



“...the most interesting challenger to Google in search.”  
 – Kevin Maney, USA Today, October 3, 2006

“...the most interesting challenger to Google in search.”  
 – Kevin Maney, USA Today, October 3, 2006



**EXCLUSIVE REPORTS**

[Minneapolis / St. Paul](#) > [Print Edition](#)

[View Twincities Jobs - 799 jobs today](#)

**BUSINESS PULSE SURVEY:** [Twins: What's in store?](#)

# Woodbury Approves 46-acre Project

Plans includes 200,000 s.f. of commercial space

Minneapolis / St. Paul Business Journal - June 22, 2001 by [Sam Black](#) Staff Reporter

[Print this Article](#) [Email this Article](#) [Reprints](#) [RSS Feeds](#) [★ Most Viewed](#) [★ Most Emailed](#)

A team of Florida-based development companies received the green light from the city of Woodbury last week to build more than 560 units of rental and owner-occupied housing in a new mixed-use development that could also include about 200,000 square feet of commercial space.

The 46-acre project, called City Walk, has been proposed by Del American Inc. and LeCesse Development Corp., both based in Orlando.

What can you do with those unqualified resumes you got from the other guys?

**careerbuilder.com** | POST A JOB TODAY!

**BUSINESS RESOURCES**

[Entrepreneur](#)  
 Sponsored by MasterCard®  
**Keep it simple:** It's nothing fancy -- just hard work.

[Sales Power](#)  
 Sponsored by Hoovers  
**Upgrades matter:** Reinvesting in business helps sales.

[Franchise Center](#)  
 Powered by Bison  
 Browse a comprehensive directory of the nation's fastest-growing franchise opportunities.

[bizwomen](#)  
**Reaching out:** Her business has grown exponentially.

[Biz Finance](#)  
**Big benefits:** Her small firm uses great benefits to battle bigger companies.

**MINNEAPOLIS / ST. PAUL SPORTS TEAMS**  
[MLB - Minnesota Twins](#)  
[NBA - Minnesota Timberwolves](#)  
[NFL - Minnesota Vikings](#)  
[NHL - Minnesota Wild](#)  
[More Sports Teams ...](#)

**EMAIL ALERTS**  
 Get the latest local business news delivered to your inbox

Knowledge.  
 on e  
 Resources.  
 Expert advic  
 for the smal  
 business.



The companies' agent, Ralph Sanjurjo of The Sanjuro Co. in Orlando, described the project as a "new-urbanism" concept with pedestrian-friendly streets and small businesses. Most of the residential units will be in two 224-unit apartment buildings on the north end of the site, adjacent to the Prime Outlets at Woodbury shopping center. About 70 condominiums are also planned, along with 54 free-standing town houses, walking trails, a private recreation center and a heated transit stop.

For the commercial side of the project, an office building, aimed at neighborhood users such as lawyers and doctors, will accompany retail shops and restaurants, Sanjurjo said. There is also a chance that a hotel will be included in the project. At the request of the Woodbury City Council, there will be no fast-food restaurants in the development.

Sanjurjo estimated the total project would cost \$70 million to \$80 million.

If developers can agree with the city on affordable housing components and other details, Sanjurjo expects construction would start in early 2002.

This is the second multihousing complex in Woodbury for Del American and LeCesse in the past two years. They also built, and later sold, a \$44 million town-house project called the Grand Reserve in Eagle Valley, on Valley Creek Road. The companies have developed several projects in Florida together and are looking at new deals in Las Vegas, Chicago and Washington, D.C.

"In Florida, we got a lot of land, but occupancies and margins have dropped," Sanjurjo said. "In Minneapolis, it's hard to find land that's in a good location -- but when you do you find that you pretty much have a winner."

Woodbury Mayor Bill Hargis said he sees this project being a good transition between the commercial district beside Interstate 94 and a residential area to the south.

The site, which is zoned for mixed-use development, is not affected by the city's tight, self-imposed 600-unit-per-year growth limits, Hargis said. Earlier this year, the city decided to pace its growth to 600 units per year, but only for land that is currently outside the Metropolitan Urban Services Area.

Since the area was assessed in 1990, it's not in the new growth limit, Hargis said.

"It has already been assessed and we don't think we have a legal right ... to change the rules," he said.

news delivered to your inbox.  
[Sign up Today!](#)



#### FEATURED PARTNER

##### Move your business ahead

Now it's easier to build your business. Go to [att.com/onwardsmallbiz](http://att.com/onwardsmallbiz) for industry news, tools and tips, management courses, one-to-one advice and more. We'll create a customized program just for you. Then it's onward, business.



#### BIZJOURNALS DIRECTORY

Find local business services by clicking on a category

- [Phone Systems & Services](#)
- [Office Furniture](#)
- [Transportation Leasing](#)
- [Business Tax Preparation](#)
- [Web Design](#)
- [HR Outsourcing](#)

More Services: