



12.30.2015

City of Minneapolis  
Community Planning & Economic Development  
250 S Fourth Street Rm. #300  
ATTN: Kimberly Holien

**RE: 1121 West Lake Street & 3005 Emerson Avenue South**

**Project Description:** The overall project sits on two properties, 1121 W Lake Street and 3005 Emerson Avenue South. There is an existing two story building with a footprint of approximately 1,302 SF on the north parcel and is to be removed and replaced with a new building footprint of 5,764 sf. The new building will be the home of a boutique hotel backed by the power of Marriott International, which has 4000 open hotels and a proven history of growing some of the most successful hotels. Developed by Graves Hospitality (GH), recognized consistently as an industry leader, GH has developed and managed more than 100 hotels and restaurants, and numerous residential and commercial properties. They are passionate about providing owners, guests and associates with an unparalleled level of service and expertise. Unlike most hotel development and management companies who outsource their food and beverage outlets, GH is an unparalleled resource for creating, building and managing signature, award winning restaurant and event spaces. Located at the epicenter of Minneapolis' dining and entertainment scene Graves Hospitality will reinforce the upscale neighborhood vibe as well as add a signature building to the core of Uptown.

The overall project is 120-123 hotel keys in a six and five story massing totaling 45,946 sq.ft. The first floor contains reception and lobby areas as well as a small food and beverage component. The food and beverage seats approximately 40 patrons and is geared for use by hotel guests and as a walk-up venue for the neighborhood. The upper floors are all hotel rooms with the top floor containing larger suites. There is a basement that houses a fitness area as well as service functions for the hotel.

**Zoning:** The site is currently zoned C2 and is looking for a rezone to C3A. C3A currently is the zoning across the W Lake Street commercial corridor. The C3A zoning is required for a hotel. The applicant has been looking for hotel sites within the area for years and has not been able to find a suitable site prior to the current proposal.

**Site Design / Building Footprint / Parking:** The massing of the building is U-shaped and will focus its activity on the northern portion of the site to reinforce the commercial corridor along W Lake Street. There will be two commercial entrances along W Lake Street, one for the hotel and the other entrance

for the neighborhood bar/restaurant. There are 5 parking stalls on the southern portion of the site that are accessed by a one way drive isle off of Emerson Avenue South, exiting north through the existing alley. These stalls are meant for drop off for the hotel as all other parking requirements for the site are satisfied through a valet service. Additionally, there is a drop off zone at the south entry defined by pervious pavers creating a sense of entry to the hotel. The parking has been turned to angle parking to allow for significant planting along the south property line to provide a natural transition to the homes to the south. There is an existing 12' tall fence along the southern edge of the property that currently provides a visual barrier to the existing parking lot to the north. This fence is being adapted to allow for plantings to climb up along the fence line to provide additional greenery to the parking lot. The building has been pulled slightly off Lake Street, and has an angle to increase the public-realm on Lake Street especially at the hotel entry. The building steps back at the northeast entry to the food and beverage area. Benches are being provided in the setback areas. Bicycle parking will also be provided along W Lake Street.

**Building Design:** The first floor will house reception and amenity space for the hotel as well as a bar/restaurant concept managed by Graves Hospitality. The majority of the first floor along W Lake Street will have a higher clear story space reflecting the activity of the street. This glass volume will step back at an angle to provide more seating and planting to the pedestrian realm as well as added interest to the architecture. The glass will be clear and allow visibility from the street into the hotel, and provide a sense of activity along the street. Aside from the glass, the exterior of the building will be clad in a brick, metal panel and a ventilated fiber cement façade system. The top level of the building has extensive glass areas, and is setback in areas to provide a distinct top for the building on the Lake Street side. This glass recalls the design of the glass at the first level. The building mass steps down to five stories as it recedes from Lake Street.

**Height:** The building is sixty nine feet six inches (69'-6") high from grade to top of structure at the Lake Street massing and fifty eight feet (58') as the building steps back. The penthouse on the top floor is stepped back in the midriff of the building to provide exterior space looking towards the Uptown core and downtown Minneapolis. The height was determined by two factors, the number of hotel keys to make a project on this tight site viable and the language of the Uptown Small Area Plan that allows 84' for sites along transit corridors. According to the Uptown Small Area Plan, the site falls within the "Urban Village" and "Commercial Corridor" zones of "The Core" of Uptown. This height exceeds the zoning overlay and needs a **conditional use permit**. The sixty nine feet six inches (69'-6") height meets the conditional use provisions; it does not block access to light and air of surrounding properties, it does not shadow residential properties as the site is on the north side of the block, it fits the scale and character evolving urban village, and no views of landmarks, open spaces, or bodies of water are affected. The height proposed is in line with what the small area plan indicates for the north side of the street and creates a transition to the south with a stepped building massing, extensive landscaping and trees.

C2 Zoning allows for 4 stories and 56 feet in height and can be increased by a conditional use permit per zoning code 546.110. The height allowed in the C3A is also 4 stories and 56'. The applicant is requesting a Conditional Use Permit for the additional height. The CUP request is for an additional 14' along the transit corridor and an additional 2' along the southern portion of the site.

C.U.P. Conditions:

- (1) The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.
  - The conditional use is not a detriment, nor does it adversely affect public health safety, general welfare or comfort. The additional height
- (2) The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
  - The 69'-6" height does not block access to light and air of surrounding properties, the adjacent properties are commercial properties, and other residences are to the south of the property and not effected by shadows. Shadow studies have been provided. The improvement of properties in the vicinity would not be impacted by the additional height.
- (3) Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.
  - The site is an existing lot with existing infrastructure that can accommodate the new development. Access and drainage can readily be accommodated and the additional height does not impact the infrastructure required for the building.
- (4) Adequate measures have been or will be taken to minimize traffic congestion in the public streets.
  - There are 5 parking stalls on the southern portion of the site that are accessed by a one way drive isle off of Emerson Avenue South, exiting north only through the existing alley. These stalls are meant for drop off for the hotel as all other parking requirements for the site are satisfied through a valet service. Additionally, there is a drop off zone at the south entry defined by pervious pavers creating a sense of entry to the hotel. The parking has been turned to angle parking to allow for significant planting along the south property line to provide a natural transition to the homes to the south.
- (5) The conditional use is consistent with the applicable policies of the comprehensive plan.
  - The Uptown small area plan indicates heights allowable up to and above the proposed height. The sixty nine feet six inches (69'-6") height meets the conditional use provisions; it does not block access to light and air of surrounding properties, it does not shadow residential properties as the site is on the north side of the block, it fits the scale and character evolving urban village, and no views of landmarks, open spaces, or bodies of water are affected. The height proposed is in line with what the small area plan indicates for the north side of the street and creates a transition to the south with a stepped building massing, extensive landscaping and trees. The stepped building is consistent with the intent of the small area showing a general step

down in height from the center of the urban village to the edges. The proposed project steps down to the neighborhood to 2' over the height allowed without the CUP at 58'.

(6) The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

- The conditional use would conform to applicable regulations of the district.

**Massing:** The proposed building is flanked by new development in “The Core” of Uptown, with new development ranging from five stories - 60' to ten stories – 111'. These projects often have a parking requirement that is tied to mixed-use multi-family housing creating massive building footprints. Moxy's massing is based on efficient use of the site while adding a buffer from those larger northern developments to the southern neighborhood. Given the projects orientation, shadows are not a concern for the existing homes to the south. The proposed design concentrated the mass of the building as well as activity along Lake Street to reinforce the notion of the commercial corridor. Significant trees are being planted along the south, and along with the fence provide a transition to the homes to the south.

**Variations:**

**1. East Rear Yard Setback @ Alley:** The building aligns with the property line on three sides of public right of way. The east side of the building is set on the property line which aligns with the existing 12'-0" wide alley. The current interior side yard setback would require 15'-0" and we are proposing there would be a 0' side yard setback. However there is a 2' building step back at the west side of the alley, and the Lake Street façade is pulled back 3' at the northeast corner to provide a better sight triangle at the corner. A 15' side yard setback would be unnatural in trying to reinforce the street edge with built form. Holding the street edge is congruent with the Small Area Plan in keeping retail along major corridors while improving the pedestrian realm.

- The project is located within the Urban Village of the Uptown Small Area Plan, and a Pedestrian Overlay District. The Small Area Plan indicates preferred use at this location to be mixed-use with commercial at the first floor. Commercial uses are typically pulled up to the sidewalk in the Urban Village to reinforce the W Lake Street corridor.
- The proposed plan uses the property in a reasonable manner that will be in keeping with the spirit of the Small Area Plan. The plan indicates active uses and building placement at the back of sidewalks. Typical commercial frontage is at the back of sidewalk and thus the proposed plan is more in keeping with the intent of a pedestrian activity center per the small area plan.
- The variance will not alter the essential character of the area and is not detrimental to health and safety. The essential character of the urban village is a walkable, active pedestrian neighborhood with buildings directly to the edge of sidewalks. The proposed

project continues the existing pattern of the urban village with building placement in close proximity to the sidewalk. There is a 2' building step back at the west side of the alley, and the Lake Street façade is pulled back 3' at the northeast corner to provide a better sight triangle at the corner of the alley. A 15' side yard setback would be unnatural in trying to reinforce the street edge with built form. Holding the street edge is congruent with the Small Area Plan in keeping retail along major corridors while improving the pedestrian realm.

**2. Front Yard Setback @ Emerson:** The building aligns with the property line on three sides of public right of way. The current front yard setback on Emerson would require a continuous 15'-0" for the first 25'-0", as measured from the south property line due to the adjacent residential structure to the south. Our building is set back 17'-0" off of the south property line, encroaching 8'-0" into the first 25'-0" requirement. Our building will be approximately 22'-0" for the adjacent house to the south. The required setback is 15' from the adjacent property line, the proposal is to maintain 17'-0" from the property line. Based on conversations with the neighborhood the building is pulled an additional 2' from the south, and expands toward Emerson. The area that is in excess of the setback is 120 s.f. (8' x 15'). The allowable buildable area to the south is 192 s.f (2x 48' x2- both legs of the the building).

(1) Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.

- The project is located within the Urban Village of the Uptown Small Area Plan, and a Pedestrian Overlay District. The Small Area Plan indicates preferred use at this location to be mixed-use with commercial at the first floor. Commercial uses are typically pulled up to the sidewalk in the Urban Village to reinforce the W Lake Street corridor.

(2) The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.

- The proposed plan uses the property in a reasonable manner that will be in keeping with the spirit of the Small Area Plan. The plan indicates active uses and building placement at the back of sidewalks. Typical commercial frontage is at the back of sidewalk and thus the proposed plan is more in keeping with the intent of a pedestrian activity center per the small area plan.

(3) The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.

- The variance will not alter the essential character of the area and is not detrimental to health and safety. The essential character of the urban village is a walkable, active

pedestrian neighborhood with buildings directly to the edge of sidewalks. The proposed project continues the existing pattern of the urban village with building placement in close proximity to the sidewalk. The building is picked up 12' on the back half of the site to provide a pervious drop off zone for guests and to provide more area for landscaping, water infiltration and ground level enhancements.

### **3. Floor Area Ratio:**

Street Level: 5,764 GSF, 2<sup>rd</sup> -5<sup>th</sup> Level: 8,542 GSF (Per Floor), Penthouse Level: 6,014 GSF

#### **Total GSF: 45,946 / 11,854 GSF = 3.88 FAR (2.7 permitted)**

The applicant is requesting an increase in the floor area ratio. This additional area is needed to make the project viable on such a small site.

- (1) Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.
  - The site is a small footprint, and most of it is located on the urban transit corridor. Due to some basic requirements for the hotel function, and the need to provide some amenities, there is less area, and less number of units to average out this additional support and amenity space required to make the hotel function.
- (2) The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.
  - The area is part of an urban village as indicated by the small area plan. Denser uses are consistent with the urban village and is reasonable in relationship to the existing buildings in the area.
- (3) The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.
  - The variance will not alter the essential character of the area as an urban village and part of a major transit corridor where density is more appropriate.

- 4. Medium Loading Requirement:** Hotels have a medium loading requiring one large loading space. Smaller loading will be done on the south side of the property in the area depicted as loading zone, while larger loading will be done off of Lake Street. The zoning code requires a large loading space. In practice the hotel will have minimal large vehicles for loading, with the majority being done in smaller vehicles accessed from the south side. A variance is requested for the large loading stall. A large vehicle will fit in the rear, on the south side of the building

outside of the drive aisle with the use of the valet parking area, and the valet service. However, it does not meet the measurements indicated and a variance is requested.

- (1) Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.
  - The area does exist for a large loading vehicle. However given the small site, the practicality of using this area for a large vehicle is problematic. The site as proposed does allow for the area of a large vehicle, however the height of the building does not. The opening of the access to the drive was reduced to be more in keeping with the residential scale of Emerson. Additionally, based on conversations with the neighborhood, their desire was to move the loading zones away from the neighborhood and toward the north side of the building.
- (2) The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.
  - The use of some street access for loading is typical in the urban environment, and reasonable with the intent of the urban village indicated in the small area plan.
- (3) The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.
  - The variance will not alter the essential character of the area and is not detrimental to health and safety. The area is a heavily used commercial corridor, and the rare use of large commercial vehicles will not change the character.

**Process:** The applicant also met with the, members of the neighborhood, and the CARAG Neighborhood planning and zoning group on four separate occasions. All meetings were open to, and well attended by the public.

#### **Members of the Neighborhood**

Monday November, 9<sup>th</sup> 2015 (Project Unveiling)

#### **CARAG – Land Use and Transportation Committee**

Tuesday November, 10<sup>th</sup> 2015 (Project Unveiling)

#### **CARAG – Neighborhood Meeting**

Tuesday November, 17<sup>th</sup> 2015 (Project Discussion)

#### **CARAG – Land Use and Transportation Committee**

Tuesday December, 8<sup>th</sup> 2015 (Project Redesign)

The applicant revised the initial proposal after the November 17<sup>th</sup> meeting to address the concerns of the neighborhood. Originally the project was proposed 9 Stories and 84' with the mass confined to one

rectangular form along Lake Street to mimic the existing development emerging along the north side of the street. The major concerns of the neighborhood, and how the redesign addressed these issues are as follows:

- Overall Height (The height was significantly dropped to 6 stories on the north side and 5 stories as the building transitions from Lake Street. This steps the building mass down to 58' along the south property line.
- Views into the backyards of the neighbors. (The most adjacent hotel rooms to the neighborhood concentrate their views to the west and the east and not south.)
- Minimize traffic flow into the neighborhood and down the alley. (A one way drive isle for the parking and drop off zone was created and a left turn only into the alley will control traffic from affecting the neighborhood.) The larger loading vehicles would be on the front at Lake Street (if approved by variance)
- Runoff water produced by the site and the need for better landscaping. (A complete pervious drop off zone was created with angled parking to provide more of a natural buffer/transition to the adjacent properties.)

The applicant met with the Committee of the Whole, on Thursday November 18<sup>th</sup> 2015 gaining positive feedback on the initial design. It would be our intent to meet with them again.

Please let us know if any of the items need additional information or clarifications.  
Sincerely,

COLLAGE ARCHITECTS

A handwritten signature in black ink, appearing to read 'Pete Keely', written over a faint, illegible background.

Pete Keely, A.I.A.  
*President*

## Josh Jansen

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**From:** Josh Jansen <jjansen@collagearch.com>  
**Sent:** Monday, December 14, 2015 2:05 PM  
**To:** 'Lisa Bender'; 'Holien, Kimberly'  
**Cc:** 'Scott Engel'; 'wedgecoordinator@gmail.com'; 'Jim Graves'; 'Ben Somogyi'; 'Ben Graves'; 'Pete Keely'; 'Matt Mering'  
**Subject:** 1121 W Lake Street & 3005 Emerson Avenue South  
**Attachments:** 151214 Moxy\_Uptown Project Description.pdf

Good afternoon,

I am writing to inform you of our intent to move forward on the hotel project on Lake and Emerson based on last week's interaction with the CARAG neighborhood.

The project has changed from a 9 story hotel concentrating the singular mass to W Lake Street to a 6 story massing along Lake Street and a 5 story step as we pull away from Lake.

We have redesigned the project taking into account the following concerns brought up in a total of four community meetings as well as the COW:

- **69'-6" & 58'-0" TOS Building Height**
- **Increased visibility @ alley and Lake St.**
- **Increased pervious / infiltration zone on south half of site**
- **Landscape scale acting as a natural step from Lake St.**
- **South facing keys sight lines concentrated to the east and west**

We will be asking for the same change in zoning from C2 to C3A for the hotel use, the side yard and FAR variances and will be requesting a conditional use permit on height.

Thank you all for your time on this project!



**Joshua Jansen**  
708 RAYMOND AVENUE #800  
St. Paul, MN 55114  
881.478.0088

## 1121 W Lake & 3005 Emerson Avenue South Legal Description

Lots 11 and 12, Block 8, CALHOUN PARK, Hennepin County, Minnesota.

1. This survey was prepared from legal descriptions supplied and our in house records and may not depict all easements, appurtenances or encumbrances affecting the property.

2. The locations of underground utilities are depicted based on information from Gopher State One Call system for a "Boundary Survey locate". The information was provided by a combination of available maps, proposed plans or city records and field locations which may not be exact. Verify all utilities critical to construction or design.

3. The orientation of this bearing system is based on the Hennepin County Coordinate System NAD83. Coordinates are based on Hennepin County Ground NAD 83 1986 Adjustment from 1991 published values.

4. All distances are in feet.

5. The area of the above described property is 11,854 square feet or 0.272 acres.

6. Bench Mark: Top Nut of Hydrant located at the southwest corner of Lake Street West and Dupont Avenue South has an elevation of 879.35 feet NGVD 29.

7. Curb spot elevations are to top of curb.



# GRAVES HOSPITALITY

DEVELOPMENT EXPERTISE. MANAGEMENT SAVVY.

1/20/16

City of Minneapolis  
Community Planning & Economic Development  
250 S Fourth Street Rm. #300  
ATTN: Kimberly Holien

RE: 1121 West Lake Street & 3005 Emerson Avenue South

On our proposed hotel site, there will be limited deliveries since we plan to do all of our laundry in-house. Specifically, we will get deliveries from liquor and beer vendors and food vendors. We can expect 6 to 7 deliveries per week from the various vendors. Most of the vendors in the Uptown area use "straight" trucks that are 45' long and 13'6" high that service all of the bars and restaurants in the Uptown area. These deliveries will have to be concentrated on the Lake side of the building given the height of the trucks. Our assessment is based on over 40 years of experience operating hotels with limited food and beverage operations.

Kind Regards,

Benjamin Graves  
President  
Graves Hospitality  
612-312-1166



Minneapolis Development Review  
250 South 4<sup>th</sup> Street  
Room 300  
Minneapolis, MN 55415

## Preliminary Development Review Report

**Development Coordinator Assigned:** **MATTHEW JAMES**  
**(612) 673-2547**  
**matthew.james@minneapolismn.gov**

<b>Status *</b>

<b>Tracking Number:</b>	PDR 1001392
<b>Applicant:</b>	GRAVES HOSPITALITY 1934 HENNEPIN AVE S. SUITE #201 MINNEAPOLIS, MN 55403
<b>Site Address:</b>	1121 LAKE ST W 3005 EMERSON AVE S
<b>Date Submitted:</b>	05-JAN-2016
<b>Date Reviewed:</b>	13-JAN-2016

### Purpose

The purpose of the Preliminary Development Review (PDR) is to provide Customers with comments about their proposed development. City personnel, who specialize in various disciplines, review site plans to identify issues and provide feedback to the Customers to assist them in developing their final site plans.

The City of Minneapolis encourages the use of green building techniques. For additional information please check out our green building web page at: [http://www.ci.minneapolis.mn.us/mdr/GreenBuildingOptions\\_home.asp](http://www.ci.minneapolis.mn.us/mdr/GreenBuildingOptions_home.asp).

**DISCLAIMER:** *The information in this review is based solely on the preliminary site plan submitted. The comments contained in this report are preliminary ONLY and are subject to modification.*

### Project Scope

BOUTIQUE HOTEL WITH 120-123 HOTEL KEYS AND 45,946 SQU. FT.

### Review Findings (by Discipline)

#### Historical Preservation Committee

- There is no HPC flag on this property. However, HPC review is required for any wrecking permits pertaining to the removal of existing structures.

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\*Approved: You may continue to the next phase of developing your project.

\*Resubmission Required: You cannot move forward or obtain permits until your plans have been resubmitted and approved.

**□ Business Licensing**

- Continue to work with Matthew D. James (612-673-2547) concerning a Food Plan Review, SAC determination and any Business License application submittal that may be required for this proposed project.

**□ Addressing**

- Per City of Minneapolis Street Naming and Address Standard V1.22, the City of Minneapolis holds authority for assignment of all addresses, verification, change, and/or additions. Each assigned address number uses the street that provides the best/direct access for life safety equipment and best/direct access to the occupants.
- The address for the proposed Moxy Hotel building will be 1121 W. Lake St. (1115 W. Lake St. secondary entrance off of W. Lake St. into the restaurant near the alley). This address meets the City of Minneapolis Street Naming and Address Standard requirements.
- When assigning suite sequences the following guidelines are as follows:
  - The first one to two digits of the suite sequence number will designate the floor number of the site.
  - The last two digits of the suite sequence number will designate the unique ID for the unit (condo, suite, unit, or apartment).
  - Suite sequence digit numbers will be assigned to dwelling, commercial and retail units, not common areas. For example, laundry rooms, saunas, workout rooms, etc., would not be assigned numbers.
  - Please provide each condo, suite, unit or apartment number.

**□ Parks - Forestry**

- Contact Craig Pinkalla (612-499-9233 [cpinkalla@minneapolisparks.org](mailto:cpinkalla@minneapolisparks.org)) regarding any questions related to planting, removal or the process for protection of trees during construction in the city right of way.
- Effective January 1, 2014, the City of Minneapolis and the Minneapolis Park and Recreation Board adopted an update to the existing Parkland Dedication Ordinance. The adopted City of Minneapolis Parkland Dedication ordinance is located in Section 598.340 of the City's Land Subdivision ordinance:
- <http://library.municode.com/index.aspx?clientId=11490>
- As adopted, the fee in lieu of dedication for new residential units is \$1,521 per unit (affordable units excluded per ordinance) and for commercial and industrial development it is \$202.80 per development employee (as defined in ordinance). Any dedication fee (if required) must be paid at the time of building permit issuance.
- There is also an administration fee that is 5% of the calculated park dedication fee.
- As proposed, for your PROJECT, the calculated dedication fee is as follows:
  - Park Dedication Fee Calculation =
  - Non-Residential Commercial Space = \$24,944.40
  - 5% of \$24,944.40 (Administration Fee \$1,000 max) = \$ 1,000.00
  - Total Park Dedication Administrative Fee: = \$25,944.40
- This is a preliminary calculation based on your current proposal; a final calculation will be made at the time of building permit submittal.
- For further information, please contact Matthew D. James at 612-673-2547.

**□ Zoning - Planning**

- The project requires the following land use applications:
  - Rezoning from C2 to C3A
  - Conditional use permit for height
  - Variance to the maximum FAR
  - Variance to reduce the east rear yard setback
  - Variance to reduce the west front yard setback
  - Variance to the minimum loading requirement
  - TDMP
  - Site Plan Review for a new hotel

## □ Right of Way

- An encroachment permit shall be required for all streetscape elements in the Public right-of-way such as: plants & shrubs, planters, tree grates and other landscaping elements, sidewalk furniture (including bike racks and bollards), and sidewalk elements other than standard concrete walkways such as pavers, stairs, raised landings, retaining walls, access ramps, and railings (NOTE: railings may not extend into the sidewalk pedestrian area). Please contact Bob Boblett at (612) 673-2428 for further information.
- Note to the Applicant: Any elements of an earth retention system and related operations (such as construction crane boom swings) that fall within the Public right-of-way will require an encroachment permit application. If there are to be any earth retention systems which will extend outside the property line of the development then a plan must be submitted showing details of the system. All such elements shall be removed from the Public right-of-way following construction with the exception of tie-backs which may remain but must be uncoupled and de-tensioned. Please contact Bob Boblett at (612) 673-2428 for further information.
- In addition, any elements of an earth retention system and related excavations that fall within the Public right-of-way will require a "Right-of-Way Excavation Permit". This permit is typically issued to the General Contractor just prior to the start of construction. However, it is the Applicant's responsibility to insure that all required permits have been acquired by its consultants, contractors, sub-contractor's prior to the start of work.
- The Project limits fall within the boundaries of the Uptown Special Service District. Any improvements, modifications, and alterations to the streetscape are subject to the review and approval of the Uptown Special Service District, and will require the approval of the Special Service District Advisory Board. Please coordinate contact with the Advisory Board through Andy Carlson (612) 673-2836.

