

# RIVERFRONT REVIVAL

**Collaboration & Change**  
along the Mississippi Riverfront  
in Minneapolis



**February 2004**

# INTRODUCTION

This booklet attempts to summarize the status of redevelopment activities along the Mississippi River in Minneapolis. The first section describes the various partners involved in redevelopment and their roles and provides contact information for various involved public agencies. This section also notes some of the financing tools being used for redevelopment, including a brief description of tax increment financing.

The second section summarizes the redevelopment goals and activities in the Minneapolis Riverfront District (formerly known as the Mississippi Mile™ central riverfront district) from Plymouth Avenue to I-35W. Redevelopment of this segment has been under way for almost three decades and has made significant progress.

The third section summarizes the goals and activities in the Upper River from Plymouth Avenue to the northern city limits. Concerted redevelopment of this area has recently started.

The Lower Gorge portion of the Riverfront from I-35W to the southern city limits has been largely devoted to parks, open space and housing since the city's initial development. Although there have been various projects in the Lower Gorge, this segment has not been a focus of major land use changes and is not extensively highlighted in this booklet. A summary of projects completed, under way and pending is, however, included.

About the cover photos:

Left – Mill City Museum with Stone Arch offices above (architecture and interior design by Meyer Scherer & Rockcastle) and Washburn and Stone Arch Lofts to right.

Photograph – Assassi Productions

Center – Mill Ruins Park plank road (design by URS). Photograph – Dan Thomas

Right -- Pierre Bottineau Community Library (architecture and interior design by RSP Architects). Photograph – George Hinrich

NOTE: The data included in this report came from a number of sources of varied vintage and thoroughness. Although we have attempted to provide data that is as accurate and thorough as possible, it should not be taken as definitive. This is especially true for projects completed earlier in the time frame. Anyone who has data that may be more accurate or that would fill in informational gaps is encouraged to contact Ann Calvert (see contact information in Section A).

# **PUBLIC AGENCIES AND THEIR ROLES IN RIVERFRONT REDEVELOPMENT**

There are many public agencies and departments involved in the development of Minneapolis' stretch of the Mississippi River. Collaboration and coordination amongst the multiple interested parties has been crucial to the actual achievement of redevelopment goals.

## **Coordination of Interagency Activities**

The Riverfront Development Coordination Board (RDCB) was established in the early 1970s as a joint powers organization to coordinate the Central Riverfront efforts of the Minneapolis Park and Recreation Board, the Minneapolis Planning and Public Works departments and the Minneapolis Housing and Redevelopment Authority. When the RDCB was disbanded in 1982, the need for a staff technical advisory committee (TAC) to continue the coordination and collaboration quickly became obvious. The TAC has been in existence since that time and has expanded its membership to include other public agencies, departments and organizations.

The Riverfront TAC list currently includes representatives from the Minneapolis Community Planning and Economic Development (CPED), Public Works and other departments; Minneapolis Park and Recreation Board; Heritage Preservation Commission (HPC); Citizens Environmental Advisory Committee (CEAC); St. Anthony Falls Heritage Board/Minnesota Historical Society; Hennepin County; State Historic Preservation Office; Mayor and affected Council Members' offices; Minnesota Department of Natural Resources; University of Minnesota; Corps of Engineers and National Park Service. The TAC generally meets twice monthly – once to discuss the Minneapolis Riverfront District, St. Anthony Falls Heritage Zone and general topics and another meeting to discuss the Upper River activities. The TAC also may be convened as needed by any member to discuss issues, plans and policies, and to coordinate activities. Although the TAC does not play a formal role in approval of redevelopment activities, it has proved invaluable in building consensus and in facilitating coordination of public activities amongst the various entities. The collaboration has been beneficial in planning, problem-solving, fund-raising and implementation.

As noted below, many of the involved agencies also are represented on the St. Anthony Falls Heritage Board, which was created by the Minnesota Legislature to coordinate and encourage the interpretation of the Central Riverfront's history.

Public agencies involved in Riverfront revitalization include:

### **City of Minneapolis Department of Community Planning and Economic Development (CPED)**

The MCDA, the development arm of the City of Minneapolis, administered redevelopment projects and programs along the River (as well as elsewhere in the City). In 2003, the MCDA was folded into the newly-created Department of Community Planning and Economic Development, which also includes the Planning/Zoning unit and other related activities.

CPED's roles include:

- involvement in implementation planning and establishment of development objectives for redevelopment areas;
- assemblage of sites for private development (land acquisition, relocation of occupants, demolition of structures not to be retained and site preparation), marketing of sites and working with appropriate parties to assure construction of needed public improvements;
- review of development proposals and negotiation and administration of redevelopment contracts with developers;
- administration of various financing programs and many of the financial aspects of the redevelopment projects, including, in particular, management of the tax increment districts; and
- through the Planning and Zoning unit of CPED – comprehensive and detailed planning, design review, research and zoning administration, and provision of staff to the Heritage Preservation Commission.

### **City of Minneapolis**

The City of Minneapolis, through its various other departments, is involved in:

- approval of many of the official actions needed to implement activities, such as the identification of properties to be acquired;
- provision of certain types of funding (including the sale of tax increment bonds) and overall budget approval and accounting;
- through the Public Works Department – design, construction and operation of public improvements (streets, utilities and parking facilities); and
- through the Office of Grants and Special Projects – application for and administration of grant funds from other entities, e.g., federal programs.

## **Minneapolis Heritage Preservation Commission (HPC)**

The Minneapolis Heritage Preservation Commission is an appointed body which has three primary responsibilities to the City of Minneapolis: 1) cataloging and recommending areas, buildings and structures for heritage preservation to the City Council, 2) reviewing requests to alter designated properties or to build within an historic district, and 3) educating the public about the history of Minneapolis and historic resources in the city (including offering guided tours of the Riverfront and elsewhere). In addition, the HPC seeks incentives for preservation and participates in various planning and policy discussions related to historic preservation. For example, many HPC preservation guidelines have been incorporated as objectives into various City and MCDA/CPED planning documents.

The St. Anthony Falls Historic District and the Minneapolis Warehouse Historic District, which together include a large portion of the Minneapolis Riverfront District, are both locally designated and listed on the National Register of Historic Places. Other designated historic properties along the River include the Grain Belt Brewery (local designation and National Register), the Milwaukee Road Depot complex (local designation and National Register), the Minnehaha Historic District surrounding Minnehaha Falls (local designation and National Register) and the Minnesota Soldiers and Sailors Home (National Register).

## **Minneapolis Park and Recreation Board**

The Minneapolis Park and Recreation Board is an independent agency responsible for design, construction and operation of park and related facilities. The Park Board operates and maintains the completed park areas along the River and offers a wide range of recreational and other programming. Many of the existing and planned park areas along the Riverfront are part of a system of regional parks that serve not only Minneapolis residents, but also the needs of the entire metropolitan area. Existing regional parks include the North Mississippi, Central Mississippi Riverfront, West River Parkway/Mississippi Gorge, Minnehaha and (recently approved) Upper Mississippi River regional parks. The West River Parkway is part of the national "Great River Road" that stretches the length of the Mississippi from its headwaters in northern Minnesota to the Gulf of Mexico, as well as part of the "Grand Rounds Scenic Byway," the nation's first urban scenic byway. The MPRB also oversees a number of neighborhood parks along the River.

## **Mississippi Watershed Management Organization (MWMO)**

The Mississippi Watershed Management Organization is one of about three dozen watershed organizations created pursuant to state law to protect and preserve water resources in the metropolitan region. Its boundaries include the Mississippi River as it runs through Minneapolis, including about 60% of Minneapolis that drains into the River, plus portions of Saint Paul, Saint Anthony, Lauderdale, and property owned by the Minneapolis Park Board. The MWMO has begun implementation of a watershed plan that includes significant work on the Minneapolis riverfront.

## **Hennepin County**

Hennepin County plays a role in various public improvements within the Riverfront, the most notable of which is perhaps the Father Louis Hennepin Bridge. Hennepin County, through its Regional Rail Authority, has been involved in the planning of the light rail transit system; the Hiawatha line of that system now nearing completion. The Hennepin Community Works initiative seeks to enhance how the communities in Hennepin County work together to create good jobs, provide access to employment and build the long-term value of communities by investing in infrastructure, public works, parks and the natural environment and by improving the existing implementation systems. The County is also a member of the St. Anthony Falls Heritage Board and has provided funding to assist with specific Riverfront projects, including the Mill Ruins Park and Mill City Museum and the *Above the Falls Master Plan*.

## **Minnesota Historical Society (MHS)**

In 1992 the Minnesota Historical Society initiated an interpretive program for the St. Anthony Falls Heritage Zone, which includes much of the Minneapolis Riverfront District central riverfront. In 2003, the Society opened the Mill City Museum in the fire-damaged ruins of the Washburn "A" Mill, which replaces an earlier storefront visitor center. The museum tells the story of the industrial history of the riverfront and greatly enhances the Society's programmatic involvement in interpreting the history of the area. The Historical Society also provides staff to the St. Anthony Falls Heritage Board.

## **State Historic Preservation Office (SHPO)**

The State Historic Preservation Office reviews any projects that involve federal agencies or federal funds to assure that historic resources are protected from adverse effects. SHPO also works closely with developers in administering the federal historic investment tax credits. As with the HPC, the SHPO also participates in various planning and policy discussions related to historic preservation.

## **Saint Anthony Falls Heritage Board (SAFHB)**

The Heritage Board was created by the 1988 session of the Minnesota Legislature. The 22-member Board now includes representatives from the City of Minneapolis, Minneapolis Park and Recreation Board, Hennepin County, Minnesota Historical Society, Minneapolis Heritage Preservation Commission, SHPO, Minnesota state legislature, Hennepin History Museum and appointed members. The Board has created a plan for the interpretation of the Heritage Zone's history and has made great progress in working with other entities to coordinate and encourage implementation of that plan. The Board has also administered a grant program (when funds were available) to encourage preservation and interpretation. This program was instrumental in achieving the renovation of the Stone Arch Bridge and West Side Milling District.

## **Metropolitan Council and Metropolitan Parks and Open Space Commission**

The Metropolitan Council is a nationally unique governmental body responsible for comprehensive planning and regional services for the Twin Cities seven-county metropolitan area. Planning activities include long-term plans for regional services (such as aviation, transportation, parks and open space, water quality and water treatment) and how the region should grow in the future. The Council also provides certain regional services, including operating the region's mass transit system, collecting and cleaning waste water, operating a regional housing and redevelopment authority and planning/funding regional parks and trails. Through its Livable Communities initiative, the Council provides funding for pollution cleanup and projects that support dense, sustainable development patterns. The Council has established an internal "River Team" composed of staff from various departments that meet regularly to better coordinate the Metropolitan Council's involvement in Riverfront revitalization.

The Metropolitan Parks and Open Space Commission advises the Council in planning the regional park system and allocating both Metropolitan Council and state funding to specific county and municipal park agencies that actually implement the construction and operation of that system.

## **State of Minnesota and Legislative Commission on Minnesota Resources (LCMR)**

The State of Minnesota has provided various forms of funding for certain activities within the Riverfront. These have included open space funding for park acquisition and construction, Enterprise Zone credits for a portion of the Industry Square redevelopment project, Municipal State Aid funds for street construction, funding for the Heritage Board and its grant program, and special appropriations towards the construction of the Minnesota Supercomputer Center and the Mill City Museum. The Legislative Commission on Minnesota Resources reviews proposals for activities to benefit the state's natural/cultural resources and environment and makes recommendations to the state legislature on funding priorities.

## **United States of America and American Heritage River Initiative (AHRI)**

The federal government through its various programs has also provided funding to assist with redevelopment activities. These include Community Development Block Grant (CDBG) and Urban Development Action Grant (UDAG) grants, funding for public improvements from the Economic Development Administration, Federal Transit Authority and Federal Highway Administration, and funding for Great River Road planning. The U.S. Army Corps of Engineers operates the lock and dam system and two visitors' centers along the River. The Federal Energy Regulatory Commission (FERC) is involved in the licensing of hydroelectric facilities on the River.

In 1998, President Clinton designated the Upper Mississippi River from the headwaters to St. Louis as one of 14 American Heritage Rivers. The goal of this initiative is to support local riverfront revitalization efforts through enhanced support from and coordination of various federal agencies. A federal “Navigator” was appointed for the Upper Mississippi American Heritage River in 1999 and is working with Upper Mississippi communities, including Minneapolis, to pursue these goals. A Twin Cities Steering Committee has been formed to coordinate American Heritage River Initiative (AHRI) and related activities in the Twin Cities. Numerous work groups are pursuing topics of shared interest, including a continuous trail system along the River, the conversion of polluted “brownfields” into parks and open space, the completion of a Surface Water Use Management Plan (SWUMP) and coordinated tourism marketing.

### **National Park Service**

In 1988, a 72-mile stretch of the Mississippi River through the Twin Cities was designated by Congress as the “Mississippi National River and Recreation Area” (MNRRA). A comprehensive management plan for the MNRRA corridor has been completed, under the guidance of the National Park Service and a 22-member Coordinating Commission, and has been signed by the Secretary of the Interior. The National Park Service has an office in St. Paul and opened a visitor center in the Science Museum of Minnesota in 2003. Local NPS staff will play an on-going role in the overall MNRRA corridor and in interpretive activities in the Minneapolis riverfront.

### **PRIVATE PARTNERS AND MINNEAPOLIS RIVER FORUM**

The redevelopment of the Riverfront would be impossible without the active participation of many other private, community and non-profit partners. Some of these partners (e.g., developers and businesses) have undertaken the construction or rehabilitation of buildings that help achieve Minneapolis’ redevelopment goals. These partners prepare the detailed development plans, secure the necessary approvals and financing, oversee the construction and operate the buildings over the long term.

The residents, businesses and property owners along the River also have played active parts in preparing redevelopment plans and reviewing specific implementation proposals. Citizens provide input through a variety of channels. A network of recognized neighborhood organizations reviews and provides input on projects within specific neighborhoods. In some cases, an advisory committee or task force has been established to provide input on a particular major planning and/or implementation project. In other cases, general public meetings have been held to present proposals and gather input. The public implementing bodies use a number of techniques to communicate with citizens, including mailings and the growing use of e-mails and web sites. The “Minneapolis River Forum” is an informal organization that meets to learn about River-related projects and topics, particularly those that affect more than one neighborhood. The goal is to coordinate and promote Riverfront revitalization, share information and gather input on general Riverfront topics.

