

# 2019 Edition – Ramsey County Development Projects

## West Side Flats – Phase II

Sherman Associates is preparing a \$50 million second phase of its development on the West Side Flats near downtown St. Paul. The project will include two buildings, one will have five stories, and the other will have six stories, with a total of 264 apartments including 182 units that are market-rate and 82 units that are affordable. It will also have 8,500 square feet of retail. A 5,000 square-foot patio attached to one of the buildings will have views of downtown St. Paul.



Pin 062822410050; TIF District  
0265-0 STP Renaissance - HRA

## 84 Water Street

Reuter Walton plans to build 136 market-rate apartments just south of Harriet Island Regional Park and the Mississippi River. This seven-story building is intended to be more affordable than other market rate new developments. The development will offer views of the river and downtown.



## Oaks Union Depot

Located at 244 4<sup>th</sup> Street, just east of the Union Depot, this seven-story apartment building was completed in 2018. It has 70 market rate apartment units. It includes a rooftop terrace.



## 241 Kellogg Boulevard East

This site is being improved with a seven-story, 90-unit, market rate apartment building. The site is immediately east of the Union Depot and previously was improved with the Kelly's Depot Bar. The \$20 million project is being developed by Reuter Walton and TjL and is anticipated to be completed in late 2020.



# Seven Corners Hotel and Apartments

Kaeding Management plans to build 144 apartments and a 120-room hotel on the vacant city-owned block immediately northwest of St. Paul's Xcel Energy Center. The lot is bounded by Smith Avenue, Kellogg Boulevard and West Seventh and Fifth Streets. Between the two buildings will be 12,000 square feet of retail space.



## Press House Apartments



Press House Apartments was completed in Fall 2018 and represents the conversion of the former Pioneer Press office building (at 345 Cedar Street). Built in 1954, this eight-story building now is finished with 144 affordable apartment units. It was renovated at a cost of more than \$28 million by Real Estate Equities. The property provides more than 20,000 square feet of amenity space and is listed on the National Registry of Historic Buildings.

## The Jax Apartments



The adaptive reuse of The Jax Building was completed in August 2019. This property is located at 253 4<sup>th</sup> Street East in Lowertown. It was converted from non-residential art studio space into a 48-unit luxury apartment building. The redevelopment reportedly cost approximately \$20 million.

# Xcel Energy's Island Station Redevelopment



Stoneleigh Cos., a Chicago-area developer planning its first Twin Cities project, in July 2019 closed on the purchase of the former of St. Paul Xcel Energy's Island Station power plant. The developer intends to build as many as 250 apartments.

## Irvine Exchange Apartments



Schafer Richardson is constructing a six-story apartment building at 217 Chestnut Plaza, two blocks south of the St. Paul RiverCenter. The building will have 176 market-rate apartment units and approximately 4,000 square feet of retail space. The building is anticipated to be completed in early 2020.

## Capital View Apartments

This 116-unit apartment building is situated 1880 Old Hudson Road, just north of Interstate 94 in the Sunray neighborhood. This four-story building will be completed in Fall 2019. This development includes a community room, fitness center, and underground parking.



## Central Exchange/Brownstone



This four-story, \$14.76 million Model Cities Brownstone building at 839-849 W. University Avenue will include 35 units of affordable rental housing. Plans call for 20,400 feet of commercial space and a reading room dedicated to the history of the Pullman railroad workers.

Pins 352923130246 / 0247 / 0248;  
TIF District 0100-0 STP Neighborhood Dev

## 255 Western Avenue Apartments

Situated in the Cathedral Hill Neighborhood at 255 Western Avenue, this will be a five-story, 162-unit market rate apartment building. It is being developed by Exeter Group and is anticipated to be completed in Summer 2020. The building will be located at the northwest corner of Marshall and Western Avenues.



## Victoria Park Apartments



Situated in the West 7<sup>th</sup> Neighborhood at 1425 Victoria Way, this is a four-story, 60-unit market rate apartment building. It was completed in October 2018.