## □ Street Design

- The plan as submitted meets the requirements of the Public Works Street Design Division.

## □ Sidewalk

- The Project streetscape shall be designed in accordance with the Access Minneapolis design guidelines; see <http://www.ci.minneapolis.mn.us/publicworks/transplan/index.htm> for further information. Specifically, the pedestrian zone is of concern, a minimum 6'-0" clear zone (un-obstructed) sidewalk shall be maintained for the length of any block in a straight line (the clear pedestrian zone cannot "jog" around planters and tree grates). Locations for site furniture, tree grates, planters and other proposed design elements that fall within the Public right-of-way shall be modified to provide for the required pedestrian clear zone space. For further clarification, site plans shall be fully dimensioned in relation to the property lines, Public right-of-way, sidewalks, street furniture, landscaping, utilities, and other obstructions.
- The "jog" in the proposed sidewalk along Emerson Ave. S. shall be removed.
- Per the plan, ADA compliant pedestrian ramps are required at each crosswalk at the intersection of W. Lake St. and Emerson Ave. S. However, not all of the required details were included in the plans; please include the appropriate details and standard plates in the site plan, refer Mn/DOT Standard Plan 5-297.250 Pedestrian Curb Ramp Details at: <http://standardplans.dot.state.mn.us/stdplan.aspx>.
- The proposed location of the bike racks will encroach into the 6' pedestrian clear zone and must be relocated; please contact Paul Cao at (612) 673-2943 for position and alignment of bike racks proposed in the Public right-of-way. If the racks are privately owned, they will require an encroachment permit. Note that as shown, the bike racks are positioned at different angles on different plans.
- The proposed streetscape (sidewalk layout, pedestrian ramps, bike racks) shown in the Site Plan (Sheets C1.0 thru C6.0) does not match with that shown on the Landscaping Plan; all plan sheets and design details shall match and be consistent throughout the entire plan set.
- All proposed trees in the Public right-of-way are subject to the review and approval of the Minneapolis Park Board. Please contact Craig Pinkalla at (612) 499-9233 to discuss tree species selection, planting method, spacing and locations. The landscaping details along W. Lake St. shall be modified to provide for the 6' pedestrian clear zone; the Applicant should consider 4'x6' tree grates and shifting the planter locations closer to the curb to accommodate this requirement. The Landscaping Plan notes a 24" high steel planter but details

were not provided. The Applicant shall provide complete landscaping details; note however that planters and vertical obstructions adjacent to on-street parking are typically not allowed.

### ❑ Traffic and Parking

- The nature of the proposed development is such that traffic impacts will be an issue; please contact Allan Klugman at (612) 673-2743 to discuss the requirements of a Travel Demand Management Plan (TDMP).
- Please contact Bill Prince (612) 673-3901 regarding the City's street lighting policy and to determine additional street lighting requirements.. The development will be required to adhere to the street light policy regarding pole type and spacing. Note: If decorative street lighting exists on the proposed site it must be preserved or replaced at existing levels. Street lighting will be strongly encouraged in areas immediately adjacent to existing lighting systems, in high density areas such as Uptown and the University of Minnesota, and along major pedestrian corridors and business nodes as identified in the Minneapolis Street Lighting Policy. If additional street lighting is required, all street lighting in the Public right-of-way shall be designed and constructed to City standards. The Applicant shall submit a detailed plan specifying pole locations, light standards and fixture types, and include all required Minneapolis standard plates for installation details.
- An existing traffic signal/street lighting control box is located at the back of the existing sidewalk near the alley access point along W. Lake St. The site plan indicates that the control box is to be relocated. Please contact Allan Klugman at (612) 673-2743 prior to construction for the temporary removal/relocation of any City of Minneapolis signal and lighting system. All costs for relocation and/or repair of City Traffic facilities shall be borne by the Contractor and/or Property Owner.
- Parking lot access to a Public alley adjacent to a residential neighborhood is not allowed by City Ordinance with few exceptions. Because the site is adjacent to a residential neighborhood, vehicles utilizing the parking lot should be discouraged from turning south down the alley; directional signage at the alley exit should be considered.
- Consider narrowing the width of the driveway apron to match the intended driveway drivable surface.

### ❑ Water

- All existing and proposed underground Public Utilities (water, sanitary sewer, and storm drain) shall be shown on the site plan with corresponding pipe sizes and types. For Public watermain infrastructure records call (612) 673-2865. Any existing connections not in use shall be noted on the plans for removal, and shall be removed per the requirements of the Utility Connections Department, call (612) 673-2451 for more information.
- The current site plan indicates water service connections running parallel to the building (at an un-dimensioned distance from the face of the building), across the site, and then with bends (which are generally not allowed) into the building. In general, domestic water and fire service connections should run in a line perpendicular from the watermain straight into the proposed building to the meter location (meters should be placed at nearest entry point to the building). Per City Ordinance, water service lines shall be no further than 2' outside of building line. It is recommended that the layout for the water service connections be reconsidered; please contact Rock Rogers at (612) 673-2286 to confirm domestic water and fire service layout, manhole construction, connections, and sizes.

### ❑ Sewer Design

- Groundwater: Please identify the lowest floor elevation on the grading plan. Please also identify if any groundwater discharges are proposed in order to keep the below grade portions of the building dry.
- The proposed project is located within the Minnehaha Creek Watershed District, which has a separate review process from that of the City. Please note it may be necessary to obtain approvals or permits from Minnehaha Creek Watershed District.
- Stormwater Management: Please update the Area of Disturbance tabulation on Sheet C-4.0. Please also include a tabulation of the square footage of impervious in the existing and proposed conditions.
- Erosion Control: Please identify the location of all proposed silt fence, inlet protection, rock construction entrances and all other erosion and sediment control BMPs on the erosion control plan.

- Non Stormwater Discharges: Detail all mechanical and non-stormwater discharges. Non-stormwater discharges are not permitted unless approved by the City of Minneapolis. Non-stormwater discharges not declared and approved will not be permitted. If there currently are none and nothing is proposed declare this status on the plans.
- For comments or questions on Public Works Surface Water & Sewers Division related requirements please contact Jeremy Strehlo, (Professional Engineer) at (612) 673-3973, or [jeremy.strehlo@minneapolismn.gov](mailto:jeremy.strehlo@minneapolismn.gov).

#### ❑ Construction Code Services

- Temporary shoring for basement excavation will be required.
- Exterior wall footings can extend past property lines if they are more than 8 feet below grade and then not more than 12".
- The proposed construction type is unknown at this time.
- The projects compliance with requirements of the building code cannot be determined without the submittal of certified construction documents.
- A Service Availability Charge (SAC) determination will need to be submitted to the Metropolitan Council for the proposed project. Please refer to this link for more information [http://www.ci.minneapolis.mn.us/mdr/docs/sac\\_availability\\_charge.pdf](http://www.ci.minneapolis.mn.us/mdr/docs/sac_availability_charge.pdf) or [SACprogram@metc.state.mn.us](mailto:SACprogram@metc.state.mn.us).

#### ❑ Environmental Health

- City records indicate 2 aboveground fuel oil tanks were installed at 1121 West Lake St in 1936. If the tanks are still present and not in use it is required that they be removed. Permits from Minneapolis Environmental Services and Fire Inspection Services are required.
- If dewatering is required during site construction see below for city permit requirements. Subgrade structures should be designed to prevent infiltration of groundwater without the need for a permanent dewatering system being installed. If a continuously operating permanent dewatering system is needed it must be approved as part of the sanitary sewer and storm drain site plan approval prior to construction beginning.
- No construction, demolition or commercial power maintenance equipment shall be operated within the city between the hours of 6:00 p.m. and 7:00 a.m. on weekdays or during any hours on Saturdays, Sundays and state and federal holidays, except under permit. Contact Environmental Services at (612) 673-3867 for permit information.
- Permits and approval are required from Environmental Services for the following activities: Temporary storage of impacted soils on site prior to disposal or reuse; Reuse of impacted soils on site; Dewatering and discharge of accumulated storm water or ground water, underground or aboveground tank installation or removal, well construction or sealing. Contact Tom Frame at (612) 673-5807 for permit applications and approvals.
- A review of the project, permits issued and an inspection from Environmental Service for identification of equipment and site operations that require annual registration with the City of Minneapolis will occur for this project.

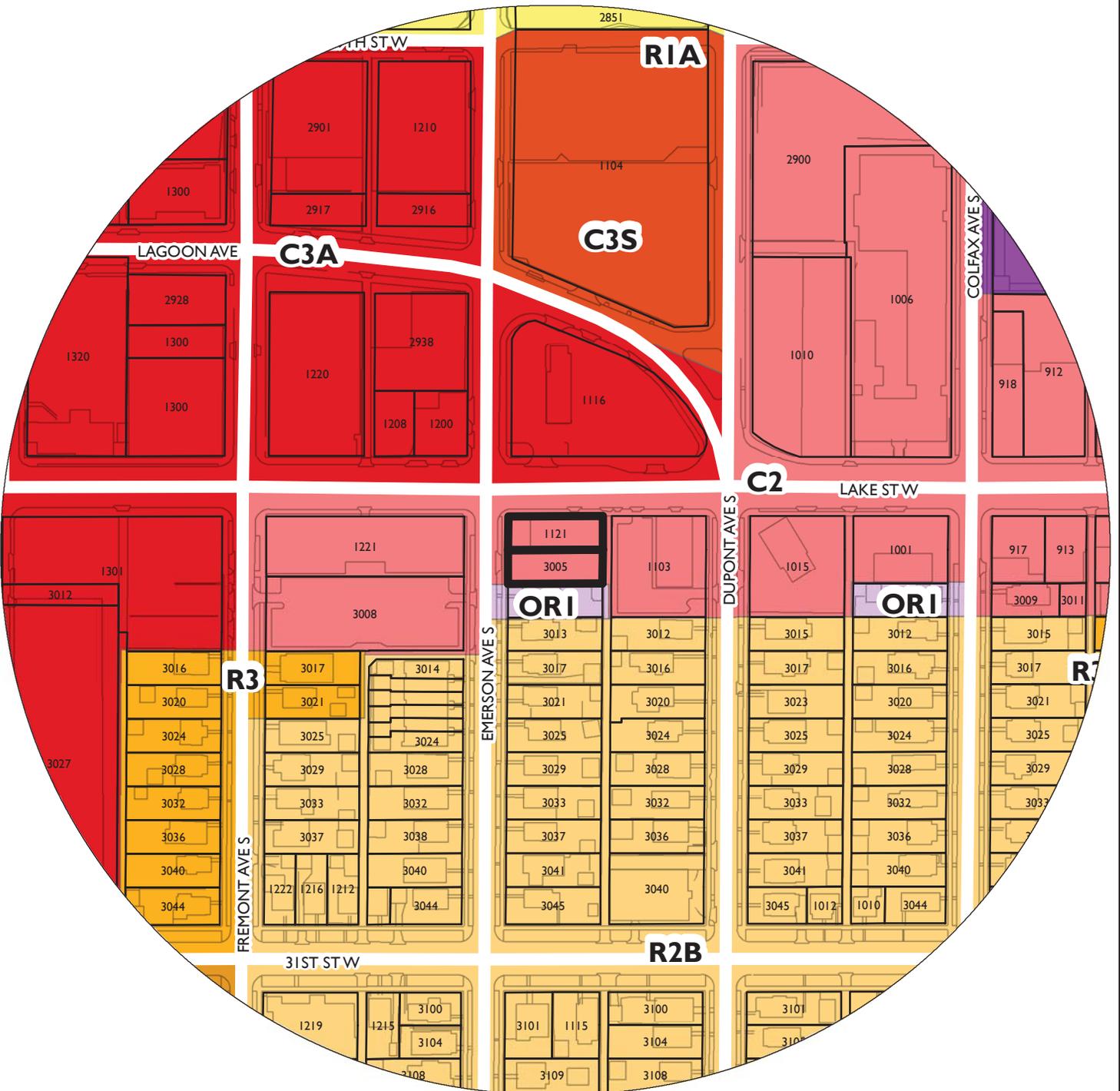
#### ❑ Fire Safety

- Provide required fire suppression system throughout building.
- Fire department connection must be located on the address side of building and within 150 feet of a fire hydrant.
- Provide required fire alarm system throughout building.
- Provide and maintain fire apparatus access at all times.

END OF REPORT

NAME OF APPLICANT

WARD



PROPERTY ADDRESS

1121 W Lake Street, 3005 Emerson Avenue S

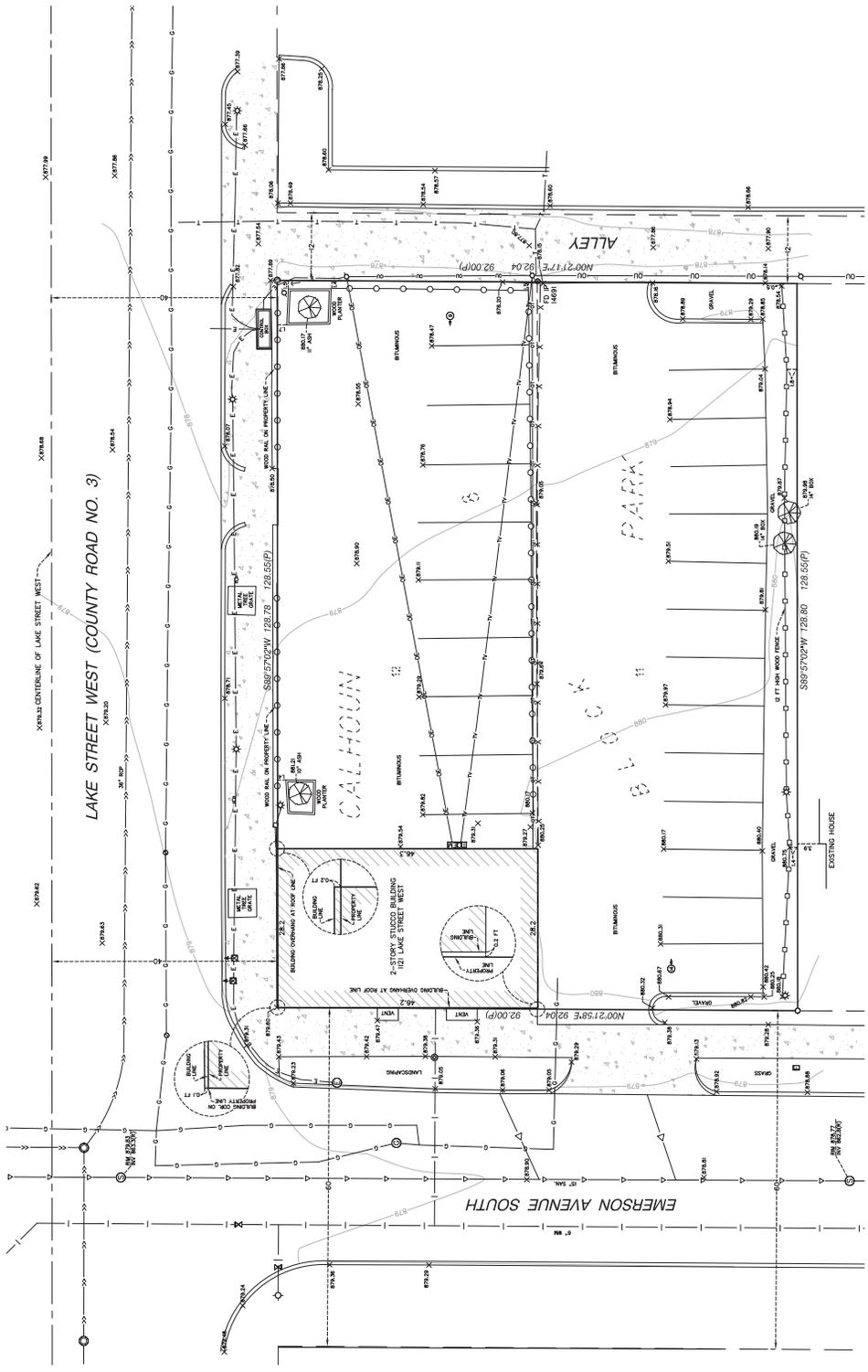
FILE NUMBER

BZZ-7544



**Commercial Districts**

	<b>C2</b>	<b>C3A</b>
	Neighborhood Corridor Commercial District	Community Activity Center District
<b>FAR</b>		
Base FAR Maximum	<b>1.70</b>	<b>2.70</b>
20% bonus for enclosed, underground or structured parking	0.34	0.54
20% bonus for 50% ground floor commercial	0.34	0.54
20% bonus for 20% affordable units	0.34	0.54
<b>Total possible FAR</b>	<b>2.72</b>	<b>4.32</b>
Required lot area per dwelling unit (sq. ft.)	700	400
<b>Possible DU Bonuses:</b>		
20% bonus for enclosed, underground or structured parking	Y	Y
20% bonus for 50% ground floor commercial	Y	Y
20% bonus for 20% affordable units	Y	Y
Base building height maximum (in stories)	4	4
Maximum size of retail store (sq. ft.)	30,000	8,000
Maximum Lot Coverage	n/a	n/a
Maximum Impervious Surface Coverage		
<b>Yard Requirements</b>		
Front	0	0
Interior side or rear <sup>1</sup>	5	5
Corner Side	0	0
<b>Height Requirements</b>		
Feet	56	56
Stories	4	4
<b>Retail</b>		
Maximum size of retail store (sq. ft.)-base	30,000	5,000
Bonus for no parking b/w structure and street	0	5,000
Bonus for additional stories & parking	0	5,000
Bonus for large, mixed use building	0	5,000



**LEGAL DESCRIPTION**

Lot 11 and 12, Block 8, CALLETON PARK, Hennepin County, Minnesota.

**NOTES**

1. This survey was prepared from legal descriptions supplied and our P1 house records and may not depict all easements, appurtenances or encumbrances affecting the property.
2. The locations of underground utilities are depicted based on information from before State One Call system for a utility. The locations of underground utilities are not shown. The locations of underground utilities are shown on P1 records and field locations which may not be exact. Verify all utilities critical to construction or design.
3. The elevation of this building system is based on the Hennepin County Coordinate System (MADL). Coordinates are based on Hennepin County Ground (ND 83 1896) Adjustment from 1991 published values.
4. All distances are in feet.
5. The area of the above described property is 11,054 square feet on 0.272 acres.
6. Bench Mark: Top of Monument located at the southeast corner of Lake Street West and Dupont Avenue South has an elevation of 879.35 feet NGVD 29.
7. Curve spot elevations are to top of curb.

**LEGEND**

- SET CAST IRON MONUMENT TRAPS
- FOUNDATION MONUMENT
- HYDRANT
- WATER VALVE
- SANITARY MANHOLE
- ELECTRIC METER
- POWER POLE W/ GUY
- CABLE METER
- TELEPHONE METER
- FIBER OPTIC VAULT
- GAS MANHOLE
- STORM MANHOLE
- LIGHT POLE
- TRAFFIC LIGHT
- PARKING METER
- X-TRAP
- SPOT ELEVATION
- TREE
- PER PLAT
- PER RECORD PLAN
- GAS
- WATER
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- OVERHEAD TELEPHONE
- OVERHEAD UTILITY
- WOOD GUARD RAIL
- CHAIN-LINK FENCE
- WOOD FENCE


**ALLIANT BUILDING**  
 233 Park Ave S, Ste 300  
 Minneapolis, MN 55415  
 612.756.3080 MAIN  
 612.756.3099 FAX  
 www.alliant-hc.com

Minnesota Utility Safety Council  
 This report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor in the State of Minnesota.  
**DENNIS B. QUASTAD**  
 License Number: 0209

**FOR REVIEW**  
 Signature: \_\_\_\_\_  
 Date: \_\_\_\_\_

**EXISTING CONDITIONS SURVEY**  
**MOXY UPTOWN**  
 1101 LAKE STREET WEST  
 MINNEAPOLIS, MN

DRAWN BY	DPE
CHECKED BY	DBD
DATE ISSUED	11/05/15
SCALE	1"=10'
JOB NO.	150131
BOOK	



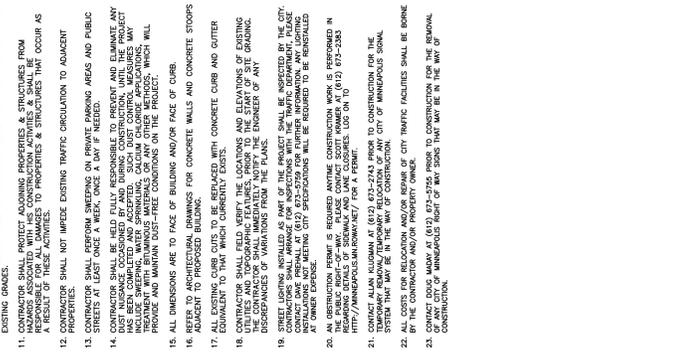




**DATE:** 08/20/2018  
**REVISION:** 1.0  
**PROJECT:** MOXY UPTOWN HOTEL  
**OWNER:** MOXY HOTELS  
**ARCHITECT:** ALLIANT ENGINEERING  
**ENGINEER:** GH GRAVES HOSPITALITY  
**CONTRACTOR:** [REDACTED]