# MISSISSIPPI RIVER IN MINNEAPOLIS – CONTACT PEOPLE AT PUBLIC AGENCIES

## **CPED** ([www.mcda.org](http://www.mcda.org)):

Non-housing development & general:  
Ann Calvert  
Senior Project Coordinator  
105 Fifth Avenue South  
Minneapolis, MN 55401  
(612) 673-5023  
[ann.calvert@ci.minneapolis.mn.us](mailto:ann.calvert@ci.minneapolis.mn.us)

Multi-housing development:  
Cynthia Lee  
Manager, Multi-housing Development  
105 Fifth Avenue South  
Minneapolis, MN 55401  
(612) 673-5266  
[cynthia.lee@ci.minneapolis.mn.us](mailto:cynthia.lee@ci.minneapolis.mn.us)

## **CPED Planning unit** ([www.ci.minneapolis.mn.us/citywork/planning/index.html](http://www.ci.minneapolis.mn.us/citywork/planning/index.html)):

Pamela Miner  
Supervisor, Community Planning  
210 City Hall  
Minneapolis, MN 55415  
(612) 673-3240  
[pamela.miner@ci.minneapolis.mn.us](mailto:pamela.miner@ci.minneapolis.mn.us)

## **CPED Planning unit, HPC staff** ([www.ci.minneapolis.mn.us/hpc](http://www.ci.minneapolis.mn.us/hpc)):

Amy Lucas  
Preservation Planner  
210 City Hall  
Minneapolis, MN 55415  
(612) 673-2422  
[amy.lucas@ci.minneapolis.mn.us](mailto:amy.lucas@ci.minneapolis.mn.us)

Greg Mathis  
Preservation Planner  
210 City Hall  
Minneapolis, MN 55415  
(612) 673-2439  
[greg.mathis@ci.minneapolis.mn.us](mailto:greg.mathis@ci.minneapolis.mn.us)

## **Minneapolis Park and Recreation Board** ([www.minneapolisparcs.com](http://www.minneapolisparcs.com)):

Rachel Ramadhyani  
Landscape Architect/Project Mgr.  
2117 West River Road  
Minneapolis, MN 55411  
(612) 230-6470  
[rramadhyani@minneapolisparcs.org](mailto:rramadhyani@minneapolisparcs.org)

Eileen Kilpatrick  
Riverfront Coordinator  
2117 West River Road  
Minneapolis, MN 55411  
(612) 230-6467  
[ekilpatrick@minneapolisparcs.org](mailto:ekilpatrick@minneapolisparcs.org)

Upper River:  
Mike Kimble  
Senior Park Planner  
2117 West River Road  
Minneapolis, MN 55411  
(612) 230-6469  
[mkimble@minneapolisparcs.org](mailto:mkimble@minneapolisparcs.org)

Lower Gorge:  
Rachel Ramadhyani  
Landscape Architect/Project Mgr.  
2117 West River Road  
Minneapolis, MN 55411  
(612) 230-6470  
[rramadhyani@minneapolisparcs.org](mailto:rramadhyani@minneapolisparcs.org)

**Minneapolis Office of Grants and Special Projects Department**  
([www.ci.minneapolis.mn.us/citywork/city-coordinator/grants/index.html](http://www.ci.minneapolis.mn.us/citywork/city-coordinator/grants/index.html)):  
Gaynell Schandel  
Manager  
301M City Hall  
Minneapolis, MN 55415  
(612) 673-2001  
[gaynell.schandel@ci.minneapolis.mn.us](mailto:gaynell.schandel@ci.minneapolis.mn.us)

**Minneapolis Public Works**  
([www.ci.minneapolis.mn.us/citywork/public-works/index.html](http://www.ci.minneapolis.mn.us/citywork/public-works/index.html)):  
Don Pflaum  
233 City Hall  
Minneapolis, MN 55415  
(612) 673-2129  
[donald.pflaum@ci.minneapolis.mn.us](mailto:donald.pflaum@ci.minneapolis.mn.us)

**Mississippi Watershed Management Organization (MWMO)** ([www.mwmo.org](http://www.mwmo.org))  
Doug Snyder  
MWMO Administrator  
250 South 4th Street / Room 414  
Minneapolis, MN 55415  
(612) 673 - 2698  
[dsnyder@mwmo.org](mailto:dsnyder@mwmo.org)

**Metropolitan Council** ([www.metrocouncil.org/index.htm](http://www.metrocouncil.org/index.htm)):  
Linda Henning  
Director, Customer Relations, MCES  
230 East Fifth Street  
St. Paul, MN 55101-1633  
(651) 602-1279  
[linda.henning@metc.state.mn.us](mailto:linda.henning@metc.state.mn.us)

**State Historic Preservation Office (SHPO)** ([www.mnhs.org/preserve/shpo](http://www.mnhs.org/preserve/shpo)):  
Britta Bloomberg  
Deputy Preservation Officer  
Minnesota History Center  
345 Kellogg Boulevard West  
St. Paul, MN 55102  
(651) 296-5471  
[britta.bloomberg@mnhs.org](mailto:britta.bloomberg@mnhs.org)

**Saint Anthony Falls Heritage Board and Mill City Museum**

([www.mnhs.org/places/sites/safhd/index.html](http://www.mnhs.org/places/sites/safhd/index.html)):

Deborah Johnson  
Heritage Zone Coordinator and Director, Mill City Museum  
Minnesota Historical Society  
704 Second Street South  
Minneapolis, MN 55401  
(612) 341-7648  
[deborah.johnson@mnhs.org](mailto:deborah.johnson@mnhs.org)

**Mississippi National River and Recreation Area (MNRRA)** ([www.nps.gov/miss](http://www.nps.gov/miss)):

JoAnn Kyrál  
Superintendent  
National Park Service, Mississippi National River and Recreation Area  
175 East Kellogg Boulevard, Suite 105  
St. Paul, MN 55101  
[joann\\_kyrál@nps.gov](mailto:joann_kyrál@nps.gov)

**American Heritage River Initiative (AHRI)**

([www.mvs.usace.army.mil/pm/riversweb/mainframe.htm](http://www.mvs.usace.army.mil/pm/riversweb/mainframe.htm)):

Owen D. Dutt  
Upper Mississippi River Navigator  
U.S. Army Corps of Engineers  
1222 Spruce Street  
St. Louis, MO 63101-2833  
(314) 331-8450  
[owen.d.dutt@mvs02.usace.army.mil](mailto:owen.d.dutt@mvs02.usace.army.mil)

# RIVERFRONT REDEVELOPMENT TOOLS

A variety of public financial tools have been used to pursue redevelopment in the past, including:

- Tax increment financing (for public site acquisition and preparation costs; public improvements; historic preservation)
- Revenue bonds (for private development costs)
- Historic investment tax credits (for private historic preservation costs)
- Municipal bonds, regional open space funds and state and federal funds (for park acquisition and development; public improvements, including parking facilities; limited use for development costs)
- State and metropolitan pollution clean-up funds
- Other sources applicable to particular projects

Many of these sources will continue to be used for future projects. Unfortunately, many of them are no longer as viable as they were in the last few decades. State legislative changes have restricted the use of tax increment financing, and federal tax reform in the late 1980s reduced the usefulness and availability of tools such as historic investment tax credits and revenue bonds (for non-industrial projects). However, more recently created tools such as the federal ISTEA/TEA-21 funds for transportation and related projects and new pollution clean-up programs have been valuable additions.

## TAX INCREMENT FINANCING

Tax increment financing is a redevelopment tool authorized by Minnesota statutes and administered locally. This tool is useful when the taxable value after redevelopment is significantly higher than the value before redevelopment and when it is clear that redevelopment will not occur without a public investment.

Tax increment financing uses the increase in taxes that often (but not always) results from redevelopment to pay for public redevelopment costs. Tax increment financing may be used to provide funds for the redevelopment or rehabilitation of blighted or deteriorated areas of the city, construction of low- and moderate-income housing, historic preservation and the promotion of economic development and employment activities in the city. In Minneapolis, tax increment districts are generally administered by the Minneapolis Community Development Agency (MCDA), now Community Planning and Economic Development (CPED).

A tax increment financing district is created by the City Council adopting a tax increment financing plan after a public hearing and solicitation of input from various stakeholders. The tax capacity of the property within the district is determined according to the most recent official tax roll (with that year becoming the “base year”) and represents the “original tax capacity” of the tax increment financing district. Throughout the duration of the district, each of the taxing jurisdictions (i.e., the city, county, school board and any special taxing jurisdictions) will continue to receive the taxes collected on the original tax capacity, just as if the district had never been created and there had been no change in the valuation of the area. The real estate taxes generated by new development above this base value (the “captured tax capacity”) are used to pay the public costs needed to make the development possible.

The City may sell bonds or use available CPED resources to finance the initial eligible public project costs, which might include property acquisition, relocation of property occupants, building demolition, public improvements, site preparation (e.g., pollution remediation), and historic preservation. The assembled, prepared parcels are conveyed to a business or developer. When construction is complete and the new improvements are on the tax rolls, the tax increment district typically has a new, higher tax capacity. The incremental increase in real estate taxes is then used to repay the initial public investment over the life of the tax increment district.

Another approach to tax increment financing is “pay-as-you-go” financing. In this approach, the developer (rather than the MCDA/CPED) completes agreed-upon tax-increment-eligible activities that the MCDA/CPED otherwise would have completed to make the project feasible. The developer finances those costs, and the MCDA/CPED agrees to repay the costs, with interest, from the tax increment generated by the project.

# **THE MINNEAPOLIS RIVERFRONT DISTRICT: A CASE STUDY OF COMPREHENSIVE LONG-RANGE REDEVELOPMENT**

## **BACKGROUND**

The City of Minneapolis was born along the banks of the Mississippi River, where early settlers were drawn first by the beauty and then by the hydropower potential of St. Anthony Falls. The village of St. Anthony on the east bank of the river was first settled in 1837, and the west bank community of Minneapolis was opened to settlement in the 1850s. By 1855, a suspension bridge at what is now Hennepin Avenue connected the two communities -- the first crossing ever to span the Mississippi. The two communities merged in 1872 under the Minneapolis name.

The Falls were first used to power sawmills, turning the forests of northern Minnesota into lumber that helped build many River cities. The sawmills were later moved upriver and supplanted by flour mills, including the birthplaces of General Mills and Pillsbury. Advances in hydropower engineering and flour milling technology provided huge advantages. An extensive system of water canals, head races and tail races fed the River's water to mills on both sides of the River. The natural beauty of the Falls was engineered with dams and spillways and was covered with a wooden, then concrete, apron to protect the important resource. From 1880 to 1930, Minneapolis was the flour milling capital of the world. Railroad lines wound through the area to serve the milling industry and other businesses that grew as the city became a significant urban center. The city's early commercial and civic areas grew along with its industrial expansion. The Central Riverfront was the vital (albeit noisy and gritty) heart of the city.

As technologies and the economy changed over time, Minneapolis' role as a milling center declined after 1930. Its role as a regional economic center continued, but became more diversified. Flour mills and related industries largely ceased operation. The two rail depots closed, and rail traffic decreased. By the mid-twentieth century, the birthplace of the city had become its blighted backyard, full of vacant and underutilized land and buildings and isolated by a largely unused network of rail lines.

By the mid-1960s, the Central Riverfront had been formally identified as an area needing redevelopment. The area's strategic location next to downtown Minneapolis and on one of the world's great rivers gave it significant potential, but a new vision and new uses were needed to give the Central Riverfront a future that would be as vital as its past. The large size of the area and the magnitude of change needed made it obvious that: 1) the private sector would not and could not redevelop the area without public involvement, and 2) no one public entity could make constructive progress by tackling just parts of the problem. A comprehensive, long-range, coordinated approach was necessary.

The cornerstone plan, "Mississippi Minneapolis," was published in 1972, and the MCDA overall redevelopment projects that front the Central Riverfront were created in the early 1970s. Numerous other plans have been completed since then. These plans have studied particular geographical portions of the area in more detail or have dealt with specific topics such as open space planning or historic interpretation. The planning has been evolutionary, with each plan building upon the foundation of earlier efforts, yet reacting to new circumstances.

Another important step in the early 1970s was the passage of the Clean Water Act at the federal level. The resulting significant progress in improving the quality of the River's water has been a vital factor in reclaiming the River as an amenity.

Physical redevelopment of the Central Riverfront began in the second half of the 1970s. The following information summarizes the goals that have guided this process and the progress in the decades since redevelopment got under way.

# GOALS AND PLANNING PRINCIPLES OF CENTRAL RIVERFRONT REVITALIZATION

Revitalization of the Central Riverfront is a long-term process being pursued incrementally through the cooperative efforts of a number of public and private parties. While planning for the area has been ongoing and evolutionary, the consistent theme has been to convert the Central Riverfront from a utility to an amenity that is once again a vital part of the city. The two basic organizing principles have been to respect and protect both the Mississippi River (as the pre-eminent natural resource) and the historic district (as the pre-eminent cultural resource). The general goals and design principles are as follows:

## GOAL: REMOVE BARRIERS TO REDEVELOPMENT

- Incompatible land uses and blighting influences (including pollution) are being removed.
- Roads, bridges, utilities and parking facilities are being renovated or installed to provide needed services and access.

## GOAL: CONVERT THE RIVERFRONT FROM A PRACTICAL UTILITY TO A PUBLIC AMENITY

- Both banks of the River are being developed as open space under public stewardship, offering a variety of recreational experiences. As needed, riverbanks are being re-vegetated to reduce erosion, filter storm water runoff and provide habitat.
- Parkways link the area to the Minneapolis Grand Rounds park system and demarcate the transition between public and private space.
- Trails and pedestrian greenways (running both parallel and perpendicular to the River) connect the Riverfront to city neighborhoods and to regional trail systems.
- In addition to parks, other attractions and activities tied to the area's natural, historical and cultural significance are being included.

## GOAL: PRESERVE AND INTERPRET THE AREA'S HISTORY

- Historic structures are being preserved and reused for appropriate new uses. The integrity of the area as an historic district, not just a collection of separate structures.
- The St. Anthony Falls Heritage Trail and its signage connect the area's many historic resources into one visitor experience. Visitors can take a self-guided tour or join a guided walking tour.
- The Mill City Museum in the Washburn/Crosby Complex introduces visitors to the industrial history of the area and is a resource for other area events and activities.

GOAL: DEVELOP A VITAL MIXED-USE COMMUNITY WITH VIBRANT RESIDENTIAL NEIGHBORHOODS

- Sufficient new housing is being developed to create a true sense of “neighborhood” in each of the segments of the Riverfront. A variety of housing types and prices is offered.
- Design takes its cue from the historic fabric in each section of the Riverfront, with higher density and hard urban forms generally nearest downtown and moderate density and more natural forms further from the core.
- Vacant land and buildings are being redeveloped to provide jobs, taxes and housing.

## ACHIEVEMENTS TO DATE

Since the 1970s, significant progress has been made towards full achievement of the Central Riverfront goals. These achievements include:

- A. Incompatible uses have been relocated. One of the first redevelopment priorities was to work with the many railroads that served the area to remove or consolidate rail lines to open the area for redevelopment. Bridges, streets and utilities have been replaced, renewed or installed where they had never existed. Parking structures and streetscape improvements have been added. As sites have been developed, many have required the remediation of pollution that was left behind by decades of industrial use.
- B. Substantial portions of the Central Riverfront Regional Park have been completed, including the Nicollet Island Pavilion and Amphitheater, Boom Island, Main Street, Father Hennepin Bluffs, the West River Parkway and Mill Ruins Park Phases 1 and 2. In addition to parks, the Minneapolis Riverfront District offers year-round events, activities and visitor attractions such as an excursion boat, carriage rides, the River City Trolley, restaurants, year-round indoor ice skating, entertainment and cultural activities. The Guthrie Theater complex will add another significant amenity when it is completed in 2006.
- C. Over 60 historic buildings have been rehabilitated for new uses, and interpretive signage has been installed along the 1.8 mile St. Anthony Falls Heritage Trail. The Minnesota Historical Society opened the Mill City Museum in 2003, and various partners offer interpretive programs and walking tours.
- D. Almost 3,200 housing units have been built or are under construction, ranging from the restoration of lovely historic homes on Nicollet Island, to successful townhome developments, to former warehouses converted to dramatic loft units, to stunning towers with exceptional views of the River and downtown. Hundreds of additional units are in the planning process.
- E. Over \$1.2 billion dollars in private/non-profit funds has been invested, generating increased jobs and real estate taxes.

