Parkway 25

Location
4015 County Road 25

Description
Sela Group redeveloped the former Vescio Restaurant and Valu Stay Inn sites at 4001 County Road 25 and 4025 Hwy. 7. The new five-story, mixed-use, LEED Silver certified building consists of 112 luxury apartment units and 12,000 square feet of ground floor commercial space on a combined 1.57-acre parcel. The development includes surface and underground parking and outdoor amenity space.

Construction began in the fall 2017 and was completed in October 2018.

Developer
Paz Sela, Sela Investments
Completed Project

Central Park West Apartments

Location
1511 Utica Ave S.

Description
Phase I of the Central Park West development is the Central Park West Apartments. It is a six-story, multi-family building near The West End. The 199-unit luxury apartment building is adjacent to a large public gathering (civic) space for both active and passive recreation. The civic space, which features a James Brenner sculpture, was completed in early 2018.

Developer
DLC Residential
AC Hotel by Marriott

Location
5075 Wayzata Blvd.

Description
TPI Hospitality constructed a 6-story, 126-room AC Hotel by Marriott in The West End area. This is Phase III of the Central Park West redevelopment and is located on the border of St. Louis Park and Golden Valley. The hotel has a rooftop amenity space, as well as a small bar and restaurant.


Developer
TPI Hospitality
Lincoln Dealership

Location
6475 Wayzata Blvd.

Description
NLD 394 LLC redeveloped a 2.7-acre parcel at the former Woodfire Grill and Bennigan’s Restaurant site along the south side of Wayzata Boulevard. The developer constructed a new 26,471-square-foot auto dealership building and parking lot with new landscaping and an underground storm water management system. Demolition began in early 2017, and the store opened in January 2018.

Developer
NLD 394 LLC
Completed Project

Courtyard by Marriott Hotel

Location
9960 Wayzata Blvd.

Description
This six-story, 142-room hotel is located on the north side of the existing Marriott West. The two hotels have a pedestrian connection allowing customers to have full access to amenities offered at each hotel.

The hotel opened in 2018

Developer
CSM Corporation
4800 Excelsior

Location
4800 Excelsior Blvd.

Description
4800 Excelsior is a six-story, mixed-use development immediately west of the landmark Excelsior & Grand. The development contains 164 apartment units (146 market-rate and 18 affordable units at 60% of the area median income) and 28,228 square feet of ground floor commercial space leased to Fresh Thyme grocery and liquor store.

Construction began in summer 2016 and was completed at the end of 2017. The development also features artwork by Lisa Elias of Elias Metal Studia and includes a sculptural wall relief and bike rack on the south side of the building.

Developer
Weidner Apartment Homes
Completed Project

**ROC (Recreation Outdoor Center)**

**Location**
3700 Monterey Drive

**Description**
The city worked with RSP Architects and RJM Construction on the design of a new multi-use outdoor recreational facility, which is located on the campus of The Rec Center. This facility is used as a covered ice rink in the winter months for hockey, open public skating, broomball and other special skating events. In the spring, it is converted to a covered, turfed field, allowing for activities like baseball, softball, soccer and lacrosse that struggle to get outdoor fields due to snow/ice/wet conditions. The ROC is also a venue for special events, like the annual egg hunt and the Children First Ice Cream Social, eliminating concern about inclement weather cancelling these types of events. In the summer and fall, this venue offers numerous opportunities for new and expanded programs and events such as weddings, movies in the park, farmers’ markets, pet expos, theater performances and fitness classes. This facility provides a unique opportunity for a wide range of activities and events and serve as a tremendous community asset.
The Shoreham

Location
3907 Highway 7

Description
Bader Development redeveloped a 2.23-acre block at the southwest corner of County Highway 25 and France Avenue. The $45 million mixed-use project includes a 5-story building with 148 apartments, including 30 affordable units, and 20,000 square feet of commercial office space. The development project resulted in the retention of one local business, the attraction of a new medical clinic and the creation of over 50 new jobs.

Construction was completed May 2017.

Developer
Bader Development
Completed Project

Japs-Olson Company

Location
7500 Excelsior Blvd.