NO.	DATE	DESCRIPTION
1	08/20/2018	LAND USE APPLICATION

- GENERAL NOTES:**
1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, RECORDS AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS PERTAINING TO THE PROJECT.
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**SITE LIGHTING:**  
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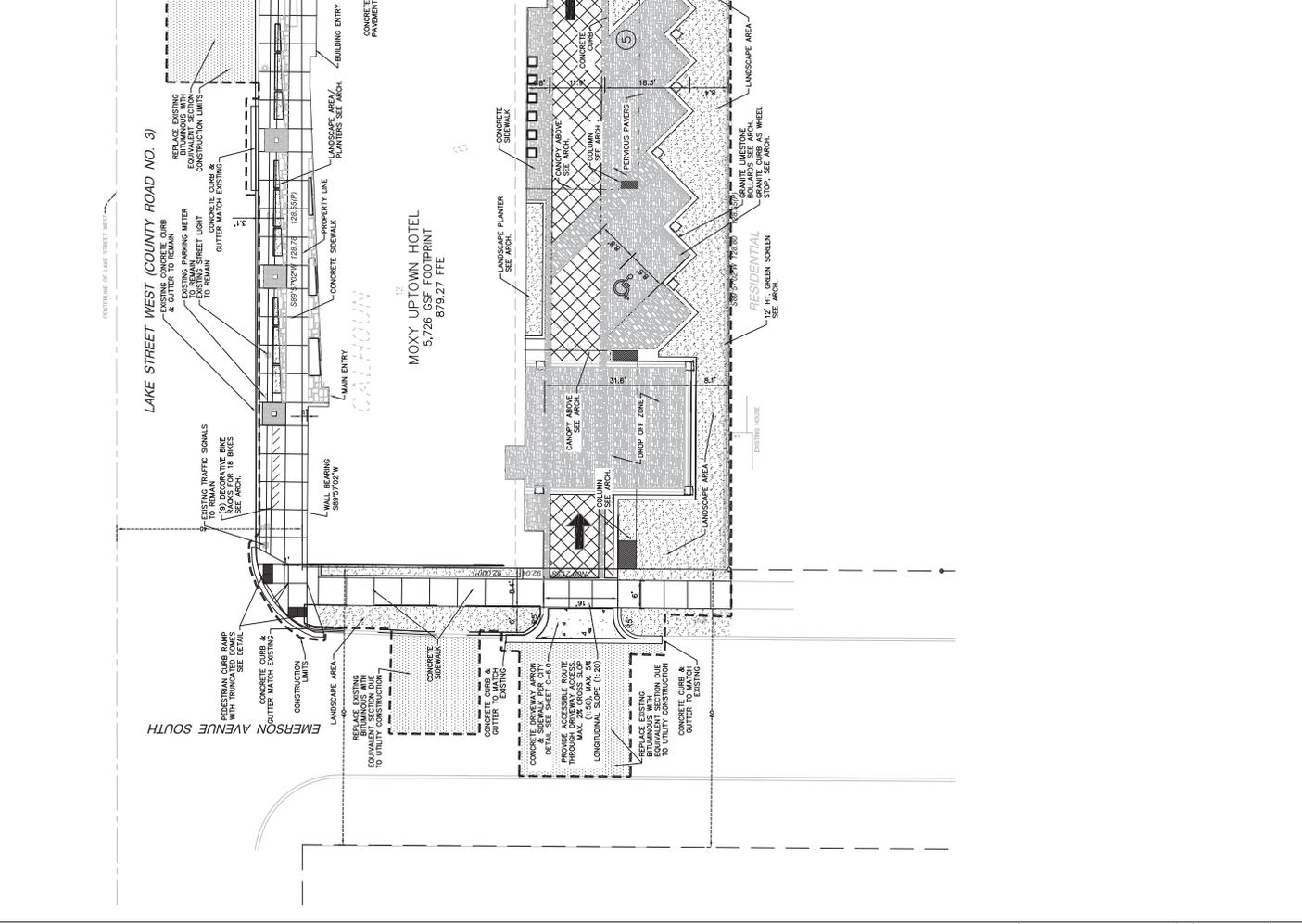
**SITE LEGEND:**  
 PROPERTY LINE  
 BIRCH CURB AND GUTTER (IN R.O.P.)  
 LIMITS OF CONSTRUCTION  
 DIRECTION OF TRAFFIC  
 CONCRETE SIDEWALK/PAVEMENT  
 CONCRETE AREAS, SEE LANDSCAPE PLAN  
 STREET LIGHT

EXISTING	PROPOSED	NET LOT AREA	NET LOT AREA	PERCENTAGE OF NET LOT	PERCENTAGE OF NET LOT
11,854 SF	1297 SF	10,557 SF	9,131 SF	87%	87%
11,854 SF	5,728 SF	6,126 SF	5,204 SF	85%	85%
11,854 SF	5,728 SF	6,126 SF	5,204 SF	85%	85%

**SCALE:** 1" = 10'-0"

**FOR REVIEW ONLY - NOT FOR CONSTRUCTION**

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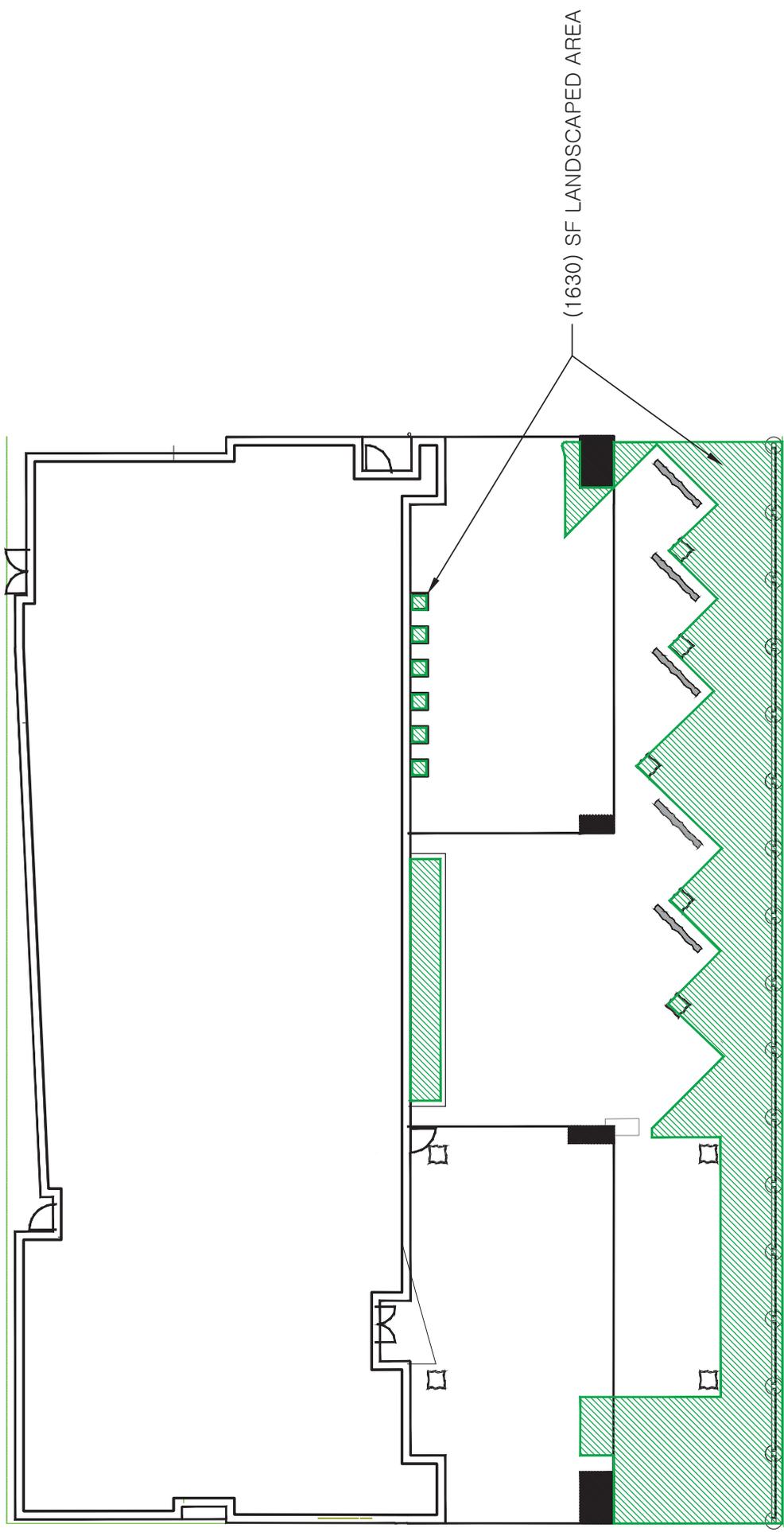






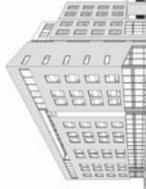






**Moxy Hotel- Plant Schedule**

<u>QTY</u>	<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>SIZE</u>	<u>CONT</u>	<u>REMARKS</u>
	<b>Large Deciduous Trees</b>				
3	Honeylocust 'Skyline'	<i>Gleditsia triacanthos in. 'Skyline'</i>	2.5"	BB/ CONT	
6	Maple 'Autumn Blaze'	<i>Acer x 'Autumn Blaze'</i>	20' hgt	BB/ CONT	
3	Elm 'New Horizon'	<i>Ulmus x 'New Horizon'</i>	3"	BB/ CONT	15' hgt. min.
	<b>Evergreen Trees</b>				
3	Arborvitae 'Techny'	<i>Thuja occidentalis 'Techny'</i>	20' HGT	MM	
6	Arborvitae 'Techny'	<i>Thuja occidentalis 'Techny'</i>	10' HGT	bb	
	<b>Deciduous / Coniferous Shrubs</b>				
12	Lilac 'Wonderblue'	<i>Syringa vulgaris</i>	#5	cont	
17	Bush Honeysuckle	<i>Diervilla lonicera</i>	#5	cont	
	<b>Perennials/ Grasses</b>				
30	Feather Reed Grass 'Karl Foerster'	<i>Calamagrostis acutiflora</i>	#1	cont	
142	Little Bluestem 'Blue Heaven'	<i>Schizachyrium scoparium 'Blue Heaven'</i>	#1	cont	
24	Panicum 'Heavy Metal'	<i>Panicum virgatum 'Heavy Metal'</i>	#1	cont	
9	Bamboo	<i>Phyllostachys and Fargesia</i>	#1	cont	
	<b>Vines</b>				
12	Boston Ivy	<i>Parthenocissus tricuspidata</i>	#1	cont	train to green wall south side
	<b>Bulbs</b>				
100	Siberian Squill	<i>Scilla sp.</i>			plant in beds around bldg



MOXY UPTOWN  
1121 W LAKE STREET

DATE: \_\_\_\_\_  
HEREBY CERTIFY THAT THIS IS AN SPECIFICATION OR  
SPECIFICATION AND THAT I AM A DULY LICENSED ARCHITECT  
REGISTERED UNDER THE LAWS OF THE STATE OF  
MINNESOTA

REGISTERED ARCHITECT  
REGISTRATION NO. 26270

College Architects  
Architect  
795 Raymond Avenue #200  
St. Paul, Minnesota 55114  
651.472.0269

Alliant Engineering, Inc.  
Mechanical Engineers  
233 Park Avenue South #300  
Minneapolis, MN 55411  
612.767.9338

Ericksen Road & Associates  
Structural Engineers  
2550 University Ave West #201-S  
Saint Paul, MN 55116-1904  
651.251.3700

Interior design  
BENT ENCKSSON  
612.382.0902

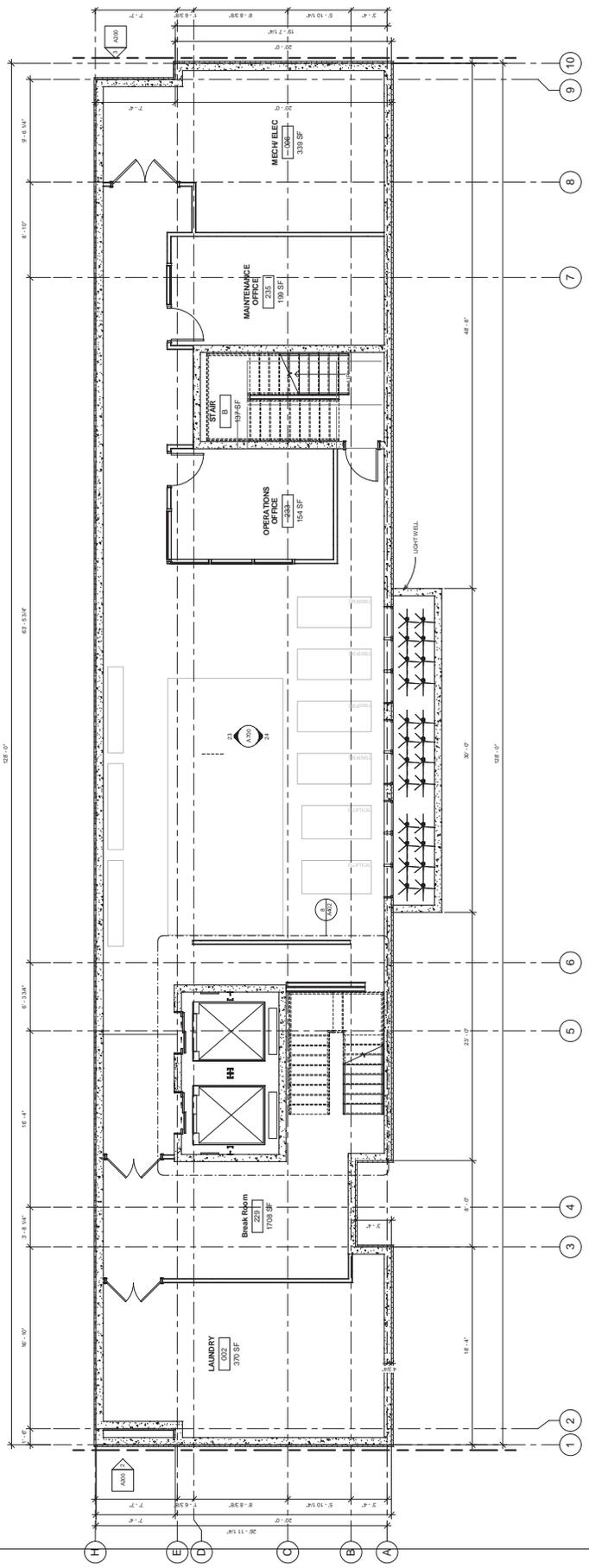
DATE: 12/20/2015

LAND USE  
APPLICATION

PROJECT NO.	15-0001
DATE	12/20/2015
PROJECT NAME	MOXY UPTOWN
PROJECT ADDRESS	1121 W LAKE STREET
CITY	ST. PAUL, MN
COUNTY	RAMSEY
SHEET TITLE	

LOWER LEVEL PLAN

A100



LOWER LEVEL PLAN  
1/8" = 1'-0"











**GH GRAVES HOSPITALITY**  
 ARCHITECTURE

DATE: \_\_\_\_\_  
 PROJECT NO: \_\_\_\_\_  
 SHEET NO: \_\_\_\_\_

**PREPARED BY:**  
 REGISTRATION NO. 2229

**Collage Architects**  
 707 Raymond Avenue #208  
 St. Paul, Minnesota 55114

**Allen Engineering, Inc.**  
 1111 Park Avenue South #200  
 Minneapolis, MN 55415

**Ericksen Reed & Associates**  
 Structural Engineers  
 1811 1st Street, Suite 101, SE  
 55410 University Ave. West #200-02  
 Saint Paul, MN 55114-2124

**S.A. Landscape Design**  
 LANDSCAPE ARCHITECT  
 1122 26th Street  
 Minneapolis, MN 55402

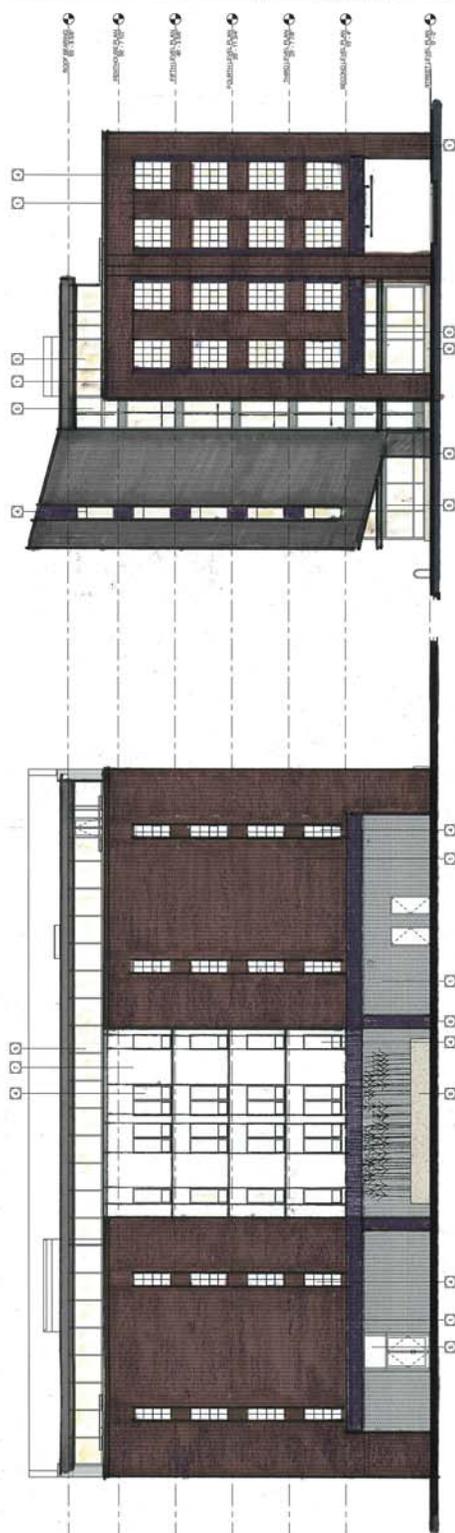
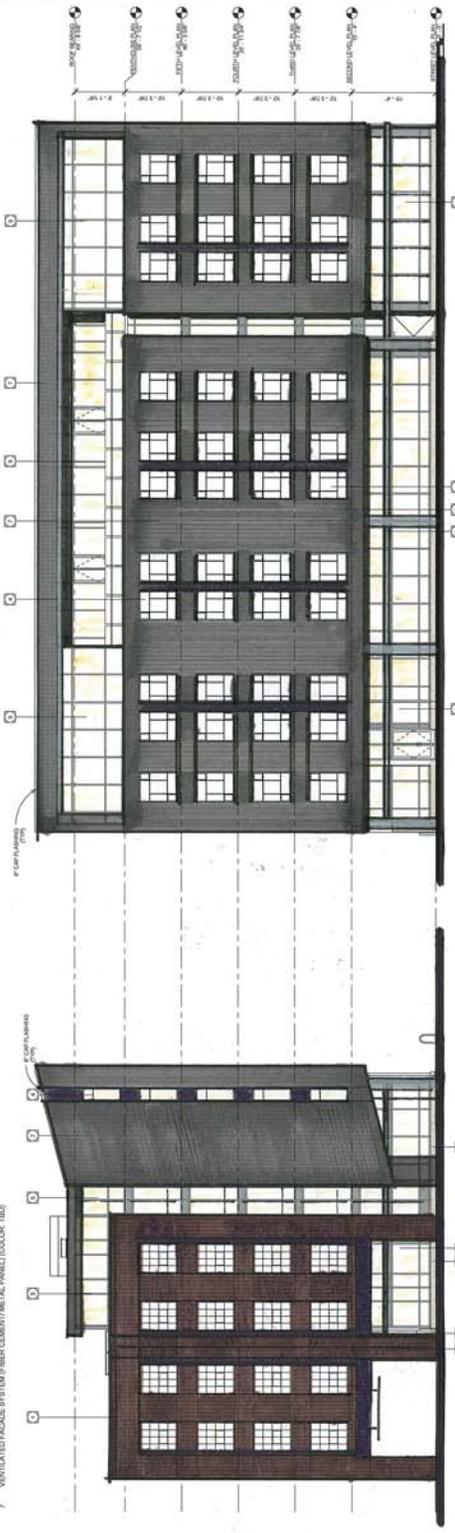
**LAND USE APPLICATION**

DATE: \_\_\_\_\_  
 PROJECT NO: \_\_\_\_\_  
 SHEET NO: \_\_\_\_\_

**ELEVATIONS**  
 A200

**MATERIAL INDEX**

- 1 BRICK NUMBER 1 (COLOR: TRD)
- 2 BRICK NUMBER 2 (COLOR: TRD)
- 3 PREFINISHED ALUMINUM STOREFRONT
- 4 CAST IN PLACE CONCRETE
- 5 VENTILATION/SCREEN SYSTEM/FIBER CEMENT/METAL PANEL (COLOR: TRD)



**G|H UPTOWN**  
Minneapolis, MN  
01.06.2016



**G|H UPTOWN**  
Minneapolis, MN  
01.15.2016



**LAKE STREET PERSPECTIVE (EAST)**

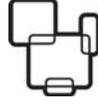
**G|H UPTOWN**  
Minneapolis, MN  
01.15.2016



**LAGOON AVENUE PERSPECTIVE (WEST)**



EMERSON AVENUE PERSPECTIVE (NORTH)

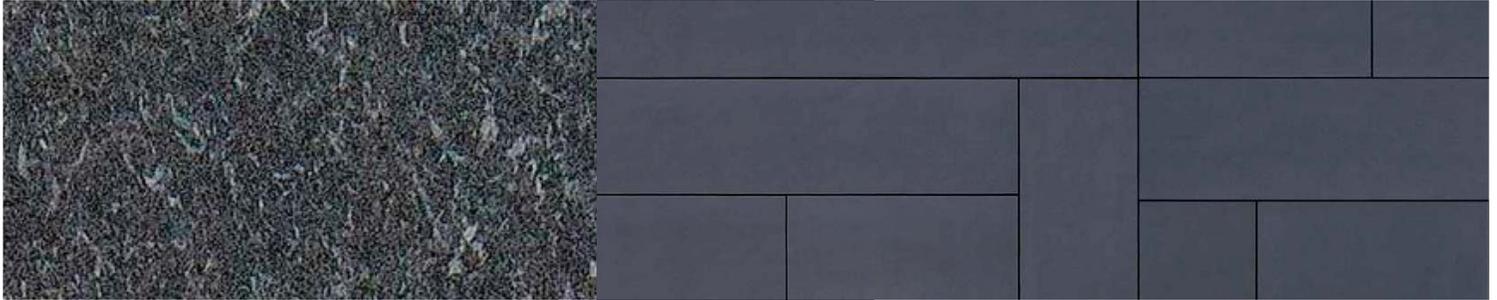


Collage | architects



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DEVELOPMENT EXPERTISE. MANAGEMENT SAVVY.

# EQUITONE [natura]



## Product Appearance

EQUITONE [natura] is a through coloured base board, with semi-transparent coloured finish which results in the structure of fibre cement material shining through. The finished panel is both weatherproof and UV-stable. Irregularities, differences in shade and traces of the manufacturing process are to be expected. The rear receives a transparent back-sealing coating.

## Colour

The allowable tolerance of shade between the EQUITONE panels is minimal and this table gives the Mean Average of three readings.

	[natura]
$\Delta L$ brightness	$\pm 2.00$
$\Delta a$ +red -green	$\pm 1.00$
$\Delta b$ +yellow -blue	$\pm 1.00$

## Dimensions

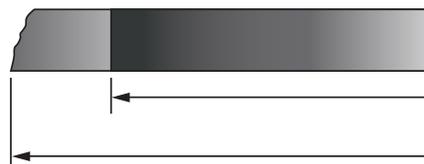
EQUITONE [natura] is available in 8mm and 12mm thicknesses. The panels are also available in either untrimmed or trimmed formats.

Not rectified untrimmed	3130 x 1280 mm	2530 x 1280 mm
Rectified trimmed	3100 x 1250 mm	2500 x 1280 mm

## Rectified Panels

The panels that come off the production line have untrimmed (not rectified) edges. These panels are available for distributors with the proper equipment to allow them to cut and trim the panel for any project.

The factory also provides a cutting service for customers who do not have the necessary cutting facilities. Approximately  $\pm 15$ mm needs to be trimmed from the untrimmed panel to ensure correct squareness. Please note that all cut edges need to be treated with Luko.



## Technical Properties

EQUITONE [natura] cladding boards conform to the requirements of EN 12467:2012 "Fibre cement flat sheets – Product specification and test methods". The results below are presented as defined by the standard.

