



Ryan, Arcadia Break Ground on Upscale Eleven Condo Tower



By Liz Wolf

While there have been thousands and thousands of new upscale apartments developed in downtown Minneapolis over the past decade, new condominium development has been sparse.

Now experts say there's built-up demand from buyers and several condo projects are in the works.

"We haven't really built any condos in the last 10

years, which created a lot of pent-up demand," says Minneapolis Senior City Planner Peter Crandall. "It's easy to sell units right now, because there's a lot of interest in that type of home. We have a lack of supply."

The latest project to break ground is the luxury Eleven condominium tower being developed on the Mississippi River in downtown's Mill District neighborhood. The site is at the intersection of 11th Avenue and West River Parkway. The new tower

will look out over the Stone Arch Bridge and St. Anthony Falls.

The project is being developed by Ryan Cos. US Inc., which will also serve as the builder, and Edina-based Arcadia LLC led by Luigi Bernardi, which is the project sponsor. Ryan is partnering on the design with New York City-based Robert A.M. Stern Architects. It will be that firm's first project in Minnesota. The firm has designed iconic residential buildings

Eleven
to page 12

Washington, Anoka Counties Partner to Attract Tech Firms, Data Centers along I-35W in Northeast Metro

By Liz Wolf

In a unique, first-ever concept in Minnesota, two counties, five cities and a number of private companies — including electricity providers, fiber providers, national site selectors and construction companies — have banded together to market roughly 1,000 acres of undeveloped land near Interstate 35E to attract tech-

nology companies and data centers.

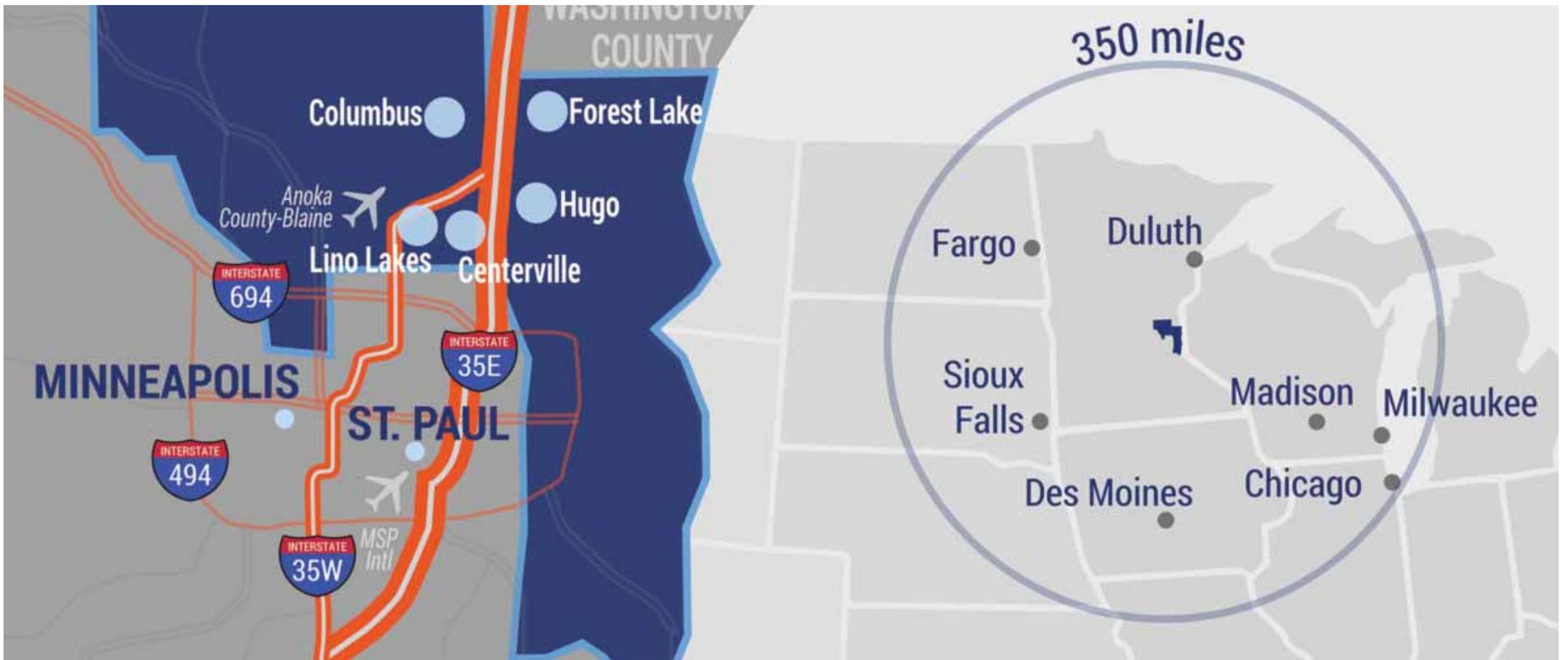
Connexus Energy along with Anoka County and the Washington County CDA are spearheading the effort to promote the area of freeway along Hugo, Forest Lake, Centerville, Lino Lakes and Columbus as the future "Minnesota Technology Corridor."