# MAJOR PRIVATE & NON-PROFIT INVESTMENTS – MINNEAPOLIS CENTRAL RIVERFRONT

February 2004

PROJECTS COMPLETED	Total Dev. Cost
Winslow House Condominiums	\$10,000,000
St. Anthony Main, Phases I - III	21,450,000
Nicollet Island Inn	3,950,000
Itasca Complex	18,000,000
Grove Street Flats	1,600,000
Pillsbury R & D	10,000,000
Mill Place	7,000,000
Riverplace	100,000,000
St. Anthony Main, Phase IV	8,000,000
FMC Technology Center	26,000,000
RiverWalk Apartments	11,000,000
Whitney Mill Quarter	45,000,000
Cowles Media Plant	110,000,000
Market Hotel	1,000,000
RiverWest Apartments	33,000,000
Minnesota Opera Center	2,800,000
Minnesota Tech Center	2,700,000
Theatre de la Jeune Lune	2,760,000
Precision Powerhouse	1,336,000
Lourdes Square Townhomes	7,617,000
Nicollet Island private homes	2,100,000
Oakwood Apartments	5,502,000
Marquette Block	6,000,000
Federal Reserve Bank	110,000,000
Creamettes Apartments	10,700,000
American Red Cross	5,000,000
Heritage Landings Apartments	28,100,000
Warehouse District Towne Place and Mill City Apartments	15,000,000
Times/Jitters	1,500,000
John Deere Building Rehabilitation and Parking Ramp	5,000,000
Milwaukee Depot	56,404,000
Lindsay Lofts	9,800,000
Gaar Scott Lofts	5,949,000
River Parkway Place	12,500,000
Renaissance on the River	15,300,000
Landings at Sawmill Run	25,000,000
RiverStation	48,000,000
North Star, Stone Arch and Washburn Lofts	55,200,000
 SUB-TOTAL THIS PAGE	 \$840,268,000

# MAJOR PRIVATE & NON-PROFIT INVESTMENTS – MINNEAPOLIS CENTRAL RIVERFRONT

February 2004

PROJECTS COMPLETED (continued)	Total Dev. Cost
Mill City Museum *	21,800,000
Stone Arch offices	12,500,000
Depot East Office Center	21,000,000
Village at St. Anthony Falls, Blocks 1 and 2	29,500,000
<b>SUB-TOTAL COMPLETED</b>	<b>\$925,068,000</b>
PROJECTS UNDER CONSTRUCTION	Total Dev. Cost
Village at St. Anthony Falls, Block 3	66,100,000
Stone Arch Apartments	33,500,000
Humboldt Lofts	23,000,000
Metropolitan Lofts	7,000,000
Park Avenue West Lofts	20,000,000
Rock Island Lofts	18,200,000
The Reserve	30,000,000
212 Lofts	9,500,000
Guthrie Theater *	100,000,000
<b>SUB-TOTAL UNDER CONSTRUCTION</b>	<b>\$307,300,000</b>
<b>TOTAL COMPLETED OR UNDER CONSTRUCTION</b>	<b>\$1,232,368,000</b>

\* Net of public investment in non-profit projects

# SUMMARY OF HOUSING DEVELOPMENTS – MINNEAPOLIS CENTRAL RIVERFRONT

February 2004

PROJECTS COMPLETED	No. of units	Owner- ship	Rental	Co-op
Winslow House Condominiums	56	X		
Itasca Condominiums	71	X		
Grove Street Flats	24	X		
St. Anthony West private homes	45	X		
Riverplace -- LaRive	115	X		
<b>Riverplace – Pinnacle and Falls</b>	245		X	
<b>RiverWalk Apartments</b>	176		X	
<b>Nicollet Island Historic Homes</b>	22			X
Nicollet Island private homes	22	X		
“Other Place” townhomes	33	X		
St. Anthony In-Towne	28	X		
RiverWest Apartments	416		X	
Lourdes Square Townhomes	40	X		
Marquette Block Townhomes	19	X		
<b>Marquette Block Apartments</b>	20		X	
<b>Oakwood Apartments (Second Street Lofts)</b>	39		X	
<b>Creamettes Apartments</b>	100		X	
<b>Heritage Landing Apartments</b>	229		X	
<b>Mill City Apartments</b>	40		X	
<b>Gaar Scott Lofts</b>	30		X	
Lindsay Lofts	62	X		
Renaissance on the River	84	X		
Landings at Sawmill Run	58	X		
RiverStation	344	X		
North Star, Stone Arch, Washburn Lofts	95	X		
<b>Village at St. Anthony Falls, Blocks 1 and 2</b>	78		X	
<b>SUB-TOTAL COMPLETED</b>	<b>2,491</b>	<b>1,144</b>	<b>1,325</b>	<b>22</b>

# SUMMARY OF HOUSING DEVELOPMENTS – MINNEAPOLIS CENTRAL RIVERFRONT

February 2004

	No. of units	Owner- ship	Rental	Co-op
<b>PROJECTS UNDER CONSTRUCTION</b>				
Village at St. Anthony Falls, Block 3	121	X		
Humboldt Lofts	36	X		
The Reserve	108	X		
Metropolitan Lofts (Depot East)	22	X		
<b>Stone Arch Apartments</b>	221		X	
Rock Island Lofts	69	X		
212 Lofts	54	X		
Park Avenue West Lofts	38	X		
<b>SUB-TOTAL</b>	<b>669</b>	<b>448</b>	<b>221</b>	<b>0</b>
<b>TOTAL COMPLETED OR UNDER CONSTRUCTION</b>	<b>3,160</b>	<b>1,592</b>	<b>1,546</b>	<b>22</b>
<b>PROJECTS APPROVED, PENDING OR PROPOSED</b>				
Portland Place Condominiums	56	X		
Washington Avenue Live/Work	28	X		
Park Avenue East Lofts	38	X		
<b>St. Anthony Mills Apartments, Phases I and II</b>	84		X	
Parcel E Liner	95	X		
The Carlyle	283	X		
Pillsbury A Mill Project	1,095	X		
224 SE Second Street	140	X		
<b>SUB-TOTAL</b>	<b>1,819</b>	<b>1,735</b>	<b>84</b>	<b>0</b>
<b>TOTAL</b>	<b>4,979</b>	<b>3,327</b>	<b>1,630</b>	<b>22</b>

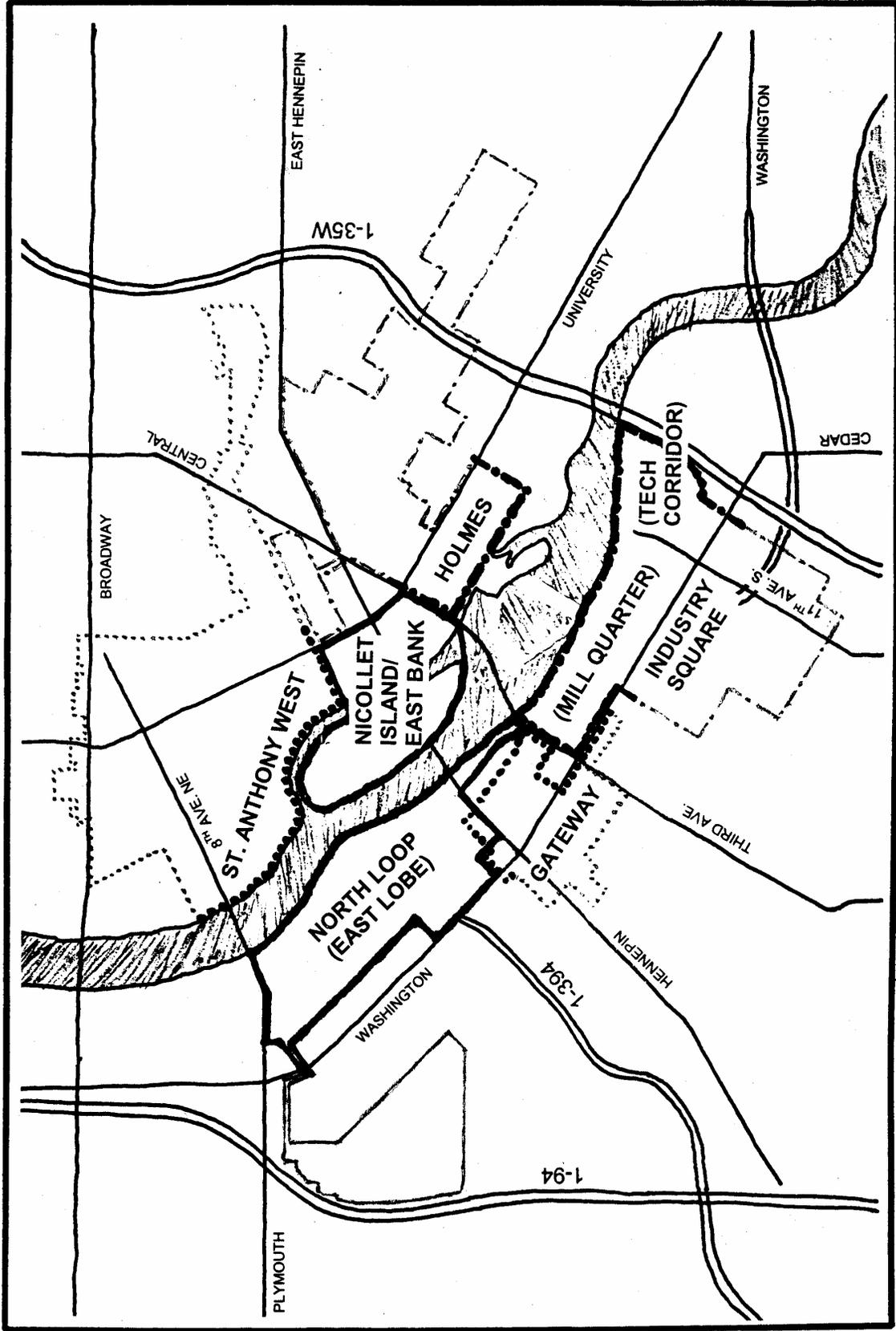
NOTE: Developments shown in bold type include affordable units (or contributed to affordability fund). Definition of “affordability” may vary depending on program used to assist that development and time it was completed. Percentage of units that are affordable also varies.

## **SUMMARY OF PROJECTS – CENTRAL RIVERFRONT REDEVELOPMENT AREAS (AND VICINITY)**

CPED administers several redevelopment areas that abut the Mississippi River in the central riverfront between Plymouth Avenue and I-35W. The following charts include data on some of the projects and activities in the Riverfront portions of these areas – North Loop, Gateway, Industry Square, Nicollet Island/East Bank, Holmes and St. Anthony West.

NOTE: For reference, this summary attempts to document known information about all activities in these areas. Information is not available on all of the development projects (especially early ones), and not all of the projects shown were part of the formal riverfront redevelopment initiative.

# MINNEAPOLIS CENTRAL RIVERFRONT REDEVELOPMENT AREAS



**NORTH LOOP (EAST LOBE) AND VICINITY REDEVELOPMENT PROJECT ACTIVITY SUMMARY**

Feb-04

STATUS	DEVELOPMENT NAME DEVELOPER	DEVELOPMENT COST	DEVELOPMENT SIZE	AND	TYPE	NEW OR REHAB	SITE SIZE (SQ. FT.)	PUBLIC INVESTMENT	TYPE OF INVESTMENT	REV. BOND/ SBA	CONST. START-COMP.	ANNUAL TAXES	JOBS EXTG.	JOBS NEW	WARD	LAND PROCEEDS
<b>PROJECTS COMPLETED OR UNDER CONSTRUCTION</b>																
Comp.	Itasca, Phases I - IV The Itasca Company	\$18,000,000	150,000	sq. ft.	71 units 49 spaces	Res. (O) Comm. Pkg.	Rehab (Hist) New	65,000	\$3,365,000 \$1,315,000	TI - rev. bond TI - holding/refin.	\$3,500,000	1981 - 1984	\$170,000	300	5	Not applic.
Comp.	West River Parkway, Phase I (Plymouth to Portland) Minneapolis Park Board	\$0	1	mile	park & parkway	New	879,912	\$5,800,000 \$400,000 \$2,100,000	TI - Const. * Regional Open Space - Const. State, MPRB - Land acq.	\$0	1986 - 1987 1985 - Acq.	N.A.	0	0	5	Not applic.
Comp.	Cowles Printing Plant Cowles Media	\$110,000,000	350,000	sq. ft.	Ind.	New	800,000	\$200,000	TI - Land Acq. & admin.	\$0	1985 - 1988	\$1,234,000	500		5	
Comp.	RiverWalk Stanton & Harstad	\$11,000,000	176	units 8,000 sq. ft.	Res. (O) Comm.	Rehab (Hist)	110,000	\$0		\$9,100,000	1986 - 1987	\$126,000	0	3	5	Not applic.
Comp.	Design Partnership	\$360,000	4,800	sq. ft.	Office	Rehab (Hist)	4,000	\$0		\$0	1983	\$12,500			5	Not applic.
Comp.	McConnell Building	\$540,000	10,000	sq. ft.	Office	Rehab (Hist)	11,000	\$0		\$0	1986	\$11,500			5	Not applic.
Comp.	Market Hotel	\$1,000,000	12,500	sq. ft.	Comm.	Rehab (Hist)	4,700	\$0		\$0	1988	\$24,000			5	Not applic.
Comp.	Thresher & Machine Mechanic Building	\$800,000	25,000	sq. ft.	Comm.	Rehab (Hist)	12,000	\$0		\$0	1988	\$14,000			5	Not applic.
Comp.	Ribnick Addition	\$100,000	2,000	sq. ft.	Comm.	New	3,000	\$0		\$0	1988	\$5,000			5	Not applic.
Comp.	Guthrie Lab	\$650,000	8,000	sq. ft.	Theater	Rehab	7,000	\$0		\$0	1988	N.A.			5	Not applic.
Comp.	Stanton-Harstad Ramp	\$600,000	132	spaces	Pkg.	New	15,000	\$0		\$0	1989	\$3,000		3	5	Not applic.
Comp.	First Street North Paving Minneapolis Public Works	\$100,000	3,000	lin.ft.	Street		N.A.	\$1,100,000	TI & State - pub. imp.	\$0	1989	N.A.	0	0	5	Not applic.
Comp.	Whitney Building	\$3,000,000	32	units	Res. (O)	Rehab	6,200	\$0		\$0	1987	\$72,500			5	Not applic.
Comp.	Minnesota Opera Center Minnesota Opera Company	\$2,800,000	50,000	sq. ft.	Office & Prod.	New & Rehab (Hist)	9,000	\$200,000	TI - Land acq.*	\$2,600,000	1990	N.A.	35	10	5	\$22,000
Comp.	U. S. Post Office expansion U.S. Postal Service	\$0	189,000	sq. ft. 300 spaces	Off/Prod. Pkg.	New	265,000	\$53,000,000	Federal	\$0	1989 - 1992	N.A.	2,300		5	Not applic.
Comp.	Theatre de la Jeune Lune Theatre de la Jeune Lune	\$2,760,000	500	seat 60,000 sq. ft.	Theatre Office & Prod.	Rehab (Hist)	100,188	\$219,000	Developmnt Fd loan - Rehab**	\$0	1992 - 1993	N.A.	12	3	5	Not applic.
Comp.	Center for the Visual Arts Artspace/Appliance Parts	\$1,200,000	100,000	sq. ft.	Comm.	Rehab (Hist)	24,600	\$500,000	TI - Loan	\$0	1994 - 1996	\$30,000	30	5	5	Not applic.

