feet in height.

Most of the proposed units consist of studio apartment living quarters, although there are a handful of one- and two-bedroom units. The facility will also provide other shared spaces, including a multi-purpose chapel, sitting areas, and living areas.

A total of 50 parking spaces has been provided for the facility.

Pending approvals, construction will start in late Summer 2026 / Fall 2026.

.. **PROJECT CONTACT:** Ryan Schoenfelder - *WSE + Massey Engineering* | (507) 421-8195

.. **PROJECT LOCATION:** 1915 Marion Road Southeast

.. **PROJECT PARTNERS:** ICON Architectural Group | TSJ Parks LLC | *WSE + Massey Engineering*

ROCHESTER (Project 3)

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

➡ **Project Information:** N / A

In April, the city of Rochester approved a formal development agreement with Reuter Walton Development to proceed with the long-planned Citywalk Apartments.

Under the agreement, Reuter Walton will construct a 13-story residential building containing approximately 342 rental units, including 90 short-term rental units.

The project includes three levels of underground structured parking, electric vehicle charging infrastructure, and modern resident amenities.

The total private investment is approximately \$138.8-million, representing a significant residential investment in downtown Rochester and continued reinvestment along the 2nd Street corridor.

The city approved a \$21-million Tax Increment Financing Plan (TIF) plan for the project in May 2025, but the developer had not finalized financing for the project at that time. Financing has now been secured.

Construction is set to commence by December 31, 2026, with completion planned by December 31, 2028.

.. **PROJECT CONTACT:** Paul Keenan - *Reuter Walton Development* | (612) 823-3489

.. **PROJECT LOCATION:** Southwest Corner of 2nd Street Southwest & 6th Avenue Southwest

.. **PROJECT PARTNERS:** Reuter Walton Development

ROCHESTER (Project 4)

➡ **Project Type:** *Cannabis Dispensary | Commercial & Retail*

➡ **Project Information:** N / A

Northleaf Dispensary is a planned Commercial project in the Meadow Park neighborhood.

Commercial building plans for this location are tied into the broader roll-out of state-licensed cannabis retailers. While specific, finalized blueprints for Northleaf are not publicly accessible, a standard Minnesota dispensary buildout entails the following:

- Security Specifications: Minnesota regulations mandate separate, restricted-access areas for vaults and product storage, alongside comprehensive video surveillance and monitoring.
- Layout: Building plans must separate public customer spaces from employee-only zones using clear pathways.
- Infrastructure: Because of heightened product security and specialized environments, properties require robust HVAC and electrical buildouts.

.. **PROJECT LOCATION:** 1620 South Broadway Avenue

.. **PROJECT PARTNERS:** Northleaf Dispensary (tenant)

ROCHESTER (Project 5)

➡ **Project Type:** *Higher Education | Lab Center | Office*

➡ **Project Information:** N / A

In May, the University of Minnesota Rochester (UMR) won funding to expand its presence inside Mortenson's One and Two Discovery Square biotech innovation office / lab center.

UMR will use the expanded space for new lab classrooms adjacent to BioLabs, a network operator of shared laboratory spaces for life science startups. The Destination Medical Center (DMC) Corporation says the space is intended to support applied learning, workforce development, and stronger connections between students, researchers, entrepreneurs, and industry partners within Discovery Square.

DMC Corporation approved the school's \$3-million funding request to support the expansion, reinforcing Discovery Square's role as Rochester's hub for health innovation, research, and entrepreneurship.

.. **PROJECT CONTACT:** Lori Carrell (Chancellor) - *University of Minnesota Rochester* | (507) 258-8001

.. **PROJECT LOCATION:** 202 4th Street Southwest

.. **PROJECT PARTNERS:** Destination Medical Center | Mortenson Construction | University of Minnesota Rochester

ROGERS (Project 1)

➡ **Project Type:** *Community & Assisted Living | Healthcare | Parks & Open Spaces*

➡ **Project Information:** N / A

Local developer The Oasis Group filed concept plans for a new senior living facility.

The proposed 160-unit building would consist of a three-story, 28,000-square-foot independent living section, and a three-story, 18,200-square-foot assisted living section, making the building's total size 165,900-square-feet. A two-story center-link section would have a 5,700-square-foot footprint.

The unit mix would include 20 memory care units; 100 independent living units; and 40 assisted living units.

A future one-acre city park with a shelter is shown in the southeast corner of the lot.

SilverCrest Senior Communities would be the facility's operator.

.. **PROJECT CONTACT:** Simeon Wiechmann - *The Oasis Group* | (763) 280-3483

.. **PROJECT LOCATION:** 13020 Hawkins Drive

.. **PROJECT PARTNERS:** Brunton Architects | The Oasis Group | SilverCrest Senior Communities Management

ROGERS (Project 2)

➡ **Project Type:** *Commercial & Retail | Landscaping | Parking Structure | Restaurant*

➡ **Project Information:** Planning Commission Meeting - May 4, 2026 -
Consideration of Site Plan & Variance Request for Retail Center at 21355 136th Avenue |
[Click Here for More](#)

Cloutier Properties is proposing to redevelop the corner of Rogers Drive and 136th Avenue into a new commercial center. The 1.46-acre parcel has remained largely vacant for more than two decades despite surrounding commercial development near I-94.

