

Development Activity in St. Louis Park

Fire Station #1



Location: 3750 Wooddale Ave. S

Description: The new Fire Station No. 1 building will be 30,695 square feet in area and two stories tall. The building will include Fire Department administration offices, station administration, training room, kitchen/dayroom, fitness room, locker rooms, hose tower, sleeping quarters, and eight apparatus bays of varying depths. Both buildings incorporate energy efficient and environmentally sound design in accordance with the St. Louis Park's Green Building Policy.

For the latest details on the project, visit <http://www.stlouispark.org/fire-stations-project.html> or contact project coordinator Sean Walther at (952) 924-2574 or swalther@stlouispark.org.

Completed Project Current project Future Project

Fire Station #2



Location: 2262 Louisiana Ave. S

Description: The new Fire Station No. 2 will be 16,760 square feet in area and one-story tall. The building will include station administration, fitness room, locker rooms, kitchen/dayroom, sleeping quarters, and four apparatus bays. Both buildings incorporate energy efficient and environmentally sound design in accordance with the St. Louis Park's Green Building Policy.

For the latest details on the project, visit <http://www.stlouispark.org/fire-stations-project.html> or contact project coordinator Sean Walther at (952) 924-2574 or swalther@stlouispark.org.

Completed Project Current project Future Project

The West End Apartments



Location: 5310 16th St W

Description: The West End Apartments is a 6 story, 120-unit apartment building at West 16th and Duke Drive. The building is five levels with an underground parking garage. Other features include outdoor seating, an entry plaza with benches and planters, three rooftop terraces with a pool deck, lawn terrace and skyline deck.

Construction is expected to begin in 2012

Developer: The Excelsior Group

Completed Project Current project Future Project



The West End

Location: 1600 West End Blvd

Description: The Shops at West End development is the Twin Cities' latest place to grab a bite, see a show, hear live music, and catch up on shopping – all in one convenient location right here in St. Louis Park.

Duke Realty redeveloped approximately 40 acres at the southwest corner of I-394 & Highway 100. The \$400 million mixed-use project is called "The West End". The first phase includes a 350,000 square foot lifestyle retail center and approximately 30,000 square feet of office space. "The Shops at West End" includes fashion boutiques, a wide variety of restaurants, a 14 screen, state-of-the-art movie theater, and a grocery store. This unique shopping and entertainment destination began in April 2008. Individual tenants continue to build their individual storefronts and finish the store interiors. Currently it is 80% leased.

Later phases of The West End will include a 120-unit apartment building and 1.1 million square feet of class A office space distributed between several buildings.

Developer: Duke Realty

Please visit www.TheShopsAtWestEnd.com for a list of tenants and store openings.

Construction Photo/Updates

[Presentation](#) 
[Photos](#)

Completed Project Current project Future Project



Wooddale Pointe

Location: 3601 Wooddale Ave

Description: Wooddale Point is a five-story, mixed-use, senior residential and commercial building located at the southeast corner of 36th Street West and Wooddale Avenue South. The building will include 115 senior dwelling units on the second through fifth floors, and approximately 26,000 square feet of commercial, dining and other uses on the ground floor.

The building is a senior "age in place" facility, meaning the residents can move into the complex at a time in their life when they do not need additional services. However, services ranging from monitoring medication to complete memory care may be added as their health requires

Construction is expected to begin in August 2011 and be completed by the end of 2012.

Developer: Greco Real Estate Development

Completed Project Current project Future Project



Park Summit Apartments

Location: Park Center Blvd & 36th Street

Description: The Park Summit development is a 10-story, 192 unit apartment building. The proposed building, part of the SilverCrest PUD campus, is expected to break ground in the fall of 2011.

Completed Project Current project Future Project



The Ellipse on Excelsior

Location: 3920 Excelsior Blvd



Description: The Ellipse on Excelsior is a five-story mixed use building with 132 residential apartments, 16,394 square feet of commercial on the ground floor, and underground and surface parking. It is located on the northwest corner of Excelsior Boulevard and France Avenue (formerly Al's Bar and Anderson Cleaners).

