

Development Activity in St. Louis Park

Proposed Developments

Platia Place

*Location:* 9808 and 9920 Wayzata Blvd

*Description:* An application has been received for a Preliminary 149 unit apartment building and a 6-story 112-room hotel at the northwest corner of I-394 and MN 169, site of the former Santorini’s restaurant.

*Public Meetings:*
- An informational neighborhood meeting was held on June 14, 2017 at the Hampton Inn & Suites (10600 Wayzata Blvd).
- A public hearing was held by the Planning Commission on June 21, 2017 and was continued to a date yet to be determined.
- The City Council meeting will be scheduled after a recommendation is made by the Planning Commission.

*Developer:* SLP Park Ventures, LLC

Approved Projects

PLACE (now Via)

*Location:* SE quadrant of Hwy 7 and Wooddale Ave

*Description:* PLACE, a non-profit developer, have approved plans to construct a mixed-use, mixed-income transit-oriented redevelopment at the southeast quadrant of Highway 7 & Wooddale Ave. The plan includes 299 apartment units, a 110-room hotel, a coffee shop, cafe, a bike shop, a makers space, a co-working space, e-generation and greenhouse and approximately 1 acre of urban forest. The development will be split between the north and south sides of the planned Wooddale SWLRT Station.

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

*Developer:* PLACE
The Elmwood

Location: 5605 W 36th St

Description: 36th Street LLC, the owner of the 36th Street Business Center/American Legion at 5606 W. 36th Street, have approved plans for a 6 story, 85 unit mixed-use development marketed toward residents aged 55+ who lead active lifestyles. The development will be located on a 1 acre parcel at the southeast corner of Xenwood Avenue and 36th Street West. The Elmwood consists of market rate and affordable apartments, and approximately 4,900 square feet of leasable office/commercial space. The development includes on-street, surface, and underground parking and 1/4 acre of outdoor amenity space.

Construction is expected to commence fall 2017.

Developer: 36th Street LLC

Parkway 25

Location: 4001 County Road 25 and 4025 Highway 7

Description: Sela Group recently acquired the former Vescio Restaurant and Valu Stay Inn sites at 4001 County Road 25 and 4025 Highway 7 respectively. Plans have been approved to redevelop the properties with a five-story, mixed-use building. The redevelopment consists of 111 luxury apartment units and 8,500 square feet of ground floor commercial space on a combined 1.57 acre parcel. The project includes surface and underground parking and outdoor amenity space.

Construction is expected to begin in fall 2017.

Developer: Paz Sela, Sela Investments
10 West End (Part of Central Park West)

**Location:** 1601 Utica Avenue S

**Description:** 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 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.

Construction is expected to commence once sufficient pre-leasing commitments have been secured.

**Developer:** The Excelsior Group and Ryan Companies

---

Courtyard by Marriott Hotel

**Location:** 9960 Wayzata Blvd.

**Description:** A Courtyard by Marriott Hotel has been approved on the north side of the existing Marriott hotel in the Shelard Park area. The hotel will be six stories with 142 rooms. The two hotels will have a pedestrian connection allowing customers to have full access to amenities offered at each hotel.

**Developer:** CSM Corporation

---

AC Hotel By Marriott (Part of Central Park West)

**Location:** 5075 Wayzata Blvd

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

**Developer:** TPI Hospitality
**Central Park West Apartments**

**Location:** West End

**Description:** As a part of the final phase of West End, DLC Residential is currently constructing a 199 unit luxury apartment building with underground and surface parking. This apartment building will be adjacent to a large public gathering (civic) space for both active and passive recreation. The building is scheduled to open in September 2017.

**Developer:** DLC Residential

---

**4800 Excelsior**

**Location:** 4760 and 4900 Excelsior Boulevard

**Description:** Weidner is building a new six-story mixed-use development immediately west of the landmark Excelsior & Grand. The development will contain 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 the summer of 2016 and is expected to be completed by the end of 2017. Lisa Elias of Elias Metal Studio was commissioned to create a sculptural wall relief and bike racks on the south side of the 4800 Excelsior building. The work is expected to be installed in early August.

**Developer:** Weidner Apartment Homes

---

**Meadowbrook Manor Clubhouse**

**Location:** 6922-6932 Meadowbrook Blvd

**Description:** The City approved a conditional use permit for construction of a new clubhouse at Meadowbrook Manor Apartments. The clubhouse will be 5,900 square feet and will include a swimming pool and a 10-space surface parking lot.