Plans call for a 9,079-square-foot single-story retail building divided into four tenant spaces: three dedicated to restaurant users and one retail or business suite. The site would include 93 parking stalls, 5 ADA-accessible spaces, and potential outdoor patio seating.

The western endcap features a 2,409-square-foot fast casual restaurant space designed for a potential drive-thru lane or pickup window. The eastern endcap would house a larger 2,552-square-foot fast-casual restaurant, with a patio area accommodating up to 22 people (or convertible to two additional parking stalls). Between them, a 2,364-square-foot retail or business suite and a smaller takeout-oriented tenant bay round out the building.

Renderings show a contemporary exterior with a dark brick, black metal canopies, expansive storefront glazing, and varied parapet heights. Additional materials include cultured stone veneers, EIFS panels, and decorative lighting on all sides.

Landscape plans call for ornamental grasses, flowering plantings, and 20 new trees across the site.

Construction on the tentatively named Elm Creek Center could begin later this year, pending final city approvals.

.. **PROJECT CONTACT:** Tom Cloutier - *Cloutier Properties* | (612) 308-8382

.. **PROJECT LOCATION:** 21355 136th Avenue

.. **PROJECT PARTNERS:** Cloutier Properties (real estate developer) | Demarc Land Surveying & Engineering (civil engineer) | Thielen & Green (architect)

ROGERS (Project 3)

➡ **Project Type:** *Industrial | Office | Street & Sidewalk Improvements*

➡ **Project Information:** N / A

Oppidan requested approvals for its proposed Rogers Drive Industrial project, which is set to include an office / industrial building totaling approximately 117,000-square-feet.

The project will dedicate a right-of-way on the southwest side for Rogers Drive (1.67-acres), which is currently a roadway easement. The existing parcel area totals 11.23-acres.

The building varies from 33-feet to 36-feet tall, with internal clear heights of 28-feet.

Its architectural design consists primarily of painted precast concrete wall panels with vertical and horizontal reveals and is finished with several shades of neutral gray. Its facades have varying parapet heights along the building's perimeter. Also along the perimeter of the building, accent panels will provide undulating forms.

The developer says the building will bring new employers and “good new jobs” to the city while also substantially increasing the tax base.

.. **PROJECT CONTACT:** Jay Moore - Oppidan | (952) 294-0353

.. **PROJECT LOCATION:** 20061 Vevea Road

.. **PROJECT PARTNERS:** Alliant Engineering | Mohagen Hansen Architecture | Oppidan Development

ROSEMOUNT

➡ **Project Type:** *Restaurant*

➡ **Project Information:** N / A

Restaurant developer Paul Dzubnar filed plans to construct a full-service Copperfield Restaurant on a bank-owned site.

The indicated Rosemount site is in the vicinity of the intersection of Akron Avenue and County Road 42, positioned between O2B Kids Daycare Center and First State Bank of Rosemount / Sweet Kneads. North of the site is the Wicklowe apartment building.

Planned total occupancy of the building is 264 people.

The elevations show brick as the primary exterior surface, with metal cladding around the windows and along the roofline. No EIFS or masonry stucco will be used.

Hightop Hospitality currently has another Copperfield location in Mendota Heights.

.. **PROJECT CONTACT:** Paul Dzubnar - *Hightop Hospitality* | (651) 203-3100

.. **PROJECT LOCATION:** 1070 Upper 144th Street West

.. **PROJECT PARTNERS:** D & D Holdings LLC | Hightop Hospitality | Shea Design

ROSEVILLE (Project 1)

➡ **Project Type:** *Adaptive Reuse | Commercial & Retail | Landscaping*

➡ **Project Information:** N / A

Rosedale Center announced that Pottery Barn has signed a lease for a new location at the shopping center, and the addition brings another national retailer to the mall as shopping center across the region continue adapting former restaurant and large-format spaces for new uses.

The new location will repurpose the longtime Granite City Food & Brewery location situated next to AMC Rosedale 14 along the upper level facing Minnesota Highway 36. The future location also sits beside the exterior stair and elevator connection leading to the lower-level corridor.

Much of the existing interior is expected to be gutted and rebuilt to convert the former elevated restaurant, bar, and brewery into a retail layout for Pottery Barn. Plans also call for a completed redesigned exterior facade, creating a substantially difference appearance from the previous restaurant building.

The renovation includes expanded storefront glazing, updated exterior materials, refreshed landscaping, decorative planter elements, and a reworked entrance facing the parking field.

Updated renderings show a white-paneled exterior, black-framed windows, and a taller central entry feature displaying Pottery Barn signage.

The redesign replaces much of the former restaurant-oriented architecture with a brighter and more open storefront presentation while maintaining the overall footprint of the building.

The 12,500-square-foot store is expected to open during the third quarter of 2027 within the approximately 1.14-millions-square-foot shopping center.