Pins 142823210045;  
TIF District 0248-0 STP Koch Mobil; 0248-0

## Grand & Syndicate Apartments

This is a 26-unit apartment building that is located in the Mac-Groveland neighborhood at the intersection of Grand Avenue and Syndicate Street. It was completed in late 2018. The developer was At Home Apartments, which offices in the second floor of this building. The first floor of the building represents office space.



## Thomas Avenue Flats



Located in Hamline-Midway at 1500 Thomas Avenue, this is a 51-unit affordable housing development. It was completed in February 2019.

## Union Flats



Union Flats is being developed by Dominion Management and is anticipated to be completed in Fall 2019. The development is situated at 787 Hampden Avenue, one block north of University Avenue. The site previously was improved with the Hunt Electric Corporation building. Union Flats will provide 217 affordable apartment units. The development consists of four floors, plus one floor of underground parking.

## Harper Apartments



Located at the southeast corner of Snelling and Selby Avenues, this is a five-story, 163-unit apartment building that will be completed in Spring 2020. It will include three affordable units and a 4,000 square foot restaurant for O’Gara’s Bar & Grill. This is being developed by Ryan Companies.

## Marshall Suites



Located at 1975 Marshall Avenue, this is situated near University of St. Thomas and serves as student housing. It was completed in Spring 2019 and provides 15 apartment units (with three or four bedrooms each).

## Raymond Station

In July 2019, permitting was approved for the development of Raymond Station, which will be located at 2250 University Avenue West. This is being built by Reuter Walton and is planned to be finished in September 2020. The project will include 124 apartment units and 11,500 square feet of commercial space.



## The Grove



A six-story building containing 118 apartments, ground-floor retail and underground parking is being built at 246-258 Snelling Avenue (at the intersection of St. Clair Avenue). It is anticipated to be completed in September 2019. The developers are Jim LaValle and TJL Development.

## Lexington Landing

A senior living facility is being constructed at 848 Albion Avenue in Highland Park. The project is expected to be completed in late 2020. The five-story building will offer 98 senior apartments, 36 assisted living apartments, and 21 memory care apartments. As of July, 2019, foundations have been poured.



## Zvago St. Anthony Park

This senior cooperative was completed in February 2019 and is located at 2265 Luther Place. It is located immediately southeast of Luther Seminary. This 50-unit cooperative sold out very quickly. This high quality three-story building includes underground parking.



## Legends at Berry & Millberry Apartments



Dominium Development purchased land at 700 Emerald Street S.E., in St. Anthony Park, near the Minneapolis border, to build affordable apartment complexes. The first phase consists of two large affordable housing projects which will be completed in Fall 2019. Legends at Berry, at 777 Berry Street, will provide of 241 apartments for independent senior living. Millberry Apartments, at 778 Berry Street, will provide 121 units.

# 2720 Fairview Avenue, Roseville



Reuter Walton has proposed a \$43 million mixed use development on this 5.9-acre former truck terminal site. The plan calls for 117 market rate apartment units and a 40,000 square foot building to house the Roseville office of Tareen Dermatology.

# Conifer Ridge Apartments



Completed in in late 2018, this is a 150-unit apartment complex at 3105 Hazelwood Street in Maplewood. It is comprised of three buildings and is located two blocks west of Maplewood Mall. This development features attractive wooded and open space areas.

## Frost English Silver

This is a 107-unit, market-rate senior apartment complex at 1957 North English Street in Maplewood. It was completed in late 2018. Amenities include an indoor pool, fitness center, outdoor cooking spaces, and a lounge.



# Elk Ridge Alzheimers Care Center

Located at 1700 East Beam Avenue in Maplewood, this is a 66-unit, nursing home. It was completed in late 2018.