Test Result according to ISO 9001 Quality Management System

Minimum Density	Dry	EN12467	1.65	kg/m <sup>3</sup>
Bending Strength Parallel	Ambient	EN12467	24.0	N/mm <sup>2</sup>
Bending Strength Perpendicular	Ambient	EN12467	17.0	N/mm <sup>2</sup>
Modulus of Elasticity	Ambient	EN12467	15,000	N/mm <sup>2</sup>
Hygric Movement	0-100%		1.0	mm/m
Water Absorption of uncoated panel	0-100%		< 20	%
Moisture Content	Air-dried	EN12467	< 8	%

Classification

Durability classification	EN12467	Category A
Strength classification	EN12467	Class 4
Fire Reaction	EN13501-1	A2-s1, d0

Extra Tests

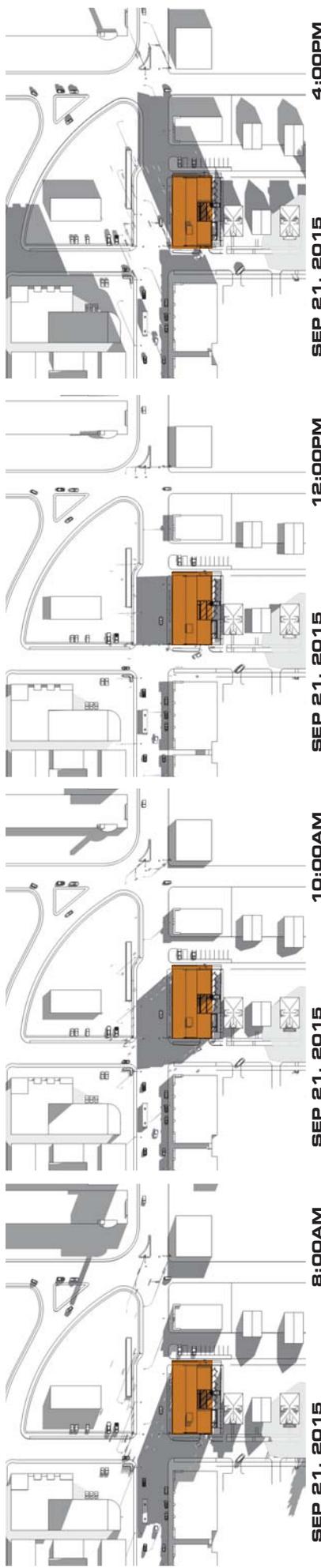
Water impermeability Test	EN12467	Pass	
Warm Water Test	EN12467	Pass	
Soak / Dry Test	EN12467	Pass	
Freeze Thaw Test for Category A Panel	EN12467	Pass	
Heat / Rain Tests for Category A Panel	EN12467	Pass	
Dimensional Tolerances for Level I Panel	EN12467	Pass	
Thermal Movement		0.01	Mm/mK
Thermal Conductivity		0.6	W/mK

Panel Weight (air-dried)

Panel	Weight	2.530 x 1.280mm	3.130 x 1.280mm
8mm	15,4 kg/m <sup>2</sup>	49,9 kg/panel	61,7 kg/panel
12mm	22,8 kg/m <sup>2</sup>	73,8 kg/panel	91,4 kg/panel

Tolerances in accordance with EN12467 Level I

Rectified		Not Rectified
± 0.6mm	Thickness 8mm Panel	± 0.6mm
± 0.9mm	Thickness 12mm Panel	± 0.9mm
± 1mm	Length 8 & 12mm	± 12mm ± 16mm
± 1mm	Width 8 & 12mm	± 6mm
1.0 mm/m	Squareness 8 & 12mm	2.5 mm/m



SEP 21, 2015

8:00AM

SEP 21, 2015

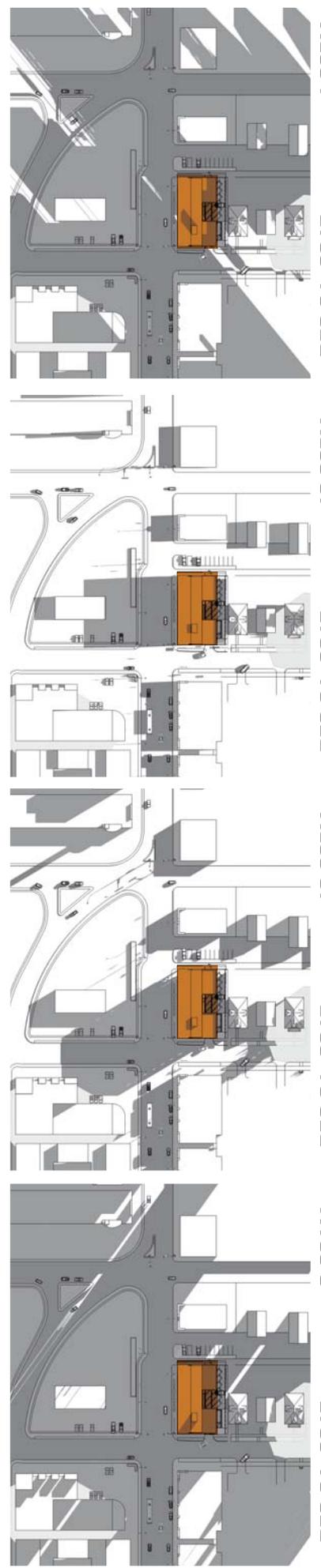
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SEP 21, 2015

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SEP 21, 2015

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DEC 21, 2015

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DEC 21, 2015

12:00PM

DEC 21, 2015

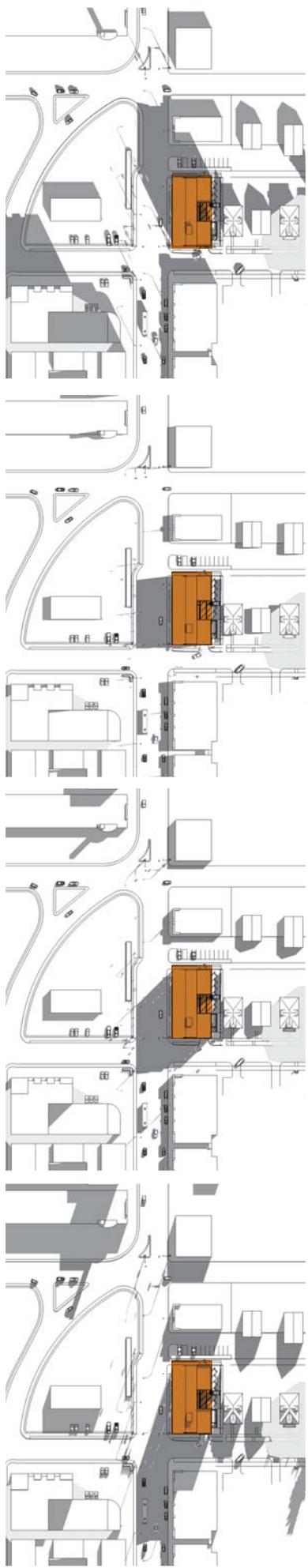
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DEVELOPMENT EXPERTISE. MANAGEMENT SAVVY.



MAR 21, 2015

8:00AM

MAR 21, 2015

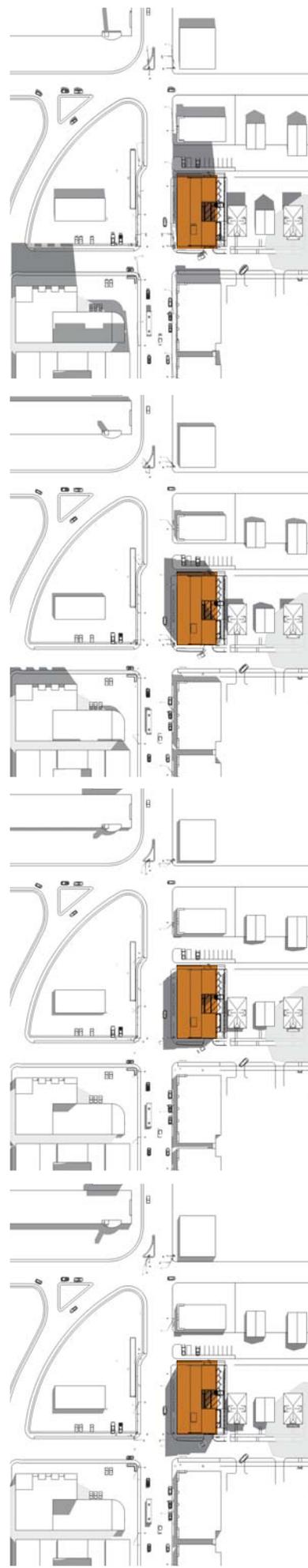
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MAR 21, 2015

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JUN 21, 2015

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JUN 21, 2015

11:00PM

JUN 21, 2015

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JUN 21, 2015

4:00PM



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**G|H UPTOWN**  
Minneapolis, MN  
12.14.2015



**EXISTING STRUCTURES EMERSON AVENUE (SOUTH)**

[Type text]



## Calhoun Area Residents Action Group

3612 Bryant Avenue South  
Minneapolis, MN 55409  
612.823.2520 www.carag.org

**Resolution regarding the Graves Hotel Project (1121 W. Lake St. & 3005 Emerson Ave S.)  
Approved January 19, 2016**

**CARAG is opposed to all the land use applications sought by Graves Hospitality for construction of a five- and six-story hotel at 1121 Lake St. W. and 3005 Emerson Av. S. and recommends the city deny approval of them. Our opposition stems principally from the proposed building deviating significantly from the Uptown Small Area Plan (USAP) which the City Council approved on February 1, 2008 as an amendment to the city's comprehensive plan.**

USAP policies clearly call for development of limited, medium height and intensity on this site and on the south side of Lake Street between the Activity Center nodes of Hennepin-Lake and Lyn-Lake (from Bryant to Fremont avenues). The plan calls for concentrating new development, along with height and intensity, in the core of Uptown – in the Activity Center, and in the Urban Village north of Lake Street to the Greenway. Carefully crafted, USAP is important as a shared community vision, adopted by the city, arrived at and supported as a healthy compromise by both residential and commercial property owners and stakeholders, of how and where the Uptown area should grow. It is intended to provide the thing developers want most in the public realm: predictability. Another clearly stated intent of the plan is to enhance and protect both commercial and residential areas of Uptown – in part by providing good buffers and transitions. **The plan calls for hotels to be located in the Activity Center.** (Marked-up, relevant USAP excerpts are attached.)

**The proposed project conflicts with five of the ten stated purposes of the city's zoning code** and with many of the required findings for rezoning, variances, and conditional use permits, including conformance to comprehensive plan policies. One measure of the proposed building being too large for this small site is the requested FAR variance (floor-area-ratio – or the building's square footage in relation to the lot size). **The proposed FAR** of 3.78 is 40 percent higher than the 2.7 FAR otherwise permitted in the C3A zoning district and **122 percent greater than (more than double) the 1.7 FAR otherwise permitted in the C2 district** (which is the site's current zoning).

There has been a change in the character, and trend of development, in the area in recent years, particularly with the construction of the Mozaic and Walkway projects and the forthcoming project on the Cheapo site. However, this trend and character do not support rezoning of the subject site. They are manifestations of what USAP prescribes: concentrating development intensity, and taller buildings, in the Activity Center and in the Urban Village north of Lake Street. **The fact that development is happening according to the plan's vision and policies is not reason to skirt those policies and prescriptions** regarding balance, transitions, buffers, building height, and where to concentrate uses such as hotels. The proposed building is incompatible with the scale and character of surrounding uses.

**This issue is about zoning – not about a hotel – and this is not an appropriate location for C3A zoning.** There are no other properties with C3A zoning on the south side of Lake Street between Aldrich and Fremont avenues, nor is the site adjoining a C3A district. **In addition, C3A zoning would permit a nightclub – a use appropriate for the Activity Center.**

Regarding the proposed building's design, **the primary entrance and valet parking at the rear of the building are inappropriate** given the Lake Street frontage and the low-density residential uses to the south. The applicant has stated to the Planning Commission and CARAG that there would be no rooftop uses, but the plan submitted shows two small rooftop terraces (6' x 10' or 8' x 10', according to the architect). **CARAG is opposed to any proposed and future rooftop uses due to the proximity of the residential area to the south.**

**Lastly, the interests and investments of homeowners and residents of the residential blocks to the south are as important as those of the business sector.** Many of these residents view USAP as a compact with the city about Uptown development and some bought their homes with the belief that USAP, as adopted city policy, will limit the character and scale of commercial development on the south side of Lake Street. The proposed six-story hotel would be harmful to the use and enjoyment of residential properties to the south, perhaps causing disinvestment.

**We in CARAG believe a hotel would be a fine addition to Uptown – but not at the proposed location unless it conforms to C2 zoning regulations without variances and CUPs.** This is not an appropriate site for a six-story hotel. There are other sites in the Uptown area, zoned C3A, that are much more suitable for a hotel. **The proposed rezoning, height CUP, and FAR variance would allow for a use, intensity, building height, and building square footage that are out of scale for the parcel and area.**

**Holien, Kimberly**

---

**From:** Aaron Rubenstein <aaronrmpis@gmail.com>  
**Sent:** Sunday, January 31, 2016 10:10 PM  
**To:** Holien, Kimberly  
**Cc:** Scott Engel  
**Subject:** CARAG attachment  
**Attachments:** USAP excerpts by CARAG re Lake-Emerson hotel.pdf

Kimberly,

I authored the CARAG resolution about the proposed Uptown hotel and received from Scott Engel on Friday a copy of the resolution on letterhead. I noticed two things missing from it, both of which should have been included: the vote, which was 41-10-1, and mention of the attachment of highlighted excerpts from the Uptown Small Area Plan which was approved as part of the resolution.

I am attaching to this email the resolution attachment in case you do not already have it.

Thank you,  
Aaron Rubenstein

## **Uptown Small Area Plan**

**Minneapolis, Minnesota**

**Approved by the Minneapolis City Council February 1, 2008**

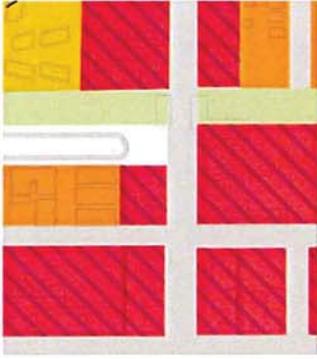


**Prepared for:**

The Community Planning and Economic Development Department

**Prepared by:**

Cunningham Group, PA  
GVA Marquette Advisors  
Biko Associates  
SEH, Inc



---

# 1. Executive Summary

## Introduction

Uptown is one of the most strategically located communities in the region. Minutes from downtown and adjacent to the Chain of Lakes, Uptown offers the best qualities of urban living—it is green, well-connected, and urban.

Throughout the past century, Uptown has attracted a mixture of residents, businesses, visitors, and investors. The result is a mixed-income and mixed-use community that is a regional destination for shopping, dining, entertainment, and recreation. It is a haven for artists and a full-service community with access to daily uses and activities for local residents. Furthermore, Uptown has geographic brand recognition unmatched by any other locale in the region.

Residents of Uptown and the surrounding neighborhoods are passionate about their community, and investors large and small remain interested in Uptown as a place to do business.

But once again, Uptown is in a state of change. Change is happening quickly on several fronts and is creating a sense of uncertainty among stakeholders.

A renewed interest in urban living spurred proposals for several high profile projects in 2005 and 2006. The absence of a plan directing new development resulted in a fear of increased traffic and loss of neighborhood identity.

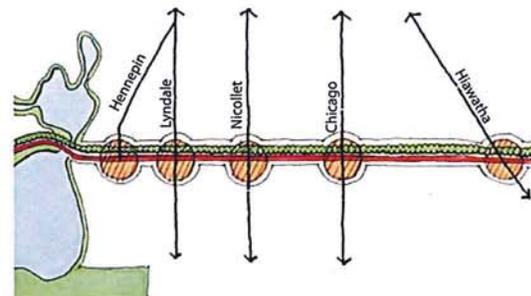


**Uptown in the region:** Uptown is strategically located near the Chain of Lakes and downtown Minneapolis.

To date, many of the most controversial projects have not materialized, and in the meantime market influences beyond Uptown have resulted in a loss of daily goods and services, a loss in daytime population, and increased commuter through-traffic. Moreover, a few high profile crimes and retail turnovers have added to the sense of unpredictability.

Fortunately, this plan can provide predictability, find common ground, and help make Uptown the leading urban neighborhood it should be. To this end, the Plan:

- Recognizes, protects, and enhances the established neighborhoods of East Isles, Lowry Hill East, East Calhoun, and CARAG.
- Recognizes the value and benefits of high quality, well-located, and well-designed urban density.
- Celebrates Uptown's primary amenities, its adjacency to the Lakes and the Midtown Greenway.
- Prioritizes streets (especially Hennepin Avenue, Lake Street, and Lagoon Avenue) as places for social interaction and urban activity instead of just as conduits for through-traffic.
- Accepts the dual role of Uptown as a regional attraction and a local community.



**The Midtown Corridor:** Lake Street and the Greenway will facilitate strong growth corridors for mixed-use development in South Minneapolis.

## Growth

It is important to encourage growth in Uptown. Growth in Uptown will help bring about positive changes that residents desire. Growth will support transit and pedestrian infrastructure improvements. Growth will help stabilize local businesses and create opportunities for new businesses. Growth can help bring about new open spaces, gathering spaces and improved connections to the Lakes and the Greenway. In short, growth is needed to strengthen Uptown's eclectic urban character.

As important as it is for Uptown to grow, it cannot do so in a sustainable manner without simultaneously stabilizing the edges of existing neighborhoods and creating new and improving existing public spaces. The area's public spaces and neighborhoods are, after all, the foundation for Uptown's quality of life and desirability. This Plan proposes specific patterns of new growth that can achieve the goals of providing development capacity while simultaneously stabilizing the neighborhoods and improving open spaces and streets.

Uptown's growth strategy, as outlined in this Plan has several components. They include:

- Focusing the most intense development in the Core of Uptown.
- Defining the edges of new growth, and shaping the edges of new growth such that transitions to the neighborhoods are clear and predictable.
- Shaping the new growth, and the additional height and density in the Core such that it creates high quality public streets and green spaces.



**Current Zoning Analysis, Allowable Height:** Current zoning directs growth to different parts of Uptown, including into the neighborhoods.



**Proposed Development Intensity:** The majority of new development should be directed to the core of Uptown, between Hennepin Avenue and Bryant Avenue, the Greenway, and Lake Street.



**Sculpted Building Envelopes:** The Plan recommends future development be sculpted to create better transitions and reduced shadowing of public spaces and streets.

## Vision

In November 2006, over 100 people attended visioning sessions to discuss their hopes and concerns for Uptown. Participants described the Uptown they want to see in the future. The Vision Statement below is a synthesis of the individual visions.

Uptown is a **welcoming** neighborhood, with a **diversity** of people, places, and architecture.

Uptown is a **green** community. Its buildings, streets, lakes, and parks form a green cityscape that contributes to a sustainable region.

Uptown looks and feels like no other place. It offers its own **urban character** with a dense, mixed-use core of new and old buildings surrounded by quiet, tree-lined neighborhoods.

Uptown is a **vibrant** center of activity where people gather throughout the day and into the evening.

Uptown is a car-optional environment. Walking, cycling, and transit use are the preferred **transportation choices** of many residents and visitors.

Uptown has a rich social and architectural **history** that contributes to and sustains its unique character.

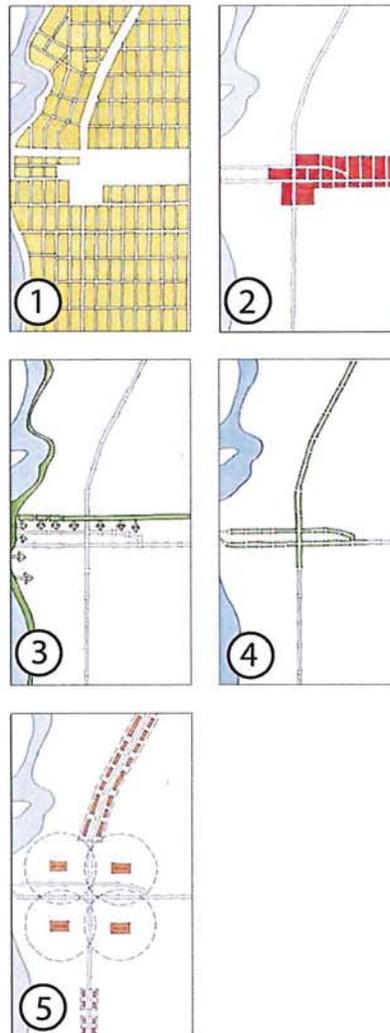
This vision could be used to describe some of the nation's greatest urban neighborhoods, such as the Pearl District in Portland, Oregon, Downtown Santa Monica in Santa Monica, California, and Dupont Circle in Washington, D.C.

Urban neighborhoods like these typically contain a variety of services convenient to a residential population. These include community destinations and gathering places, good access to public transit, and a prominent public realm of parks, plazas, and open spaces. A compact, well-connected pattern incorporates a variety of building types at a range of price points, all set within an area that is comfortable for walking and biking. Uptown can have these characteristics and can be a premier destination location as well.

## Goals

The following goals make the vision tangible. They connect ideas with the physical place, and help realize the vision outlined by Uptown stakeholders. The goals are to:

1. Reinforce surrounding neighborhoods.
2. Reinforce a mixed-use core.
3. Establish public open spaces.
4. Improve streets for pedestrians, bicycles, and transit.
5. Improve parking options.



## Character Areas

Not all of Uptown is the same. Different parts of the study area have different characteristics and thus should evolve differently over time. This Plan recognizes that change and growth should be informed by the study area's strong context and surroundings, and ensures this happens by organizing the study area in six distinct Character Areas.

Just as the vision and goals reflect variety in thoughts and ideas expressed by the public, the Character Areas come from the variety of characteristics demonstrated by the place itself. Each Character Area has a different economic niche, land use pattern, circulation need, and range of building types, frontage types, and open space. The purpose of defining the different Character Areas is to reinforce the varied urban character of Uptown. Defining the Character Areas helps promote orderly and predictable development.

### Hennepin Avenue Commercial Corridor

This area is primarily the retail/service that lines both sides of Hennepin. A healthy mix of neighborhood and commercial serving uses includes established favorites and new emerging businesses. Various building types and parking conditions, including on-street parking, exist in this area. Recent development has been incremental on smaller sites.

**Recommended Uses:** Primarily mixed-use/commercial

**Preferred Heights:** Primarily 2-4 stories with occasional buildings up to 84 feet on larger blocks.

### West Lake Street Live/Work

This area is an eclectic mix of higher-density housing and residential converted to retail/service uses. Significant features include the lake edge, the Mall, and the heavily traveled one-way Lake Street segment. The area is characterized as live/work partially due to the residential scale of smaller, independently-owned shops and offices. A portion of this area includes the Shoreland Overlay District.

**Recommended Uses:** Primarily residential/live/work

**Preferred Heights:** 2-5 stories



**Character Areas:** Future growth in Uptown will be diverse and varied, yet appropriate to its context.

### Urban Village

(North and South Sub-Areas)

Residential development in this area includes a number of for-sale and for-rent developments with others in progress or planned. The Urban Village was envisioned in 1998 as the area immediately north of the Greenway. This Plan expands the definition of the term to include the parcels on Lake Street and Lagoon Avenue.

**Recommended Uses:** Primarily mixed-use/residential

**Preferred Heights:** Primarily 3-5 stories with some opportunities for taller buildings up to 84 feet on major corridors (as shown in section drawings throughout the Plan)

### Activity Center

The Activity Center is primarily a shopping and entertainment area with an established pattern that relies on traditional store fronts, active sidewalks and a mix of daytime and evening uses. A major focus of this Plan is to define more clearly the area's Activity Center, which is at the crossroads of Hennepin Avenue and Lake Street.

**Recommended Uses:** Mixed-use/commercial

**Preferred Heights:** Primarily 3-5 stories with opportunities for taller buildings up to 84 feet on major corridors. (as shown in section drawings throughout the Plan)

### South Hennepin Community Corridor

Mostly residential in scale and character, Hennepin Avenue south of 31st Street includes neighborhood serving commercial uses at selected sites and intersections (32nd, 34th, 35th, and 36th Streets). The avenue features a predominance of front yards and several former single-family houses that have been converted to professional office use.