On Aug. 1, the public-private partnership launched the new technology corridor website, mntechcorridor.com, which is designed to be a clearinghouse of

data, or in essence, a one-stop shop for prospective developers and tech companies.

Discussions around the corridor started roughly one year ago when Connexus Energy was receiving requests from tech companies seeking buildable sites near the Minneapolis-St. Paul International Airport that offered fiber access and high-energy capacity. Connexus Energy and the two counties began brain-

NE Metro
to page 8



NE Metro

From page 1

storming on ways to market the corridor as it offered many of these assets site selectors are seeking.

The partnership has since expanded to include several energy companies and

fiber providers including Great River Energy, Xcel Energy, Midco, Comcast, CenturyLink, Arvig, Zayo Fiber and Parallel Technologies.

“It’s creative. It’s not something that we’ve seen other counties or cities, internet providers or even power companies all working on together,” says Washington County Economic Devel-

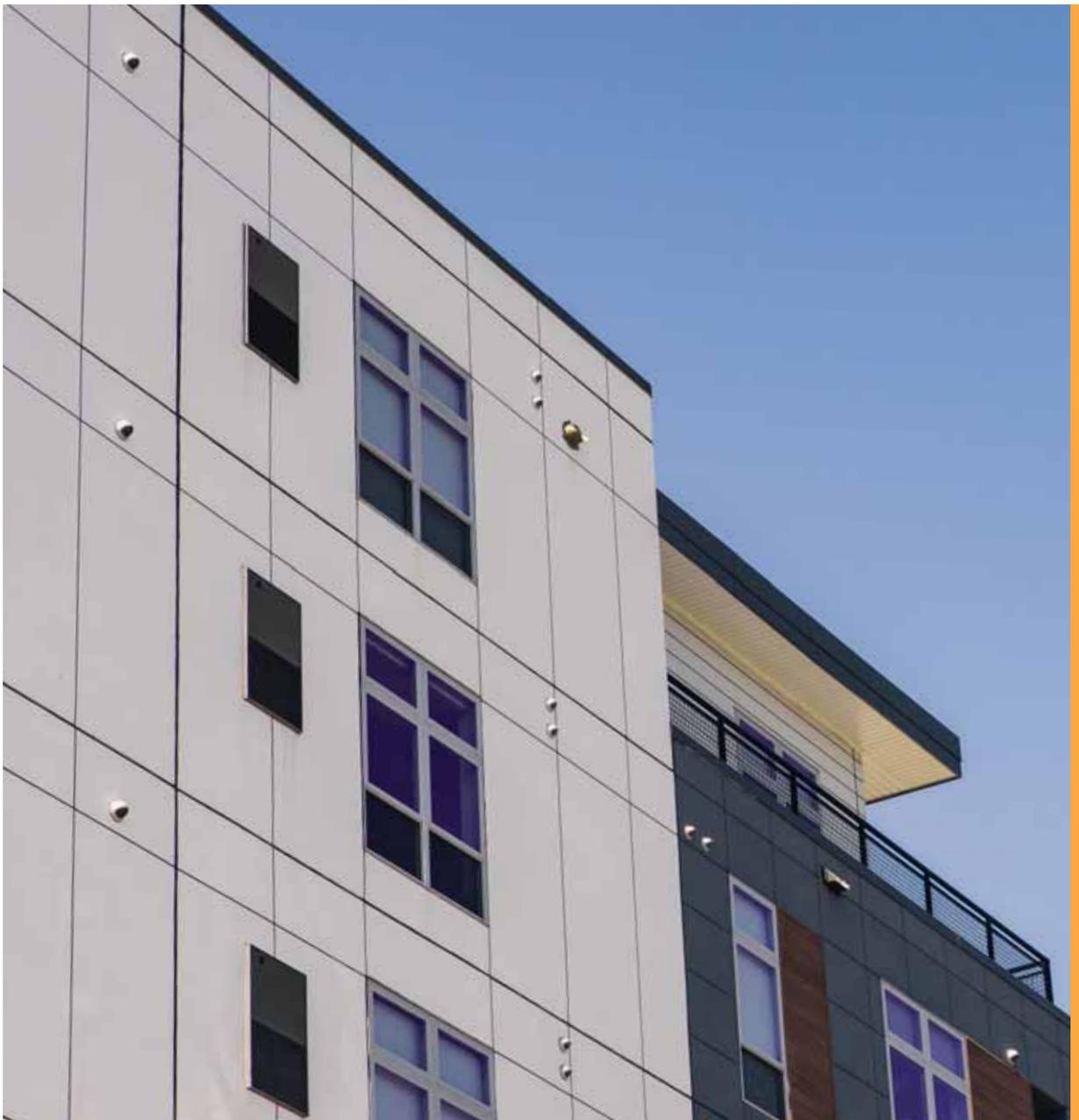
opment (CDA) Director Chris Eng, who’s leading the CDA’s efforts in the initiative.