Description
Japs-Olson significantly expanded its facility at the northeast quadrant of Excelsior Boulevard and Meadowbrook Road. The major commercial printer and direct mail company added 192,000 square feet of production and warehouse space to its existing 513,000-square-foot building. The expansion is expected to result in approximately 150 new jobs. Since the expansion site bisected property located in St. Louis Park and Hopkins, the two cities completed a municipal boundary adjustment to facilitate the project.

Japs Olson also partnered with Minnehaha Creek Watershed District to create a trailhead on Excelsior Boulevard to connect to the boardwalk trail system located adjacent and east of the property.

Developer
Japs-Olson Company
Wooddale Flats

Location
3998 Wooddale Ave. S.

Description
Construction is complete on six townhome-style buildings located west of the Miracle Mile Shopping Center. The buildings include 33 units (76 bedrooms) and surface parking. Five of the buildings are three stories and one building is two stories.

Developer
Gatehouse Properties Ltd.
Westside Center Renovation and Expansion

Location
5320 W. 23rd St.

Description
In 2014, the former Nestlé manufacturing plant was repurposed into a multi-tenant office and industrial facility featuring large, flexible spaces. The improvements include a full renovation of the former 256,000-square-foot facility, 36,000-square-foot building addition, new storm water management, new landscaping, lighting upgrades, expanded parking and expanded outside storage.

The project has attracted companies, including Zerorez, The Fish Guys, Lyman Lumber, Real Resources and others. The renovation resulted in 400 new jobs.

Developer
COB, LLC (Hillcrest Development, LLP)
Completed Project

Shoppes at Knollwood

Location
8332 Highway 7

Description
The venerable Knollwood Mall underwent a $32 million transformation and has been rebranded the Shoppes at Knollwood. The renovation included removing the interior mall located between Kohl’s and TJ Maxx, and replacing it with approximately five junior box retailers, including Nordstrom Rack, Ulta, J Crew and Dress Barn. In addition, a separate three-tenant commercial building was constructed in the parking lot. The renovation also involved redesigning a major portion of the parking lot to improve traffic and pedestrian flow along with the installation of storm water, lighting and landscaping improvements. Construction was completed in summer 2015.

Developer
Rouse Companies
Siena Apartment Homes

Location
6800 Cedar Lake Rd.

Description
The former vacant Eliot School building on Cedar Lake Road has been replaced with two upscale apartment buildings, and two new single-family homes were constructed in 2016. The development includes 138 market-rate housing units, underground parking for residents and 20 stalls of surface parking for guests along a private driveway between the two buildings. The apartment buildings opened in September 2015.

Developer
Eliot Park Apartments, LLC
Completed Project

Oak Hill II Office Building

Location
3340 Republic Ave.

Description
Anderson Companies constructed its second medical office building at the northeast corner of Highway 7 and Louisiana Avenue. The Oak Hill Office Building II is a prominent two-story, 21,500-square-foot office structure built immediately adjacent to Oak Hill I. The building serves as the new corporate headquarters for Anderson Companies and is also home to Creekside Dental. Construction was completed in late summer 2015.

Developer
Anderson Companies
Verge

Location
Park Center Boulevard and 36th Street

Description
Verge is a 192-unit luxury apartment building conveniently located just east of Highway 100 at the southeast corner of 36th Street and Park Center Boulevard near Target, Byerly’s and Wolfe Park. This amenity-rich, 10-story development is part of the SilverCrest PUD campus. The building opened in 2013.

Developer
E. J. Plesko and Associates & SilverCrest
TowerLight

Location
3601 Wooddale Ave.

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

TowerLight is a senior “age in place” facility, meaning that residents can move into the complex, live independently, and then subscribe to medical services ranging from monitoring medication to memory care as their health requires. Construction was completed in fall 2012.

Developer
Greco Real Estate Development
The West End

Location
1600 West End Blvd.

Description
Conveniently located just west of downtown Minneapolis, The West End is an up-tempo mixed-use development to shop, grab a bite, hear live music, see a show, live and work.

Duke Realty redeveloped approximately 40 acres located at the southwest corner of I-394 and Highway 100. The first phase of the $400 million project, The Shops at West End, included 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 variety of restaurants; a 14 screen, state-of-the-art movie theater; and a grocery store. Individual tenants continue to build out their individual storefronts and finish the store interiors. Currently the retail portion it is 93% leased. The office space is 100% leased.