## Loden SV Apartments

Located in Shoreview at 1005 Gramsie Road, this was completed in November 2018. This market-rate development consists of 209 units, with a mix of studios, one-bedroom, and two-bedroom units. This development provides an abundance of amenities including a pool, dog park, pickleball court, and clubroom.

Pin 263023220011; TIF District 0326-0 SV



## The McMillan Apartments

In Spring 2018, Elevage Development Group completed a \$40 million mixed-use project in Shoreview. The development provides upscale apartments and townhouses. The building is located at 157 Grass Lake Place, near the intersection of I-694, Rice Street, and County Road E. The project consists of 135 apartments, 14 townhouses and 6,800 square feet of commercial space.

Pin 363023110042; 0323-0  
SV TIFD #10 Elevage



## The Boulevard

MWF Properties, LLC. is currently constructing a 60-unit workforce housing apartment building in Mounds View. It will be located at 2901 Mounds View Boulevard. The three-story building will include one, two, and three-bedroom units, as well as underground and surface parking. Qualified tenants will have an income limit of 60% of the area median income, e.g. maximum of \$46,380 for a family of three. The building will be completed in Fall 2019.

Pin 063023310249; TIF District 0328-0 MV



## Keg and Case West 7<sup>th</sup> Market



Situated at 928 Seventh Street West, this 33,000 square foot building was converted into a food hall at a cost of approximately \$10 million. It is owned by Craig Cohen and is built-out as space for a brewery, restaurants, and retailers.

# Rosedale Mall Renovation and Von Maur

In 2018 Rosedale Center recently completed a major renovation. Glass, steel, wood and stone come together in a dramatic architectural expression. Upgrades also include interactive directories, expanded Wi-Fi, new restaurants, and the addition of Von Maur (which opened in October 2018.)



Pins 092923410005, 092923140030,  
0929231300360036

## Lexington Station Phase II

Phase II of Lexington Station was completed in late 2018. It is located in Arden Hills at 3845 North Lexington Avenue. The strip center consists of 17,000 square feet and is fully occupied.



## Lunds and Byerlys – White Bear Lake

This approximate 48,000 square foot Lunds and Byerlys is located at 4630 Centerville Road. It opened in September 2018.



## Radisson Red Hotel



Opus Development Co. is working with Minnetonka based Carlson-Rezidor Hotel Group which will develop a 150-room Radisson Red hotel at the Seven Corner Gateway site across from the Xcel Arena. The hotel will have a bar and deli, plus dedicated spaces for socializing and working.

062822220091 thru 0094, 0097/0098; 0213 STP  
Block #39/Lawson

## Spring Hill Hotel - Marriott



Located at 472 Jackson Street, this nine-story, approximate 208,000 square foot hotel is anticipated to be completed in late 2019. It will have 185 rooms.

## Hotel Mears



The Park Square Building, at 400 Sibley Street in Lowertown, will become the 127-room Hotel Mears. This building was constructed in 1880 and this space recently was finished as office.

## Boutique Hotel, Exchange Building



Located at 26 Exchange Street, this historic building is being converted into a 71-room boutique hotel. It is anticipated to be completed in Fall 2019.

## Residence Inn by Marriott



Completed in December 2018, this 100-suite Residence Inn by Marriott is located at 200 Grand Avenue. This development preserved and restored a fire house that was built in 1872.

## Avid Hotel, Roseville

Sitework is underway for the development of the Avid Hotel in Roseville. It will be owned by West Development (Tom Noble). This four-story, 86-room hotel will be situated along the east side of I-35W, between a Residence Inn and a Fairfield Inn & Suites.



## The 428



The former Woolworth building at 428 Minnesota Street in downtown St. Paul is now The 428. Completed in August 2018, this five-level, 63,000 square foot office building provides a rooftop open-air patio. The top floor provides more than 6,000 square feet of glassed-in co-working space. The 428 is Minnesota's first building to be awarded both LEED Silver certification and WELL Building Core & Shell certification.

