



November 20, 2017

East Calhoun Community Organization
Attn: Monica Smith
2751 Hennepin Ave S, Box 13
Minneapolis, Minnesota 55408

RE: Notice of Land Use Applications for Sons of Norway Project

Dear Monica Smith:

This month, Ryan Companies is incredibly excited to submit plans for a new mixed-use development in the heart of Uptown. The site is located on the block bordered by West Lake Street, Humboldt Avenue South, Holmes Avenue South and West 31st Street. It is currently occupied by the Sons of Norway office building and surface parking lots. The proposed development will consist of 329 residential units, 7,000 square feet of retail, and 15,000 square feet of office space for the Sons of Norway to continue their Uptown legacy on the site.

The purpose of this letter is to provide formal notice that Ryan Companies is submitting the following Land Use Applications:

- Conditional Use Permit for a PUD
- Site Plan Review
- Subdivision
- Alley Vacation
- Rezoning of 3016 Holmes Avenue South (PID: 0402824210018) from R4 to R6
- Variance to Increase Max Lot Coverage of 3016 Holmes Avenue South (PID: 0402824210018)

We are grateful for all of your support thus far in the process and our team is thrilled to be part of such a transformational project. Please feel free to reach out to me anytime if you have any questions.

Sincerely,

A handwritten signature in green ink that reads "Tony Barranco".

Tony Barranco
Vice President, Real Estate Development
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