**NORTH LOOP (EAST LOBE) AND VICINITY REDEVELOPMENT PROJECT ACTIVITY SUMMARY**

Feb-04

STATUS	DEVELOPMENT NAME DEVELOPER	DEVELOPMENT COST	DEVELOPMENT SIZE	AND	NEW OR REHAB TYPE	SITE SIZE (SQ. FT.)	PUBLIC INVESTMENT	TYPE OF INVESTMENT	REV. BOND/ SBA	CONST. START-COMP.	ANNUAL TAXES	JOBS EXTG.	JOBS NEW	WARD	LAND PROCEEDS
<b>PROJECTS COMPLETED OR UNDER CONSTRUCTION</b>															
Comp.	Second Street Lofts (Formerly Oakwood Apartments) HuntGregory	\$5,502,000	39 units		Res. (R) Rehab (Hist)	16,000	\$0		\$4,000,000 (Hsg. rev. bond)	1996 - 1996	\$107,000	0	0	5	Not applic.
Comp.	Federal Reserve Bank Federal Reserve Bank of Minneapolis	\$110,000,000	628,000 sq. ft. 300 spaces		Office & New Prod. Pkg.	282,660	\$10,689,296 \$1,500,000 \$205,249	TI - Land acq. TI - Plaza TI - Hist. pres.	\$0	1995 - 1997	\$3,478,000	1,200		5	\$6,000,000
Comp.	Creamettes Building Brighton Development	\$10,700,000	100 units 66 spaces		Res. (R) Rehab (Hist) & New	68,426	\$750,000 \$725,000 \$137,500	TI - Rehab Fed. HOME loans Met Council-Env. rem.	\$0	1998 - 1999	\$136,000	0	16	5	Not applic.
Comp.	Heritage Landing HuntGregory	\$28,100,000	229 units 5,500 sq. ft. 380 spaces		Res. (R) New Comm. Pkg.	119,790	\$6,200,000	TI - Afford. hsg. & pkg. const.	\$0	1999 - 2000	\$680,000	0	?	5	\$600,000 ***
Comp.	Whse. Dist. Towne Place & Mill City Apartments CSM Corporation	\$15,000,000	131 rooms 40 units 100 spaces		Hotel Res. (R) New Pkg.	106,618	\$2,280,980	TI - Afford. hsg. & pkg. const.	\$0	1999 - 2000	\$420,000	0	10	5	Not applic.
Comp.	John Deere Bldg. & Ramp Ames and Fisher	\$5,000,000	180,000 sq. ft. 624 spaces		Office Rehab (Hist) & New	100,000	\$10,000,000	G.O. Bond - Pkg	\$0	1999 - 2000	\$135,000	Unk.	Unk.	5	\$25,001
Comp.	Fisher Box/International Design ShafeRichardson		132,000 sq. ft.		Comm. Rehab (Hist)		\$0		\$0					5	Not applic.
Comp.	Lindsay Lofts Shamrock Development	\$9,800,000	62 units 56 spaces		Res. (O) New Pkg.	23,400	\$0		\$0	2000 - 2001	Unk.	0	0	5	Not applic.
Comp.	Gaar Scott Lofts Brighton Development	\$5,949,000	30 units 4,190 sq. ft.		Res. (R) Rehab (Hist)	46,200	\$800,000 \$697,500 \$100,000	TI Dev. Acct. loan DTED Redev.	\$3,000,000 (tax exempt) \$300,000 (taxable)	2001 - 2001				5	Not applic.
Comp.	115 North First Street Rubin Cordaro Design		1 unit 3,277 sq. ft. 2,436 sq. ft.		Res. (O) Rehab (Hist) Office	4,698	\$0		\$0					5	Not applic.
Comp.	Renaissance on the River Rottlund Company, Inc.	\$15,300,000	84 units		Res. (O) New	241,148	\$1,800,000	TI - Land acq.	\$0	1999 - 2001	\$230,000	0	0	5	\$1,245,000
Comp.	Fed. Res. Off-Site Pub. Imps.: Trolley Bay	\$0			Pub. imp.	Not applic.	\$10,000	TI - Pub. imp.	\$0	1997 - 1997	\$0	0	0	5,7	Not applic.
Comp.	First Bridge Park (Park Board)				Park imp.	Not applic.	\$634,000	TI - Park Imp.	\$0	2000 - 2001	\$0	0	0		
Comp.	Bridge Square (City)				Streetscape	Not applic.	\$840,000	TI - Pub. imp.	\$0	2000 - 2001	\$0	0	0		
App.	Cedar Lake Trail Imp. (City)				Bridge imp. for trail	Not applic.	\$300,000	TI - Pub. imp.	\$0	2002 - 2003	\$0	0	0		
Comp.	Pres. Action Fund (SHPO)	\$600,000			Hist. pres. grants	Not applic.	\$200,000	TI - Rehab	\$0	2001 - 2002	Unk.	Unk.	Unk.		
Comp.	RiverStation HuntGregory	\$48,000,000	344 units 447 spaces		Res. (O) New Pkg.	213,444	\$3,600,000	TI - Land acq., soil, pub. imp.	\$0	1997 - 2003	\$700,000	0	0	5	\$0 ***
Comp.	Landings at Sawmill Run Sherman & Associates	\$25,000,000	58 units		Res. (O) New	500,940	\$3,200,000 \$1,600,000	TI - Land acq. TI - Soil corr.	\$0	1995 - 2003	\$400,000	0	0	5	\$2,400,000



**GATEWAY (RIVERFRONT) AND VICINITY PROJECT ACTIVITY SUMMARY**

Feb-04

STATUS	DEVELOPMENT NAME DEVELOPER	DEVELOPMENT COST	DEVELOPMENT SIZE	AND	TYPE	NEW OR REHAB	SITE SIZE (SQ. FT.)	PUBLIC INVESTMENT	TYPE OF INVESTMENT	REV. BOND/ SBA	CONST. START-COMP.	ANNUAL TAXES	JOB EXTG.	JOB NEW	WARD	LAND PROCEEDS
--------	-------------------------------	------------------	------------------	-----	------	--------------	---------------------	-------------------	--------------------	----------------	--------------------	--------------	-----------	---------	------	---------------

**PROJECTS COMPLETED OR UNDER CONSTRUCTION**

**PROJECTS APPROVED, PENDING AND PROPOSED**

Prop.	The Carlyle APEX Asset Mgmt. and Opus	\$100,000,000	283 units 420 spaces 3,000 sq. ft.		Res. (O) New Pkg. Comm.		48,906	\$0			2004 - 2006 Unk.		0	0	5	Not applic.
-------	--	---------------	--	--	-------------------------------	--	--------	-----	--	--	------------------	--	---	---	---	-------------

TOTALS		\$100,000,000	283 units 420 spaces 3,000 sq. ft.		Res. Pkg. Comm.		48,906	\$0		\$0		\$0	0	0		\$0
--------	--	---------------	--	--	-----------------------	--	--------	-----	--	-----	--	-----	---	---	--	-----

\* To be repaid by developer

STATUS Comp. = Completed  
Const. = Under construction  
App. = Approved; not yet closed

Pend. = Pending  
Prop. = Proposed

(NOTE: Only structured parking spaces are included in development description.)

**INDUSTRY SQUARE (MILL QUARTER) AND VICINITY PROJECT ACTIVITY SUMMARY**

Feb-04

STATUS	DEVELOPMENT NAME DEVELOPER	DEVELOPMENT COST	DEVELOPMENT SIZE	AND	TYPE	NEW OR REHAB	SITE SIZE (SQ. FT.)	PUBLIC INVESTMENT	TYPE OF INVESTMENT	REV. BOND/ SBA	CONST. START-COMP.	ANNUAL TAXES	JOBS EXTG.	JOBS NEW	WARD	LAND PROCEEDS
<b>PROJECTS COMPLETED OR UNDER CONSTRUCTION</b>																
Comp.	Mill Place Mill Place Limited Partnership	\$7,000,000	76,000 sq. ft.		Office	Rehab (Hist)	40,884	\$600,000	TI - Debt sec.**	\$5,300,000	1984 - 1985	\$28,000	325		5	Not applic.
Comp.	Whitney Mill Quarter CitySide Development	\$45,000,000	220,000 sq. ft. 97 room 100 spaces		Office Hotel Pkg.	Rehab (Hist) & New	111,810	\$3,400,000 \$3,343,000	UDAG - Rehab TI - Land acq.	\$29,000,000	1985 - 1988	\$400,000	671		5	\$2,343,000
Comp.	West River Parkway, Phase I (Plymouth to Portland) Minneapolis Park Board	\$0	1,300 lin.ft.		Park & Pkwy.	New	217,800	\$1,800,000 \$900,000	TI - Const.* Regional Open Space - Acq. & const.	\$0	1986 - 1987 1985 - Acq.	\$0	0		5	Not applic.
Comp.	RiverWest Apartments Great River Development	\$33,000,000	416 units 577 spaces		Res. (R) Pkg.	New	76,560	\$0		\$0	1988 - 1989	\$790,000	0		5	Not applic.
Comp.	Stone Arch Bridge MN Dept. of Transportation (Surface operated by Mpls. Park Board)	\$0	2,100 lin. ft.		Bridge	Rehab (Hist)	Not applic.	\$2,184,000 \$416,000 \$100,000 \$100,000	ISTEA - Rehab SAFHB - Rehab MPRB - Const. City - Const.	\$0	1993 - 1994	\$0	0	0	2.5	Not applic.
Comp.	Milwaukee Depot Freight House Mill Place, Inc.	\$374,000	3,000 sq. ft.		Comm.	Rehab (Hist)	4,224	\$11,800 \$30,000	Pkg rev-Land ac MCDA 2% Loan	\$0	1997 - 1998	\$9,000	0	26	5	\$20,000
Comp.	First St. S. Bridge City of Minneapolis	\$0						\$488,000 \$237,380	State - Const. City - Const.		1999 - 1999	\$0	0	0	5	Not applic.
Comp.	Engine House Rehab (Former First Street Station) Mill Place, Inc.	\$650,000	8,500 sq. ft.		Office	Rehab (Hist)	8,500	\$0		\$0	1999 - 2000	Unk.	15	17	5	Not applic.
Comp.	Milwaukee Depot CSM Lodging, LLC	\$56,404,000	37,000 sq. ft. 16 rooms 340 rooms 566 spaces		Comm. Hotel Hotel Pkg.	Rehab (Hist) New New	240,965	\$674,000 \$1,779,000 \$262,000 \$64,000 \$500,000 \$125,000 \$8,595,000 \$4,200,000	Pkg. rev. - Land Pkg. rev. - Env. rem. Met Cncl - Env. rem. PetroFund - Env. rem. ISTEA - Rehab Pkg. rev. - Rehab TI - Rehab TI - Pkg., pub. imp.	\$0	1999 - 2001	\$1,400,000	0	125	5	\$3,200,000
Comp.	Mills Ruins Park, Tailrace Area Minneapolis Park Board (Phases I and II)	\$0			Park & parkway		409,464	\$3,400,000 \$3,000,000 \$1,590,000 \$1,400,000 \$900,000 \$500,000 \$421,000 \$1,900,000 \$130,000 \$200,000 \$172,000	Open Space-acc TI - Land acq. Other - Land acq. SAFHB - Const. CDBG - Const. Hennepin Cty. - Const. Regional Open Space - Const. ISTEA - Const. MPRB - Const. SAFHB - Planning, archaeology MPRB - Demo.	\$0	1988 Acq. 1998 - 2001 Const.	\$0	0	0	2	Not applic.

**INDUSTRY SQUARE (MILL QUARTER) AND VICINITY PROJECT ACTIVITY SUMMARY**

Feb-04

STATUS	DEVELOPMENT NAME DEVELOPER	DEVELOPMENT COST	DEVELOPMENT SIZE	AND	NEW OR REHAB TYPE	SITE SIZE (SQ. FT.)	PUBLIC INVESTMENT	TYPE OF INVESTMENT	REV. BOND/ SBA	CONST. START-COMP.	ANNUAL TAXES	JOBS EXTG.	JOBS NEW	WARD	LAND PROCEEDS
<b>PROJECTS COMPLETED OR UNDER CONSTRUCTION</b>															
Comp.	Mill Ruins Park Hist. Restoration Minneapolis Park Board	\$0					\$21,000 \$225,000 \$32,000 \$22,000	SAFHB - Design Regional Open Space - Const. SAFHB - Const. MPRB - Const.	\$0	2001 - 2002	\$0	0	0	2	Not applic.
Comp.	North Star, Utility & Stone Arch Lofts Brighton Development (Washburn/Crosby Block)	\$55,200,000	95 units 191 spaces		Res. (O) Rehab Pkg. (Hist) & New	26,630	\$1,489,000 \$88,000 \$64,000 \$5,500,000 \$421,000 \$900,000	TI - Land acq. TI - Hist. pres. TI - Env. rem. TI - Rehab, other costs Met Council - Env. rem. Env./soil escrow (NTE)	\$0	1998 - 2003	\$820,000	0	0	5	\$900,000 ***
Comp.	Mill City Museum Minnesota Historical Society (Washburn/Crosby Block)	\$31,000,000	50,000 sq. ft.		Museum Rehab (Hist)	50,000	\$1,325,000 \$278,000 \$52,000 \$558,000 \$658,000 \$223,000 \$328,000 \$152,000 \$4,000,000 \$1,500,000 \$625,000 \$500,000 \$1,000,000 \$550,000 \$650,000 \$350,000	TI - Land acq. TI - Rehab TI - Env. rem. SAFHB - Stab. TI - Stab. TI - Env. rem. Met Cncl - Env. rem. DTED - Env. rem. State - Const. ISTEA - Const. NEH - Const. NPS - Const. Henn. Cty. - Const. TI - Hist. Rehab City - Const. TI - Const.	\$0	1999 - 2003	\$0	10	10	2	\$1
Comp.	Stone Arch Plaza offices Brighton Development (Washburn/Crosby Block, above Mill City Museum)	\$12,500,000	60,000 sq. ft.		Office Rehab (Hist)	12,500 (air rights)	\$194,000 \$110,000 \$8,000 \$4,153,000	TI - Land acq. TI - Rehab TI - Env. rem. TI - Hist. rehab	Unk.	2001 - 2003	\$400,000	107	20	2	\$203,251
Comp.	Chicago Plaza, Phase I MCDA	\$0			Plaza New	12,500	\$300,000 \$34,000	CLIC bonds -- Const. SAFHB - Design		2003 - 2003	\$0	0	0	2	Not applic.
Comp.	Mill Ruins Park, Plank Road Minneapolis Park Board (Phase III)	\$0	1,500 lin. ft.		parkway New & park	52,800	\$782,000 \$307,000 \$208,000 \$70,000 \$100,000 \$79,000	TEA21 - Const. Regional Open Space - Design & const. CDBG - Design & testing SAFHB - Design Hennepin County - Const. MPRB - Const.	\$0	2003 - 2003	\$0	0	0	2	Not applic.
Comp.	Depot East Office Center CSM Corporation (Parcel C)	\$21,000,000	150,000 sq. ft. 259 spaces		Comm. New Pkg.	75,586	\$208,291 \$90,259 \$34,715 \$231,965 \$652,344 \$113,073 \$285,123 \$3,033,731	Pkg. rev. - Land Pkg. rev. - Env. rem. PetroFund - Env. rem. Met Cncl - Env. rem. DTED - Env. rem. Met Council - Env. rem. Land proc. - Env. rem./soil corr. TI - Pkg.		2002 - 2003	\$140,500	189	90	5	\$1,294,060