Eng says this area along I-35 is abundant with fiber, water and power access, and project sites range anywhere from 10 to 250-plus acres of contiguous land. The collaboration is marketing the area’s convenient location and proximi-

ty to the Minneapolis-St. Paul airport as well as its available tech talent.

“Everybody has an industrial park and a business park, but what’s different and unique about this is it poses an opportunity for tech companies — including data centers, research and development

NE Metro to page 10



Shaping the future, one project at a time.

Design solutions for the spaces, places and systems that support our lives.

Forge ahead.

NE Metro from page 8

companies, software development firms and call centers — any type of company needing to store or transmit large volumes of data or that use a lot of electricity,” Eng says. “We have the infrastructure, the partners, the land and the workforce.”

Nearly a quarter of a million people leave Anoka and Washington counties daily to commute to work elsewhere.

“We know we have the talent, and finding employees is one of the greatest challenges companies have, and they’re driving out of these two counties to work every day,” Eng notes.

According to the Minnesota Technology Corridor website, the Twin Cities area is home to more than 136,000 tech jobs. Additionally, Forrester Research named the Twin Cities a Top Market for Tech Talent and Minneapolis is on Cushman & Wakefield’s list of the Top 25 Tech Cities.

Initiative fits Anoka County’s economic development goals

Jacqueline Hajder, Anoka County’s economic development specialist, says the Minnesota Technology Corridor complements the county’s focus on economic development, which includes attracting tech companies, specifically data centers.

“This absolutely makes sense for our

entire region, and the goals of the Anoka County Regional Economic Development (ACRED) partnership” Hajder says. “There’s not a better spot in our county to attract this industry, and then we started doing the larger picture study with Washington County.”

Hajder notes the variety of sites available in the corridor is an asset for attracting different-sized tech businesses.

“The advantage of having a whole corridor is when you work with tech groups or data center projects, some clients might be looking for 10 acres and some for 250 acres,” she says. Hajder says the tech corridor creates a huge competitive advantage for the entire region during the site-selection process to help find the right site that fits a company’s needs.

Hajder says the collaboration aligns closely with its state and regional partner’s goals (Department of Employment and Economic Development and Greater MSP) to retain tech talent and promote innovation in Minnesota.

“This corridor changes the whole perception of the north metro,” Hajder notes. “And it’s not just the opportunity to create a tech hub but also bring more attention to the region and the opportunities for business development.”

Meeting the needs of the tech industry
Bruce Sayler, principal of community and economic development at Connexus

Energy, says over the last few years, he’s been getting requests for information from the Minnesota Department of Employment and Economic Development (DEED) and Greater MSP from companies looking to locate in Minnesota.

“Many of these requirements, especially from high-tech companies, are looking for great energy capacity, fiber capacity and land within 30 minutes of the MSP airport,” Sayler says. “This particular region along the I-35 corridor, from Lino Lakes up to Forest Lake,” fulfills those requirements.

Sayler continues that being proactive about advertising the region’s assets is key to making it a success.

“And the thought was why should we wait for the phone to ring to really start promoting our sites?” he says. “What could we do to actively promote these sites to a national and international audience? We need to promote this region more aggressively.”

The answer was the Minnesota Technology Corridor, and they hired the Golden Shovel Agency to create the brand and website.

Something else unique is while some of the partners in the Minnesota Technology Corridor are traditionally competitors, Sayler says they recognize that it’s not a competition.

“The great thing is typically you have

cities and counties fighting for different businesses, but we don’t see that here,” he notes. “Both counties and all of the cities realize if we do land a company on one side of the fence, the others are going to benefit either from additional rooftops or retail and restaurants. It has been exciting to see this happen.”

It’s the northeast metro’s time to shine

Much of the tech firm development activity has been occurring in other areas of the Twin Cities metro.

“Nothing really was happening on the north side,” Sayler notes. “We have been a sleeping child here, and we want to put the north metro area on the map.”

After launching the corridor’s website, the partnership began receiving reports on who’s visiting the website. They’re already seeing an impact.

“The exciting thing was in the first month a little over 50 people looked at the website, and of those, 16 were outside the state of Minnesota and two were outside the country,” Sayler notes. ■



REAL ESTATE DEVELOPMENT

RENEWABLE ENERGY SOLUTIONS

FACILITY PROJECT MANAGEMENT



45 NORTH
GROUP

We believe in making the world a better place by revolutionizing the way commercial real estate is built and used in order to pass a better world on to future generations. We’re a renewable development company — let’s join forces to create lasting impact for people, planet and profit.

www.45northgroup.com