The residential development opened September 2010 and is fully leased. Commercial tenants include Mill Valley Kitchen, Partners in Pediatrics, Tu's Nails and Viverant Physical Therapy. Developer: Bader Development

More Information:

Project website: www.ellipseonexcelsior.com

Completed Project Current project Future Project

Hilton Homewood Suites

Location: 5353 Wayzata Boulevard



Description: The Hilton Homewood Suites was completed in 2010. The new 124-unit hotel, located along Wayzata Boulevard near the West End development, includes seven stories of suites geared toward business clients. The hotel includes a green roof and outdoor activity area.

Developer: Torgerson Properties

Completed Project Current project Future Project

Nordic Ware

Location: 5005 Hwy 7



Description: In 2009 Nordic Ware completed a 60,000 square foot warehouse expansion to the existing warehouse and manufacturing facility, eliminating the outdoor storage on the site's eastern boundary. Improvements were also made to the site's landscaping, stormwater, and parking

Most recently, Nordic Ware created a Community Garden on the south side of their manufacturing building. The garden is located between their building and the Southwest LRT regional trail. The vegetables grown in the garden will be donated to a local foodshelf.

Completed Project Current project Future Project

Melrose Institute

Location: NE Corner of Monterey Drive & Beltline Boulevard



Description: In a unique partnership between the City of St. Louis Park, Park Nicollet, and United Properties, the site at 3515 Beltline Boulevard has been redeveloped into two parcels. The northern portion of the site was developed for the Melrose Institute, a 67,000 square foot, three-story building that is dedicated to the treatment of eating disorders, and parking ramp open for municipal use during the evenings.

The northern site includes a peaceful garden located between the Melrose Institute and the parking facility. The southern portion of the site was prepared for a potential future civic use. This development was completed in early 2009

Completed Project Current project Future Project

Methodist Hospital Cancer Center



Location: 6500 Excelsior Boulevard

Description: In 2008, the Park Nicollet Frauenshuh Cancer Center opened. This pie-shaped, three-story building added to the west wing of the Meadowbrook building and attached parking ramp are the newest additions to the Methodist Hospital Campus..

The addition provides improved patient care facilities, revamps the north entrance and reception area to Methodist Hospital, and includes a chapel and an enclosed walkway connection to the new parking ramp. The gross building area of the addition is 77,000 square feet and the parking ramp is a five-story structure that holds approximately 1,700 vehicles.

Completed Project Current project Future Project

Hoigaard Village



Location: 36th Street & Xenwood Ave

Description: Hoigaard Village is a mixed use development on West 36th Street between Xenwood Ave and Hwy 100. Two of the buildings in the four-phase development are now complete. The Harmony Vista, a 78 unit condo building along 36th Street West with retail on the first floor, continues to welcome new retail tenants, the most recent being Coffee Buzz. The Camerata Apartments, a 220-unit luxury apartment building, was completed in late 2008. This project included a regional stormwater pond and public art along 36th .

The remaining construction in the development includes 22 new row houses and a 58-unit apartment building. These are scheduled to be completed in the next several years.

Developer: Union Land II LLC

Completed Project Current project Future Project

Excelsior and Grand



Location: Excelsior Blvd and Grand Way

Description: Excelsior & Grand is a 15-acre redevelopment project located on Excelsior Boulevard, just east of Highway 100. This project features 460 rental multi-housing units, 120 owner-occupied condominiums, 80,000 square feet of retail space, 25,000 square feet of office space, and shared parking below ground, on-street and in two ramps. New pedestrian-friendly public streets with 12 to 18 ft wide sidewalks were constructed. A 1.5-acre "Town Green" provides a 60 ft wide connection from Excelsior Boulevard to the 30-acre Wolfe Park. Public art ("Allegory of Excelsior" by Andrea Myklebust) is located at the center of the project. The total project cost is estimated at \$120 million. .