**Recommended Uses:** Primarily residential/office, small commercial

**Preferred Heights:** 2.5-3 stories

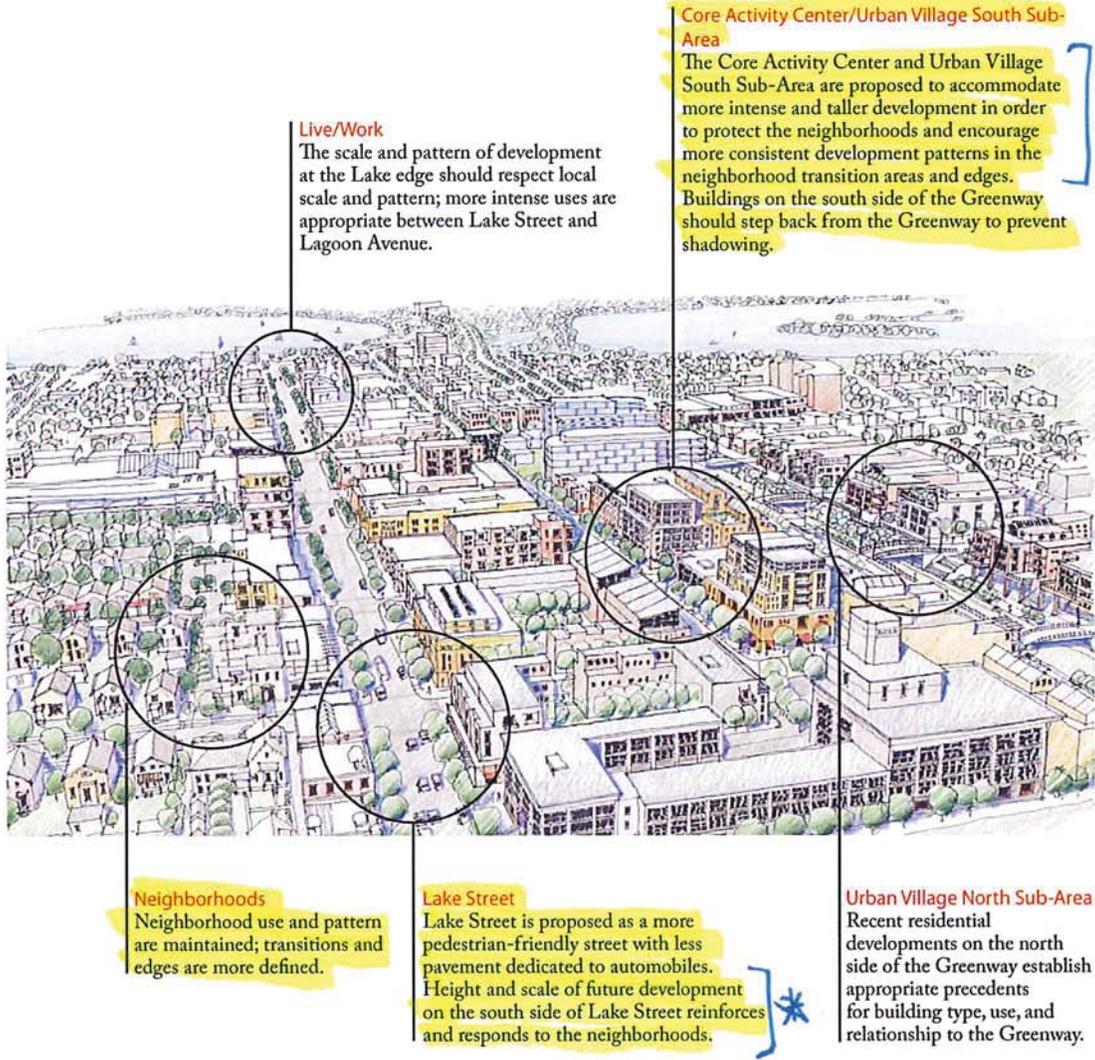
### Neighborhood

The neighborhood Character Areas are residential, mostly single-family duplex, triplex and small apartments, and are well established and maintained.

**Recommended Uses:** Residential

**Preferred Heights:** 1.5-3 stories

*Preferred height is discussed generally on this page. Preferred height is described in stories and is based in large part on the existing building context. Please refer to Section 7: The Plan and Section 8: Plan Elements (Land Use Sub Section) for more detailed discussion on building height, building envelope, and the zoning code. Building scale is more specifically defined in feet later in the document.*



**Live/Work**  
 The scale and pattern of development at the Lake edge should respect local scale and pattern; more intense uses are appropriate between Lake Street and Lagoon Avenue.

**Core Activity Center/Urban Village South Sub-Area**  
 The Core Activity Center and Urban Village South Sub-Area are proposed to accommodate more intense and taller development in order to protect the neighborhoods and encourage more consistent development patterns in the neighborhood transition areas and edges. Buildings on the south side of the Greenway should step back from the Greenway to prevent shadowing.

**Neighborhoods**  
 Neighborhood use and pattern are maintained; transitions and edges are more defined.

**Lake Street**  
 Lake Street is proposed as a more pedestrian-friendly street with less pavement dedicated to automobiles. Height and scale of future development on the south side of Lake Street reinforces and responds to the neighborhoods.

**Urban Village North Sub-Area**  
 Recent residential developments on the north side of the Greenway establish appropriate precedents for building type, use, and relationship to the Greenway.

*note: all graphics included in this Plan are illustrative and were created at various times throughout a year long process. They represent a long term vision for Uptown, not specific development proposals.*

## Plan Elements

In addition to acknowledging Uptown as a series of different Character Areas, it is important to consider its overall urban fabric. To create a high quality environment, each element of the urban fabric must be studied both independent of and together with each of the other elements. The three main elements of this plan include Built Form, Open Space, and Access.

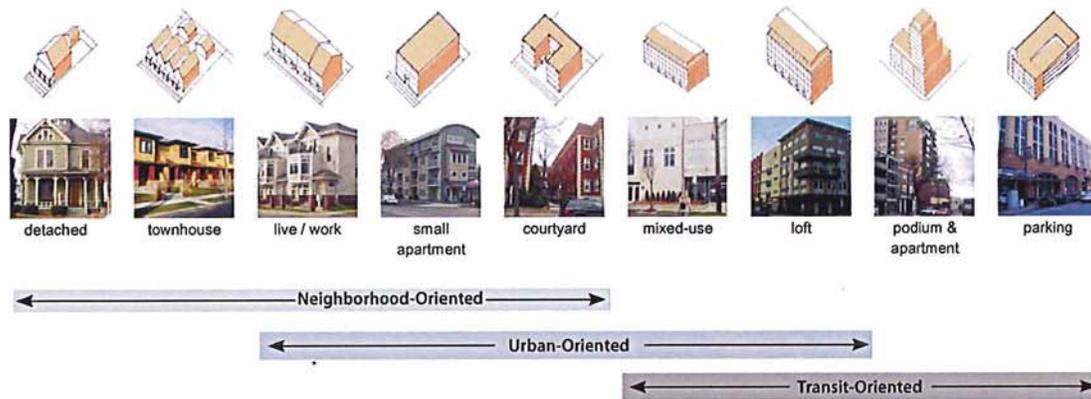
### Built Form

Built Form is further classified as Land Use, Development Intensity, and Physical Features. The Plan provides detail for appropriate implementation of each. Primary recommendations are to:

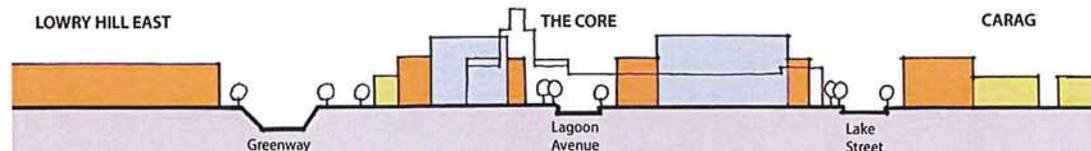
- Focus growth in areas where it is most appropriate, or where surface parking, underutilized land, large parcels, and market interest is abundant.

- Establish - through design and use - strong, gradual transitions between residential and commercial areas.
- Discourage one-story buildings
- Encourage retail on specific blocks.
- Stitch neighborhoods together by promoting residential uses and low impact neighborhood services on side streets.
- Encourage mixed-use along Lake Street to connect Uptown and Lyn/Lake.
- Identify the area most near the intersections of Hennepin Avenue and Lake Street and Hennepin Avenue and the Midtown Greenway as the "Activity Center," and contain high intensity entertainment uses in this area.
- Locate tallest buildings along corridors.
- Step back upper floors of buildings to limit shadowing of streets and the Midtown Greenway.

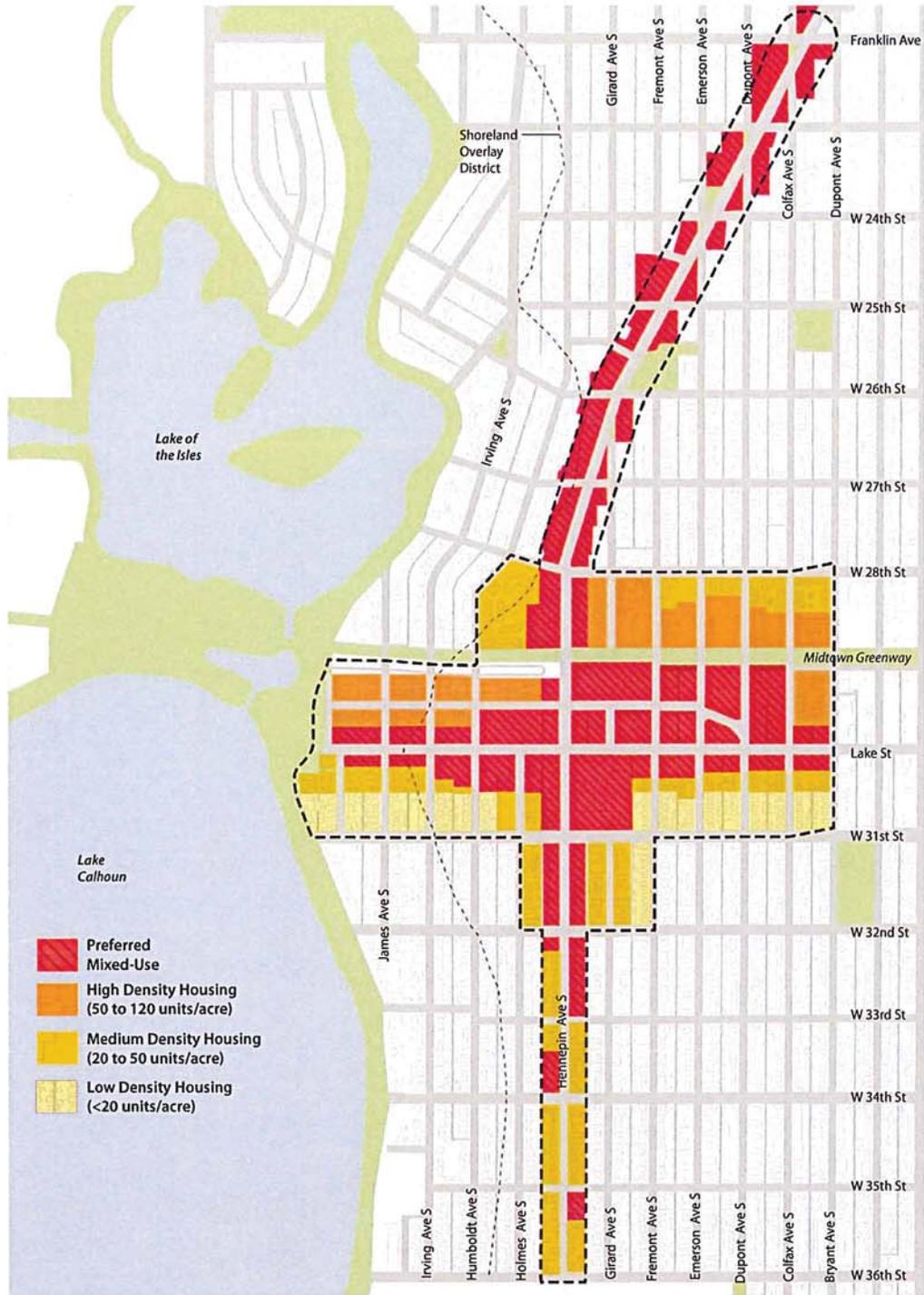
### Building Types



**Building Types:** A range of building types in Uptown will assure transitions are smooth and density is focused in the appropriate locations.



**Sculpted Building Envelopes:** The Plan recommends future development be sculpted to create better transitions and reduced shadowing of public spaces and streets.



**Future Land Use:** Suggested land uses focus development in the Uptown core.

## Implementation

This Plan will update the Minneapolis Plan regarding land use and land use designation. Adoption of this Plan by City Council should signal the beginning of a new era for Uptown. The Plan will be implemented over the next 15 to 20 years with both private and public resources. Implementation will amount to significant changes and improvements in Uptown – changes that are both qualitative and quantitative.

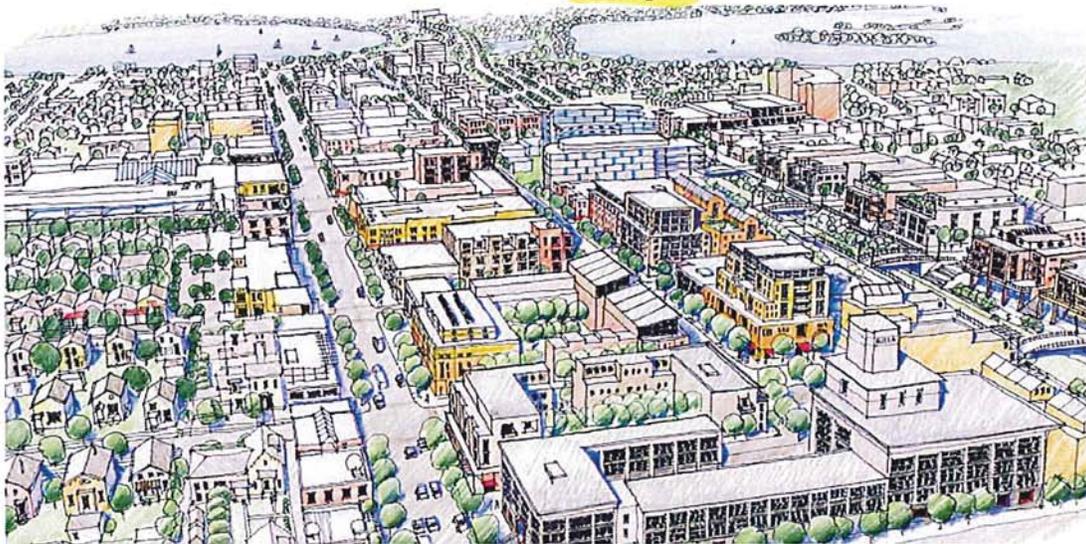
The Plan promotes responsible growth. Over the next two decades, Uptown has the potential to accommodate substantial new residential, commercial, retail, and office space. This growth should be directed away from the edges of the residential neighborhoods and toward the core. This growth will bring support for existing and new local businesses.

New growth will broaden the area's housing options, provide new employment opportunities, and bolster the local retail and service base. It also will support transit, help fund public improvements, reduce automobile use, and make a positive contribution to the environment. In addition,

new growth has the potential to contribute to connections to the Lakes, transit connections to Midtown, the southwest and downtown, new plazas and parks, new cultural and community facilities, more efficient parking, and improved and enlarged sidewalks and bikeways.

Together these private and public investments will help Uptown reassert itself as a regional destination for recreation, shopping, and entertainment, as well as stabilize itself as a desirable local mixed-use residential community.

Partnerships and civic cooperation are as important to the implementation of this Plan as the physical legacies described above. This Plan is not a blueprint for how to spend public resources. Rather, it is a document designed to raise investor confidence, form partnerships, and inspire new ideas. The ideas come from vested interests and passions of Uptown's diverse body of stakeholders. The realization of these ideas depends on continued cooperation and coordination between an active public sector, an entrepreneurial private sector, and an engaged citizenry. The result of such partnerships will be a renewed Uptown – a place that embodies the best qualities of urban living in Minneapolis.



**New Growth, Old Neighborhoods:** The Plan clearly defines intense and taller investment in the Activity Center and Urban Village South Sub-Area (between Lake Street and the Greenway) in order to direct that pattern away from neighborhoods and neighborhood transition areas.

## Public Participation

The Small Area Plan process was conducted in three phases over approximately 18 months. The depth of public outreach was a foundation for the Plan, and the process was open, transparent, and inclusive; all focus group meetings, Steering Committee and public meetings were open and accessible. The Steering Committee met twelve times throughout the process and helped to guide the project. The design team hosted nine community meetings at Calhoun Square and facilitated fourteen focus group discussions. Total meeting attendance exceeded 500 people. In addition, the team gave periodic updates to the Planning Commission and interested groups such as the Midtown Greenway Coalition and the Uptown area business associations. Below are highlights from and outcomes of the public input sessions. In addition, a robust project website was updated with regular information about the process. Over 20 e-mail updates were sent out to meeting participants over the 18 month process. Additional notes and details are located in the Appendices.

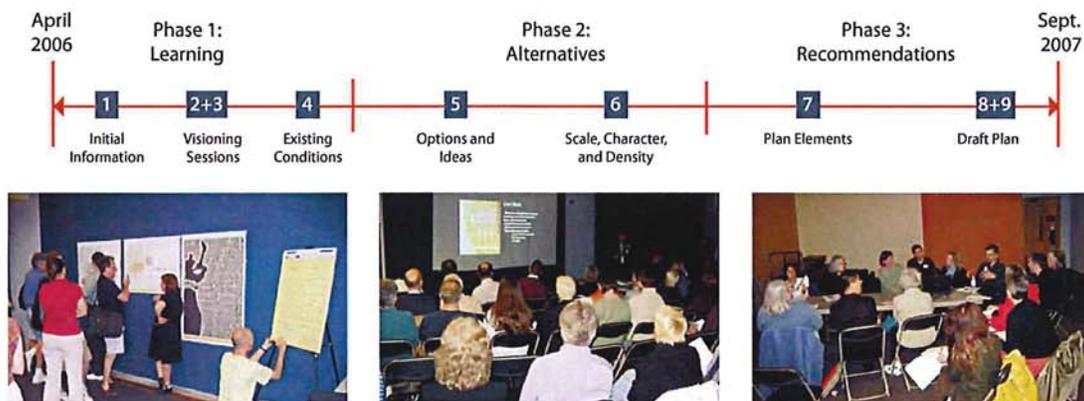
## Steering Committee

The Uptown Small Area Plan Steering Committee was selected in June 2006. The Steering Committee was comprised of:

- One (1) Council Member
- Two (2) representatives from each of the surrounding four neighborhoods
- Six (6) City Council Member appointees
- One (1) representative from each of the two business associations
- One (1) representative from the Midtown Greenway Coalition

Responsibilities of committee members included:

- Communicating with appointing organizations.
- Helping to engage the public.
- Advising on the planning process.
- Advising on Plan content.
- Balancing various values.



**Public Process:** The Small Area Plan included nine Community Meetings over 18- months. Presentations and public feedback sessions were part of each meeting.

## Uptown Vision

In November 2006, over 100 people attended visioning sessions to discuss their hopes and concerns for Uptown. Participants described the Uptown they want to see in the future. The Vision Statement below is a synthesis of the individual visions.

Uptown is a **welcoming** neighborhood, with a **diversity** of people, places, and architecture.

Uptown is a **green** community. Its buildings, streets, lakes, and parks form a green cityscape that contributes to a sustainable region.

Uptown looks and feels like no other place. It offers its own **urban character** with a dense, mixed-use core of new and old buildings surrounded by quiet, tree-lined neighborhoods.

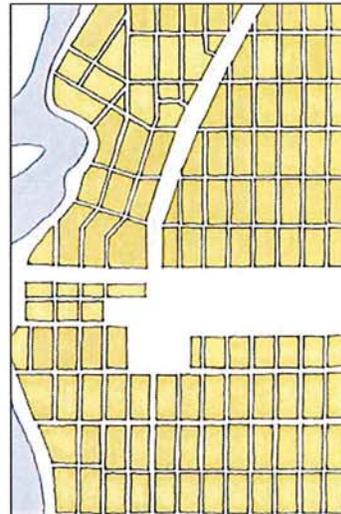
Uptown is a **vibrant** center of activity where people gather throughout the day and into the evening.

Uptown is a car optional environment. Walking, cycling, and transit use are the preferred **transportation choices** of many residents and visitors.

Uptown has a rich social and architectural **history** that contributes to and sustains its unique character.

## Design Goal #1

### Reinforce surrounding neighborhoods.

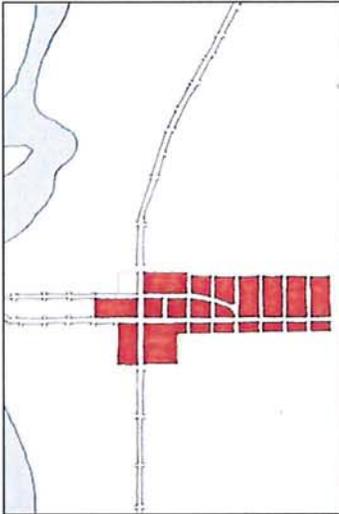


The neighborhoods surrounding Uptown are vital to its success. They contain a local customer base with significant buying power. Neighborhood stability requires support for neighborhood initiatives such as maintaining housing stock and improving local parks. Properties on the corridors must be designed to reinforce neighborhood edges. The goals are to:

- Strengthen neighborhood edges.
- Reinforce neighborhood uses by limiting commercial encroachment.
- Establish a high quality transition area, including green buffers between neighborhoods and surrounding uses.
- Improve streets for pedestrians, bicycles, and transit.
- Improve parking options.

## Design Goal #2

Create a dense mixed-use core.

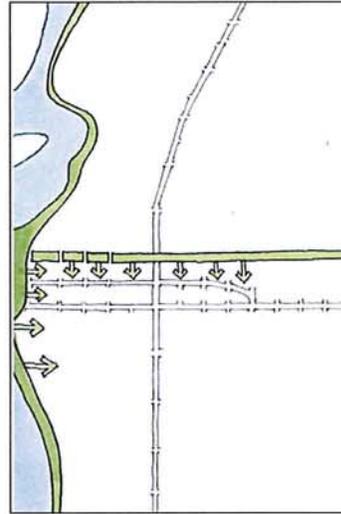


The center of Uptown is strongly defined at the edges by an established residential pattern. Mixed-use development in this well-defined area will concentrate commercial, office, and entertainment activity at the core, and a healthy mix of business and commercial activity will bring complementary daytime population to the area. In addition, a residential component will connect existing neighborhoods and provide a smooth transition between them.

- Support high quality mixed-use commercial and residential development.
- Support a healthy mix of businesses.
- Increase the daytime population.

## Design Goal #3

Establish public open spaces that connect to the Greenway and the Lakes and encourage interaction and gathering.

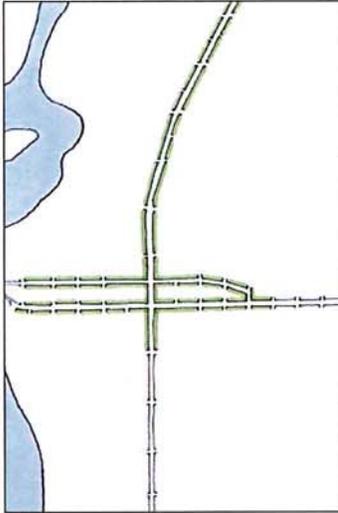


The Midtown Greenway and the Lakes are adjacent to Uptown. However, these significant public spaces are not well-connected or easily accessible, physically or visually, from the Uptown core. Better connections and accessibility will increase movement between and within these public spaces and the Uptown core. This, in turn, will improve the relationship between Uptown and its surroundings, and will allow Uptown to capitalize on the prominent public assets the larger area offers.

- Improve connections between the Midtown Greenway, the Lakes, and Uptown.
- Establish a central public gathering place.
- Establish a variety of smaller public urban spaces.
- Use green space to improve connectivity between amenities such as the Lakes and the Greenway and to preserve and improve air and water quality.

### Design Goal #4

Improve Hennepin, Lagoon, and Lake for pedestrians, bicycles, and transit.