Buildings/Phases of The West End:
• The Shops at West End: 350,000-square-foot lifestyle center, 30,000-square-foot office (completed 2009).
• Flats at West End: 119 unit apartment (completed 2013)
• Millennium at West End Apartments: 158 units (completed 2015)
• Central Park West: 5 buildings that will be constructed by a new developer
  - Central Park West Apartments: 199 units (completed 2017)
  - AC Hotel by Marriott: 150 rooms (complete 2018)
  - 10 West End: 335,710-square-foot office building (coming soon)
  - Future multi-family residential building
  - Future office

Developer
Duke Realty
The Flats at West End

Location
5310 16th St. W.

Description
The Flats at West End is an upscale, 119-unit apartment building located at the north side of The West End development. The six-story building features numerous tenant amenities, including three rooftop terraces with a pool deck, lawn terrace and skyline deck, outdoor seating, an entry plaza with benches and planters, and underground parking. The building opened June 2013.

Developer
The Excelsior Group
Completed Project

Millenium at West End Apartments

Location
5245 Wayzata Blvd.

Description
The former Chili’s restaurant has been replaced with a six-story, urban-influenced apartment building. The $30 million development includes 158 upscale apartment units and two levels of underground structured parking. Amenities include terraces with a pool, trellises, outdoor pocket park, dog walking area, raised vegetable garden beds, gas grills, fire pit, seating areas and a top floor community room offering views of downtown Minneapolis. The building opened October 2015.

Developer
DLC Residential LLC
The Ellipse on Excelsior

Location
3920 Excelsior Blvd.

Description
The Ellipse on Excelsior is a five-story, mixed-use building with 132 stylish apartments, 16,394 square feet of commercial space on the ground floor, and underground and surface parking. It is located on the northwest corner of Excelsior Boulevard and France Avenue, which was formerly Al’s Bar and Anderson Cleaners. The redevelopment opened September 2010.

Developer
Bader Development
Completed Project

e2 (Ellipse on Excelsior II)

Location
3924 Excelsior Blvd.

Description
e2 is the cousin to the successful Ellipse on Excelsior redevelopment next door. e2 features 58 stylish apartment units, numerous amenities and structured underground parking. The two upscale developments will share a driveway access and 22 parking stalls for the Ellipse on Excelsior commercial uses. e2 opened August 2013.

Developer
Bader Development
Completed Project

Hoigaard Village

Location
36th Street West and Xenwood Avenue

Description
Hoigaard Village is a mixed-use redevelopment on 36th Street West between Xenwood Avenue and Highway 100. The first phase included two buildings: The Harmony Vista and The Comerata. The Harmony Vista is a 78-unit residential building along 36th Street West with 25,000 square feet of retail space on the first floor. The Comerata is a 220-unit luxury apartment building. Both buildings were completed in late 2008. The second phase included Medley Row, 22 two-bedroom townhomes, and The Adagio, an upscale, 5-story, 100-unit apartment building. The second phase was completed in summer 2013. This project also included a regional stormwater pond and public art along 36th Street West.

Developer
Dunbar Development
Completed Project

Excelsior & Grand

Location
Excelsior Boulevard and Grand Way

Description
The award winning Excelsior & Grand is a 15-acre, mixed-use redevelopment project located just east of Highway 100. This project features 338 rental multi-housing units, 306 owner-occupied condominiums, 88,000 square feet of commercial space, and shared parking below ground, on-street and in two ramps. New pedestrian-friendly public streets with 12 to 18 feet wide sidewalks were constructed. A 1.5-acre “Town Green” provides a 60-foot 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. Excelsior & Grand received the nation’s first LEED Neighborhood Development Certification in 2009.

Phase I, “Superblock” – Completed 2003
- 338 apartments (320 market-rate units and 18 Section 8 units)
- 64,000 square feet of commercial space

Phase II, “NE” – Completed 2004
- 124 condominium units
- 4,500 square feet of commercial space

Phase III, “E” – Completed 2006
- 86 loft-style condominium units
- 14,235 square feet of commercial space

Phase IV, “NW” – Completed 2007
- 96 condominium units
- 5,100 square feet of commercial space

Developer
TOLD Development Company