Proposed Developments

Beltline Boulevard Station Site
On Feb. 5, 2018 the St. Louis Park Economic Development Authority (EDA) entered into an agreement with Sherman Development Associates LLC to develop a mixed-use, transit-oriented development at the Southwest Light Rail Transit (SWLRT) Beltline Boulevard Station Site.

A neighborhood meeting was held Feb. 15, 2018 at city hall.

Developer
Sherman Development Associates LLC

Location: 4601 and 4725 Hwy. 7 and 3130 Monterey Ave. S.

Parkway Residences
Sela Investments proposes a new development, Parkway Residences, located along West 31st Street near Glenhurst Avenue South. The proposed development includes four new multifamily buildings with 223 units, as well as the rehabilitation of three existing apartment buildings that contain 24 units, creating a total of 247 residential units. The development will also include the removal of 12 existing buildings.

A neighborhood meeting was held Oct. 29, 2019 at Parkway 25.

Applicant
Sela Investments

Location: West 31st Street between Inglewood Avenue and Glenhurst Avenue
Approved Developments

**Luxe Residential (The West End final phases)**
Robinson Zamorano received approval for a new six-story apartment building in the West End, at the Olive Garden site. The development will include 207 units ranging in size from studio to three bedrooms and two levels of underground parking, including 8 affordable units at 60% area median income. The site will also include a new pocket park along 16th Street and pedestrian improvements connecting the apartment to the rest of West End.

**Project update**
City council approved the planned unit development ordinance in January 2019. Construction is anticipated to begin spring 2020.

**Developer**
Robinson Zamorano

Location: 5235 Wayzata Blvd.

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**Elan West End (Central Park West Phase II)**
Greystar Real Estate Partners received approval to construct Central Park West Phase II. Elan West End is a six-story apartment building with 164 residential units, adjacent to Central Park West and the AC Hotel by Marriott. The development includes five affordable units at 60 percent area median income (AMI).

**Project update**
The development plans were approved in fall 2018, and construction started fall 2019.

**Developer**
Greystar Real Estate Partners

Location: 1325 Utica Ave. S.
Approved Developments

**Urban Park Apartments Phase II**
City council approved an application for construction of a second apartment building at Urban Park Apartments. The new building will have 61 market rate apartments, two community rooms and a fitness center. A pool and improved outdoor amenity space will be added as part of the project.

Construction started in 2019 and is expected to be complete in fall 2020.

**Developer**
KaasWilson Architects

**Bridgewater Bank**
Bridgewater Bank has approvals to construct a four-story, 84,000-square-foot office building that incorporates a bank branch, retail and service uses and three levels of structured parking. The development includes a plaza at the corner of Excelsior Boulevard and Monterey Drive with outdoor seating, space for public art and landscaping. Retail spaces front Excelsior Boulevard, and Bridgewater Bank's customer branch is also on the first floor. Floors two and three include the bank's executive offices and the fourth floor will be an entrepreneurial incubator for small businesses.

The development received $1.2 million in LCDA grants from the Metropolitan Council to fund stormwater, shared parking and placemaking.

Construction started fall 2018 and is expected to be complete in summer 2020.

**Developer**
Bridgewater Bank

Location: 3601 Phillips Parkway

Location: 4400 Excelsior Blvd.
Approved Developments

The Elmwood
36th Street LLC has approved plans for a five-story, 70-unit, mixed-use development. The building will be marketed toward residents ages 55 and over who lead active lifestyles. The development will be located on a one-acre parcel at the southeast corner of Xenwood Avenue and 36th Street West. The Elmwood includes 17 affordable apartments at 60 percent area median income, and approximately 4,400 square feet of leasable office/commercial space. The development includes on-street, surface and underground parking and a quarter acre of outdoor amenity space.

Construction began in January 2019 and is expected to be complete in summer 2020.

Developer
36th Street LLC

Location: 5605 W. 36th St.

Via Sol and Via Luna
PLACE, a nonprofit developer, has approved plans to construct a mixed-use, mixed-income transit-oriented redevelopment at the southeast quadrant of Highway 7 and Wooddale Avenue called Via. The plans include 299 apartment units, 200 of which will be affordable, a 110-room hotel, coffee shop, cafe, bike shop, makers space, co-working space, e-generation and greenhouse, and approximately one-acre urban forest. The development will be split between the north and south sides of the planned Southwest Light Rail Transit (SWLRT) Wooddale Station.

The development incorporates a mix of renewable energy sources, including an anaerobic digester, a wind turbine and solar panels, which will provide 90 percent of the heat and power for the development. The entire development is designed to achieve LEED certification.


Developer
PLACE

Location: 5725 State Hwy. 7
**Central Park West (Master Plan)**

Five more buildings are proposed for construction at The West End at I-394 and Highway 100. The phases include two six-story multiple family residential buildings, a six-story limited service hotel, two 11-story office buildings, a 2,534-stall parking ramp, and a central civic space featuring public art. At full build-out, the multi-phase development proposes 363 residential units with 11 affordable units, 126 hotel rooms, and 706,706 square feet of class A office space. Phases include:

- Phase I — Central Park West Apartments: 199 units (complete 2017)
- Phase II — Future multi-family residential building: 164 units (construction starting fall 2019)
- Phase III — AC Hotel by Marriott: 150 rooms (complete 2018)
- Phase IV — 10 West End: 335,710 square feet (coming soon)
- Phase V — Future office: 335,710 square feet

**Developer**

DLC Residential

**10 West End (Phase IV of Central Park West)**

The Excelsior Group and Ryan Companies have approved plans for an 11-story, 335,710-square-foot Class A office building within The West End area. The building is Phase IV of the Central Park West redevelopment and will include the building and one half of a planned parking structure, providing 1,200 stalls.

Key features include approximately 5,000 square feet of shared outdoor amenity space, 3,500 square feet of covered retail at ground level, a fitness facility, public locker rooms and an indoor bike room that can be accessed from the linear civic space. The design of the building incorporates mostly Class I materials and provides a modern take on the durability of a brick warehouse building.

A groundbreaking was held in Oct 2019. Full construction is expected to begin winter 2019.

**Developer**

The Excelsior Group and Ryan Companies
Approved Developments

Arlington Row - East & West

Melrose Company received approval to develop two properties located near the 7700 block of Wayzata Boulevard and Texas Avenue. The west parcel will be developed into two three-story apartment buildings with 34 units and off-street parking covered by a 40K solar power carport. It will include new landscaping and a new sidewalk along Texas Avenue. The east parcel will be developed into a three-story apartment building with 27 units and surface parking to the north of the site.

This development received final approval in March 2016.

Developer
Melrose Company

Location: 7700 block of Wayzata Boulevard & southwest corner of Wayzata Boulevard and Texas Avenue

Platia Place

The City of St. Louis Park has approved an application for a plat and planned unit development (PUD) to construct a six-story, 149-unit apartment building and a six-story, 100-room hotel. This project features extensive outdoor amenity space for both residents and visitors. The apartment building will include 15 affordable housing units, and both buildings will comply with the city’s Green Building Policy.

Developer
SLP Park Ventures, LLC

Location: 9808 and 9920 Wayzata Blvd.
**Approved Developments**

**Bais Yaakov Girls’ High School**

Construction is underway on Bais Yaakov Girls High School. The school is adding a third story and a new lobby to the existing building as well as a student drop-off area in the parking lot. The City of St. Louis Park approved the application for a conditional use permit and variance for the school in March 2018.

**Applicant**

Anthony Construction

Location: 4503 & 4509 Minnetonka Blvd.