



GRAND MARKET PLACE

Burnsville, MN

CLIENT:
Sherman Associates

REFERENCE:
George Sherman, President
Sherman Associates
(612) 332-3000

SERVICES PROVIDED:

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CONSTRUCTION COST:
\$30 Million

Project Description:

Grande Market Place is a mixed-use development located on approximately five acres in the City of Burnsville, the \$30 million Grande Market Place project was the first phase of the City's much larger \$200 million "Heart of the City" redevelopment project. The mixed-use, new urbanism-type development was created in order to replace aging retail and office space, which appeared to be stagnating in what the City Council perceived as a relatively high-profile area.

The Burnsville City Council solicited proposals from developers and their consultants and selected Sherman Associates, based on past work experience and their proposed development program. The project consisted of 113 apartments, 39,000 square feet of commercial/retail space, 138 underground parking stalls, an exterior courtyard area designed for an open market, and a three-story, 350-stall detached parking ramp constructed by the City of Burnsville.



Roles and Responsibilities:

As a member of the Development Team, Alliant Engineering, in conjunction with ESG Architects, was instrumental in fast-tracking the project's approval, which began only six months prior to the start of construction. Approvals required preparation of an Existing Conditions Survey, Site Plan Approval by the City of Burnsville, Platting and Construction Document approval by MPHA and HUD, and bidding.

End Result:

The Grande Market Place apartments were leased more rapidly than any other recent Sherman Associate's project. Grande Market place also won Best in Real Estate in 2002 for New Mixed Use, from The Business Journal.



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