Pin 312922431573; 0282-0 STP  
MN Events Dist;

## Osborn370



This represents the former Ecolab headquarters at 370 Wabasha Street. It was purchased in summer 2017 by a group of investors led by Schafer Richardson, PAK Properties, and Grand Real Estate Advisors. By late 2018, the team had invested \$20 million to redevelop the 20-story tower into office space for startups and innovative businesses. Leasing has been very successful, with occupancy of more than 65%. The building is now on the National Register of Historic Places.

## Ecolab Global Headquarters



In 2015, Ecolab purchased the 1989-vintage postmodern-design tower (at 1 Ecolab Place) from Travelers Insurance for \$47 million and embarked on an extensive remodeling. The remodeling recently has been completed at a cost of over \$50 million. The remodeling “green” benefits include LED lighting, motion sensors, pneumatic to direct digital control systems and low-flow restroom faucets and toilets (resulting in a 30 percent overall reduction in energy use).

## Sears “Capitol View”, St. Paul



This prime 14.2-acre redevelopment site is owned by Seritage Growth Properties and is situated between Rice and Marion Streets, just south of University Avenue. The Sears store was closed in approximately December 2018. Kraus-Anderson has proposed a plan to the State of Minnesota to move several state agencies out of downtown and into a new building at this site.

## Junior Achievement of the Upper Midwest

Junior Achievement of the Upper Midwest (JAUM) had spent 18 years in its Maplewood headquarters. The organization purchased and remodeled an office building at 1745 University Avenue. The building now features office, training, and board room space for the administrative team as well as a 150-seat auditorium and a formal presentation stage with full AV capabilities. The total cost of the renovation was in excess of \$9 million.



## Case Building

This represents the adaptive reuse of the Case Building, situated at 767 Eustis Street. This building is just west of Highway 280, two blocks south of University Avenue. Originally built in the 1940's by the Case Corporation and used as a tractor parts distribution warehouse, Suntide Commercial Realty retained as much of the historic building as possible. The 174,000 square foot building features 15 to 18' ceilings and exposed beams and 30,000 square feet of collaborative common area with skylights, seating, and a conference room. A large brewhouse tenant will be opening soon.



# McGough Headquarters

McGough Construction purchased a trucking terminal at 2785 Fairview Avenue North in Roseville to redevelop into a 60,000 square foot headquarters building. This building is adjacent to McGough's office building at 2737 Fairview Avenue North.

Pin 042923310023; 0329-0 RV  
TIF #20 McGough Redev



## Land-O-Lakes HQ Expansion

In late 2018, Land-O-Lakes completed a three-story, 161,000 square foot office building to its headquarters property (at 4001 North Lexington Avenue in Arden Hills). The building is certified as Gold LEED.



# Calyxt Building

This approximate 44,000 office building is located at 2800 Mount Ridge Road in Roseville. It was completed in Fall 2018.

Pin 042923320015; 0259-0 RV  
Dist #17 Twin Lakes



# HealthEast Clinic, Vadnais Heights

This medical office building was completed in Fall 2018. It consists of approximately 19,000 square feet and is situated at 480 East Highway 96.



## Midwest ENT, Vadnais Heights

This medical office building is located at 3590 Arcade Street in Vadnais Heights. It was completed in Fall 2018 and consists of approximately 12,000 square feet.



## Mini Storage, 1400 Selby Avenue



Five Star Storage added onto an old building to create approximately 105,000 square feet of mini-storage space. This addition was completed in February 2019.

# Cube Smart Self Storage

Transfer Road Storage is constructing an approximate 134,000 mini-storage building one block north of University Avenue at 631 Transfer Road. It will be completed in Fall 2019.



## Public Storage Building

This six-story mini-storage building will be completed in late 2019. It is situated at 1413 Hunting Valley Drive, one block south of Como Avenue, and is visible from Highway 280.



## Northstar Mini Storage

This 133,000 square foot mini storage building at 3880 Labore Road in Vadnais Heights was completed in 2018. This project is one block east of Interstate 35E.