**Developer:** Meadowbrook Manor Apartments LLC
Arlington Row – East & West

Location: 7700 Block of Wayzata Blvd & Southwest corner of Wayzata Blvd and Texas Ave

Description: 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 total, off-street parking covered by a 40K solar power carport, 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.

Construction is anticipated Fall 2017

Developer: Melrose Company

Lincoln Car Dealership

Location: 6475 Wayzata Boulevard

Description: NLD 394 LLC is redeveloping a 2.7 acre parcel at the former site of Woodfire Grill and Bennigan’s Restaurants along the south side of Wayzata Blvd. The developer plans to construct a new 26,471 square foot auto dealership building, parking lot, new landscaping, and an underground storm water management system. Demolition began early 2017 and the store opening is expected late 2017.

Developer: NLD 394 LLC

Central Park West (The West End Final Phases)

Location: I-394 and Highway 100

Description: Five more buildings are proposed for construction at The West End at I-394 and Highway 100. The phases include two 6-story multiple-family residential buildings, a 6-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 sf of class A office space.

Developer: DLC Residential
**Notable Completed Projects**

**The Shoreham**

*Location:* 3907 Highway 7

*Description:* Bader Development constructed 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 sq. feet of commercial office space. The 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 in May 2017.

*Developer:* Bader Development

---

**Japs-Olson Company**

*Location:* 7500 Excelsior Blvd

*Description:* Japs-Olson built a significant expansion at its facility at the northeast quadrant of Excelsior Blvd and Meadowbrook Road. The major commercial printer and direct mail company added 192,000 sf of production and warehouse space to its existing 513,000 sf building which is expected to result in approximately 150 new jobs. Since the proposed expansion site bisects 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 MCWD to create a trailhead on Excelsior Blvd to connect to the boardwalk trail system located adjacent and east of the property.

*Developer:* Japs-Olson Company

---

**Super America Gas Station**

*Location:* Super America located at 6405 Minnetonka Blvd

*Description:* The City approved a Conditional Use Permit which enabled a new Super America Express gas station to locate near the intersection of Minnetonka Blvd and Dakota Ave. The gas station is now open with parking lot and landscaping improvements.

*Developer:* Yousef Abumayaleh
Westside Center Renovation & Expansion

**Location:** 5320 West 23rd Street

**Description:** The former Nestlé manufacturing plant in 2014 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 and a 36,000 sq. ft. building addition, new storm water management, new landscaping, lighting upgrades, expanded parking and expanded outside storage.

In addition, the existing 24.8-acre property was subdivided into two lots. The lots will be operated as a cohesive development, in part, with cross access and parking easements, and common area maintenance obligations. The project has attracted such companies as Zerorez, The Fish Guys, Lyman Lumber, Real Resources and others. The renovation adds approximately 400 new jobs.

**Developer:** COB, LLC (Hillcrest Development, LLLP)

Methodist Hospital Renovation & Expansion

**Location:** 6500 Excelsior Blvd

**Description:** Park Nicollet Methodist Hospital has completed a renovation and expansion of its medical campus on Excelsior Blvd. The $140 million expansion included adding two floors on the east side of the building and one floor on the west side of the building. An addition to the east adds 38,334 sq. ft. for new in-patient private rooms. The west addition provides 20,535 sq. ft. for surgical services and renovations. Methodist is also currently remodeling and upgrading the MRI department to add private rooms and new equipment.

To help prevent flooding near the hospital, Methodist is constructing a floodwall on the western edge of the hospital near the loading docks. In addition, Methodist is partnering with the watershed district to restore the wetland west of the hospital.

**Developer:** HealthPartners

Wooddale Flats

**Location:** 3998 Wooddale Ave S.

**Description:** Construction began in 2015 and upon completion will feature six townhome-style buildings with 34 units (76 bedrooms) and surface parking. Five of the buildings are proposed to be 3 stories and one building 2 stories.

**Developer:** Gatehouse Properties Ltd.
New Horizons Academy

**Location:** 2460 State Highway 100

**Description:** New Horizons Academy opened a daycare facility at this location. The proposed daycare occupies the entire building and has an outdoor play located behind the building. The proposal required a Comprehensive Plan Amendment, Zoning Map Amendment and Variance.