.. **PROJECT LOCATION:** 1595 Highway 36 West

.. **PROJECT PARTNERS:** Finn Daniels Architects (architect) | Pottery Barn (tenant)

ROSEVILLE (Project 2)

➡ **Project Type:** *Facility | Municipal | Office | Police Station | Storage | Vehicle Storage*

➡ **Project Information:** N / A

The Minnesota Department of Public Safety has submitted concept plans for the state's first-ever purpose-built headquarters facility for the Minnesota State Patrol.

The facility will provide the following:

- Dedicated office space;
- Meeting rooms;
- Collaboration spaces for use with other city, county, and federal agencies;
- Secured evidence processing;
- Dedicated vehicle garage;
- K9 focused areas; and
- Other dedicated law enforcement-focused support spaces.

The site along Highway 36 is currently home to a pair of vacant office buildings.

The exterior site will include a focus on natural landscapes that represent the varied biomes of Minnesota, including the Prairie Pothole, North Shore rock faces, The Driftless, and Big Woods areas.

The state says the facility will better unify the staffing and support services of the Minnesota State Patrol, thus ensuring more efficient response and service to the public across the entire state.

.. **PROJECT CONTACT:** Matthew Keenan (Project Director) - *Leo A Daly* | (612) 338-8741

.. **PROJECT LOCATION:** 1500 Highway 36 West

.. **PROJECT PARTNERS:** Elan Design | Leo A Daly Architects | Minnesota Department of Public Safety | TLAL-LI Collaborative

ROSEVILLE (Project 3)

➡ **Project Type:** *Industrial | Mixed-Use*

➡ **Project Information:** N / A

Hyde Development signed a development agreement in May with the city to construct the Twin Lakes Technology Center, a high-tech 155,000-square-foot, 18 multi-tenant industrial flex building on the “Superfund” site of the former PIK Truck Terminal.

After the redevelopment team succeeded in obtaining \$3.28-million in contamination clean-up grants, they applied for \$4.5-million in tax increment financing for the \$31-million project.

Hyde says it has “very strong prospects” for leasing the space upon completion. Ryan Companies previously had the site under contract and was marketing it for build-to-use with no success in finding a user.

The Twin Lakes Technology Center is the final piece in a much larger remediation and reimagining of the Twin Lakes area, a 300-acre spread of land in northwestern Roseville once occupied by trucking terminals.

The project is expected to start in April 2026, with completion anticipated by the end of 2026.

.. **PROJECT CONTACT:** Mike Wardwell - *Hyde Development* | (612) 308-5255

.. **PROJECT LOCATION:** 1495 Twin Lakes Parkway

.. **PROJECT PARTNERS:** ERA Structural Engineering | Hyde Development | Mortenson Construction

SARTELL

➡ **Project Type:** Facility | Manufacturing

➡ **Project Information:** N / A

Niron Magnetics (Minneapolis, MN) filed revised plans for its proposed new manufacturing facility.

Following an initial groundbreaking in October 2025, a design change was implemented that increased the gross square footage above 200,000-square-feet, thus triggering the need for new environmental approvals.

The plans now call for two-phased project:

- Phase 1 would support construction of a projected 136,000-square-foot manufacturing facility.
- Phase 2 is estimated to add an additional 151,000-square-feet.

Between the two phases, the total facility is brought to an approximate size of 287,000-square-feet.

The facility will produce Niron's patented rare earth-free high-performance permanent magnets and would be the first-of-its-kind full-scale U.S. manufacturing facility for such magnets.

The Niron project would be one of Minnesota's largest construction and manufacturing efforts, with a planned investment of over \$550-million and it's anticipated it will create 175 full-time jobs upon completion.

Construction of the full facility is expected to take up to four years.

.. **PROJECT CONTACT:** Dave Bance (Principal Environmental Engineer) - *Niron Magnetics* | (612) 327-9488

.. **PROJECT LOCATION:** 4th Avenue South | Between Heritage Drive & 3rd Street South

.. **PROJECT PARTNERS:** American Engineering Testing | Niron Magnetics | Wood PLC

SIoux FALLS (Project 1)

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

➡ **Project Information:** N / A

Developer Van Buskirk Companies (*Sioux Falls, S.D.*) sought rezoning approvals to finalize a new commercial area in the city's Sioux Falls / Harrisburg Expansion Area.

The plans show five proposed buildings for what is being called "The Commerce Exchange on Veterans Parkway". Four of the buildings would be 9,650-square-feet, while Building #1 would be larger at 10,616-square-feet.

The site is located directly across the street from a future Wal-Mart at the southwest corner of 85th Street and Minnesota Avenue / Highway 115 in the fastest growing area in southern Sioux Falls.

.. **PROJECT CONTACT:** Steve Van Buskirk - *Van Buskirk Companies* | (605) 361-8211

.. **PROJECT LOCATION:** South of East 85th Street & East Veterans Parkway

.. **PROJECT PARTNERS:** Norman Engineering | Van Buskirk Companies

SIoux FALLS (Project 2)

➡ **Project Type:** *Multi-Family*

➡ **Project Information:** N / A

Lloyd Companies filed plans to continue its development of multi-family housing at the Sanford Sports Complex.

