

Prospect Park LRT Station Phased Development Plan							
List of Addresses							
Checklist #1	Checklist #1				Checklist #2	Checklist #3 & #4	
Minneapolis Address/ PIN Number	APN	Minneapolis Comments	City of Minneapolis Permit/License	Permit Issued Date	Potential SAC Credits** Based only on City permitting records, with MCES making the final determination.	Proposed Redevelopment Project and Timeframe	Estimated SAC Credits Required for Redevelopment Project
Malcolm Midway (Surly Brewing site)							
3171 Fifth St. S.E.	30-029-23-14-0006	Currently vacant/former food processing	BWM 1002849	11/2/2011	1,638 credits (based on MCES SAC changes effective 01/01/2013)	On the Malcolm Midway site, the Phase I development will be completed by the end of 2015 and will include up to 28,000 sq. ft. of brewery related space, 4,500 sq. ft. of indoor taproom space with 300 seat capacity, 5,250 sq. ft. of restaurant/event space of 350 seat capacity, 4,500 sq. ft. of office space, 1,600 sq. ft. of retail space and outdoor seating sapce of 500 seat capacity.	Surly Brewing Phase I: 200 credits.
3201 5th Street S.E.	30-029-23-14-0005	Currently vacant/former food processing	BWM 1002850	11/2/2011	See notes for 3171 5th Street S.E.	Also on the Malcolm Midway site, one or more future phases of development will include the addition of up to 50,000 sq. ft. of brewery and related space. These expansions will occur in one or more phases between 2016 and 2035.	Surly Brewing expansions in one or more phases: 400 credits.
522 1/2 Malcolm Ave. S.	30-029-23-14-0003	Currently vacant/former food processing	BWM 1002852	11/2/2011	See notes for 3171 5th Street S.E.		

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520 Malcolm Ave. S.E.	30-029-23-14-0002	Currently vacant/former food processing	BWM 1002851	11/2/2011	See notes for 3171 5th Street S.E.		
580 1/2 Malcolm Ave. S.	30-029-23-11-0006	Currently vacant/former food processing	None/vacant		None		
526 1/2 Malcolm Ave. S.	30-029-23-11-0010	Currently vacant/former food processing	None/vacant		None		
543 Malcolm Ave. S.E.	30-029-23-14-0050	Small misc. structures/former food processing	None		TBD by MCES by applicant via SAC determination. Misc. structures of 952 sq. ft. built 1940 per CNAP.		
Boeser (Housing Site)							
2901 Fourth St. S.E.	30-029-23-13-0030	Currently vacant/former sheet metal fabricator & warehouse	BWM 1003086	12/28/2012	12 SAC Credits	Phase I development will be completed by the end of 2015 and will include 200 units of multi-family housing.	200 units of housing requiring 200 credits.
						Phase II development will occur between 2016 and 2018 and will include 50 additional units of multi-family housing.	50 units of housing requiring 50 credits.

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Harris Machinery (Commercial/Ind.)						Phased development of sites from 2016 - 2035.	SAC credits required dependent upon development and final determination by MCES.
501 30th Ave. S.E.	30-029-23-13-0010	Machine salvage & sales/workshop/Same (multiple existing buildings)	I 17664 I 18186	10/09/1974 11/05/1975	TBD by MCES by applicant via SAC determination. Wreck 32 x 90 x 80 3 story grain elevator. Wreck 60 x 50 x 16 warehouse. Workshop (77,379 sq. ft.) built 1901 per CNAP.	Commercial/Industrial development	
Wall Development (Commercial/Ind.)						Phased development of sites from 2016 - 2035.	SAC credits required dependent upon development and final determination by MCES.

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504 29th Ave. S.E.	30-029-23-12-0014	Vacant Del Mar IV grain elevator, aka "United Crushers" and vacant land.	BWM 1001383	3/31/2005	0 Credits (No sewer or water connection.) Wreck 2 concrete grain elevators and 1 warehouse. TBD by MCES for credits from previous wrecking.	Commercial/Industrial/R&D development as part of the broader Minnesota Innovation Park that takes advantage of proximity to the University.	
501 Malcolm Ave. S.E.	30-029-23-14-0052	Currently vacant/former grain elevator?	I 19736 BWM 1000418	12/20/1979 11/19/1999	1.2 Credits (Wreck 65x80 warehouse) TBD by MCES for credits from wrecking BWM 1000418 - wreck 446,940 cubic foot warehouse building.	Commercial/Industrial/R&D development.	
518 Malcolm Ave. S.E.	30-029-23-11-0011	Currently vacant/former grain elevator? (potato processing)			Associated with Michael Foods factory site? B447106 (1974) - 60x120 potato processing building (no SAC).	Commercial/Industrial/R&D development.	