The City Council approved the project on April 4, 2016. Construction was completed at the end of 2016.

**Developer:** New Horizon Academy

Millennium at West End Apartments

**Location:** 5245 Wayzata Boulevard

**Description:** The former Chili’s restaurant located on Wayzata Blvd has been replaced with a 6-story “urban influenced” apartment building. The $30 million Millennium at West End includes 158 upscale apartment units and two levels of underground structured parking. Amenities include terraces with a pool, trellises, outdoor “pocket park”, dog walk 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 in October 2015.

**Developer:** DLC Residential LLC

The Flats at West End

**Location:** 5310 16th St W

**Description:** The Flats at West End is an upscale, 119-unit apartment building 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 as well as underground parking. The building opened in June 2013.

**Developer:** The Excelsior Group
Shoppes at Knollwood

Location: 8332 Highway 7

Description: The venerable Knollwood Mall recently 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 the summer of 2015.

Developer: Rouse Companies

The West End

Location: 1600 West End Boulevard

Description: The West End is the Twin Cities’ latest, major mixed-use development. Conveniently located just west of downtown Minneapolis, The West End is an up-tempo place to shop, grab a bite, hear live music, see a show, live and work—all in one convenient location.

Duke Realty redeveloped approximately 40 acres strategically located at the southwest corner of I-394 & Highway 100. The first phase of the $400 million project includes a 350,000 square foot lifestyle retail center and approximately 30,000 sf 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 opened in fall 2009. 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**: 350,000sq lifestyle center, 30,000 sf office (2009).
- **Flats at West End**: 119 unit apartment (2013).
- **Millennium at West End Apartments**: 158 units (2015).
- **Central Park West**: This final phase of The West End includes 5 buildings that will be constructed by a new developer.
  - **Central Park West Apartments**: 199 units (complete 2017)
  - **AC Hotel by Marriott**: 150 rooms (complete 2018).
  - **10 West End**: 335,710 sq ft (coming soon).
  - **Future Multi-family residential building**
  - **Future office**
Siena Apartment Homes

**Location:** 6800 Cedar Lake Road

**Description:** The former vacant Eliot School building on Cedar Lake Rd has been replaced with two upscale apartment buildings and two new single family homes are expected in 2016. The development features a total of 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

Oak Hill II Office Building

Location: 3340 Republic Ave

**Description:** Anderson Companies constructed its second medical office building at the NE corner of the newly completed Highway 7 and Louisiana Ave interchange. The Oak Hill Professional Building II is a prominent two-story, 21,500 sf office structure built immediately adjacent to Oak Hill I. It serves as the new corporate headquarters for Anderson Companies as well as home to Creekside Dental. Construction was completed in late summer 2015.

**Developer:** Anderson Companies

Verge

**Location:** Park Center Blvd & 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 Blvd 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 sf 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 of 2012.

**Developer:** Greco Real Estate Development

---

**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 along with 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 in August 2013.

**Developer:** Bader Development

---

**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 sf 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 mixed-use redevelopment opened in September 2010.

**Developer:** Bader Development
Hoigaard Village

Location: 36th Street and Xenwood Ave

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

Developer: Dunbar Development

Melrose Center

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 was redeveloped into 2 parcels. The northern portion of the site was developed for the Melrose Center, a 67,000 square foot, three-story medical building dedicated to the treatment of eating disorders, and parking ramp open for municipal use during the evenings. The site also features a garden located between the Melrose Institute and the parking facility. The southern portion of the site was prepared for a potential future civic use. The development was completed in 2009.

Developer: Park Nicollet Clinic
Excelsior & Grand

Location: Excelsior Blvd and Grand Way

Description: The award winning Excelsior & Grand is a 15-acre mixed-use redevelopment project located on Excelsior Boulevard, 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 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. Excelsior & Grand received the nation’s first LEED for Neighborhood Development Certification in 2009.

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

Phase II (“NE” – Completed 2004)
♦ 124 condominium units
♦ 4,500 sf of commercial space

Phase III (“E” – Completed 2006)
♦ 86 loft-style condominium units
♦ 14,235 sf of commercial space

Phase IV (“NW” – Completed 2007)
♦ 96 condominium units
♦ 5,100 sf of commercial space

Developer: TOLD Development Company