The latest plans show a total of 126-units arrayed across five buildings.

An initial 64-units were constructed in 2024. Lloyd ultimately envisions developing 400 - 600 units in the Sports Complex area.

.. **PROJECT CONTACT:** Luke Wietgreffe - *Lloyd Companies* | (605) 401-0221

.. **PROJECT LOCATION:** East Benson Road & North Westport Avenue

.. **PROJECT PARTNERS:** DGR Engineering | Lloyd Companies

ST. CLOUD (Project 1)

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

➡ **Project Information:** N / A

Center City Housing (*Duluth, MN*), which currently runs the RiverHeights permanent supportive multi-family apartment for single adults in east St. Cloud, has proposed to construct Elm Ridge, a new 40-unit building on what is now the parking lot for St. Anthony of Padua Church.

The site plan shows 20 off-street parking spaces to be paved at the time of construction as well as 20 spots in an adjacent “parking bank.”

The building would offer the same affordability and supportive services as RiverHeights and would be targeted for extremely low-income individuals.

It is designed utilizing trauma-informed and harm-reduction principles to provide permanent supportive housing to individuals who are previously homeless and/or experiencing mental health, chemical dependency, and/or other disabilities.

.. **PROJECT CONTACT:** Jeff Phillipich - *Center City Housing* | (218) 722-7161

.. **PROJECT LOCATION:** 55 25th Avenue North

.. **PROJECT PARTNERS:** Center City Housing Corp. | LHB Architects

ST. CLOUD (Project 2)

➡ **Project Type:** *Athletic Facility | Community Center | Municipal | Recreation & Entertainment*

➡ **Project Information:** N / A

The Youthset Teen Center filed plans to expand community center functions into the unused portions of its existing 14,327-square-foot building.

The project will include building renovations, such as:

- Converting an overhead garage door on the northeast side of the building into a new entryway
- Changing a high-bay warehouse area into an indoor gymnasium
- Creating two new changing rooms along the building's western wall
- Creating a reception area, an open gathering space, classrooms, dance studio, dining area, art / salon, gaming lab, and possible coffee shop (in a later construction phase)

.. **PROJECT CONTACT:** Tyrone Reynolds (Executive Director) - Youthset | (320) 774-1103

.. **PROJECT LOCATION:** 1415 5th Street North

.. **PROJECT PARTNERS:** BCI Construction | Outsource Architecture | Youthset Inc.

ST. CLOUD (Project 3)

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

➡ **Project Information:** N / A

The City of St. Cloud has entered into agreement to sell the city-owned former ISD 742 Media Services block to Gate City Bank (*Fargo, N.D.*). The agreement authorizes the bank to apply for land use entitlements necessary to construct its proposed new branch facility.

Gate City says the new branch would be 7,000-square-feet in size.

The former ISD 742 building was demolished in 2023 and a Planned Unit Development zone was created, originally envisioned for a 4,500-square-foot bank and two retail spaces, totaling 10,500 square feet.

Gate City's current proposal calls for a much larger bank and depicts a pad site east for potential future commercial development.

.. **PROJECT CONTACT:** Jay Krabbenhoft (Senior Vice President of Administration) - *Gate City Bank* | (701) 293-2400

.. **PROJECT LOCATION:** 115 13th Avenue South

.. **PROJECT PARTNERS:** City of St. Cloud | Gate City Bank

ST. LOUIS PARK

➡ **Project Type:** *Commercial & Retail | Community & Assisted Living | Demolition | Multi-Family | Office | Parking Structure | Parks & Open Spaces*

➡ **Project Information:** Hempel Buys Building at West End Office Park Complex in St. Louis Park | [See More on Minneapolis/St. Paul Business Journal](#)

Hempel recently acquired the vacant West End Two office building with plans to redevelop the property into a mixed-use senior independent living community.

If the redevelopment moves forward, it would effectively become a second phase of the broader Terasă vision already taking shape next door. Current plans for the site include 150 senior living units alongside approximately 5,500-square-feet of retail space. The existing office building totals roughly 42,000-square-feet and has remained vacant in recent years.

While the current concept focuses on senior independent living housing, the developer has also indicated the property could still pivot toward a build-to-suit office reuse depending on future tenant demand.

A formal application to the City of St. Louis Park is expected later this summer if the project continues moving forward. If the project moves through approvals later this year, demolition of the existing office building could begin this winter with construction beginning in Spring 2027.

Plans for the overall West End district point toward one of the larger long-term redevelopment visions currently taking shape, gradually replacing surface parking lots and aging office buildings with housing, retail space, structured parking, public open space, and new employment uses. Several of the future concepts would also replace large surface parking fields with integrated parking structures as redevelopment expands across the district.

The future phases would continue extending redevelopment north and west across the remaining office park properties.

Under these early concepts, West End Four could eventually be replaced with a 13-story office tower totaling roughly 351,100-square-feet, including retail space and structured parking.