Phase I ("Superblock" - Completed 2003)

◆ 338 apartments (320 market rate units and 18 Section 8 units)

Phase II ("NE" - Completed 2004)

◆ 124 condominium units

Phase III ("E" - Completed 2006)

◆ 86 loft-style condominium units

Phase IV ("NW" - Completed 2007)

◆ 96 condominium units

Developer: TOLD Development Company

Completed Project Current project Future Project

Village in the Park

Location: 3630 Wooddale Ave



Description: In 2001 Quadion Corp. closed their manufacturing facility at 3630 Wooddale Avenue and vacated their facilities east of Wooddale Avenue. In 2005 construction began on a redevelopment project consisting of 78 townhouse units in 4 buildings, 66 loft-style condominiums in one building, 60 senior condominiums units in one building, and remodeling of an existing 3-story, 21,250 square foot office building. Construction was completed in 2007.

Located within the Elmwood Neighborhood, this development also includes surface parking lots and underground parking garages, 2 new private streets with on-street parking on one side, interconnected sidewalks, and a central open plaza with gazebo. Within close proximity to this development are a future transit station and light rail corridor, and future mixed use development.

Developer: Rottlund Homes

Completed Project Current project Future Project

Highway 7 Corporate Center

Location: 7003 W Lake Street (South side Hwy 7)



Description: The Highway 7 Corporate Center project cleaned up a Superfund site and now hosts a multi-tenant office showroom building with a brick and glass exterior. Five parcels of land were assembled to create the developable parcel, which then required removal of blighted buildings, environmental remediation, and more than \$20 million in private and public investment to cover cleanup costs. The new facility is 79,000 square feet and features significant landscaping, a number of “green” elements, both in shell construction and tenant build-outs, direct highway access, and convenient access to transit and bicycle commuting routes.

Developer: Real Estate Recycling

Completed Project Current project Future Project

Lake Street Office Center

Location: 7102 & 7104 W Lake Street (South side of Hwy 7)



Description: In 2008, Real Estate Recycling (RER) redeveloped what was formerly Erv’s Lawnmower Repair Garbage. After removing the existing building, billboards and the cleanup of contaminated soils, RER constructed a 4,000 square foot medical office building. Today the building is 75% leased.

Developer: Real Estate Recycling

Completed Project Current project Future Project



Aquila Commons

Location: 8200 West 33rd Street

Description: St. Louis Park's first senior housing cooperative, Aquila Commons, was constructed in 2007. This project began with the demolition of a former vacant school building. In its place a new 3 and 4 story senior, limited equity, cooperative building with 106 units was built. The development also includes surface and underground parking, a garden area, a porch area with a trellis and benches, and pedestrian connections to the nearby park, trails and a transit line.

Developer: Stonebridge Development

Completed Project Current project Future Project



Cedar Point Retail

Location: 5320 Cedar Lake Road

Description: Located along the major intersection of Park Place Boulevard, Parkdale Drive, and Cedar Lake Road, this 12,000 square foot multiple tenant retail building was constructed in 2008. Demolition of an existing industrial building occurred in December 2007. Current tenants include Pei Wei, Caribou Coffee, and Fed Ex/Kinkos.

Developer: JMW Development, LLC

Completed Project Current project Future Project



Brookside Lofts

Location: 42nd St & Vernon Ave

Description: This residential redevelopment project renovated the former Brookside School into new housing units. Twenty seven (27) condominium units were added in the school building,. A new building was constructed with 14 townhouses and 5 new single family homes were built along Webster Avenue. Construction was completed in the summer of 2007.

Developer: Master Development

Completed Project Current project Future Project



Courtyard Marriot: CSM Development

Locations: 600 I-169

Description: CSM received final approval for construction of a seven-story hotel in 2009. At the current time, the project is on hold. A future date for construction has not been specified; the PUD remains in effect and BPG Properties, the underlying landowner, has received extensions to allow for the plat to be filed at some future date.

Completed Project Current project Future Project