## Beyond Mini Storage

This mini-storage building is situated at 1315 East Cope Avenue in Maplewood. It consists of 121,000 square feet and was completed in Spring 2018.



## Hillcrest II and III, Roseville

This two building, speculative, 288,000 square foot office / warehouse complex was completed in Fall 2018. Each building consists of 144,000 square feet. They are located at 2501 and 2503 Walnut Street, have 32-foot clear heights, and are nearly fully occupied. This site had previously been improved with a functionally obsolete office building occupied by Unisys.



## Bix Produce, Little Canada

This approximate 209,000 square foot building is situated at 3060 Centerville Road and formerly was occupied by Slumberland. In September 2018 it was purchased by Bix Produce. Bix Produce spent over \$13 million to remodel and convert the building to refrigerated space. The remodeled headquarters building was completed in July 2019.



## Dorothy Day Center



Dorothy Day Place, including Higher Ground Saint Paul, Saint Paul Opportunity Center and Higher Ground Saint Paul Residence will be completed by Fall, 2019. This housing and homeless shelter is located downtown at 183 Old 6<sup>th</sup> Street.

## Walser Polar Mazda

This car dealership is located at 4095 Highway 61 in White Bear Lake. It consists of approximately 26,000 square feet and was completed in Fall 2018.



## Allianz Field

Home for the Minnesota United Loons, this \$250 million, privately funded soccer stadium was completed in February 2019. It provides seating for 19,400. The stadium was designed to revitalize a 34-acre superblock which includes a 1.5-acre park.

Pins 342923320003 / 0008 / 0012; TIF  
District 0135 STP Snelling-University



## Bell Museum

Located at 2088 Larpenteur Avenue, the Bell Museum is owned by the University of Minnesota. It consists of 92,000 square feet and reportedly cost \$64.2 million. The Bell Museum, renowned for its Minnesota wildlife dioramas, greatly expands on that concept at its new home, where building and site create a “living diorama.”



## Riversedge, AECOM Development

Los Angeles-based AECOM aims to begin construction in 2020 on its massive \$788 million Riversedge project, a redevelopment of the former West Publishing site overlooking the Mississippi River in downtown St. Paul. But first the development team has to finish design and engineering work and clear additional hurdles that include regulatory approvals, a development agreement with Ramsey County, and an air-rights deal with two railroads. The \$278 million first phase will deliver 132,000 square feet of public realm space and trail connections, two towers with a 168-key hotel, 56 condo units, 350 rental apartments, 11,500 square feet of retail and 500 parking spaces. The developer is proposing three phases and four buildings ranging from 15 to 29 stories. In total, the development eventually will consist of 168 hotel rooms, 56 condominium units, 350 apartment units, 26,000 square feet of retail space, 920,000 square feet of office space, and 1,450 parking spaces.



## Ford Site

Ryan Companies is working on obtaining development approvals for the 122-acre, former Ford Motor Company Property in Highland Park. The plan is to put up 3,800 units of housing on 40 new city blocks, with a mix of single-family houses, condos, row houses, apartment buildings and senior rentals. No building would be taller than six stories. More than 50 acres would be set aside as public-access open space. The development also will include commercial buildings.



## Rice Creek Commons

With 427 acres cleaned, revitalized, and brought back to the tax rolls, Rice Creek Commons will create significant economic and social opportunity for Ramsey County, Arden Hills, and the entire Twin Cities. Rice Creek Commons will include a mixture of commercial and retail properties including 46-acre commercial campus, 20 acres of mixed-use retail, 20 acres of office space, and 73 acres of flex business space. The remainder of the site will be developed with residential (with a wide range of housing types) and green space.



# Hillcrest Golf Course Redevelopment

This 112-acre redevelopment site was purchased by the St. Paul Port Authority and is intended to be developed with roughly 1,000 housing units as well as offices and commercial development. The Port Authority reports there is capacity for about 1,000 jobs on site, including “substantial light industrial / light manufacturing jobs.” However, the master plan has not yet been developed for this site, and is anticipated to be completed in 12 to 18 months.