West End Three, meanwhile, is envisioned as a future 20-story residential tower with 246 housing units, ground-floor retail space, and a fully enclosed parking structure. Early concepts for the district also include a small future public park along Gamble Drive north of the proposed Phase III residential tower.

No formal timeline has been announced for these future phases.

.. **PROJECT LOCATION:** 5402 Parkdale Drive

.. **PROJECT PARTNERS:** Hempel Real Estate (real estate developer) | Tushie Montgomery Architects (architect)

ST. PAUL (Project 1)

➡ **Project Type:** *Affordable Housing | Commercial & Retail | Lighting | Mechanical | Multi-Family | Office | Parking Structure*

➡ **Project Information:** N / A

The City of St. Paul has partnered with Tareen Development Partners to help the firm acquire and renovate the 286-unit Afton View Apartments.

The two buildings have 143 units each and are three-stories in height. The site in St. Paul's Battle Creek neighborhood has 393 surface parking spaces; commercial spaces include an office space and an on-site daycare facility.

The financing includes the issuance of city-backed 4% LIHTC bonds of up to \$20.5-million in multi-family conduit revenue bonds which would pay for rehabilitation and renovation of mechanical systems, common area, lighting, office space, new indoor and outdoor amenity spaces, and unit upgrades.

The project includes the acquisition of the 1971-built multi-family property and its rehabilitation into units that are 100% affordable at 60% of AMI.

Construction is slated to start in July 2026 with project completion set for February 2027.

.. **PROJECT CONTACT:** Jim LaValle - *Tareen Development Partners* | (651) 364-7252

.. **PROJECT LOCATION:** 363 Withrop Street South

.. **PROJECT PARTNERS:** City of St. Paul | Tareen Development Partners

ST. PAUL (Project 2)

➡ **Project Type:** *Affordable Housing | Landscaping | Multi-Family | Parking Structure*

➡ **Project Information:** N / A

The City of St. Paul selected Reuter Walton as the tentative developer for the “Fox Lot” along in St. Paul's downtown.

The company has presented concept plans for The Livingston Apartments on the one-acre site, which once held the Fox Chemical Company.

The Livingston Apartments would include two buildings with 150-units each, for a total of 300 affordable units. They would be five-stories in height and 534,000-square-feet in total area. The concept also includes 15,000-square-feet of green space and underground parking.

The unit breakdown would be 81 two-bedroom units, 157 three-bedroom units, and 62 four-bedroom units.

Affordability would be set at 60% AMI, with 10% of the units affordable at 30% AMI. The total project cost is estimated at \$117-million.

The city purchased the Fox Lot site in December 1994 and demolished two existing buildings in 1997 due to deteriorating conditions. Since then, it has been used for surface parking.

.. **PROJECT CONTACT:** Paul Keenan - *Reuter Walton Development* | (612) 823-3489

.. **PROJECT LOCATION:** 137-149 Robert Street South

.. **PROJECT PARTNERS:** City of St. Paul | Reuter Walton Development

ST. PAUL (Project 3)

➡ **Project Type:** *Athletic Facility | Parking Structure | Parks & Open Spaces | Recreation & Entertainment | Sport Court | Storage*

➡ **Project Information:** N / A

An entity identified as Dayton & Irvine's Addition filed site plans to convert a surface parking lot in St. Paul's historic Cathedral Hill neighborhood into a private park featuring an outdoor tennis court.

The Western Private Park would include a hard surface tennis and sport court, a single-story recreational building, a covered shade tennis pavilion, a small recreational storage building, surface parking, and an open turf area.

The tennis and sport court are proposed to be located along Western Avenue, while the structure is along the south side of the property.

The building is proposed as a single-story structure with a flat roof, minimally sloped toward the interior of the property for drainage. The covered / shaded tennis pavilion is proposed to be located on the east side of the tennis court.

The entity lists its address as the Taft Law Firm of Minneapolis.

Some construction started on May 1, 2026, with total project completion aimed for November 1, 2026.

.. **PROJECT CONTACT:** Mitch Shepherd - *MDS Remodeling* | (952) 209-1585

.. **PROJECT LOCATION:** Southeast Corner of Laurel Avenue & Western Avenue

.. **PROJECT PARTNERS:** Charlie & Co. Design | Dayton & Irvine's Addition LLC | MDS Remodeling | Rehder & Associates

ST. PAUL (Project 4)

➡ **Project Type:** *Athletic Facility | Recreation & Entertainment | Restaurant*

➡ **Project Information:** N / A

Outlaw Development (*St. Paul, MN*), headed by former professional boxer and Element Gym owner Dalton Outlaw, filed plans to turn the former Keg and Case Market food hall into the Keg House Building Event Space.

Outlaw says he will use 50% of the space to host athletic events and community gatherings, such as boxing events, live music, and fundraising events. The planned capacity is 600 guests for standing events, 400 guests for seated events, and 550 guests for hybrid formats (seated + standing).

Venue amenities include a prep kitchen for catered events, a full-service bar, and green rooms for performers and event staff.

