



THE VILLAGE AT LITTLE CANADA

Little Canada, 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:

The Village at Little Canada is an 11.3 acre mixed-use master planned redevelopment and is western gateway to Little Canada. The redevelopment is pedestrian oriented and has multiple building types and a mix of uses. The first area constructed in 2003 is named The Lodge at Little Canada and is a mixed-use senior housing facility consisting of 79 senior apartments with underground parking and 14,000 square feet of commercial/retail space at the corner of Rice Street and Little Canada Road. The second phase named the Villa's at Little Canada is a 45 unit townhome development. The townhomes are a mixture of rambler walk-out style units and two-story style units. The townhomes were designed to be nestled into the existing topography while taking advantage of existing vegetation and providing treatment for the storm water prior to being released to a nearby wetland. The third and most recent phase is a 26,000 square feet retail/office building and a pad site for a restaurant also at the corner of Rice Street and Little Canada Road. The retail/office building has recently been completed.



Roles and Responsibilities:

As a member of the Development Team, Alliant Engineering, in conjunction with ESG Architects, worked on behalf of the developer with the City of Little Canada to develop this western gateway to their city and to secure the project's approvals. Alliant Engineering also provided planning, platting, bidding, permitting and construction services. Alliant was able to significantly increase the developable area by researching historic documents to determine that an existing wetland was incidental to the construction staging for an adjacent apartment building. Alliant was able to use this area for the necessary storm water treatment.

End Result:

Alliant's creative design and its multiple professional disciplines provided the client with streamlined approvals and implementation.



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