**INDUSTRY SQUARE (MILL QUARTER) AND VICINITY PROJECT ACTIVITY SUMMARY**

Feb-04

STATUS	DEVELOPMENT NAME DEVELOPER	DEVELOPMENT COST	DEVELOPMENT SIZE	AND	TYPE	NEW OR REHAB	SITE SIZE (SQ. FT.)	PUBLIC INVESTMENT	TYPE OF INVESTMENT	REV. BOND/ SBA	CONST. START-COMP.	ANNUAL TAXES	JOBS EXTG.	JOBS NEW	WARD	LAND PROCEEDS
<b>PROJECTS COMPLETED OR UNDER CONSTRUCTION</b>																
Const.	Humboldt Lofts Brighton Development (Washburn/Crosby Block)	\$23,000,000	3,970 sq. ft. 36 units 71 spaces 1 units		Comm. Res. (R) Pkg. Res. (caretaker)	New New & Rehab (Hist) New	40,000	\$391,000 \$418,000 \$17,000 \$300,000 \$152,000 \$188,000 \$2,026,000	TI - Land acq. TI - Rehab TI - Env. rem. Met Council - Env. rem. DTED - Env. rem. TI - Env. rem. TI - Hist. rehab	\$0	2002 - 2004	\$315,000	0	5	2	\$263,250
Const.	Metropolitan Lofts David Bernard Builders & Developers (Parcel C)	\$7,000,000	22 units 32 spaces		Res. (O) Pkg.	New	10,683	\$29,439 \$12,757 \$4,906 \$32,785 \$92,199 \$15,981 \$40,298 \$320,000	Pkg. rev. - Land Pkg. rev. - Env. rem. PetroFund - Env. rem. Met Cncl - Env. rem. DTED - Env. rem. Met Council - Env. rem. Land proc. - Env. rem./soil corr. TI - Aff. Hsq. Fund	\$0	2002 - 2004	\$99,200	0	0	5	Incl. In Depot East Office Ctr.
Const.	Park Avenue West Lofts Brighton Development (Parcel D West)	\$20,000,000	38 units 77 spaces		Res. (O) Pkg.	New	50,637	\$140,700 \$232,750 \$48,400 \$414,972 \$285,000	Pkg. rev. - Land acq. Pkg. rev. - Env. rem. PetroFund - Env. rem. DTED - Env. rem. Met Council - Env. rem.		2003 - 2004	\$325,000	0	0	2	\$510,760
Const.	Guthrie Theater Complex Guthrie Theater Foundation	\$125,000,000	225,000 sq. ft.		Theater	New	245,241 (not including air rights parcel)	\$9,700,000 \$2,900,000 \$405,791 \$25,000,000	TI - Land acq. Dev. Acct.& Comm. Proj. - Land acq. Pkg. rev. credit - Const. State - Design & Const. Unk. Soil escrow	\$85,000,000	2003 - 2006	\$0	291	62	2	\$4,000,000 \$275,000
<b>PROJECTS APPROVED, PENDING OR PROPOSED</b>																
App.	MacPhail Center for the Arts MacPhail Center for the Arts (Parcel C)	\$16,000,000	60,000 sq. ft.		Cult.	New	22,596	\$62,267 \$26,983 \$10,378 \$69,345 \$195,014 \$33,802 \$85,236	Pkg. rev. - Land Pkg. rev. - Env. rem. PetroFund - Env. rem. Met Cncl - Env. rem. DTED - Env. rem. Met Council - Env. rem. Land proc. - Env. rem./soil corr.		2005 - 2007	\$0	96	20	5	\$406,728
App.	Portland Place Condominiums Brighton Development (Parcel D West)	\$14,000,000	56 units 84 spaces		Res. (O) Pkg.	New New	34,742	\$96,500 \$159,700 \$33,200 \$284,712 \$460,000	Pkg. rev. - Land Pkg. rev. - Env. rem. PetroFund - Env. rem. DTED - Env. rem. Met. Council - Env. rem.	\$0	2004?	Unk.	0	0	2	\$350,000
App.	Washington Live/Work Brighton Development (Parcel D West)	\$8,000,000	28 units 56 spaces		Res. (O) Pkg.	New New	19,227	\$53,400 \$88,400 \$18,400 \$157,566 \$359,785	Pkg. rev. - Land Pkg. rev. - Env. rem. PetroFund - Env. rem. DTED - Env. rem. Met. Council - Env. rem.	\$0	2005?	Unk.	0	0	2	\$193,945
App.	Park Ave. from Wash. to 2nd City of Minneapolis (Parcel D)	\$0	310 l.f.		Road	New	20,494	\$57,000 \$750,000	Pkg. rev.-Land a TI - Pub. imp.	\$0	2004 - 2004	\$0	0	0	2	Not applic.

**INDUSTRY SQUARE (MILL QUARTER) AND VICINITY PROJECT ACTIVITY SUMMARY**

Feb-04

STATUS	DEVELOPMENT NAME DEVELOPER	DEVELOPMENT COST	DEVELOPMENT SIZE	AND	NEW OR REHAB TYPE	SITE SIZE (SQ. FT.)	PUBLIC INVESTMENT	TYPE OF INVESTMENT	REV. BOND/ SBA	CONST. START-COMP.	ANNUAL TAXES	JOBS EXTG.	JOBS NEW	WARD	LAND PROCEEDS	
<b>PROJECTS APPROVED, PENDING OR PROPOSED</b>																
App.	Chicago from Wash. to Pkwy. City of Minneapolis	\$0	310 l.f.		Road	New	48,500	\$1,300,000	TI - Pub. imp.	\$0	2005 - 2005	\$0	0	0	2	Not applic.
App.	Chicago Plaza, Phases II & III City of Minneapolis	\$0			Plaza	New	10,000	\$300,000	TI - Pub. imp.	\$0	2004 - 2005	\$0	0	0	2	Not applic.
App.	Guthrie Dist. Parking Facility & Ninth Ave., from Wash. To 2nd City of Minneapolis	\$0	1,000 spaces 310 l.f.		Pkg. Road	New	58,017	\$28,800,000	Pub. pkg. & pub. imp.	\$33,600,000	2004 - 2005	\$0	0	0	2	Not applic.
App.	Mill Ruins Park Tailrace Ph. II Minneapolis Park Board (Phase IV)	\$0	210,000 sq. ft.		Park & trail	New	210,000	\$719,000 \$40,000 \$490,000 \$256,000	TEA-21 - Const. SAFHB - Design Regional Open Space - Design & const. MPRB - Design & const.	\$0	2005 - 2005	\$0	0	0	2	Not applic.
Prop.	Parcel D Parking Ramp City of Minneapolis	\$0	332 spaces		Pkg.	New	34,447	\$95,700 \$2,600,000	Pkg. rev.-Land acq. State - Const. Pkg. rev. bond		2004 - 2005	\$0	0	0	2	Not applic.
Prop.	Park Avenue East Lofts Brighton Development (Parcel D East)	\$22,000,000	38 units 77 spaces		Res. (O) Pkg.	New	41,630	\$115,600	Pkg. rev.-Land a	\$0	2005?	Unk.	0	0	2	Unk.
Prop.	St. Anthony Mills Apts. Ph. 1 Brighton Development (Parcel D East)	\$6,400,000	35 units 34 spaces		Res. (R) Pkg.	New	13,607	\$37,800 \$250,000 \$500,000 \$346,699 \$600,000	Pkg. rev.-Land a DMNA - Aff. hsg. MCDA Multi-family - Aff. hsg. Henn. Cty. - Aff. Hsg. MHFA - Aff. Hsg.	\$2,788,588	2004?	Unk.	0	0	2	Unk.
Prop.	St. Anthony Mills Apts. Ph. 2 Brighton Development (Parcel D East)	\$7,000,000	49 units 34 spaces		Res. (R) Pkg.	New	15,588	\$43,300	Pkg. rev.-Land acq.		2004?	Unk.	0	0	2	Unk.
Prop.	Columbia Mill Commons Lucky Club LLC	\$9,000,000	8 units		Res. (O)	New						Unk.	0	0	5	
Prop.	Whitney Hotel Conversion Standard Mill LLC		35 units		Res. (O) Rehab (Hist)		42,429	\$0		\$0		Unk.	0	0	5	Not applic.
Prop.	Parcel E Liner Development David Bernard Builders & Developers	\$23,500,000	95 units 30,000 sq. ft. 95 spaces		Res. (O) Comm. Pkg.	New	37,875	\$770,750	Pkg. Fund - Land acq.			\$490,000	Unk.	Unk.	2	Unk.
Prop.	Mill Ruins Park, future phases Minneapolis Park Board	\$0						\$8,000,000 \$350,000 \$250,000 \$1,000,000	Undetermined -- Design & const. Regional Open Space - Design & const. (potential 2004) Save America's Treasures - Design & const. (potential 2004) Regional Open Space - Design & const. (potential 2006/7)			\$0	0	0	2 & 5	Not applic.
<b>LAND ACQUIRED, DEVELOPMENT PENDING</b>																
	Depot Parcel A							\$300,000	Pkg. rev. - Land							

**INDUSTRY SQUARE (MILL QUARTER) AND VICINITY PROJECT ACTIVITY SUMMARY**

Feb-04

STATUS	DEVELOPMENT NAME DEVELOPER	DEVELOPMENT COST	DEVELOPMENT SIZE AND TYPE	NEW OR REHAB	SITE SIZE (SQ. FT.)	PUBLIC INVESTMENT	TYPE OF INVESTMENT	REV. BOND/ SBA	CONST. START-COMP.	ANNUAL TAXES	JOBS EXTG.	JOBS NEW	WARD	LAND PROCEEDS
TOTALS		\$543,028,000	588,470 sq. ft. 335,000 sq. ft. 453 rooms 952 units 3,585 spaces	Office/Comm. Cultural/Museum Hotel Res. Pkg.	2,295,936	\$169,262,197		\$155,688,588		\$5,216,700	1,704	375		\$13,959,995

STATUS Comp. = Completed  
 Const. = Under construction  
 App. = Approved; not yet closed

Pend. = Pending  
 Prop. = Proposed

(NOTE: Only structured parking spaces are included in development description)  
 \* Subject to repayment by developer  
 \*\* Repaid by developer (or other)  
 \*\*\* MCDA participates in proceeds

**INDUSTRY SQUARE (TECHNOLOGY CORRIDOR, WASHINGTON AVE. TO RIVER) REDEVELOPMENT PROJECT ACTIVITY SUMMARY**

Feb-04

STATUS	DEVELOPMENT NAME DEVELOPER	DEVELOPMENT COST	DEVELOPMENT SIZE AND TYPE	NEW OR REHAB	SITE SIZE (SQ. FT.)	PUBLIC INVESTMENT	TYPE OF INVESTMENT	REV. BOND/ SBA	CONST. START-COMP.	ANNUAL TAXES	JOBS EXTG.	JOBS NEW	WARD	LAND PROCEEDS
<b>PROJECTS COMPLETED OR UNDER CONSTRUCTION</b>														
Comp.	Custom Labs Custom Labs	\$500,000	20,000 sq.ft.	Office	Rehab	31,036	\$140,000	Ent. Zone Credits	\$0	1984 - 1985	\$42,000	0	2	Not applic.
Comp.	Minnesota Supercomputer Ctr. State of MN, City of Mpls., Univ. of MN, MCDA	\$0	130,000 sq.ft. 139 spaces	Office Pkg.	Rehab & new	102,300	\$5,000,000 \$2,500,000 \$2,650,000 \$2,400,000	State - Const. TI - Const. ** TI - Land acq.** Univ. - Const.	\$0	1985 - 1986	N.A.	200	2	\$1,500,000 (plus comp. svces.)
Comp.	FMC Technology Center FMC Naval Systems Division (Now leased by Univ. of MN)	\$26,000,000	247,000 sq.ft. 500 spaces	Office Pkg.	New	156,800	\$900,000 \$1,100,000 \$300,000 \$500,000	TI - Land acq.* TI - Soil corr.** TI - Pub. imp.* Ent. Zone Credits	\$0	1986 - 1987	\$1,300,000	540	2	\$26,000
Comp.	Washington Ave. Improvements City of Mpls.	\$0	8 blocks	repaving	N/A	Not applic.	\$3,500,000 \$2,500,000 \$500,000	MnDOT & FAU - Const. MnDOT - Land acq. TI - Streetscape	\$0	1988 - 1989	Not applic.	0	2,5	Not applic.
Comp.	Second St. Improvements City of Mpls.	\$0	7 blocks	paving	N/A	Not applic.	\$1,400,000	MnDOT, City, assessments	\$0	1990 - 1991	Not applic.	0	2,5	Not applic.
Comp.	Minnesota Technology Center Opus Corp.	\$2,700,000	40,000 sq.ft.	Office	New	73,133	\$1,900,000 \$200,000	TI - Land acq. TI - Soil corr.	\$0	1990 - 1991	\$178,000	140	2	\$330,000
Comp.	Precision Tapes Precision Partners	\$1,336,000	22,000 sq.ft.	Office, R & D	New	39,930	\$1,074,000	TI - Land acq.	\$2,132,000	1993 - 1994 1987 Acq.	\$48,000	28 10	2	\$143,748
Comp.	West River Parkway, Phase III (Chicago to 13th) Minneapolis Park Board	\$0	7 blocks	Parkway & park	New	Not applic.	\$288,000 \$1,000,000 \$50,000 \$12,000 \$170,000	TI - Land acq. Regional Open Space TI - Pub. imp. DNR - Bike path Other - Land acq.	\$0	1993 - 1994 1986 Acq.	\$0	0 0	2	Not applic.
Comp.	Audio Eng. - 212 11th Ave. S. Robert Leonard	\$341,000	6,000 sq. ft. 6 units	Office Res. (R)	Rehab	15,180	\$0		\$0	1997 - 1997	\$6,000		2	Not applic.
Comp.	American Express Expansion American Express		48,000 sq. ft.	Lt. Ind.	New	180,253	\$0		\$0	1998 - 1998	Unk.		2	Not applic.
Comp.	West River Parkway, Phase IV (13th to Bridge #9) Minneapolis Park Board	\$0		Parkway & park	New	514,008	\$500,000 \$376,000 \$1,871,000	? - Land acq. Int. -- Site prep Regional Open Space - Const.	\$0	1997 - 1999 1986 & 1998 Acq.	\$0	0 0	2	Not applic.
Comp.	American Red Cross Ryan Construction	\$5,000,000	50,000 sq. ft.	Office	New	74,836	\$329,000 \$4,000 \$71,000	TI - Land acq. TI - Env. rem. TI - Pub. imp.	\$0	1999 - 2000	\$0	75 Unk.	2	\$449,016
Comp.	West River Parkway Paths (Portland to Bridge #9) Minneapolis Park Board	\$0			New	Not applic.	\$300,000	ISTEA & bonds-Const.	\$0	2000 - 2001	\$0	0 0	2	Not applic.