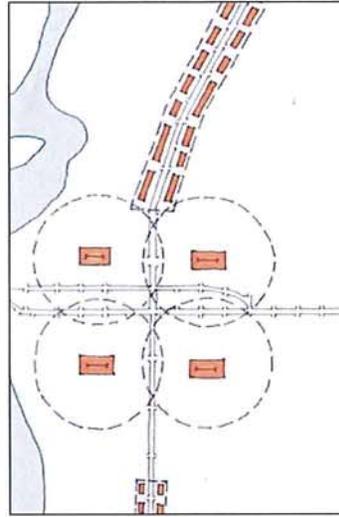


Uptown thrives because it supports alternative transportation options and because it is well-connected to regional routes and trail systems. However, sidewalk and street conditions in the Uptown core are inhospitable for walkers, cyclists, and transit riders. Investment that improves the public right-of-way by widening, greening, and otherwise activating sidewalks, adding bicycle lanes, and prioritizing transit, will contribute to a friendlier experience along these major Uptown routes. Furthermore, investment in human-scaled building frontage, or the interface between the public and private realm, will also improve the public experience.

- Reconnect the street and sidewalk network where feasible.
- Widen, green, or otherwise activate sidewalks.
- Prioritize transit.

### Design Goal #5

Improve and coordinate parking options.



Ample parking options exist in Uptown, but access, cost, and wayfinding challenges prevent visitors from using these parking options. A coordinated Uptown parking strategy that includes appropriately located structures and lots that are affordable, easy to find, and shared among all Uptown visitors regardless of their specific destinations, will alleviate parking pressures experienced by area residents, visitors, and workers. This strategy will address short (shoppers), medium (visitors), and long (employees) term needs.

- Establish a coordinated parking strategy.
- Improve access to parking areas.
- Address short-term, medium-term, and long-term users.



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## 7. The Plan

## Overview

### The Neighborhoods and the Corridors

Uptown is a complex, diverse, dynamic, and unique place in the region. It is a community of constantly evolving commercial corridors surrounded by stable, quiet, pleasant residential neighborhoods.

Uptown neighborhoods continue to be desirable because of the Lakes, the pedestrian-oriented neighborhood streets, and the unique architecture. The corridors, on the other hand, have changed significantly. As the region grew and Uptown and the Lakes established themselves as regional attractions, the corridors expanded and intensified. Managing the transition between the stable residential neighborhoods and the ever-changing corridors is the essence of this Plan.

### Growth

An important premise of the Plan is to recognize that in order to maintain the high quality of life in the neighborhoods, change and growth must occur along the corridors. The growth must be orderly, predictable, and sustainable. It must build upon strengths, eliminate weaknesses, and be incremental. It must yield positive public benefits, make contributions to the public realm, and reinforce the local retail infrastructure. New development along the corridors must be both qualitatively and quantitatively additive. That is, growth on the corridors must increase economic vitality and density while at the same time improving the overall quality of the area with positive physical improvements.

As important as it is for Uptown to grow, it cannot do so in a sustainable manner without simultaneously stabilizing the edges of existing neighborhoods and creating new and improving existing public spaces. The area's public spaces and neighborhoods are, after all, the foundation for Uptown's quality of life and desirability. This Plan proposes specific patterns of new growth that can achieve the goals of providing development capacity while simultaneously stabilizing the neighborhoods and improving open spaces and streets.



**Development Opportunities:** Parking lots (orange) and properties with development proposals and interest (brown) are highlighted on the drawing above. The majority of likely development opportunities are located adjacent to the Greenway and north of Lake Street.



**Existing Conditions:** The Core of Uptown is underutilized. Surface parking lots and one-story buildings dominate the area of Uptown that is most accessible by transit.

Uptown's growth strategy has several components. They include:

- Focusing the most intense development in the Core of Uptown.
- Defining the edges of new growth, and shaping the edges of new growth such that transitions to the neighborhoods are clear and predictable.
- Shaping growth near the Lakes.
- Shaping new growth, height, and density in the Core such that it creates high quality public streets and green spaces.

#### Focusing the Most Intense Development in the Core

The Plan proposes the majority of new growth to occur in the Core of Uptown (the Activity Center and the Urban Village). This area of Uptown can accommodate the most growth because there is ample vacant and underutilized land and it is the area of Uptown best served by transit.

#### Defining the Edges of New Growth

The Plan carefully manages the edges of new growth such that transitions to the neighborhoods are predictable. Areas north of the Greenway and south of Lake Street will be carefully designed to

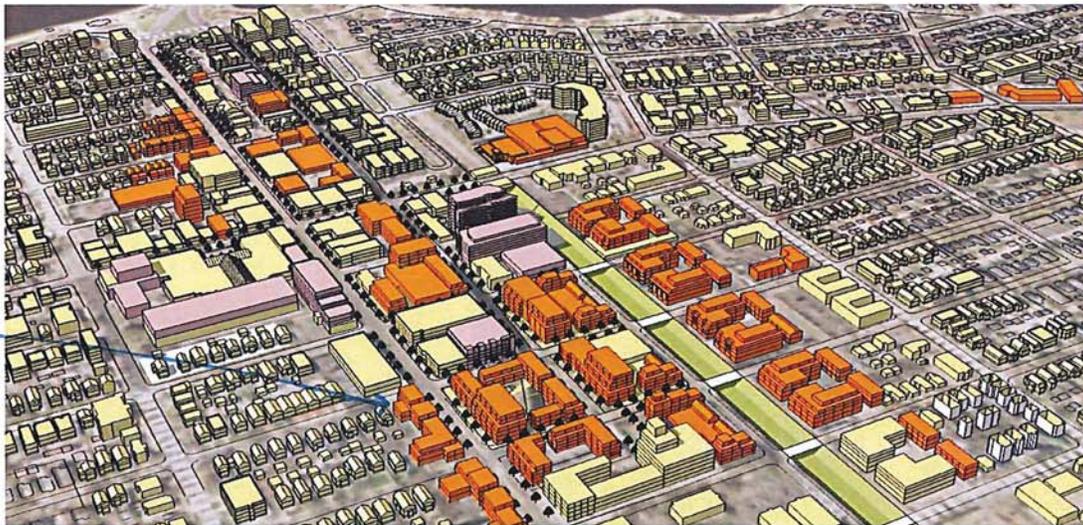
preserve the valuable residential qualities of the adjacent neighborhoods.

#### Shaping Growth Near the Lakes

Growth near the lakes has been a community concern. This plan encourages future development to be in keeping with the existing scale and respect the intent of the Shoreland Overlay District (a zoning overlay district that adds additional requirements for development within 1000 feet of water bodies throughout the state). On occasion, variances and conditional use permits within the Shoreland Overlay District may be appropriate, but this Plan attempts to avoid conflicting guidance, and suggests that more intense growth is more appropriate in the Activity Center and Urban Village (South Sub-Area).

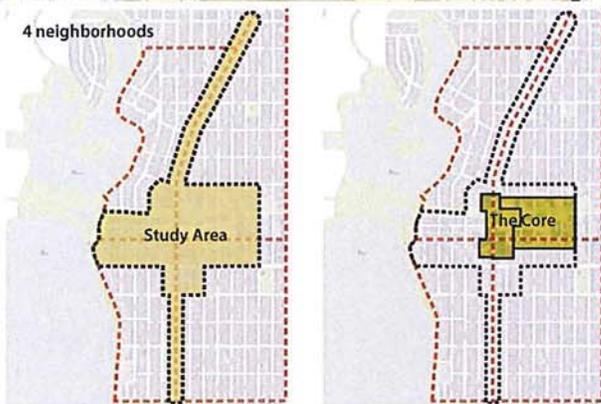
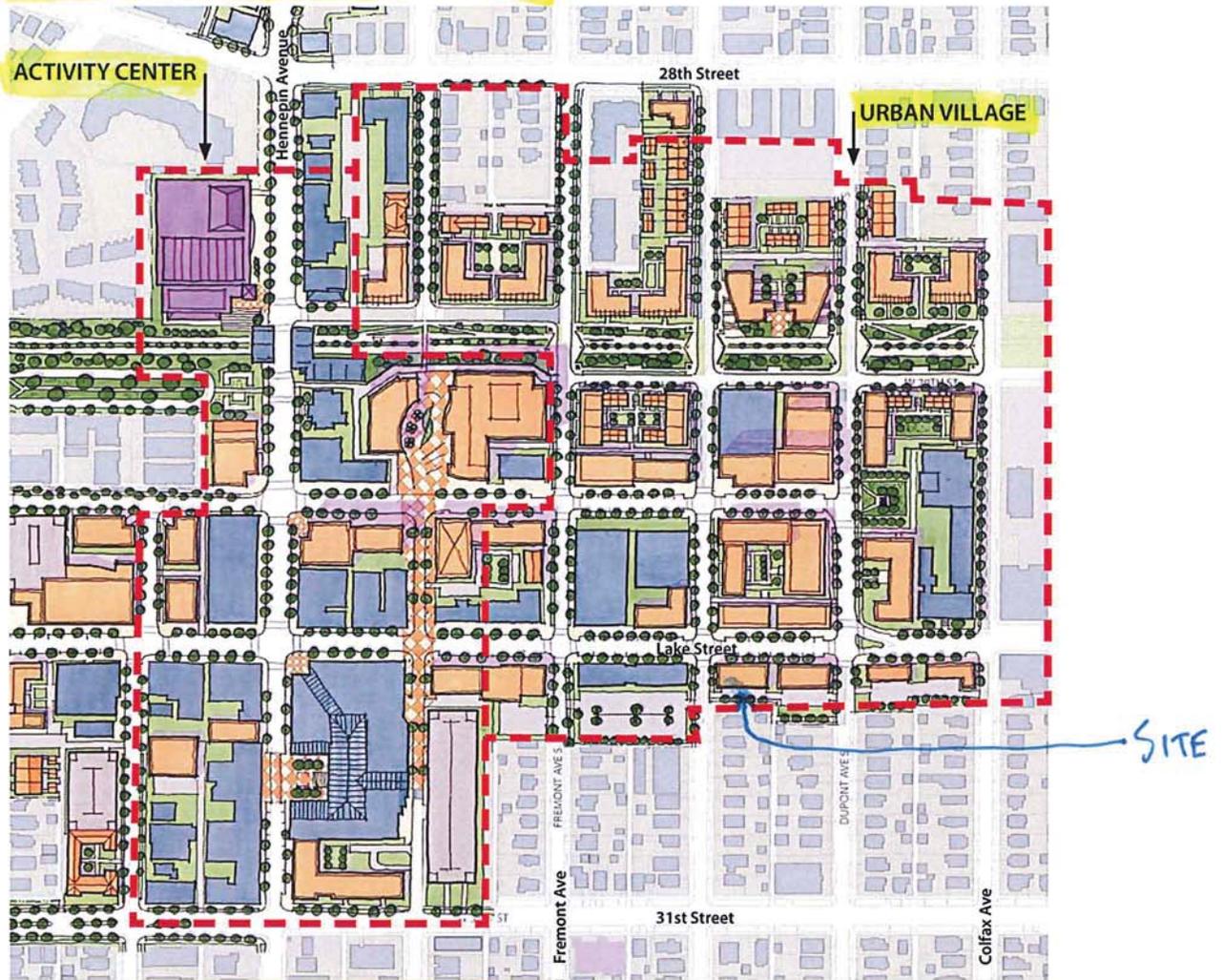
#### Shaping New Growth in the Core

The Plan proposes guidelines for how new growth in the Core should be shaped such that it creates high-quality public spaces. The Plan recommends stepping buildings back on the upper floors on the south sides of Lake Street, Lagoon Avenue, and the Greenway in order to help create an active green public realm. Taller portions of buildings should be stepped back so that their height does not substantially shadow public spaces.



**Proposed Build-out:** The Core of Uptown will become primarily a mid-rise mixed-use district. New development is concentrated between the north edge of the Greenway and Lake Street.

**The Core: The Activity Center and the Urban Village**



**The Core:** Growth in Uptown will be focused on the Core (The Activity Center and the Urban Village). The Core represents a fraction of the overall area.

4 Neighborhoods:	1000 acres
Study Area:	123 acres
Core:	12 acres

## Activity Center

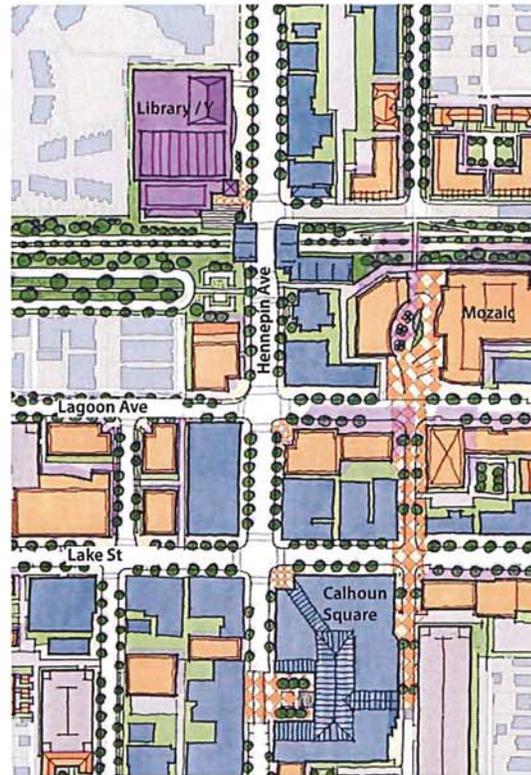
The Core of Uptown should remain at Hennepin Avenue and Lake Street. The Activity Center should be mixed-use, containing entertainment, hotels, restaurants, shopping, and destination uses, as well as (local and national) retailers on the ground floor of all buildings. Upper floors should contain residential and office uses. Regional attractions and evening-oriented uses should be concentrated in the Activity Center.

The Activity Center will be a vibrant area with broad sidewalks and an active street life consisting of both a high volume of pedestrians and vehicles. The activity from both will create an energetic urban district.

The Activity center currently contains mostly two-story buildings. However two large scale projects, Calhoun Square and Mozaic, have received approvals for buildings 6 to 9 stories (Calhoun Square) and 8 to 10 stories (Mozaic). This Plan suggests that these are signature buildings. Buildings three to five stories would be sensitive to the existing conditions and provide transitions to approved taller buildings. In some locations on major corridors buildings up to 84' may be permitted.



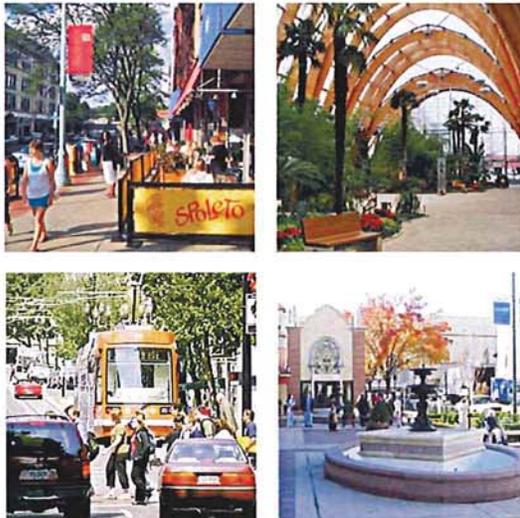
**Core Activity Center:** The center of Uptown is a mix of entertainment and shopping uses.



**Core Activity Center:** A redeveloped, urban-oriented Calhoun Square should remain an anchor in Uptown.

The Plan recommends increasing daytime population by encouraging office developments in the Activity Center. Non-Residential developments will provide employment and economic development opportunities for established businesses and new entrepreneurs alike. A greater number of employees in Uptown will also lend market support to existing retail uses and restaurants.

A redeveloped Calhoun Square should remain the anchor for Uptown and the Activity Center. The Plan recommends Calhoun Square continue to house restaurants and regional shopping attractions. However, the Plan recommends the new Calhoun Square introduce housing and offices onto the property, assuring the 100 percent corner of Hennepin Avenue and Lake Street remain active around the clock. Commercial development on the site should be located toward Lake Street and Hennepin Avenue. Building height should be toward the core of the Activity Center and the existing neighborhood scale on Fremont Avenue and 31st Street should be respected.



**Precedent Images:** The Core of Uptown will be transformed with high quality public spaces: plazas, wide sidewalks, pedestrian friendly streets, and all season gathering places.



**Girard Meander:** Girard Avenue, connecting Mozaic to Calhoun Square, will become an active pedestrian street, closed to traffic on evenings and weekends.

## Urban Village

The Urban Village should be a dense district with a variety of building heights. The Urban Village presents the most future development opportunities in all of Uptown as it currently contains a proliferation of surface parking lots, vacant properties, aging industrial uses, and one-story single-use buildings, and its proximity and access to open space amenities and existing (and future) transit.

### Infrastructure

The basic street grid should remain intact, however the Plan suggests that high-quality development in this area requires improvements to the streets, in particular improvements to Lake Street and Lagoon Avenue. To this end, the Plan recommends improvements that will slow traffic, widen sidewalks, and improve pedestrian conditions without impacting the overall through-put of the streets. The Plan also recommends examining the feasibility of converting streets back to two-way as additional measures to creating pedestrian friendly streets. (Additional discussion is included in the Plan Elements Section of this Plan).



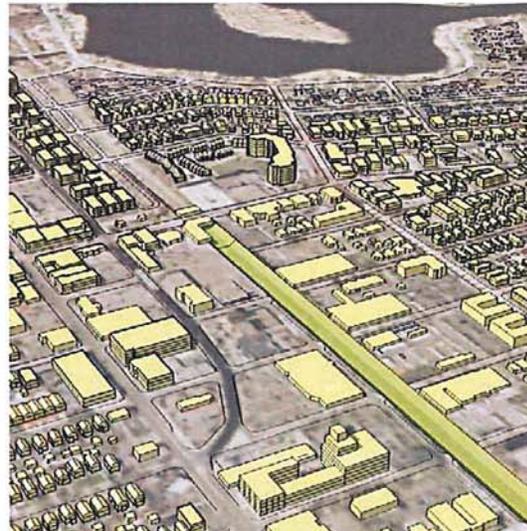
**Urban Village:** Currently, the area is a mix of under utilized properties, historic buildings, and new urban redevelopment.

The most significant infrastructure improvement will be the creation of The West Lake Street and Lagoon Avenue promenade (described in detail in the West Lake Street Section). The Promenade should extend from the Lake, east through Urban Village to Bryant Street. The Plan recommends narrowing both Lake Street and Lagoon Avenue and improving the quality of the sidewalks in order to create the Promenade.

### Development Patterns

Development Patterns north of the Greenway should be different from those south of the Greenway. North of the Greenway, new development should be residential only as the purpose should be to infill underutilized properties with high and medium density housing that transitions to the neighborhood. South of the Greenway will be high density mixed-use development.

The Urban Village has a variety of existing building types. Some buildings are one-story and auto oriented, whereas other buildings like the Buzza Building are much taller. As in the Activity Center, buildings three to five stories can provide transitions and taller buildings may be appropriate along major corridors.



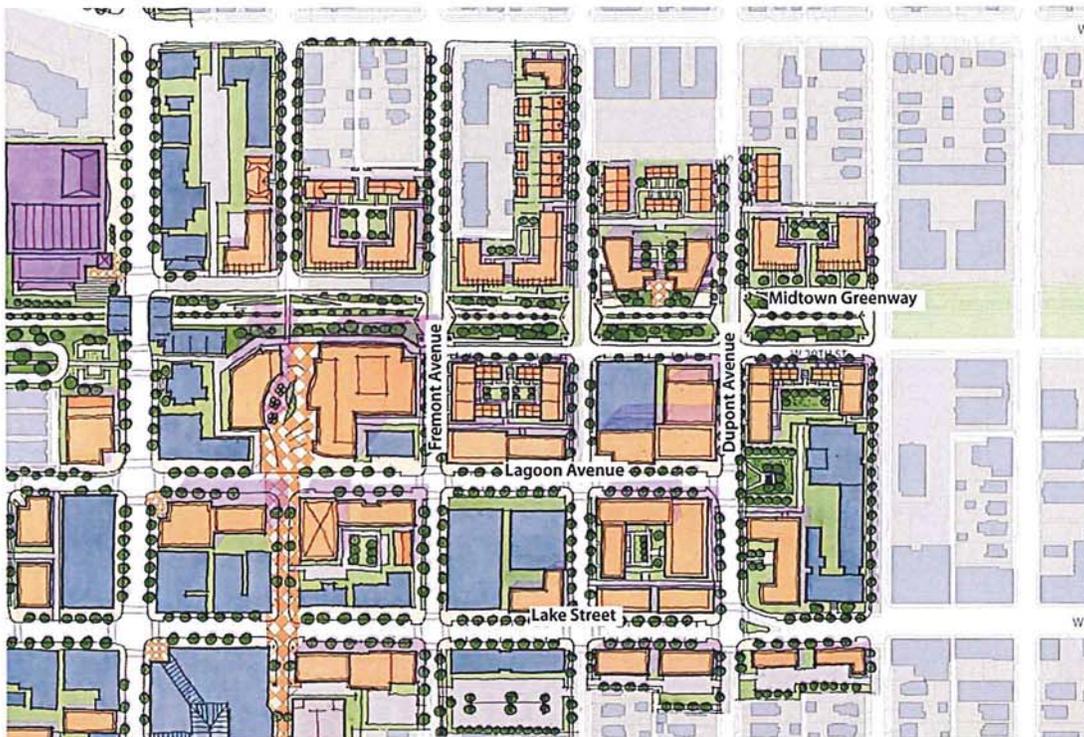


New development south of the Greenway should be encouraged to maintain the existing community-oriented retail, by incorporating those uses into new, more dense, urban buildings. Restaurants are permitted in the Urban Village (south sub-area) but other evening uses such as night clubs and hotels should be located in the Activity Center. The Plan recommends this area be redeveloped with varied building heights. The street wall should be continuous but varied. For all new developments, special attention should be paid to the transitions to the neighborhoods north of the Greenway and South of Lake Street.

Lake Street and Lagoon Avenue should contain mixed-use buildings. The Urban Village will reinforce the commercial patterns on Lake Street and Lagoon Avenue by lining these streets with active storefronts. Sidewalks should be widened (especially, the north side of the street) and be active places where people can walk, eat, and enjoy the urban character of Uptown.



Precedent Photos: The Urban Village will contain a mix of uses in buildings typically ranging from three to five stories, with the possibility of a few taller buildings on select sites.

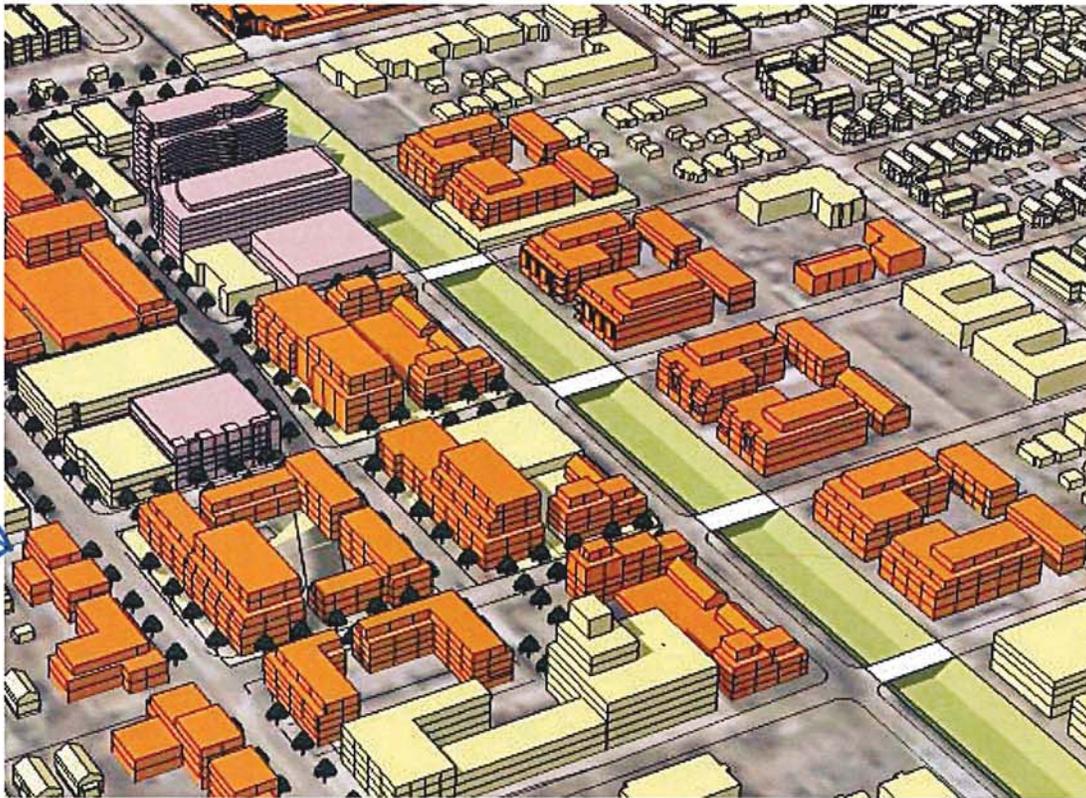


Urban Village Illustrative Plan: Single story commercial buildings and surface parking lots should be redeveloped. Retail should line Lake Street and Lagoon Avenue. Residential uses should be oriented to north-south streets and the Greenway.

uses, such as the Rainbow grocery store, should be encouraged to rebuild on their existing sites (with additional density) as they provide important community services. New development on Lake Street and Lagoon Avenue should contain upper floor offices as well as residential uses.