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Ttott Properties ()						Phased development of sites from 2016 - 2035.	SAC credits required dependent upon development and final determination by MCES.
445 Malcolm Ave. S.E.	30-029-23-14-0051	3 buildings - Lumber Supply/Building Materials?	None		TBD by MCES by applicant via SAC determination. FCOM 13084 and CNAP indicates 17,532 sq. ft.	Commercial/Industrial/R&D development.	
Prospect Park Properties						Phased development of sites from 2016 - 2035.	SAC credits required dependent upon development and final determination by MCES.
2929 University Ave. S.E	30-029-23-13-0029	Office/Retail/Warehouse-various tenants, including auto repair/auto body and office			TBD by MCES by applicant via SAC determination.	Mixed Use Development	

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3000 4th St. S.E.	30-029-23-13-0041	parking lot	None		None	Mixed Use Development	
Habitat ()						Phased development of sites from 2016 - 2035.	SAC credits required dependent upon development and final determination by MCES.
3001 4th St. S.E.	30-029-23-13-0040	warehouse building	14701	10/12/1938	Wreck a frame dwelling	Mixed Use Development/Reuse	
St. Croix Partners Properties ()						Phased development of sites from 2016 - 2035.	SAC credits required dependent upon development and final determination by MCES.
3141 Eustis St. S.E.	30-029-23-14-0039	Vacant	115711	12/21/1971	0 SAC credit	Commercial/Industrial development.	
			124504	5/6/1997	2 SAC credits (272,100 cu ft commercial)		
			124503	5/6/1997	3 SAC credits (259,170 cu ft commercial)		

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3245 4th St. S.E.	30-029-23-14-0057	Vacant			(See notes for 3141 Eustis St. S.E.)	Commercial/Industrial development.	
1 Malcolm Ave. S.E.	30-029-23-14-0061	industrial building	B0662671	9/28/1998	1 SAC credit (partial demolition)	Commercial/Industrial development.	
Meritex ()						Phased development of sites from 2016 - 2035.	SAC credits required dependent upon development and final determination by MCES.
504 Malcolm Ave. S.E.	30-029-23-14-0060	warehouse building	124266		12 SAC credits (Lewis Nut & Bolt)	Industrial	
Rail/Alex/Mathisen Properties ()						Phased development of sites from 2016 - 2035.	SAC credits required dependent upon development and final determination by MCES.
501 29th Ave. S.E.	30-029-23-12-0003	Vacant (aka 2891 5th St. S.E.)	122539	5/9/1991	1 SAC credit	Commercial/Industrial/R&D development as part of a broader science/innovation park.	

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			BWM 1001960	4/25/2008	2 SAC credits		
		(aka 620 Malcolm Ave. S.E.)	120335	3/8/1982	0 SAC credit (partial demo - grain mill)		
		(aka 620 Malcolm Ave. S.E.)	120374	4/22/1982	0 SAC credit (partial demo - grain mill)		
			118410	6/25/1976	0 SAC credit (wood shed)		
301 29th Ave. S.E.	30-029-23-12-0001	Vacant	None/vacant		No KIVA or CNAP permits	Commercial/Industrial/R&D development as part of a broader science/innovation park.	
701 29th Ave. S.E.	30-029-23-12-0011	Vacant/train tracks	None/vacant		No KIVA or CNAP permits	Commercial/Industrial/R&D development as part of a broader science/innovation park.	
530 25th Ave. S.E.	30-029-23-12-0009	Vacant	122390	10/25/1990	3 SAC credits (partial demo)	Commercial/Industrial/R&D development as part of a broader science/innovation park.	
2721 Beacon St. S.E.	30-029-23-12-0012	Vacant	None/vacant		No KIVA or CNAP permits	Commercial/Industrial/R&D development as part of a broader science/innovation park.	
520 25th Ave. S.E.	30-029-23-21-0059	Vacant/Sheds?	123265	11/9/1993	3 SAC credits	Commercial/Industrial/R&D development as part of a broader science/innovation park.	
420 25th Ave. S.E.	30-029-23-21-0049	Vacant	None			Commercial/Industrial/R&D development as part of a broader science/innovation park.	

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600 1/2 27th Ave. S.E.	30-029-23-12-0008	Vacant grain elevator	None			Commercial/Industrial/R&D development as part of a broader science/innovation park.	
602 27th Ave. S.E.	30-029-23-12-0007	Vacant/Sheds?	None			Infrastructure right-of-way.	
600 27th Ave. S.E.	30-029-23-12-0006	Vacant grain elevator and small office building	None			Infrastructure right-of-way.	
650 25th Ave. S.E.	30-029-23-21-0002	Vacant	BWM 1001930	11/19/2007	9 SAC credits per MCES (04/04/08)	Commercial/Industrial/R&D development as part of a broader science/innovation park.	
					Estimated Total SAC Credits Available for the Phased Development Plan: 1,700		Estimated Total SAC Credits Required for Initial Phases of Redevelopment Projects: 850
**Based on review of City permitting records only (MCES makes final confirmation/determination for actual credits).							
Prospect Park LRT Station Phased Development Plan: September 12, 2013							