The Schmidt Keg House was built in 1937 as an expansion of the Jacob Schmidt Brewery and was used as part of brewery operations until it was vacated in 2002. In 2015, new ownership began the process of historic rehabilitation, and in 2018, the Keg & Case Market opened as a food hall with leased vendor stalls. But the COVID-19 pandemic ended that effort and the building was vacated in 2025.

.. **PROJECT CONTACT:** Colin Oglesbay - *D/O Architects* | (612) 259-8623

.. **PROJECT LOCATION:** 928 West 7th Street

.. **PROJECT PARTNERS:** D/O Architects | Outlaw Development

ST. PAUL (Project 5)

➡ **Project Type:** *Community & Assisted Living | Landscaping | Multi-Family | Parking Structure*

➡ **Project Information:** N / A

A third senior housing building at the Marvella campus in Highland Bridge is advancing after receiving support from the Highland District Council's Community Development Committee.

The proposal represents the next phase of Presbyterian Homes' Marvella community, where demand for units has remained strong since the initial buildings opened, prompting the addition of a second building and now a third.

The four-story building will include 71 apartment units and 80 underground parking stalls on a site at the northwest corner of Woodlawn Avenue and Bohland Avenue, adjacent to Gateway Park.

The building is arranged around a central courtyard that includes landscaped seating areas and shared outdoor space for residents. Pedestrian connections extend toward Gateway Park, linking the site to nearby open space and walking paths.

Designed as an extension of the existing Marvella campus, the building features a mix of brick and contemporary panel materials that align with the broader Highland Bridge aesthetic. The façade incorporates large window openings and subtle shifts in massing along the street edges.

The enclosed skyway connection spanning Woodlawn Avenue will allow residents to move between buildings without going outdoors.

The project recently received a favorable recommendation from the community development committee and now heads to the St. Paul Board of Zoning Appeals for review, with construction targeted to begin later this year. Construction is expected to begin in Fall 2026 with completion anticipated for late 2027.

.. **PROJECT CONTACT:** Ryan Companies | contact@ryancompanies.com | (612) 492-4000

.. **PROJECT LOCATION:** Bohland Avenue & South Woodlawn Avenue

.. **PROJECT PARTNERS:** Marvella | Ryan Companies U.S. Inc. (real estate developer & general contractor)

ST. PAUL (Project 6)

➡ **Project Type:** *Demolition | Site Improvements*

➡ **Project Information:** N / A

Plans by the St. Paul Port Authority (SPPA) to acquire and redevelop much of the former St. Joseph's Hospital campus in downtown St. Paul advanced in February with the City Council's approval of a \$6-million tax increment financing package.

Under the updated plans, Fairview Health Services (FHS) will "decouple" its existing Wellness Center at 45 West 10th Street from the original St. Joseph's Hospital, which was closed in 2020, and will be razed. It consists of a conglomeration of at least five different additions built over several decades.

FHS will retain ownership of the St. Joseph's property during the demolition and will be reimbursed for the project with the TIF funds. Upon completion, the SPPA will buy the property for \$1, pay for any remediation necessary, and seek parties interested in redeveloping the now-cleared parcel.

Demolition of St. Joseph's Hospital could begin as early as Spring 2026 with completion in Summer 2028. Acquisition of the site by SPPA is expected in late 2027 or early 2028.

.. **PROJECT CONTACT:** Sarah Illi - *St. Paul Port Authority* | (651) 204-6222

.. **PROJECT LOCATION:** 69 Exchange Street

.. **PROJECT PARTNERS:** Fairview Health Services | St. Paul Port Authority

ST. PAUL (Project 7)

➡ **Project Type:** *Facility | Municipal | Waste Treatment Plant*

➡ **Project Information:** N / A

The Metropolitan Council plans to construct a 22,000-square-foot expansion of its solids waste treatment facility along the Mississippi River.

With growing populations and increasing age of the current system, the Metro plant needs additional solids treatment capacity. The addition will allow the Metro facility to process a maximum of 445 DTPD of solids.

The major portions of the \$259-million project will include a building addition attached to the existing Solids Management Building that will house:

- A fourth fluidized bed incinerator
- An exhaust stack
- Primary and secondary heat exchangers
- Waste heat boilers
- New energy recovery systems
- New chemical systems
- Additional solids handling and dewatering process equipment

The facility will be built with the intent to integrate into the existing system as much as possible and to add redundancy to the city's expected increase in demand.

Construction is expected to start on July 24, 2026, with the project estimated to be complete by December 29, 2028.

.. **PROJECT CONTACT:** Aaron Kuznia (Principal Contractor Administrator - Construction Services) -
Metropolitan Council | (651) 602-8926

.. **PROJECT LOCATION:** 2450 Childs Road

.. **PROJECT PARTNERS:** KFI Engineers | McGough Construction | Metropolitan Council

ST. PAUL (Project 8)

➡ **Project Type:** *Healthcare | Landscaping | Parking Structure | Storm Water*

➡ **Project Information:** N / A

A replacement HealthPartners Como Clinic is under review, with plans calling for a larger facility just north of the existing site. The project cost is estimated at \$80-million.