**INDUSTRY SQUARE (TECHNOLOGY CORRIDOR, WASHINGTON AVE. TO RIVER) REDEVELOPMENT PROJECT ACTIVITY SUMMARY**

Feb-04

STATUS	DEVELOPMENT NAME DEVELOPER	DEVELOPMENT COST	DEVELOPMENT SIZE	AND	NEW OR REHAB TYPE	SITE SIZE (SQ. FT.)	PUBLIC INVESTMENT	TYPE OF INVESTMENT	REV. BOND/ SBA	CONST. START-COMP.	ANNUAL TAXES	JOBS EXTG.	JOBS NEW	WARD	LAND PROCEEDS
<b>PROJECTS COMPLETED OR UNDER CONSTRUCTION</b>															
Comp.	11th Ave. S. from 2nd to Pkwy. City of Minneapolis	\$0	1 blk.	paving	New	39,510	\$327,800 \$383,000	TI - Land acq. Land proc. - Pub. imp.	\$0	2001 - 2001	\$0	0	0	2	Not applic.
Comp.	River Parkway Place Ryan Companies	\$12,500,000	80,000 sq. ft.	Office	New	141,570	\$823,000 \$7,000	TI - Land acq. TI - Env. rem. Pt. of land proc. used for 11th Ave.	\$0	2001 - 2002	\$280,000	80	190	2	\$1,132,560
<b>PROJECTS APPROVED, PENDING OR PROPOSED</b>															
<b>PARCELS ACQUIRED; NO PROPOSAL YET</b>															
	1100 Second St. S.					10,332	\$140,000	TI - Land acq.		Acq. 1994				2	
<b>TOTALS WASHINGTON AVE. TO RIVER</b>		<b>\$48,377,000</b>	<b>595,000 sq. ft.</b>	<b>Office/R&amp;D</b>		<b>1,378,888</b>	<b>\$33,215,800</b>		<b>\$2,132,000</b>		<b>\$1,854,000</b>	<b>1,063</b>	<b>200</b>		<b>\$3,581,324</b>
			<b>48,000 sq. ft.</b>	<b>Lt. Ind.</b>											
			<b>6 units</b>	<b>Res.</b>											
			<b>639 spaces</b>	<b>Pkg.</b>											
STATUS	Comp. = Completed	Pend. = Pending													
	Const. = Under construction	Prop. = Proposed													
	App. = Approved; not yet closed														
			* Subject to repayment by developer												
			** Repaid by developer (or other)												

**ST. ANTHONY WEST (RIVERFRONT) AND VICINITY PROJECT ACTIVITY SUMMARY (Also see NE Upper River)**

Feb-04

STATUS	DEVELOPMENT NAME DEVELOPER	DEVELOPMENT COST	DEVELOPMENT SIZE AND TYPE	NEW OR REHAB	SITE SIZE (SQ. FT.)	PUBLIC INVESTMENT	TYPE OF INVESTMENT	REV. BOND/ SBA	CONST. START-COMP.	ANNUAL TAXES	JOBS EXTG.	JOBS NEW	WARD	LAND PROCEEDS
<b>PROJECTS COMPLETED OR UNDER CONSTRUCTION</b>														
Comp.	St. Anthony West Priv. Homes Various private home owners	Unk.	45 units	Res. (R) New			Unk. Unk.				0	0	3	Unk.
Comp.	Boom Island Park, Phase I Mpls. Park Board			Park	980,100	\$1,000,000	Regional Open Space -- Const.	\$0	(1982 - Acq.) 1985 - 1987	\$0	0	0	3	Not applic.
Comp.	Boom Island Park, Phase II Mpls. Park Board			Park	Incl. above	\$2,060,000	Regional Open Space -- Const.	\$0	1988 - 1990	\$0	0	0	3	Not applic.
Comp.	B.F. Nelson Observation Deck Mpls. Park Board			Park		\$41,500	NRP - Const.	\$0	1996 - 1997	\$0	0	0	3	Not applic.
<b>PROJECTS APPROVED, PENDING OR PROPOSED</b>														
Prop.	B.F. Nelson Site Minneapolis Park Board			Park	518,364	\$270,000	Regional Open Space -- Acq.	\$0	1987 acq.	\$0	0	0	3	Not applic.
						\$30,000	Henn. Cty. - Env. assessment							
						\$4,000,000	Unk. - Design & const.							
							Unk. Env. rem.							
TOTALS		\$0	45 units	Res.	1,498,464	\$7,401,500		\$0		\$0	0	0		\$0
			sq. ft.	Lt. Ind.										
			sq. ft.	Comm./Ent./Arts										
			sq. ft.	Educ./Office/R & D										
			spaces	Pkg.										
* To be repaid by developer														
STATUS	Comp. = Completed	Pend. = Pending	(NOTE: Only structured parking spaces are included in development description)											
	Const. = Under construction	Prop. = Proposed												
	App. = Approved; not yet closed													

**NICOLLET ISLAND/EAST BANK AND VICINITY REDEVELOPMENT PROJECT ACTIVITY SUMMARY**

Feb-04

STATUS	DEVELOPMENT NAME DEVELOPER	DEVELOPMENT COST	DEVELOPMENT SIZE	AND	TYPE	NEW OR REHAB	SITE SIZE (SQ. FT.)	PUBLIC INVESTMENT	TYPE OF INVESTMENT	REV. BOND/ SBA	CONST. START-COMP.	ANNUAL TAXES	JOBS EXTG.	JOBS NEW	WARD	LAND PROCEEDS
<b>PROJECTS COMPLETED OR UNDER CONSTRUCTION</b>																
Comp.	Nicollet Island Park, Phase I Minneapolis Park Board	\$0	10,500 sq. ft.		Rec. & parkway, park imp.	Rehab	1,224,907	\$6,100,000 \$1,090,000 \$245,000	? - Land acq. ? - Const. (incl. pavilion) - 1986 MPRB - City bonds - Const. (1988)	\$0	1986 & 1988 1978-83 - Acq.	\$0	0	0	5	
Comp.	Nicollet Island Inn Nicollet Island Partnerd	\$3,950,000	24 room		Hotel	Rehab (Hist)	57,940	\$185,000	Acq.-Fed NDP	\$2,400,000	1982				5	
Comp.	Grove Street Flats John Kerwin	\$1,600,000	4 units		Res. (O)	Rehab (Hist)	25,000			\$650,000	1984?				5	
Comp.	Riverplace East Bank Riverfront Partners & Prince Street Associates (current owner - Riverplace, Inc.)	\$100,000,000	370 units 213,000 sq. ft. 1,162 spaces		Res. Office/Comm. Pkg.	New & Rehab (Hist)		\$17,000,000 \$600,000 \$1,600,000 \$1,300,000	TI - Land acq. & pub. imp. CDBG - Land acq. NDP - Land acq. EDA - Park & pub. imp.	\$61,700,000	1982 - 1985	\$1,700,000	600		5	
Comp.	Nicollet Island Private Homes Various private home owners	\$2,100,000	2 units 20 units		Res. (O)	New Rehab (Hist)	98,811	\$900,000	Fed. NDP - Land acq.	\$0	1985-1996		0	0	5	\$48,011
Comp.	Main Street Bazaar MCDA	\$0	Landscaping, pkg.		etc.	New	Not applic.	\$400,000	TI - Pub. imp.	\$0	1988 - 1988	\$0	0	0	5	\$0
Comp.	Historic Main Street Repaving MCDA & Park Board	\$0	3 blocks of parkway		paving, park	Rehab	156,816	\$350,000	TI - Pub. imp.* (Loan & grant to MPRB)	\$0	1990 - 1990	\$0	0	0	5	\$0
Comp.	Nicollet Island Historic Homes Nicollet Island Historic Homes		22 units		Res. (C)	Rehab (Hist)	78,107	\$450,000 \$371,500	Fed. NDP - Acq. Fed. HOME grant	\$0	1990 - 1997		0	0	5	\$17,500
Comp.	Lourdes Square Brighton Development	\$7,617,000	40 units		Res. (O)	New	217,000	In Riverplace \$138,000 \$265,000	TI - Land acq. TI - Pub. imp. TI - Soil corr.	\$0	1993 -1994	\$140,000	0	0	5	\$923,400
Comp.	Marquette Block Brighton Development	\$6,000,000	20 units 7,350 sq. ft. 19 units 66 spaces		Res. (R) Comm. Pkg.	Rehab (Hist) New	90,000	\$2,153,000 \$794,000	TI - Land. acq. Dev. Acct. loans	\$920,000	1994 - 1996	\$133,000	0	0	5	\$500,000
Comp.	Nicollet Island Park Imp., Ph. II Mpls. Park Board (Road pavement, walks & trails)	\$0					Not applic.	\$1,062,000 \$88,000 \$71,000 \$62,000 \$15,000	Met Council - Const. City Bonds - Const. City Pub. Wks. -Const. NRP - Const. Misc. - Const.		1994 - 1999	\$0	0	0	5	Not applic.
Comp.	Times/Jitters Sammy's R.E. Holding, LLC	\$1,500,000	16,896 sq. ft.		Comm.	Rehab	5,980	\$0		\$0	1999 - 1999	Unk.	Unk.	Unk.	5	Not applic.
Comp.	401 East Hennepin Kremer and Young LLC	Unk.	11,004 sq. ft.		Comm.	Rehab	3,668	\$0		\$0	1999 - 1999	Unk.	Unk.	Unk.	5	Not applic.
Comp.	615 First Ave. NE (Banks Bldg.) SchafeRichardson	\$4,500,000	120,000 sq. ft.		Office	Rehab	86,497	\$0		\$0	2000 - 2002	\$63,300	Unk.	Unk.	1	Not applic.

**NICOLLET ISLAND/EAST BANK AND VICINITY REDEVELOPMENT PROJECT ACTIVITY SUMMARY**

Feb-04

STATUS	DEVELOPMENT NAME DEVELOPER	DEVELOPMENT COST	DEVELOPMENT SIZE	AND	NEW OR REHAB TYPE	SITE SIZE (SQ. FT.)	PUBLIC INVESTMENT	TYPE OF INVESTMENT	REV. BOND/ SBA	CONST. START-COMP.	ANNUAL TAXES	JOBS EXTG.	JOBS NEW	WARD	LAND PROCEEDS
<b>PROJECTS COMPLETED OR UNDER CONSTRUCTION</b>															
Comp.	Hennepin-University Crossing MATCOM	\$1,700,000	25,000 sq. ft.		Comm. Rehab	25,000	\$40,000	MCDA 2% Loan	\$0	2001 - 2002	Unk.	Unk.	Unk.	5	Not applic.
Comp.	E. Henn. general area parking West Photo	\$400,000	40 spaces		Pkg. New	Incl. In Village at St. Anthony Falls	\$100,000	Comm. Corr. Loan - Const.	\$0	2001 - 2003	Incl. in Village at St. Anth. Falls	Unk.	Unk.	5	Not applic.
Comp.	Village at St. Anthony Falls Block 1 HuntGregory (Greater Lupient site)	\$11,000,000	30 units 30,000 sq. ft. 15,000 sq. ft. 215 spaces		Res. (R) New Comm. Rehab Comm. New Pkg. New	84,224	\$9,625,000 \$608,647 \$2,370,507 \$1,100,000	TI - Land acq., rehab., env. rem. Met Cncl - Env. rem. DTED - Env. rem. HOM Funds - Aff. Hsg.	\$2,300,000	2001 - 2002	\$223,000	0	121	5	Not applic.
Comp.	Village at St. Anthony Falls Block 2 HuntGregory (Greater Lupient site)	\$18,500,000	48 units 154 spaces		Res. (O) New Pkg. New	108,900		Incl. In Blk. 1	\$0	2001 - 2003	\$113,000	0	0	5	Not applic.
Const.	Village at St. Anthony Falls Block 3 HuntGregory (Greater Lupient site)	\$66,100,000	121 units 250 spaces		Res. (O) New Pkg. New	108,900		Incl. In Blk. 1	\$0	2002 - 2005	\$400,000	0	0	5	Not applic.
Comp.	L.L Gray Gymnasium Addition De la Salle High School	\$1,250,000					\$0			2003	\$0	0	0	5	Not applic.
Comp.	Bank Street Area Lighting City of Minneapolis						\$198,000	Special assessments		2003	\$0	0	0	5	Not applic.
<b>TOTALS</b>		<b>\$226,217,000</b>	<b>696 units 438,250 sq. ft. 1,887 spaces 10,500 sq. ft. 24 room</b>		<b>Res. Office/Comm. Pkg. Rec. Hotel</b>	<b>2,371,750</b>	<b>\$49,281,654</b>		<b>\$67,970,000</b>		<b>\$2,772,300</b>	<b>600</b>	<b>121</b>		<b>\$1,488,911</b>

Comp. = Completed      Pend. = Pending  
 STATUS Const. = Under construction      Prop. = Proposed  
 App. = Approved; not yet closed

\*      Subject to repayment by developer  
 \*\*      Repaid by developer (or other)

(NOTE: Only structured parking spaces are included in development description)

**HOLMES (RIVERFRONT) AND VICINITY PROJECT ACTIVITY SUMMARY**

Feb-04

STATUS	DEVELOPMENT NAME DEVELOPER	DEVELOPMENT COST	DEVELOPMENT SIZE	AND	TYPE	NEW OR REHAB	SITE SIZE (SQ. FT.)	PUBLIC INVESTMENT	TYPE OF INVESTMENT	REV. BOND/ SBA	CONST. START-COMP.	ANNUAL TAXES	JOBS EXTG.	JOBS NEW	WARD	LAND PROCEEDS
<b>PROJECTS COMPLETED OR UNDER CONSTRUCTION</b>																
Comp.	Father Hennepin Bluffs Park Minneapolis Park Board	\$0			Park		348,480				1977 - Acq.	\$0	0	2		Not applic.
Comp.	Winslow House Jefferson Company	\$10,000,000	56 units		Res. (O)	New	100,799	\$0		\$9,100,000	1978 - 1979	\$200,000	0	0	5	Not applic.
Comp.	St. Anthony Mun. Pkg. Ramp City of Minneapolis	\$0	900 spaces		Pkg.	New	46,214	\$6,000,000	UDAG (Note1)	\$0	1979 - 1980	\$0	0		5	Not applic.
Comp.	St. Anthony Main, Phase I-III MTS Company (Current owners - Parsons, Diebold, Heilicher)	\$21,450,000	130,000 sq. ft.		Comm.	Rehab (Hist)		\$900,000	Metro Open - Park imp. (Note 1)	\$3,400,000	1978 - 1981	\$90,000			5	Not applic.
Comp.	Pillsbury R & D, Phase I & 2 Pillsbury Co.	\$10,000,000	300,000 sq. ft.		Office (R & D)	New		\$1,200,000	TI - Land acq. (Note 1)	\$0	1978 - 1984	\$600,000	500		2,5	
Comp.	Lucy Wilder Morris Park Minneapolis Park Board	\$0					2,614		Land donated by Hennepin County Hist. Soc.	\$0	1984 - Acq.	\$0	0	0	5	
Comp.	St. Anthony Main, Phase IV Upton Associates (Current owner - Rimarcik)	\$8,000,000	56,000 sq. ft. 24,000 sq. ft.		Comm. Comm.	New & cinema Rehab (Hist)		\$600,000 \$400,000 \$800,000	TI - Debt sec. TI - Pub. imp. UDAG (Plus on-going operating exp.)	\$5,725,000	1985 - 1985	\$165,000	182		5	\$617,000
Comp.	Horst Institute Horst Education Associates	\$4,200,000	80,000 sq. ft.		Educ. & office	Rehab	39,646	\$0		\$2,500,000	1986 - 1987	\$140,000	60		5	Not applic.
Comp.	Historic Main Street Repaving MCDA & Park Board	\$0	2 blocks of paving & other imp.		Rehab		87,120	\$350,000	TI - Pub. imp.	\$0	1990 - 1990	Not applic.	0		5	Not applic.
Comp.	Blue Ribbon Foods Bldg. Stone Arch Properties. Inc.	\$740,000	11,200 sq. ft.		Comm.	Rehab (Hist)	10,890	\$50,000 \$50,000 \$145,000 \$30,000 \$100,000	NRP - Rehab CEDF grant - Rehab CEDF loan - Rehab MCDA 2% loan Land acq. - Tax forfeit pass-thru	\$0	1998 - 1998	\$5,000	Unk.	Unk.	2	\$100,000
Comp.	Main St./Hennepin Island Dam Xcel Energy	\$2,300,000			River dam	New	Not applic.	\$0		\$0	2000 - 2001	\$0	0	0	5	Not applic.
Comp.	Main St. Repaving, Ph. II City of Minneapolis	\$0	3.5 blocks of paving & other imp.				Not applic.	\$145,000 \$580,000	City Net Debt Fed. ISTE	\$0	2001 - 2001	\$0	0	0	2	Not applic.
Comp.	Fourth and Central site Horst Rechelbacher	\$200,000			Pkg.		16,335	\$92,500	MCDA - Acq.	\$0	2001 - 2003	\$3,000	0	0	5	\$180,000
Const.	Sixth Avenue Gateway Marcy-Holmes Neigh. Assoc. & City of Minneapolis Pub. Works	\$0	Gateway imp. to complement paving				Not applic.	\$150,000 \$50,000 \$15,000	NRP City Arts Comm. NPS/MNRRRA Unk. City	\$0	2001 - Unk.	\$0	0	0	2	Not applic.
Const.	Soap Factory, Phase I No Name Exhibitions	\$100,000	48,000 sq. ft.		Arts	Rehab (Hist)	29,346	\$0		\$0	1995 - 2004	\$0	Unk.	Unk.	2	Not applic.

**HOLMES (RIVERFRONT) AND VICINITY PROJECT ACTIVITY SUMMARY**

Feb-04

STATUS	DEVELOPMENT NAME DEVELOPER	DEVELOPMENT COST	DEVELOPMENT SIZE AND TYPE	NEW OR REHAB	SITE SIZE (SQ. FT.)	PUBLIC INVESTMENT	TYPE OF INVESTMENT	REV. BOND/ SBA	CONST. START-COMP.	ANNUAL TAXES	JOBS EXTG.	JOBS NEW	WARD	LAND PROCEEDS
<b>PROJECTS COMPLETED OR UNDER CONSTRUCTION</b>														
Const.	Stone Arch Apartments Mpls. Stone Arch Partners LLC	\$33,500,000	221 units 253 spaces	Res. (R) New Pkg.	143,000	\$3,600,000 \$562,500 \$97,500 \$90,000	TI - Aff. hsg. DTED-Env. rem. Met Cncl - Env. rem. Henn.Cty. - Env. rem.	\$20,100,000	2002 - 2004	\$890,000	0	Unk.	2	Not applic.
Const.	Steam Plant Ext. Rehab. University of Minnesota			Rehab (Hist)		\$12,000,000	U of M - Rehab		2003 - 2004	\$0			2	Not applic.
<b>PROJECTS APPROVED, PENDING AND PROPOSED</b>														
Prop.	Soap Factory, Phases II and III No Name Exhibitions	\$200,000	Incl. In Ph. I sq. ft.	Arts Rehab (Hist)	Incl. In Ph. I	\$0		\$0	2004 - 2006	\$0	Unk.	Unk.	2	Not applic.
Prop.	Pillsbury A Mill Property Schafer Richardson	\$250,000,000	1,095 units 105,000 sq. ft. 1,798 spaces	Res. (O) New & Comm. Rehab (Hist)	344,000	\$0			2004/5 start	Unk.	0	Unk.	2	Not applic.
Prop.	Hennepin Island Park					Unk.			Unk.	\$0	0	0	5	Not applic.
Prop.	Mississippi Whitewater Park DNR/Army Corps of Engineers	\$0	2,000 foot long white water channel		Unk.	\$21,750,000 \$3,350,000 \$100,000 \$600,000 \$700,000	Unk. - Const. Corps of Eng. - Design, env. anal. State - Feas. study State - Design, env. anal. State - Design, cons.	Unk.	2006	\$0	0	Unk.	2	Not applic.
Prop.	224 SE Second St. (Diageo site) Schafer Richardson		140 units	Res. (O) New	38,173	\$0				Unk.			2	Not applic.
<b>TOTALS</b>		<b>\$340,690,000</b>	<b>1,512 units 300,000 sq. ft. 374,200 sq. ft. 80,000 sq. ft. 2,951 spaces</b>	<b>Res. Office (R &amp; D) Comm./Ent./Arts Educ./Office Pkg.</b>	<b>1,206,616</b>	<b>\$54,507,500</b>		<b>\$40,825,000</b>		<b>\$2,093,000</b>	<b>742</b>	<b>0</b>		<b>\$897,000</b>

\* To be repaid by developer

STATUS Comp. = Completed  
Const. = Under construction  
App. = Approved; not yet closed

Pend. = Pending  
Prop. = Proposed

(NOTE: Only structured parking spaces are included in development description.)

Note 1 -- The St. Anthony Main, Phases I - III, and the Pillsbury R & D projects leveraged the construction of the 900 car municipal parking ramp which was funded by a \$6,000,000 UDAG (\$2,800,000 leveraged by St. Anthony Main and \$3,200,000 leveraged by Pillsbury).

# THE MINNEAPOLIS UPPER RIVER

## BACKGROUND/HISTORY

As flour milling supplanted lumber milling in the Minneapolis Central Riverfront, the lumber industry moved up river. At its height, sawmills and related activities covered both banks of the Mississippi River from just below Bassett's Creek to past Shingle Creek. The River continued to be used for transportation of logs, but steam replaced hydropower as the power source for the north Minneapolis lumber industry. Railroads followed to serve the lumber industry and to take advantage of the area's relatively flat topography. By 1890, Minneapolis led the nation in lumber production. Despite a major fire in 1893, the lumber industry continued to dominate the Upper River area. When the northern pine was depleted by 1920, the Riverfront lumber industry rapidly disappeared. By that point, the industrial nature of much of the Upper River had been generally established. The area that had been occupied by the lumber industry was replaced by other industrial uses. In many cases, these uses were fairly low intensity, since much of the sawmilling was located on poor soil or sawdust. Today, there are few reminders of the Upper River's lumber past, with Scherer Brothers lumber yard being the largest.

## PLANNING EFFORTS

Public awareness of the need to establish a common vision for the future of the Upper River has grown over time. A concept plan for the Upper River was approved in 1985, but implementation momentum did not result. In 1993, the Park Board completed an initial master plan for creating a regional park system to serve the Upper River. The Mississippi Corridor Neighborhood Coalition, a consortium of residential neighborhood organizations, also completed an evaluation and plan for the Upper River area. A Citizens Advisory Committee was established by the Minneapolis Planning Commission in early 1995 to represent the residents, businesses and other parties interested in the future of the Upper River. This committee, working with an interagency staff task force, prepared a draft conceptual plan for the area which became the basis for the subsequent Upper River Master Plan.

The Upper River Master Plan, *Above the Falls*, was approved in 2000, and implementation has begun. This plan encompasses the entire northern portion of the Mississippi River in Minneapolis and recommends long-term planning strategies for both the east and west banks of the River. The Above the Falls Citizens Advisory Committee (AFCAC) has been formed and will be advising the public implementation bodies throughout the process. Its mission is "to provide an inclusive public process that will guide and pro-actively support the implementation of the *Above the Falls Master Plan* vision." AFCAC includes representatives from the neighborhoods that line the Upper River, environmental organizations, businesses and other City sectors beyond the River. The entire AFCAC meets monthly and its various sub-committees also meet to discuss particular aspects of Upper River redevelopment.

The *Above the Falls* master plan is based upon the following objectives:

1. Provide access to the River.
2. Create a system of Riverway streets.
3. Enhance the ecological function of the river.
4. Link the Upper River to the Grand Rounds parkway system.
5. Realize the area's potential for economic development.
6. Establish and implement urban design guidelines.

## **UPPER RIVER IMPLEMENTATION EFFORTS**

Redevelopment of the Upper River began when the North Washington Industrial Park (NWIP) was established by the MCDA on the North Minneapolis side of the River in the 1970s. The goal of this project has been to replace heavy industry with more job-intensive, compatible light industry. Since that time, several blocks have been redeveloped and a portion of the River bank has been improved and made accessible. Through the cooperative efforts of the MCDA and Park Board, the former Mississippi Courts property upriver was acquired for the North Mississippi Regional Park, and the Park Board subsequently completed an interpretive center and other improvements.

The Park Board recently moved its headquarters to the Upper River, and the first residential development on the west bank of the River is under way. A study to evaluate the redevelopment potential of the City-owned Upper Harbor Terminal is being completed. On the Northeast Minneapolis side of the River, redevelopment of the general Grain Belt Brewery area is moving forward, with additional housing development planned. The Park Board has acquired several parcels of Riverfront land for park development and planning is underway for additional park improvements and a first phase of trails.

## **SUMMARY OF ACTIVITIES – UPPER RIVER REDEVELOPMENT PROJECTS**

The following charts include data on redevelopment activities on both banks of the Upper River area. This summary attempts to document known information about activities in these areas. However, information is not available on all of the activities (especially early activities), and not all of the activities shown were part of the formal riverfront revitalization initiative.

**NORTH WASHINGTON INDUSTRIAL PARK AND NORTH MINNEAPOLIS UPPER RIVER REDEVELOPMENT PROJECT ACTIVITY SUMMARY (Listings are incomplete )**

Feb-04

DEVELOPMENT STATUS	DEVELOPMENT NAME DEVELOPER	PRIVATE INVESTMENT	DEVELOPMENT SIZE AND	NEW OR REHAB TYPE	SITE SIZE (SQ. FT.)	PUBLIC INVESTMENT	TYPE OF INVESTMENT	REV BOND/ SBA	CONST. START-COMP.	ANNUAL TAXES	JOBS EXTG	JOBS NEW	WARD	LAND PROCEEDS	
<b>PROJECTS COMPLETED OR UNDER CONSTRUCTION</b>															
Comp.	River Terminal City of Minneapolis	\$0	Not applic.	Ind.	New	1,800,000	\$13,000,000	Const. Oper. exp.	\$0	1960 - 1987	\$0	25	3	Not applic.	
Comp.	Shiely/Cemstone	\$2,000,000	Not applic.	Ind.	New	420,000		TI - Land acq.	\$0	1987 - 1987	\$100,000	8	38	3	
Comp.	Crankshaft Supply	\$457,000	9,075 sq. ft.	Ind.	New	12,500		TI - Land acq.	\$207,000	1989 - 1989	\$14,000	12	8	3	
Comp.	Koch Materials	\$1,500,000	Not applic.	Ind.	Rehab	109,000	\$2,000,000	Land acq., const.	\$0	1993 - 1993	\$0	2		3	
Comp.	Tool Crib	\$670,000	10,400 sq. ft.	Comm.	New	65,000		Land pass-thru	\$0	1989 - 1989	\$21,000	15	5	3	
Comp.	Appliance Parts	\$2,600,000	55,000 sq. ft.	Lt. Ind.	New	106,268			\$1,900,000	1987	\$83,400	50	20	5	
Comp.	Microtron (Jobs Park) Microtron	\$3,500,000	67,000 sq. ft.	Lt. Ind.	New	125,982	\$638,523 \$1,414,606 \$75,000 \$52,257	MILES - Land acq. MILES - Env. Rem. Land loan Soil escrow pmnt.	\$3,100,000	1995 - 1995	\$100,000	264	99	5 (part forgivable w/ job generation)	\$175,000
Comp.	Ambassador Press (Jobs Park) Ambassador Press	\$4,500,000	50,000 sq. ft.	Lt. Ind.	New	110,000	\$430,000 \$50,000 \$42,425	MILES - Land acq. MILES - Env. Rem. Soil escrow pmnt.	\$4,500,000	1997 - 1997	\$110,000	0	80	5	\$125,000
Comp.	1900 N. Second St. Garelick Steel	\$175,000	7,700 sq. ft.	Ind.	New	54,450	\$238,149	Met Cncl-Env. rem.	\$0	1998 - 1998	\$8,000	20	14	5	Not applic.
Comp.	Rochford Supply (Jobs Park) Northside Story LLC	\$1,200,000	30,000 sq. ft.	Lt. Ind.	New	100,000	\$202,463 \$380,000 \$268,210 \$190,709 \$3,000,000	MILES - Land acq. MILES - Env. rem. DTED - Env. rem. Met Council - " EPA - Env. rem. Soil escrow pmnt.	\$0	1998 - 1998	\$70,000	27	34	5	\$130,000
Comp.	OMNI Mfg. (Jobs Park) Wilson Street Properties	\$2,500,000	64,000 sq. ft.	Lt. Ind.	New	105,000	\$167,941 \$345,507 \$544,000 \$167,941	DTED - Env. rem. Met Council - " MILES - Land acq. MILES - Env. rem.	\$0	1999 - 1999	\$80,000	251	128	5	\$264,000
Comp.	ASI Sign Systems (Jobs Park) ASI Sign Systems	\$1,500,000	16,900 sq. ft.	Lt. Ind.	New	32,837	\$68,257 \$180,000 \$32,000 \$29,000	TI - Land acq. DTED - Env. rem. Met Cncl - Env. rem. MILES - Env. rem.	\$1,750,000	1999 - 2000	\$80,000	Unk.	24	5	\$98,511
Comp.	Litin Paper Company Litin Paper Family Ltd. Ptnrshp.	\$2,600,000	102,000 sq. ft.	Lt. Ind.	Rehab	127,000	\$300,000	MILES - Rehab	\$0	2000 - 2000	\$90,000	35	5	3	Not applic.

**NORTH WASHINGTON INDUSTRIAL PARK AND NORTH MINNEAPOLIS UPPER RIVER REDEVELOPMENT PROJECT ACTIVITY SUMMARY (Listings are incomplete )**

Feb-04

STATUS	DEVELOPMENT NAME DEVELOPER	PRIVATE INVESTMENT	DEVELOPMENT SIZE AND TYPE	NEW OR REHAB	SITE SIZE (SQ. FT.)	PUBLIC INVESTMENT	TYPE OF INVESTMENT	REV BOND/ SBA	CONST. START-COMP.	ANNUAL TAXES	JOBS EXTG	JOBS NEW	WARD	LAND PROCEEDS
<b>PROJECTS COMPLETED OR UNDER CONSTRUCTION</b>														
Comp.	FCD Realty & Dev. (DHL Worldwide Express)	\$2,000,000	25,000 sq. ft.	Lt. Ind. New	50,000	\$1,000,000 \$75,000 \$195,331 \$557,484 \$43,529	DTED - Env. rem. Henn. Cty. - Env. rem. MILES - Land acq. MILES - Env. rem. Soil escrow	\$0	2000 - 2001	\$70,000	32	15	5	\$150,000
Comp.	N. Miss. Reg. Park & Int. Ctr. Minneapolis Park Board	\$0	5,300 sq. ft.	Educ. New & park imp.	2,927,232	\$4,871,000 \$4,754,000 \$275,000 \$8,000 \$100,000	Met Cncl-Land acq Met Cncl-Const. MPRB - Const. Priv. don. - Const. Henn. Cty - Const.	\$0	1987 - 2002 (Mult. phases) 1987- 1989 Acq.	\$0			4	Not applic.
Comp.	Impact Mailing Impact Properties	\$6,795		Access	3,397	\$6,795	MILES-Land acq.	\$0	2001 - 2001	Unk.			4	\$6,795
Comp.	New Park Board headquarters Minneapolis Park Board		75,000 sq. ft.	Office Rehab	174,240	\$2,841,000 \$199,000	MPRB - Land acq. Fed (NPS) - Land acq.		2003 - 2003 2002 - Acq.	\$0	90	Unk.	3	Not applic.
Comp.	Stremel Manufacturing Stremel Manufacturing	\$2,000,000	35,000 sq. ft.	Lt. Ind. New	56,628	\$648,000 \$147,488 \$112,320 \$47,488 \$103,680	DTED - Env. rem. DTED Red. Grant - Pub. imp. Met Cncl. - Env. rem. MILES - Pub. imp. MILES - Env. rem.	\$0	2001 - 2003	\$85,000	70	25	5	Not applic.
Const.	Riverview Homes, Ph. I JADT Development Corporation	\$6,300,000	36 units	Res (O) New		\$0			2002 - ?		0	0	3	Not applic.
<b>PROJECTS APPROVED, PENDING OR PROPOSED</b>														
App. Prop.	Riverview Site Park and Above the Falls Ph. I Trail Loop Minneapolis Park Board			Park & New Trail	147,233 540,000	\$651,000 \$525,000 \$130,000 \$620,000 \$150,000 \$30,000 \$637,000 \$574,000 \$400,000 \$3,220,000 Unk.	Fed (NPS) - Land acq. Met Council - Land acq. MWMO - Land acq. MWMO -- Land acq. & const. MWMO - Design Henn. County - Env. rem (pot'l) Regional Open Space - Design & const. (potential 2004) MWMO - Const. MWMO - Const. (pending) TEA3 - Const. (potential) Unk. Unk. - Const. & env. rem.		2002 acq.	\$0	0	0	3 3 & 5	Not applic.           Not applic.
TOTAL		\$33,508,795	461,675 sq. ft. 5,300 sq. ft. 75,000 sq. ft. 36 units 10,400 sq. ft.	Ind. & Lt. Ind. Educ. Office Res. Comm.	7,066,767	\$46,739,103		\$11,457,000		\$911,400	901	495		\$949,306