## Rapp Farm

Rapp Farm is located in the Northeastern portion of North Oaks with access from County Road J. This development began in approximately 2005 and is still underway. When completed, Rapp Farm will consist of 156 detached single family homes (6 phases). As of July 2019, there were approximately 136 homes that have been completed or under construction. Phases 1-5 have been completed and Phase 6 will consist of 39 homes. The general value range for Rapp Farm is approximately \$650,000 to \$1,300,000. The home below sold in 2017 for \$1,203,165. This development provides common park areas including a swimming pool.



## Red Pine Farm

The Red Pine Farm development is located in North Oaks, north of the Charley Lake development, and began in 2015. When finished it will consist of 12 detached single family homes. As of July 2019, ten of these homes have been completed and are valued in the range of \$1,000,000 to \$1,600,000. The home below sold in December of 2017 for \$1,542,565.



## North Oaks

This property in North Oaks represents the upper end value range in this area. This custom-built home has high-end features throughout both the interior and exterior and construction was a 3+ year project. The house consists of 8,444 sq. ft. above grade with additional 4,000 sq. ft. of finished basement space. The 2.58-acre site was purchased for \$615,000 in 2009. The 2019 assessed value for the home below was \$3,276,300.



## Villas of Wilkinson Lake

The second phase of the Villas of Wilkinson Lake in North Oaks began in 2015. The new neighborhood features model homes that are priced around \$650,000. The single family, detached homes are adjacent to the 620-acre conservation area. Upon completion, there will be a total of 28 homes. Currently there are 18 units completed and four more under construction.



## Farrington Estates

This development is located in Roseville along County Road B, south of Highway 36 between Dale and Victoria Streets. The development has six single family parcels. There is a large outlot/drainage pond for the development. Currently there are five homes built with the last parcel under construction. Prices in this development range from \$530,000 to \$595,000.



## Wheaton Woods

This development in Roseville is located along Dale Street, North of County Road C, between Dale and Victoria. There are 17 single family parcels. The development has 15 homes completed and sold. One home is currently under construction and one lot remains for sale. Price range of these homes started at \$460,000 (along Dale Street) and up to \$820,000.



## Midland Crest

This new development in Roseville began at the end of 2018 with the demolition of a single family home on a large 2-acre parcel south of Highway 36 and west of Cleveland Avenue. There are currently 5 single family home lots and a drainage/outlot to the rear of the development. Construction has begun on one of the parcels which is currently listed for \$725,000. Construction on a second property listed for \$694,900 has not started. The estimated price range of the development is \$675,000 to \$800,000.



## Owasso Beach

Owasso Beach is located in Shoreview. It is a Zawadski Homes development of single family detached homes, just to the north of Lake Owasso. There are four lots along the north side of North Owasso Boulevard and six lots along the south side of Grand Avenue constructed to extend to Wabasso Avenue. Pricing is in the \$600,000+ range. A total of six homes have been completed and the remaining four lots are available for sale.



# Gateway at McKnight

Gateway at McKnight is a new 100-unit townhouse development under construction in North St. Paul. Currently there are ten units under construction. Prices range from \$280,000 and above. Gateway at McKnight is just east of McKnight Road and south of Highway 36.



## Red Oak Estates, Phase III

This development in Mounds View caters to first-time buyers. Total units to be built is 34. Currently there are 28 units completed with the remaining six units under construction. Prices range from \$260,000 to \$350,000.



## Villas of Gem Lake

Single level living townhomes in Gem Lake feature a turned, three-car garage. There are 30 total lots of which 27 are walk out. The lots are larger than typical, with an average width of 70 feet. The neighborhood has 11 acres of open space. Construction began in May of 2018. Currently, there are six units complete and six units under construction.

