



**DOWNTOWN  
MINNEAPOLIS  
NEIGHBORHOOD  
ASSOCIATION**

**40 S. 7<sup>th</sup> Street, STE 212 PMB 172  
Minneapolis, Minnesota 55402  
Phone: (612) 659-1279  
Online: [www.thedmna.org](http://www.thedmna.org)**

March 9, 2018

Peter Crandall, Principal City Planner  
City of Minneapolis CPED  
250 South 4th Street, Room 300  
Minneapolis, MN 55415

Re: Ryan Companies – Eleven at 1101 West River Parkway

Dear Peter:

I am writing to you on behalf of the Downtown Minneapolis Neighborhood Association regarding developer Luigi Bernardi's plans to build an owner-occupied residential tower at 1101 West River Parkway. Carl Runck from Ryan Companies, developer Luigi Bernardi and architect Paul Whalan, a partner with the New York City based Robert A.M. Stern Architects, presented the project to the DMNA Land Use Committee on March 6.

Carl Runck from Ryan Companies explained that the Bernardi is proposing the project for the surface parking lot between Padilla and the American Red Cross Building on West River Parkway. He stated that the concept plan calls for a narrow tower atop a six-story podium that will include about 3,000 square feet of retail on West River Parkway.

Architect Paul Whalan guided the Land Use Committee members through the preliminary site plan. He highlighted the following aspects of the project:

- The project would be 39-stories and include 101 luxury units. There will also be space for guest suites and offices.
- The smallest units in the building as planned will have about 1,600 square feet. All the units will have at least two bedrooms, and there will not be more than five units per floor.
- There would be at least two parking spaces per residential unit and parking available to adjacent business. Parking would also be open to the public during evenings and weekends, which could benefit visitors to the Guthrie Theater.
- The exterior of the building will be clad in limestone.

Whalan summarized his presentation by saying that the developer wants to bring urban living in Minneapolis to a new level. The hope is that this project will create a visually powerful statement on the east end of the downtown riverfront, and enliven the neighborhood's streets, pathways and parks. Runck concluded by stating that they would like to begin construction on the project by the end of this year with occupancy starting in 2020.

After some questions and discussion, the DMNA Land Use Committee recommended providing a letter of support for the preliminary concept plan for the tower for the following reasons:

- The project complies with the zoning for the site.
- The project also fulfills a neighborhood preference for more owner-occupied housing.
- The project meets extremely high architectural and construction standards.
- The building height is consistent with the Carlyle, an existing riverfront residential building. The two residential towers will serve as bookends for riverfront development in Downtown East.
- The project provides ample parking for residents and adjacent building tenants. The parking will also be available to the public after hours, which will benefit other neighborhood activities and the Guthrie Theater.

The Land Use Committee members asked Ryan Companies and the developer to present to the committee again after meeting with the Committee of the Whole and further refining the proposal.

If you have any questions regarding this letter of support, please feel free to contact me at [christie@thedmna.org](mailto:christie@thedmna.org), or 320-583-4573.

Kind regards,

Christie Rock Hantge  
DMNA Neighborhood Coordinator

CC: Carl Runck, Ryan Companies  
Council Member Steve Fletcher  
Joe Tamburino, DMNA Board Chair  
Kevin Frazell, DMNA Land Use Committee Chair