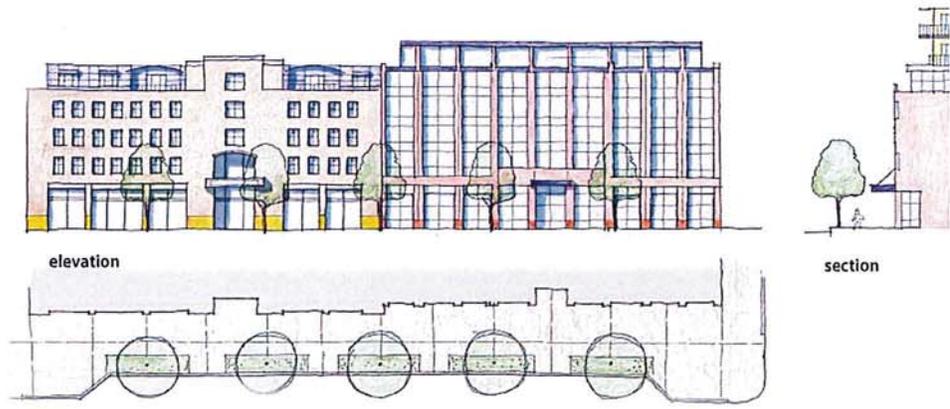
closer to Lake Street, with greater density than currently exists, and with a scale and form similar to existing houses. This Plan supports the goals of improving the neighborhood's relationship to Lake Street by accommodating such changes.

The south edge of Lake Street should intensify with mixed-use development. The new development should have retail at grade, on Lake Street, but should transition in height as it turns the corner and approaches the existing neighborhood. The CARAG neighborhood envisions the block between Lake and 31st Street as an appropriate plan for some new "lifestyle" (medium density, low maintenance, and compact) housing, particularly



**Conceptual Build-Out:** The Urban Village will become a dense mixed-use district. Buildings will be sited and designed to create high-quality streets and public spaces.

Lake Street and Lagoon Avenue

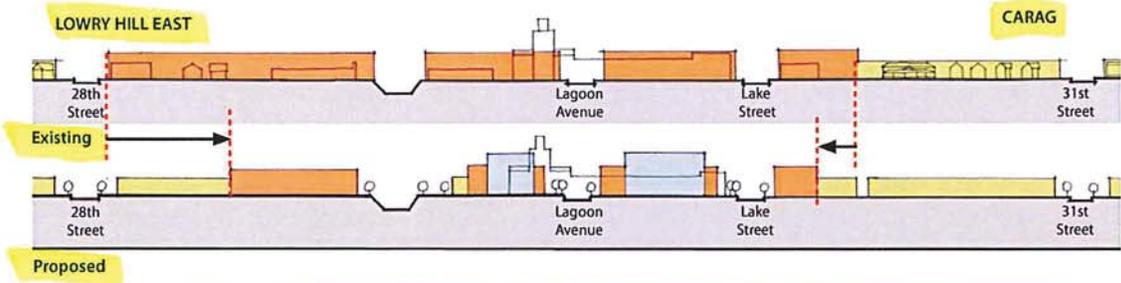


**Activity Center and the Urban Village:** New Development will consist of higher density housing, offices and retail uses.



**Lagoon Avenue and Lake Street, looking east:** Lagoon Avenue should become an urban street with mixed-use buildings. Buildings should contain step backs on their upper floors to permit sunlight to the street. Sidewalks should be broad and active with retail/commercial uses.

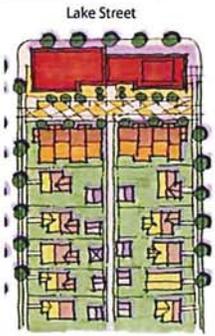
**Neighborhood Transitions to the North and South**



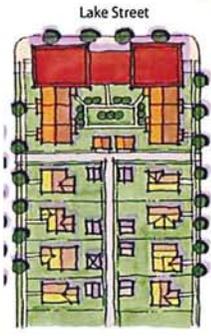
**Neighborhood Transitions and Building Height:** Buildings will be sculpted to create development capacity in the Core while still preserving neighborhoods and creating high quality public realm.



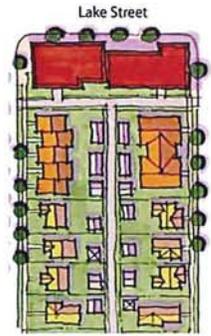
**Building Scale:** Buildings step down in scale as they transition from the mixed-use core to the neighborhoods



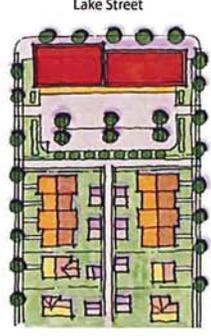
CARAG Lane



Courtyard and Accessory Buildings



Step Down in Building Scale

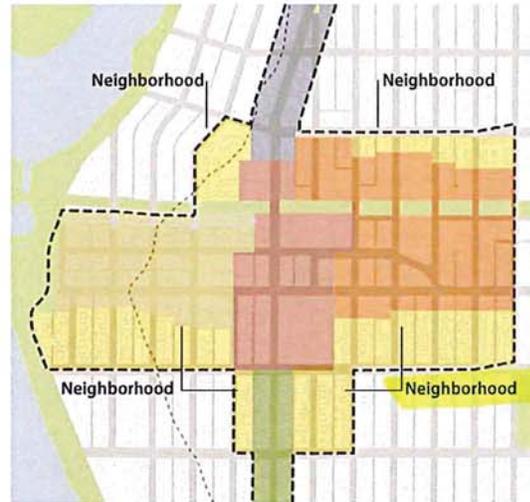


Alley and Landscaping (least preferred, requires extensive landscaping)

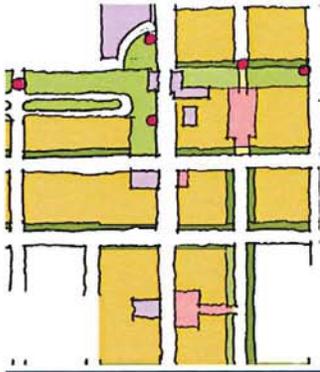
**A Menu of Strategies:** Transitions to the neighborhoods can occur in a variety of ways. Above are four strategies that will create a clean transition from the mixed-use core to the residential neighborhoods.

## Uptown Neighborhoods

The study area for this Plan intentionally extended a few blocks into the neighborhoods in selected locations. The purpose of extending the study into the neighborhoods is to define the transition between the neighborhoods and commercial areas. The Plan defines five mixed-use character areas. The sixth character area, the Neighborhood Character Area, is single-use - residential only. Investments in these areas should focus on maintaining, preserving, and improving the residential character. Any new construction should be in keeping with the prevailing scale of the neighborhood. Development adjacent to this character area should step down in scale so as to facilitate the transition.



**Uptown Neighborhoods:** The Plan preserves neighborhood scale and fabric where it is at risk.

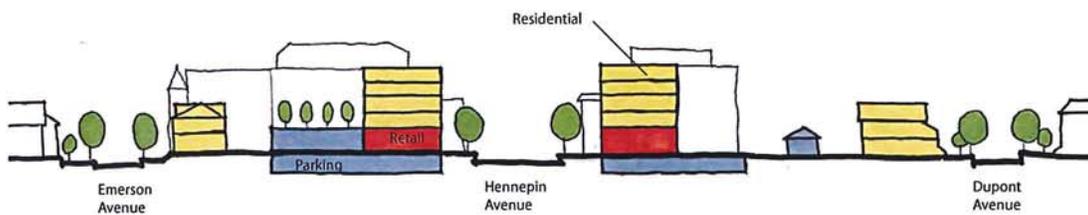


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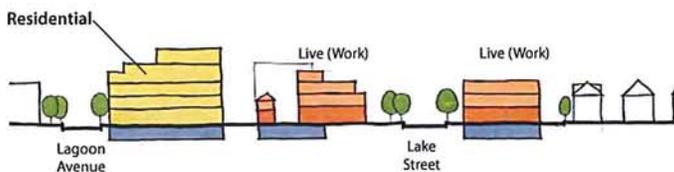
## 8. Plan Elements

**Land Use**

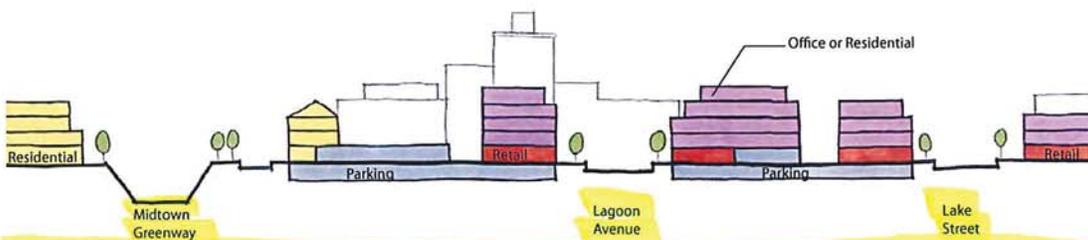
Uptown is, and will remain, a mixed-use area. This Plan clarifies land use patterns by concentrating retail activities at key locations on Hennepin Avenue and along Lake Street and Lagoon Avenue (east of Hennepin and east of James Avenue). The Plan recommends vertically mixing land uses throughout much of Uptown. The ground floor should contain active uses, typically retail (however, other uses are acceptable), while upper floors should contain offices or residential uses.



**Section AA (Hennepin Avenue at Franklin Avenue):** The Main Street character of Hennepin Avenue should be reinforced with medium density mixed-use buildings. Most should contain retail at grade and residential or small offices above. Residential at grade is acceptable if located mid-block.



**Section BB (West Lake Street at Irving Avenue):** The West Lake Street Live/Work District should contain apartments, lofts and live/work buildings. Small scale retail related to the arts or to lake/recreational activities is acceptable on corners.



**Section CC (Urban Village at Emerson Avenue):** The Urban Village should contain multi-story buildings with parking beneath. Retail should line Lagoon Avenue and Lake Street.



### Height, the Zoning Code, and Community Preference

Each zoning category in the zoning code contains height and density standards as well as regulations related to what kind of uses are permitted. In mixed-use and multiple family residential zoning districts, there are three height standards depending on the individual zoning category. These height standards are 2.5 stories or 35 feet, whichever is less; 4 stories or 56 feet, whichever is less; or 6 stories or 84 feet, whichever is less.

If a developer proposes to build higher than these heights or more stories than is permitted, he or she has the right to apply for a Conditional Use Permit for additional height. In granting or denying a Conditional Use Permit, the City Planning Commission shall consider, but not be limited to, the following factors:

- Access to light and air of surrounding properties.
- Shadowing of residential properties or significant public spaces.
- Scale and character of surrounding uses.
- Preservation of view of landmark buildings, significant open spaces or water bodies.

This Plan strives to give guidance for how build-



**Height vs. Stories:** It is possible to have two buildings at the same height with a different number of stories. Likewise it is possible to have two buildings with the same number of stories and have different heights. For this reason stories are used in general descriptions and feet are used in most graphics in this Plan.

ings can be designed to achieve the above goals at a variety of heights. As discussed in earlier sections of this plan, the community values the existing character of Uptown, which is varied. Thus, preferences for height responsive to the context of each area were described. This Plan attempts to balance the desire for contextual design and transitions with allowed heights in the Zoning code.

Stakeholders in Uptown desire to see a future Uptown whose urban form is varied, eclectic and diverse. This desired urban form cannot be achieved through application of the zoning code alone since the zoning code provides height regulations on a parcel by parcel basis, thus a sculpted building envelope is suggested.

There is general consensus that building exceeding the outlined building envelope should set off their potential impacts by providing public amenities such as access to the Greenway, public parking, affordable housing, green roofs, etc. Whereas this Plan gives specific guidance on a sculpted building envelope with a maximum height of 84' (between the Greenway and Lake Street), a broader public discussion that evaluates and weighs the overall public contributions and merits of an individual project should be expected on occasion in the future in the event that a taller building is proposed.

### Setbacks and Stepbacks: Sculpting Taller Buildings

In most of the character areas, the Plan reinforces existing patterns. The building and land use pattern proposed in the Uptown Core will be more intense, taller, and denser than the existing conditions. The design of the buildings, in particular how they are sculpted on their upper floors, will be critical to the success of the overall area.

New growth in the Core of Uptown should not be mandated with one consistent height limit. Each project should be judged on how well it addresses the suggested building envelope described on the following pages. Uniform height would not respect the unique features (open spaces, historic buildings, and the Greenway) of Uptown, would not create transitions to the neighborhoods, and would not leverage the streets, the sidewalks, and the Greenway as primary assets of Uptown. Imparting a single height limit across the Core of Uptown would not be in keeping with residents' vision of Uptown as a unique urban place with varied buildings and spaces. In addition, a single building height would artificially suppress the market supply, which would likely lead to additional development pressures along the edges and within the neighborhoods.

Additional development pressures in the neighborhoods will destabilize the neighborhoods and their edges.

Instead of a single height limit across the Core of Uptown, this Plan recommends a **sculpted building envelope** that responds to the area's unique conditions. The proposed building envelope assures orderly and predictable, yet incremental and organic growth patterns. The proposed building envelope balances the need for development capacity with the need to protect low rise neighborhoods. The proposed building envelope balances the need for solar exposure to sidewalks and the Greenway with the equally important need to use building facades to enclose streets and create pedestrian friendly sidewalks.



Single building height and unarticulated street wall (not recommended)

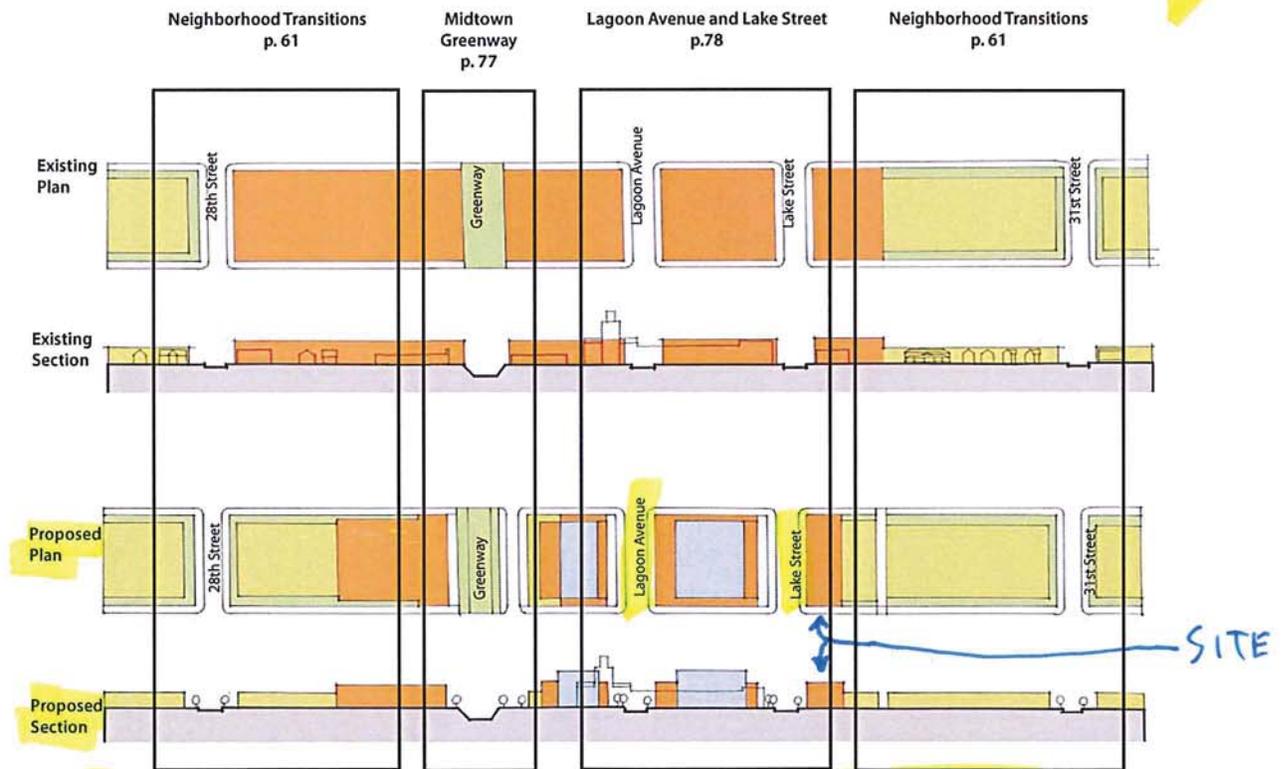


Varied building heights and articulated street wall: (recommended)



The proposed building envelope contains:

- Building setbacks on both sides of the Greenway to create public promenades and overlooks.
- Stepbacks and roof terraces between the Greenway and Lagoon Avenue such that shadows on the Greenway are minimized.
- Low rise buildings along the south edge of the Greenway and buildings up to 84 feet in the middle of the blocks between Greenway and Lake Street.
- Generous step backs on the south side of Lagoon Avenue and Lake Street to minimize shadowing on streets and the Greenway and modest step backs on the north side of Lagoon Avenue and Lake Street to prevent a 'canyon' effect.
- Generous setbacks on the north side of Lake and Lagoon to create broad sidewalks that accommodate heavy pedestrian use, outdoor cafes, and robust streetscapes.
- In addition, the Plan recommends continuous retail activity along both sides of Lake Street and Lagoon Avenue and residential frontage along both sides of the Greenway and the north south streets. Finally, the Plan recommends upper floors of all buildings are a healthy mix of residential uses and office uses.

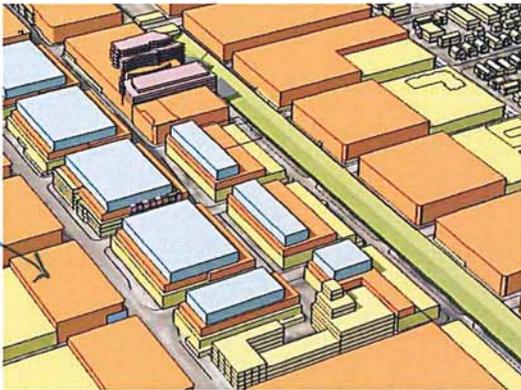


Sculpted Building Envelopes: 35' (yellow), 56' (orange), 84' (blue) The Plan recommends a sculpted building envelope that achieve neighborhood transitions, and allows greater height in the Core.

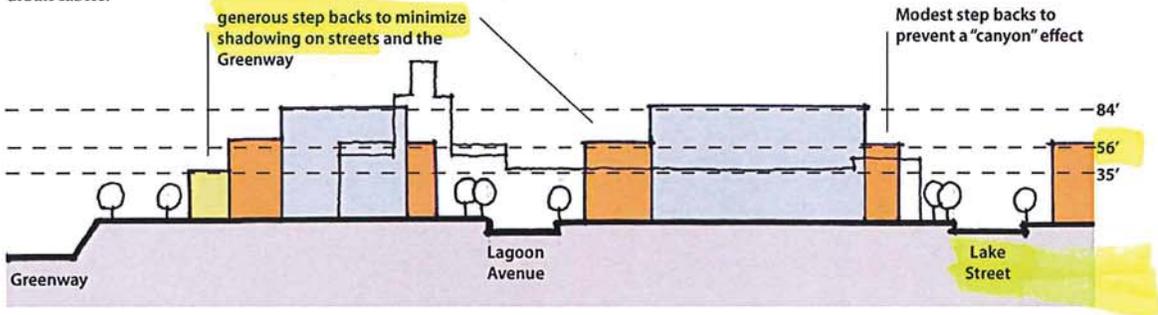


Lake Street and Lagoon Avenue

SITE



**Conceptual Massing:** 35 feet (yellow), 56 feet (orange), 84 feet (blue). Not all buildings will have the same height. Uptown will evolve incrementally assuring a varied street wall and an eclectic urban fabric.



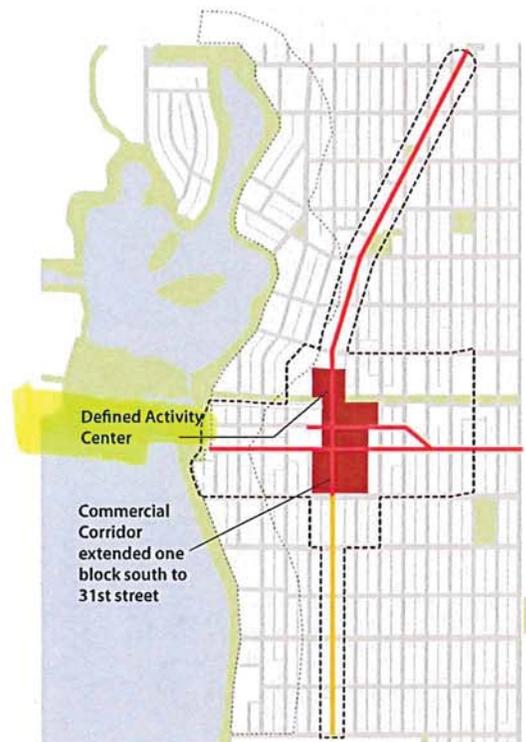
**Lagoon Avenue (left) and Lake Street (right), looking east:** Lagoon Avenue should become an urban street with multi-story buildings. Building elements taller than four stories or 56 feet should be set back from the front facade. Stepbacks on the south side should be greater than stepbacks on the north side. Buildings on the north side of the street should be set back from the property line 8 feet to create minimum 20' sidewalk/promenade.