STATUS Comp. = Completed      Pend. = Pending  
 Const. = Under construction    Prop. = Proposed  
 App. = Approved; not yet closed

(NOTE: Only structured parking spaces are included in development description)  
 \*      Subject to repayment by developer  
 \*\*     Repaid by developer (or other)

**NORTHEAST MINNEAPOLIS UPPER RIVER AREA PROJECT ACTIVITY SUMMARY (Listings are incomplete) -- Including St. Anthony West north of Eighth Avenue**

Feb-04

DEVELOPMENT NAME STATUS DEVELOPER	PRIVATE INVESTMENT	DEVELOPMENT SIZE AND TYPE	NEW OR REHAB	SITE SIZE (SQ. FT.)	PUBLIC INVESTMENT	TYPE OF INVESTMENT	REV BOND/ SBA	CONST. START-COMP.	ANNUAL TAXES	JOBS EXTG	JOBS NEW	WARD	LAND PROCEEDS
<b>PROJECTS COMPLETED OR UNDER CONSTRUCTION</b>													
Comp. Gluek Park Minneapolis Park Board	\$0		Park New	126,760	\$89,000 \$36,000 \$20,000	City bonds - Const. Priv. don. - Const. NRP - Const.	\$0	1987 & 1994 1978 - Acq.	\$0	0	0	3	Not applic.
Comp. Marsahl Terrace Park Minneapolis Park Board	\$0		Park New		\$421,000 \$125,000	City bonds - Const. DTED - Const.	\$0	1990 - 1990	\$0	0	0	3	Not applic.
Comp. Technical Center Expansion Graco	\$7,000,000	80,000 sq. ft.	R & D New	19,000	\$300,000	TI - Land acq.	\$0	1994 - 1995	\$125,000		60	3	\$300,000
Comp. Bureau of Engraving Kraus-Anderson	\$5,050,000	130,000 sq. ft.	Lt. Ind. New	652,100	\$1,500,000 \$250,000	TI - Land acq. Dev. Acct.	\$0	1994 - 1995	\$240,000	180	0	3	\$750,000
Comp. Harmony Scenic Studios S.D.S. Investments, LLC	\$950,000	27,200 sq. ft.	Lt. Ind. New	81,704	\$940,000 \$73,000 \$10,000 \$150,000 \$126,000	MILES - Land acq. MILES - Env. rem. MILES - Pub. imp. MILES - Dev. Acct. loan BDF loan (\$101,000 repd.)	\$850,000	1995 - 1995	\$45,000	30	15	3	\$1
Comp. Northeast Bank Expansion Northeast Bank	\$1,150,000	sq. ft.	Comm. New	42,113		Part of Grain Belt costs below						3	\$167,893
Comp. Grain Belt Warehouse Rehab MCDA	\$0	70,000 sq. ft.	Arts Rehab (Hist)	Incl. Below	\$527,000	LIF loan - Rehab	\$0	1995 - 1995				3	Not applic.
Comp. Grain Belt Bottling Hse Rehab MCDA	\$0	39,500 sq. ft.	Arts Rehab (Hist)	Incl. Below	\$970,000 \$500,000	LIF loan - Rehab MCDA - Rehab	\$0	1998 - 1999				3	Not applic.
Comp. Grain Belt Brewhouse Ryan Development	\$20,282,000	75,000 sq. ft.	Office Rehab (Hist)	80,000	\$1,000,000 \$1,000,000 \$1,500,000 \$2,000,000 \$1,000,000 \$2,710,000 \$500,000 \$150,000 \$965,000 \$140,000 \$1,646,000 \$435,000 \$2,045,000	MCDAComProj-Ac MILES - Rehab Upper River Fund - Rehab Dev. Acct. - Rehab MILES - Rehab Common Proj. - Rehab City Gen. Fund - Rehab URAP grant - Rehab TI - Rehab PPF - Proj. planning Met Cncl. - Env. rem. DTED Redev. - Site prep. Other - Rehab	\$0	2000 - 2002	\$120,000	150	20	3	\$1
Comp. Graco Expansion, Phase I Graco, Inc.	\$30,000,000	330,000 sq. ft.	Lt. Ind. New	1,394,000	\$825,000 \$30,000 \$320,000 \$2,233,000 \$400,000	TI - Pub. Imp. Ph. I MILES - Pub. imp. Ph. I TI - Env. rem. Ph. I TI - Pub. imp. Ph. II TI - Env. rem. Ph II	\$0	2000 - 2001	\$300,000	300	300	3	Not applic.
Comp. Pierre Bottineau Comm. Library (Grain Belt site) Mpls. Public Library	\$3,000,000	11,000 sq. ft.	Lib. Rehab (Hist) & New	45,000	\$500,000 \$2,500,000	MHS - Rehab City Bonds - Const.	\$0	2002 - 2003	\$0	0	0	3	\$1

**NORTHEAST MINNEAPOLIS UPPER RIVER AREA PROJECT ACTIVITY SUMMARY (Listings are incomplete) -- Including St. Anthony West north of Eighth Avenue**

Feb-04

DEVELOPMENT NAME STATUS DEVELOPER	PRIVATE INVESTMENT	DEVELOPMENT SIZE AND	NEW OR TYPE REHAB	SITE SIZE (SQ. FT.)	PUBLIC INVESTMENT	TYPE OF INVESTMENT	REV BOND/ SBA	CONST. START-COMP.	ANNUAL TAXES	JOBS EXTG	JOBS NEW	WARD	LAND PROCEEDS
<b>PROJECTS COMPLETED OR UNDER CONSTRUCTION</b>													
Comp. Keg House Development Keg House Development LLC	\$2,650,000	27,022 sq. ft.	Office Rehab	57,271	\$0		\$0	2003 - 2003				3	Not applic.
<b>PROJECTS APPROVED, PENDING AND PROPOSED</b>													
Prop. River Run (Being Sherman Assoc. & recons.) Marchant Investment (Being revised for a smaller site)	\$21,200,000	111 units 32 units	Res.(R) New Res.(O)	304,920	\$1,600,000 \$1,450,000	TI - Land acq., aff. hsg. State -	\$0	Unk.	\$136,000	0	0	3	Unk.
App. Grain Belt Housing Dev. Sheridan LLC (Multiple phases)	\$102,000,000	378 units 37,250 sq. ft. 612 spaces	Res.(O) Rehab Comm. (Hist) & New	1,117,900	\$3,850,000 \$137,415 \$3,000,000 \$4,000,000 \$750,000 Unk.	TI - Land acq. Petrofund reimb. TI - Land acq. TI - Pub. imp. Met Council - Liv. Comm. Met Council - Liv. Comm.	Unk.	2004 - 2010 1989 acq.	\$935,000	0	125	3	\$4,420,000
App. Riverside Plant Repowering Xcel Energy	\$226,000,000		Retrofit - Nat'l gas		\$0			2006 - 2009				3	Not applic.
Pend. Edgewater Park Minneapolis Park Board	\$0		Park	109,000	\$325,000 \$40,000 \$10,000 \$20,000 \$150,000 \$800,000 \$1,000,000	Reg. Open Sp -Land acq., site prep NRP -- Site prep MPRB - Planting Priv. don. - Const (2001) MWMO - Design MWMO - Const. (pending) MWMO - Const. (potential 2005)		1993 acq. 2004 - 2005	\$0	0	0	3	Not applic.
Prop. Above the Falls Phase I Trail Loop Minneapolis Park Board					\$400,000 \$480,000 Unk.	MWMO - Land acq.(pending) TEA-3 - Land acq. (potential Unk. - Const.							
<b>PROPERTY ACQUIRED</b>													
Grain Belt Park Minneapolis Park Board	\$0		Park	81,457	\$234,000 \$500,000 \$400,000	DNR - Land acq. Met Cncl/LCMR - Acq. & Const. MWMO - Acq. (pending)		1997 acq.	\$0	0	0	3	Not applic.
<b>TOTALS</b>													
TOTAL	\$419,282,000	567,200 sq. ft. 259,772 sq. ft. 521 units 612 spaces	Lt. Ind./R & D Office/Comm./Arts/Educ. Res. Pkg.	4,111,225	\$47,082,415		\$850,000		\$1,901,000	660	520		\$5,637,896
STATUS Comp. = Completed Const. = Under construction	Pend. = Pending Prop. = Proposed	(NOTE: Only structured parking spaces are included in development description)											

## **SUMMARY OF ACTIVITIES – LOWER GORGE REDEVELOPMENT PROJECTS**

The following charts include data on redevelopment activities on both banks of the Lower Gorge area. This summary attempts to document known information about activities in these areas. However, information is not available on all of the activities (especially early activities), and not all of the activities shown were part of the formal riverfront revitalization initiative.

**UNIVERSITY AND LOWER GORGE PROJECT ACTIVITY SUMMARY**

Feb-04

STATUS	DEVELOPMENT NAME DEVELOPER	DEVELOPMENT COST	DEVELOPMENT SIZE AND TYPE	NEW OR REHAB	SITE SIZE (SQ. FT.)	PUBLIC INVESTMENT	TYPE OF INVESTMENT	REV. BOND/ SBA	CONSTRUCTION START-COMP.	ANNUAL TAXES	JOBS EXTG.	JOBS NEW	WARD	LAND PROCEEDS
<b>PROJECTS COMPLETED OR UNDER CONSTRUCTION</b>														
Comp.	West River Parkway, Ph. II (Bridge #9 to 4th St. S.) Minneapolis Park Board		3,800 lin. ft.	Parkway New & park		\$500,000 \$940,000 \$500,000	MPRB - Const. Reg'l Open Space - Const. MNDOT GRR funds - Const.	\$0	1989 - 1994 1984 & 1986 land acq.	\$0	0	0	2	Not applic.
Comp.	East Sand Flats Minneapolis Park Board			Park, trails, access		\$350,000 \$100,000	NRP - Const. Henn. Cty. - Const.	\$0	1993 - 1994	\$0	0	0	2	Not applic.
Comp.	East Bank Catwalk MNDOT					\$1,000,000	MNDOT		1996 - 1996	\$0	0	0	2	Not applic.
Comp.	GrandMarc at Seven Corners Phoenix Property Company		183 units 15,000 sq. ft. 195 spaces	Res. (R) New Comm. Pkg.		\$0				Unk.	Unk.	Unk.	2	Not applic.
Comp.	Coal Flats remed. and dev. Minneapolis Park Board				892,980	\$1,232,000 \$434,000 \$466,000 \$1,555,000 \$3,500	Met Council MPRB DNR ISTEA Minnegasco	\$0	1993 - 2001 1986 land acq.	\$0	0	0	2	Not applic.
Comp.	Riverbend Commons University of Minnesota		423 units 1,915 spaces	Res.(R) New Pkg.			Univ. of MN - Const.	\$100,000,000	2000 - 2002	\$0	Unk.	Unk.	2	Not applic.
Comp.	East River Pkwy., Riverbend section Minneapolis Park Board		1,500 lin .ft.	Paving		\$2,000,000	Univ. of MN - Const.		2001 - 2002	\$0	0	0	2	Not applic.
Comp.	Winchell Trail/Lower Gorge Master Plan Impl. Minneapolis Park Board			Trail		\$100,000 \$30,000 \$118,000 \$36,000 \$23,000 \$100,000 \$116,000	LCMR - Bluff stab. (1995) NRP - Master plan (1996) NRP - Overlook const. (2001) MPRB - Overlook const. Don. - Overlook const. DNR - Trails/restor. (2002) NRP - Trails/restor. (2002)		1995 - 2002	\$0	0	0	2,9,12	Not applic.
Comp.	Coffman Union Renovation University of Minnesota		353,000 sq. ft.	Educ. Rehab		\$71,000,000	Univ. of MN - Const.		2000? - 2003	\$0	Unk.	Unk.	2	Not applic.
Comp.	East River Parkway Trails Minneapolis Park Board		1 mile	Trail		\$358,000 \$89,000	Fed Hwy. - Const., design Met Council - Const., design		2002 - 2003	\$0	0	0	2	Not applic.
Const.	West River Gateway Commons Gateway R.E. LLC (Michael Lander; Cashill & Spaulding, Inc.)	\$11,347,000	7,800 sq. ft. 56 units 111 spaces	Comm. New Res.(R,O) Pkg.	48,000	\$100,000 \$500,000 \$228,000 \$25,000 \$25,000	CEDF(CDBG)-C MCDA Multi-Fam. Hsg. - Const. Henn Cty - Env. rem. City -- Pub. art Longfellow Comm. Council - Pub. art	\$8,200,000	2002 - 2004	\$70,000	0	0	9	Not applic.
Const.	East River Mews Brighton Development	\$18,600,000	53 units	Res. (O) New	200,376	\$1,103,734 \$210,537 \$1,050,000 \$450,000	DTED-Env.rem. Met Council - Env. rem. TI - Env. rem. TI - Env. ins.	\$0	2002 - 2004	\$208,000	0	0	2	Not applic.

**UNIVERSITY AND LOWER GORGE PROJECT ACTIVITY SUMMARY**

Feb-04

STATUS	DEVELOPMENT NAME DEVELOPER	DEVELOPMENT COST	DEVELOPMENT SIZE AND TYPE	NEW OR REHAB	SITE SIZE (SQ. FT.)	PUBLIC INVESTMENT	TYPE OF INVESTMENT	REV. BOND/ SBA	CONSTRUCTION START-COMP.	ANNUAL TAXES	JOBS EXTG.	JOBS NEW	WARD	LAND PROCEEDS
<b>PROJECTS APPROVED, PENDING OR PROPOSED</b>														
App.	Winchell Trail/Lower Gorge Master Plan Impl. Minneapolis Park Board					\$2,400,000 \$240,000	Unk. - Const. MWMO - Design & const. (pending 2004)			\$0	0	0	2,9,12	Not applic.
Pend.	E. River Pkwy. Bike & Ped. Trails Minneapolis Park Board		1.50 miles Trails	New		\$1,000,000 \$330,000	TEA21 - Const. (pot.) Regl. Open Space - Design & const. (potential)		2007	\$0	0	0	2	Not applic.
Pend.	W. River Pkwy. Bike & Ped Trails (Franklin to 42nd) Minneapolis Park Board		2.75 miles Trails			\$1,000,000 \$350,000	TEA21 - Const. (potential) Regl. Open Space - Design & const. (potential)		2008	\$0	0	0	2,9,12	Not applic.
Prop.	East River Flats Park Master Plan Impl. Minneapolis Park Board			Reconst. & New	1,132,560	\$2,000,000 \$100,000 \$650,000 \$1,000,000	Unk. - Design & const. MWMO - Design (pending) MWMO - Const. (potential 2005) Regl. Open Space - Design & const. (potential 2008)			\$0	0	0	2	Not applic.

**TOTALS**

TOTAL		\$29,947,000	715 units 22,800 sq. ft. 353,000 sq. ft. 2,221 spaces	Res. Comm./Ent./Arts Educ./Office Pkg.	2,273,916	\$93,812,771		\$108,200,000		\$278,000	0	0		\$0
-------	--	--------------	--	---	-----------	--------------	--	---------------	--	-----------	---	---	--	-----

(NOTE: Only structured parking spaces are included development descriptions)

STATUS: \* To be repaid by developer  
Comp. = Completed      Pend. = Pending  
Const. = Under construction      Prop. = Proposed  
App. = Approved; not yet closed