The proposal marks a major update to one of HealthPartners' original locations. Earlier plans were paused during the pandemic, but the project is now moving back through city review with a larger footprint and additional services planned for the site. Once complete, operations are expected to transition to the new space.

The project spans approximately 4.43-acres and includes a proposed four-story, 110,557-square-foot building. Plans call for 254 parking stalls in a surface lot, with an alternate concept that introduces a single-level parking deck.

Landscaped islands and perimeter plantings are integrated throughout, helping manage storm water and soften the overall layout.

The expanded program would combine relocated departments with new offerings, including primary and urgent care, women's health, dental, radiology, lab services, and cardiology, along with orthopedic care, eye care, and audiology services. Administrative and conference areas are also included, along with advanced imaging such as CT and MRI.

The four-story structure uses a mix of red brick, glass, and light-toned metal paneling. The overall form is simple and rectangular, with brick wrapping the upper floors and helping anchor the building along Como Avenue. Long horizontal window bands extend across each level. A vertical glass element at the corner adds transparency and breaks up the massing. The main entrance is marked by a covered drop-off canopy that extends outward. At ground level, landscaped plantings and pedestrian pathways connect the site back to the surrounding streetscape.

Construction is expected to begin on July 1, 2026 following approvals, with a timeline targeting completion around Fall 2027.

.. **PROJECT CONTACT:** Trevor Gruys - Loucks | (763) 424-5505

.. **PROJECT LOCATION:** 2501 Como Avenue

.. **PROJECT PARTNERS:** BWBR Architects (architect) | HealthPartners | Loucks (civil engineer)

STILLWATER

➡ **Project Type:** *Daycare Center | Fencing | Parking Structure | Playground*

➡ **Project Information:** N / A

InSite Real Estate (*Chicago, IL*) submitted plans to construct a 10,100-square-foot Kindercare daycare facility north of Highway 36.

The site would include a parking lot for 33 vehicles and a fenced-in play area of approximately 4,400-square-feet.

The site is located within the West Stillwater Business Park.

The proposed daycare will serve approximately 120 children and employ approximately 20 full-time staff and is meant to provide convenient access for parents residing nearby or working in the business park.

.. **PROJECT CONTACT:** Sean Graham - *InSite Real Estate* | (630) 592-3203

.. **PROJECT LOCATION:** 1365 Curve Crest Boulevard

.. **PROJECT PARTNERS:** InSite Real Estate | ISG Engineering | Norr Architecture

VADNAIS HEIGHTS

➡ **Project Type:** *City Hall | Demolition | Fire Station | Landscaping | Municipal | Parking Structure | Street & Sidewalk Improvements*

➡ **Project Information:** N / A

The City of Vadnais Heights sought permission to demolish its existing South Fire Station and construct a new station, along with related improvements to the City Hall campus.

The \$33-million and 37,000-square-foot new station will be located primarily within the existing parking lot south of the current station. After substantially completing construction of the new station, the old station will be demolished.

The new two-story fire station would include six apparatus bays and command vehicle storage, firefighter bunk rooms and living quarters, training tower, dedicated training spaces, and many other features.

Proposed City Hall improvements include new landscaping, sidewalk connections, and parking lot modifications.

The current South Fire Station was originally constructed in 1993 and opened in 1994, having served as the department's primary headquarters for more than 30 years.

.. **PROJECT CONTACT:** Kurt Frison (Fire Chief) - *City of Vadnais Heights* | (651) 204-6043

.. **PROJECT LOCATION:** 73595 Arcade Street

.. **PROJECT PARTNERS:** BKV Group | City of Vadnais Heights

VICTORIA (Project 1)

➡ **Project Type:** *Commercial & Retail | Parking Structure | Restaurant*

➡ **Project Information:** N / A

Led by Monarch Development, the team behind the Victoria Downtown West redevelopment project filed sketch plans calling for two new retail buildings to be constructed on the city site of the former DQ restaurant.

The proposed development shows two buildings accommodating retail / restaurant uses, measuring 2,300-square-feet and 1,900-square-feet. The larger building would have a drive-thru with capacity to stack up to 15 vehicles with dual lanes.

Some 43 parking stalls are proposed throughout the site, which could potentially accommodate both buildings.

The site would continue the extension of Main Street from the Downtown West master development to the east, and provide a connection to County Road 11 on the site's west side.

.. **PROJECT CONTACT:** Carl Runck - *Monarch Development* | (612) 209-6688

.. **PROJECT LOCATION:** 2120 Arboretum Boulevard

.. **PROJECT PARTNERS:** Civil Site Group | Monarch Development | VDW DQ LLC

VICTORIA (Project 2)

➡ **Project Type:** *Hotel | Parking Structure*

➡ **Project Information:** N / A

Three months after submitting sketch plans for the project, the owner of the Winchester & Rye restaurant sought final approvals to construct a new 46-unit hotel above and next to the existing business.

The Hotel Victoria would have rooms on the second through fifth floors, with various room sizes and accommodations for hotel guests. The first floor is proposed for the hotel lobby, breakfast bar, and parking garage consisting of 41 valet parking stalls. The third floor also proposes a private hotel guest meeting space above Winchester & Rye.

The proposed hotel would connect to the Winchester & Rye building.

.. **PROJECT CONTACT:** Mary Meuwissen - *Counselor Realty of Victoria* | (612) 670-5879

.. **PROJECT LOCATION:** 7929 Victoria Drive

.. **PROJECT PARTNERS:** Counselor Realty of Victoria | Kaeding Architecture

WATERTOWN

➡ **Project Type:** *Industrial | Storage*

➡ **Project Information:** N / A

Spare Nest Storage filed plans to construct a new mini-storage facility in the city's business / industrial park.

Plans show six storage buildings with a total of 15,200-square-feet gross floor area.

The buildings are proposed to be dark gray in color using a board and batten cement fiber siding material. The proposed roof is a black standing seam metal roof.

The property is located along the north side of Industrial Boulevard and is currently vacant with no structures or improvements.

.. **PROJECT CONTACT:** Cory & Stacy Zaback - *Spare Nest Storage* | 4365 Quaas Avenue, Watertown, MN 55388-9347

.. **PROJECT LOCATION:** 595 Industrial Boulevard

.. **PROJECT PARTNERS:** Andy's Masonry | Spare Nest Storage LLC

WEST ST. PAUL

➡ **Project Type:** *Facility | Laboratory Space | Manufacturing | Office*

➡ **Project Information:** N / A

LTS Lohmann Therapy Systems, a German pharmaceutical technology company, indicated its plans to renovate and expand its existing "Building 232".

The project includes the expansion of LTS's office, laboratory, and clean room spaces to support continued business growth. Scope of work includes new labs and clean room areas, an expanded office component, exterior façade improvements, and a 2,640-square-foot building addition.

The project will include approximately 5,000-square-feet of new state-of-the-art Research & Development laboratory space and approximately 2,500-square-feet of expanded ISO 7 manufacturing space.

Also included in the project are administrative space upgrades, a new 1,200-square-foot lobby and entry, and a comprehensive exterior remodel.

These improvements are intended to support advanced wound care and other high-value, low-volume medical products.

.. **PROJECT CONTACT:** Scott Hoyt (Senior Director of Facilities) - LTS | (952) 200-7507

.. **PROJECT LOCATION:** 232 Lothenbach Avenue

.. **PROJECT PARTNERS:** LTS Lohmann Therapy Systems | McGough Construction | Pope Design Group

WOODBURY (Project 1)

➡ **Project Type:** *Community & Assisted Living | Multi-Family | Parking Structure*

➡ **Project Information:** N / A

Greco Properties submitted applications to construct a 150-unit multi-family project including both apartment and town-home units.

The concept includes constructing an active adult 55+ senior community, encompassing a 137-unit, four-story apartment building. This building would consist of 43 one-bedroom units, 75 two-bedroom units, and 19 three-bedroom units.

A total of 13 town-homes are indicated, and all units are two-bedroom-plus-den floor plans.

The proposed plans identify 180 spaces in an underground parking garage and 37 surface parking stalls.

The project property is located north of Tamarack Road and west of Bielenberg Drive near the city's new Top Golf and Main Event entertainment facilities.

.. **PROJECT CONTACT:** Josh Brandsted - *Greco Properties* | (612) 630-2450

.. **PROJECT LOCATION:** North of Tamarack Road & West of Bielenberg Drive

.. **PROJECT PARTNERS:** Greco Properties LLC

WOODBURY (Project 2)

➡ **Project Type:** *Athletic Facility | Commercial & Retail | Industrial | Multi-Family | Parks & Open Spaces | Warehouse*

➡ **Project Information:** N / A

In late February, Bailey Nurseries filed plans with the State of Minnesota to pursue a large-scale redevelopment of its original nursery property.

The concept plan calls for developing approximately 184-acres into mixed residential, retail, and business park land uses.

The plan currently includes up to 360 attached residential units; 89,600-square-feet of retail; and up to 660,400-square-feet of business park (such as light industrial, warehousing, etc.).

Some 29-acres of public / semi-public recreational area is also included in the project area, showing parks and sports complexes that could include baseball fields, softball fields, soccer fields, football fields and tennis courts.

Future development would involve up to an additional 399,400-square-feet of business park uses.

The project will extend Century Avenue (County Road 25) from its existing termini at Carver Avenue (County Road 43) to Bailey Road (County Road 18).

.. **PROJECT CONTACT:** Luke Appert - *Cushman & Wakefield* | (952) 893-8238

.. **PROJECT LOCATION:** 1325 Bailey Road

.. **PROJECT PARTNERS:** Bailey Nurseries | Cushman & Wakefield



This page marks the end of the June 2026 issue of the Midwest Builders Exchange's (MBEX) *Pre-Plan Pipeline*.

The *Pre-Plan Pipeline* is shared exclusively each month with MBEX Members with a Premium Membership.

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"Steel Frame Structure"

3800 American Blvd W, STE 780, Bloomington, Minn., 55431
www.mbex.org | (612) 381-2620 | info@mbex.org