### Land Use Recommendations

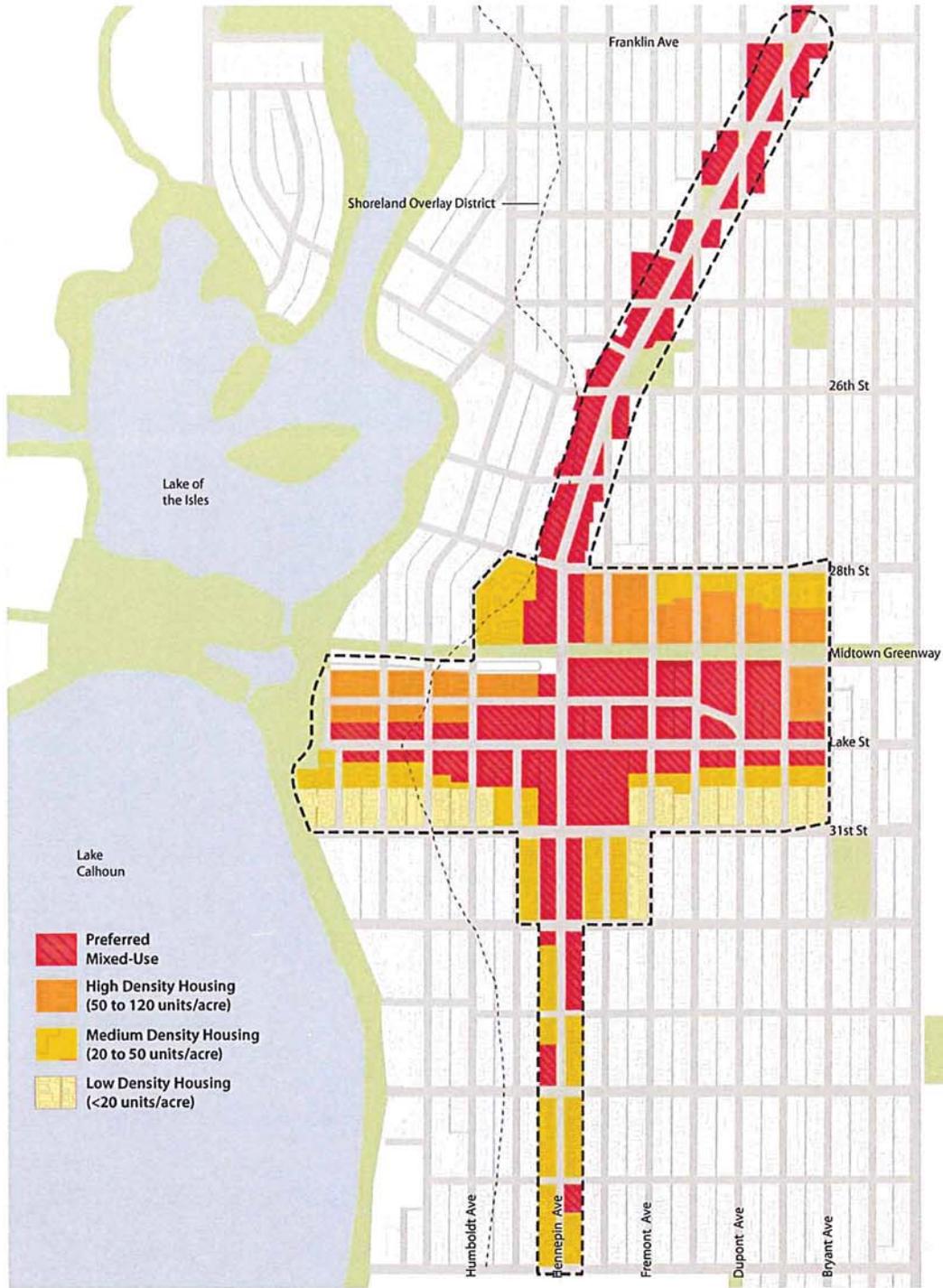
- Discourage one-story commercial buildings.
- Encourage retail on Lake Street and Lagoon Avenue, east of Hennepin Avenue, and on Hennepin Avenue north of 31st Street.
- Encourage mixed-use blocks along Lake Street with the goal of improving walkability and connectivity between Uptown and Lyn/Lake.
- On mixed-use blocks east of Hennepin Avenue in the Core, reinforce retail uses on Lake Street and Lagoon Avenue and residential uses on the north/south streets.
- Encourage office and employer uses in the Core as means of boosting daytime population.
- Create transitions between the Core and the neighborhoods by encouraging medium-density housing.
- Encourage medium density housing and neighborhood retail on Hennepin Avenue, north of 28th Street.
- Create a Live/Work district on West Lake Street.
- Preserve the character of existing residential low-density housing.
- Define the Activity Center boundaries as shown below. Extend the Commercial Corridor designation on Hennepin Avenue one block south of 31st Street as Calhoun Square is more typical of commercial corridor development than community corridor development.



Existing Comprehensive Plan:



Proposed Changes to Comprehensive Plan:



Future Land Use

### Development Intensity

This section of the Plan describes how private development (buildings) will contribute to and reinforce the public realm in Uptown. The section provides guidance for intensity of use, building heights, building types, and how buildings should be designed at the street level.

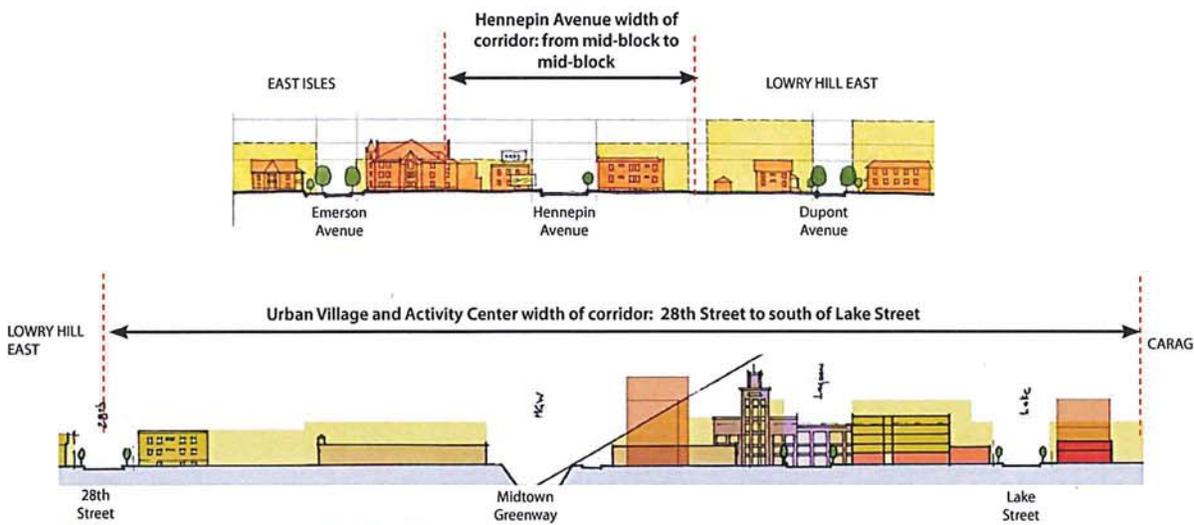
The Plan defines three different development intensities (Transit-Oriented, Urban-Oriented, and Neighborhood-Oriented). Development intensity is defined by building type, density of land use, and frontage type. When applied, there is overlap between the recommended building and frontage types. This overlap helps reinforce the transitions.

In general, the Plan concentrates the most intense development in the Core of Uptown (The Activity Center and the Urban Village South Sub-Area): The area generally bound by Lake Street, Hennepin Avenue, the Greenway, and Bryant Avenue. It is in these areas that the most square footage of development is encouraged, where the tallest buildings are suggested and where the most active and regional uses should be located. Specifically, the Plan proposes a building envelope in the Core that ranges from 35 feet on the south edges of the Greenway, to 84 feet in the middle of the blocks

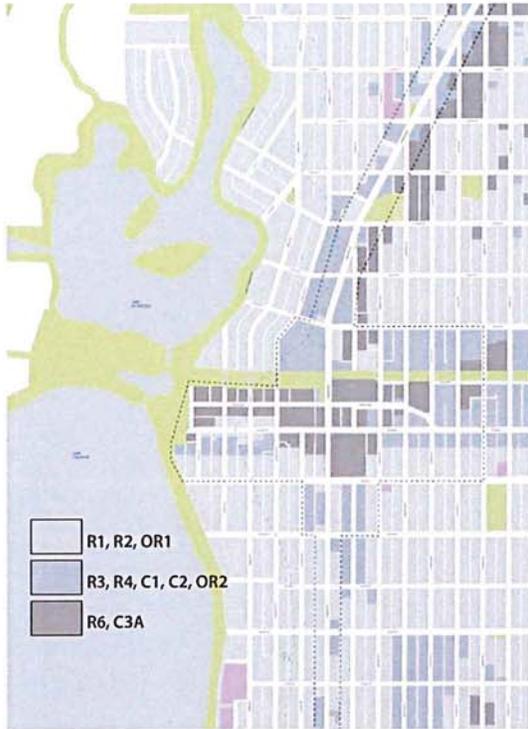
between the Greenway and Lake Street. The Plan also pays particular attention to the low-scale surrounding neighborhoods by recommending that buildings transition in height down to the neighborhoods.

The Core has been identified for intense development for several reasons:

- Lack of current identity.
- Prevalence of surface parking lots and single-use buildings.
- Distance from the low-scale neighborhoods. Unlike the Hennepin Avenue corridor, where the low scale neighborhoods are within a half block of the corridor, the distance between the single family homes south of Lake Street and north of the Greenway is approximately 800 feet. There is ample distance to transition from taller buildings to low-scale neighborhoods.
- Access to transit and retail infrastructure.
- Lake Street and Lagoon Avenue identified as Commercial Corridors by The Minneapolis Plan.



**Development Intensity and Neighborhood Transitions:** The most intense development is directed to the Core (Activity Center and Urban Village) where the corridor is wide and transitions can be made to the neighborhoods.



Existing Allowable Density



Recommended Intensity



**Current Zoning Analysis, Allowable Height:** Current zoning directs growth to different parts of Uptown, including into the neighborhood.

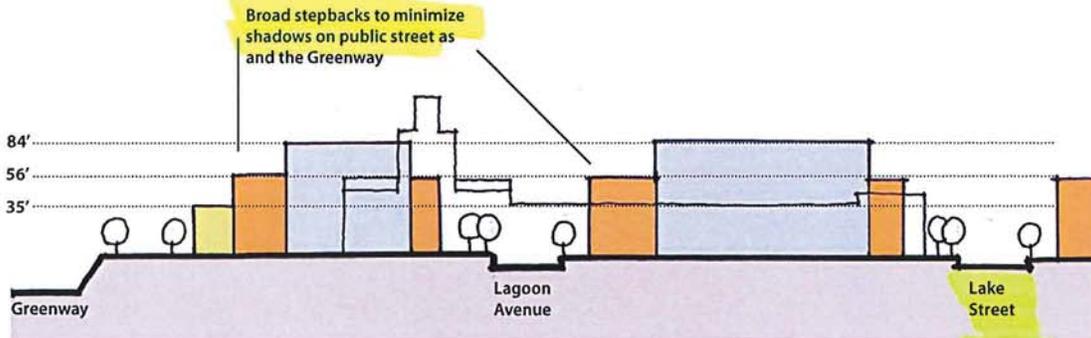
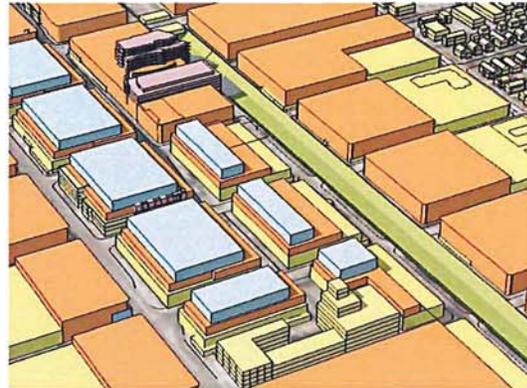


**Proposed Height Distribution:** The majority of new development should be directed to the core of Uptown, between Hennepin Avenue and Bryant Street, the Greenway, and Lake Street.



### Setbacks and Stepbacks

The Plan recommends concentrating density and height in the Core of Uptown. However, the Plan also recommends that height be carefully distributed within selected blocks of the core so solar access to the public realm is maintained and a high quality public realm is created. Generally, the Plan recommends stepbacks and setbacks in order to create a sculpted building envelope.



stepback and penthouse



narrow side to the street



stepback

### Sculpting taller buildings

The photos, while showing buildings taller than encouraged in Uptown,, nevertheless illustrate important urban design concepts relevant to future buildings in Uptown



stepback and change of materials



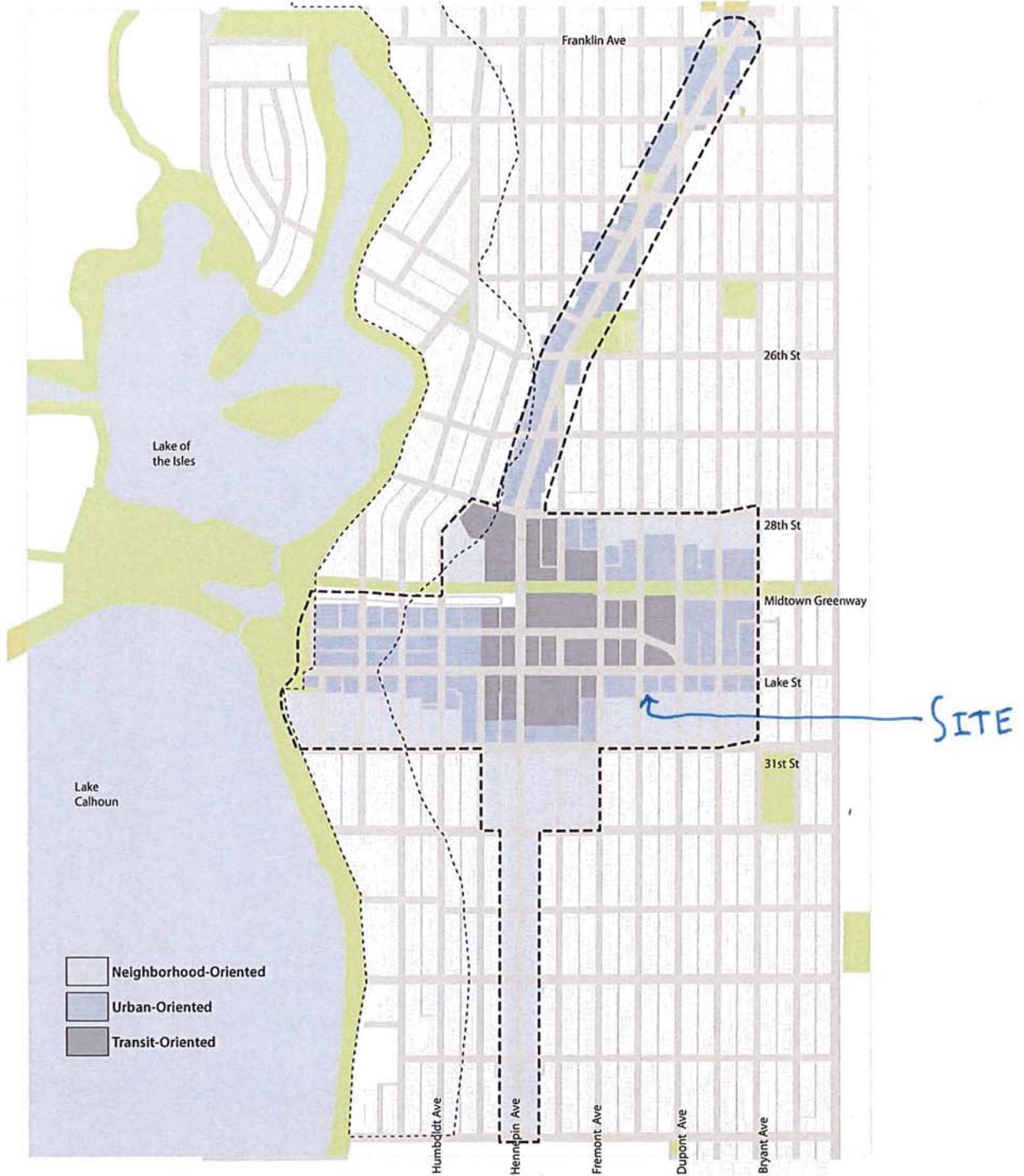
roof terraces



roof terraces and podium

### Built Form Recommendations

- ★ • Concentrate density and intensity in the Core.
- ★ • Encourage buildings in the Core to fit within a sculpted envelope that maximizes sunlight to the Greenway, Lake Street, and Lagoon Avenue.
- Encourage all buildings on Lake Street and Lagoon Avenue, east of Hennepin Avenue, to contain storefronts.
- Set buildings back on the north side of Lagoon Avenue and Lake Street to create broad sidewalks.
- ★ • Encourage buildings south of Lake Street to step down to meet the neighborhood scale.
- Encourage buildings on Lagoon Avenue to create a three to four story street wall.
- Encourage buildings west of Irving Avenue to gradually step down in height from the height of the Sons of Norway Building to 2.5 stories at the Lake.
- Encourage buildings on Hennepin Avenue, north of 28th Street, to contain active fronts and wide sidewalks.
- New buildings throughout Uptown, and in particular on the Greenway, are encouraged to be designed as Green buildings with sustainable landscaping



Proposed Development Intensity



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## 9. Implementation



## Introduction

This Plan will update the Minneapolis Plan regarding land use and land use designation. Adoption of this Plan by City Council should signal the beginning of a new era for Uptown. The Plan will be implemented over the next 15 to 20 years with both private and public resources. Implementation will amount to significant changes and improvements in Uptown – changes that are both qualitative and quantitative.

Partnerships and civic cooperation are as important to the implementation of this Plan as the physical legacies. This Plan is not a blueprint for how to spend public resources. Rather, it is a document designed to raise investor confidence, form partnerships, and inspire new ideas. The ideas come from vested interests and passions of Uptown's diverse body of stakeholders. The realization of these ideas depends on continued cooperation and coordination between an active public sector, an entrepreneurial private sector, and an engaged citizenry. The result of such partnerships will be a renewed Uptown – a place that embodies the best qualities of urban living in Minneapolis.

The table on the following pages outlines initial thoughts for how the recommendations in this Plan can begin to be realized.

## Land Use Recommendations

Recommendations	Responsibilities	Time Frames	Notes
Discourage one-story commercial buildings.	CPED	Near Term	Rezoning Study: Consider minimum Floor Area Ratio for Pedestrian Oriented Overlay.
Encourage mixed-use blocks along Lake Street with the goal of improving walkability and connectivity between Uptown and Lyn/Lake	CPED	Near Term	Rezoning Study: Consider requiring retail in defined locations through an overlay district.
Encourage mixed-use blocks along Lake Street with the goal of improving walkability and connectivity between Uptown and Lyn/Lake.	CPED	Near Term	Rezoning Study: Focus on mix of uses.
Encourage office and employment uses in the Core as means of boosting daytime population.	CPED	Near Term	Rezoning Study: Focus on mix of uses
Create transitions between the Core and the neighborhoods by encouraging medium-density housing.	CPED	Near Term	Implement land use map as development occurs.
Encourage medium density housing and neighborhood retail on Hennepin Avenue, north of 28th Street.	CPED	Near Term	Implement land use map and pursue opportunities for rezoning.
Create a Live/Work district on West Lake Street.	CPED	Near Term	Evaluate zoning code to allow live/work opportunities.
Preserve the character of existing residential low-density housing in the neighborhoods.	CPED	Near Term	Implement land use map as development occurs.
Explore opportunities for encouraging additional live/work projects.	CPED	Near Term	Will likely require changes to the zoning code.

### Built Form Recommendations

Recommendations	Responsibilities	Time Frames	Notes
Concentrate density and intensity in the Core.	CPED, Development Community	Near Term	Rezoning Study: Implement land use map as development occurs
Encourage buildings in the Core to fit within a sculpted envelope that maximizes sunlight to the Greenway, Lake Street and Lagoon Avenue.	CPED, Development Community	Near Term	Follow guidance of Plan when reviewing design concepts.
Set buildings back on the north side of Lagoon and Lake Street to create broad sidewalks.	CPED, Development Community	Near Term	Follow guidance of Plan when reviewing design concepts.
Encourage buildings south of Lake Street to step down to meet the neighborhood scale.	CPED, Development Community	Near Term	Follow guidance of Plan when reviewing design concepts.
Encourage buildings on Lagoon Avenue to create a three to four story street wall.	CPED, Development Community	Near Term	Follow guidance of Plan when reviewing design concepts.
Encourage buildings west of the Activity Center to gradually step down in height to 2.5 stories at the Lake, in compliance with the Shoreland Overlay District.	CPED, Development Community	Near Term	Follow guidance of Plan when reviewing design concepts.
Encourage buildings on Hennepin Avenue, north of 28th Street to contain active fronts, and wide sidewalks.	CPED, Development Community	Near Term	Rezoning Study: Consider requiring retail in defined locations through an overlay district
New buildings throughout Uptown are encouraged to be designed as Green buildings with sustainable landscaping.	CPED, Development Community	Near Term	
Encourage all buildings on Lake Street and Lagoon Avenue, east of Hennepin Avenue, to contain storefronts.	CPED, Development Community	Near Term	

## Holien, Kimberly

---

**From:** Jamie Ronnei <jamieronnei@gmail.com>  
**Sent:** Friday, January 29, 2016 9:46 AM  
**To:** Holien, Kimberly  
**Subject:** Opposition to the proposed Graves Development hotel at Lake and Emerson.

Hello,

As a resident of CARAG, living a few blocks away from this proposed site, and having friends with families who live on the proposed block itself, I am writing to voice my strong displeasure with and opposition to this development at it's current size and relative scale.

I have no problem with a hotel coming to Uptown. I just have to insist that any developer proposing such a project would be willing to spend the money required to obtain an appropriate lot in an appropriate location, as laid out in the city approved Uptown Small Area Plan.

With this current proposal, the developer is attempting to, as I understood from his response when asked about this, "improve his financials" by shoe-horning a simply gigantic (by any reasonable neighborhood standards, as well as the USAP) project into a tiny lot which abuts single family homes and duplexes. This project simply does not fit in the proposed space, as evidenced by the proposed CUPs.

Just the proposed alley encroachments alone would be enough reason for me to oppose this, as I was hit by a car coming out of one of the infamous Uptown blind alleys when I was a kid, and wish to spare my own children that particular suffering. But really I have to oppose this project because it will impose a gigantic wall on my friends yards. Really, how could this be even remotely appropriate? One of the main goals of the USAP is to mitigate the impact of developments on single family and duplex blocks. Approving this plan would render the USAP as worthless.

Finally, I have to ask anyone who supports this plan to look out the window of their house, or of their good friends house, and look at their fence, and then tell themselves that they would be perfectly fine with building a property-line to property-line 69 foot tall noisy and busy structure there. If you don't want this hotel built right up to your own fence line, how could you possibly think it's OK to build it at the currently proposed site at Lake and Emerson?

Please do not support this project. There are plenty of appropriate lots in Uptown for this project, the developer is simply not willing to spend the money on one because, from what I understand, it would make the financials less favorable. No one has a problem with the proposed Target because it is in the right place. Lake and Emerson is not the right place.

James Ronnei  
910 West 31st Street  
Minneapolis, MN 55408

Because they state the argument so much better then I can, I am attaching the language from the petition opposing this project:

Graves Hospitality has proposed a six-story hotel for the southeast corner of Lake St. and Emerson Ave. in Uptown that violates the Uptown Small Area Plan (USAP). The CARAG neighborhood voted overwhelmingly to oppose the project. A hotel in Uptown is a fine idea – for a different, appropriate location. The proposed rezoning, height conditional use permit (CUP), and floor area ratio (FAR) variance would allow for a use, intensity, building height, and building square footage that are out of scale for the parcel and adjacent 2-story residential area.

USAP states: As important as it is for Uptown to grow, it cannot do so in a sustainable manner without simultaneously stabilizing the edges of existing neighborhoods and creating new and improving existing public spaces. The area's public spaces and neighborhoods are, after all, the foundation for Uptown's quality of life and desirability. This Plan proposes specific patterns of new growth that can achieve the goals of providing development capacity while simultaneously stabilizing the neighborhoods and improving open spaces and streets.

This is a land use issue: What goes where, development parameters, and upholding city policies for sustainable development. What this issue is NOT about: Wanting a hotel in Uptown, jobs, vacant buildings, gentrification, development/anti-development, walkability, and streetscape features.

The proposed building deviates significantly from USAP which is adopted city policy as part of the city's comprehensive plan. USAP policies call for development of limited, medium height and intensity on this site and on the south side of Lake Street between the Activity Center nodes of Hennepin-Lake and Lyn-Lake (from Bryant to Fremont avenues). The plan calls for concentrating new development, along with height and intensity, in the core of Uptown – the Activity Center, and in the Urban Village north of Lake Street to the Greenway. USAP is important as a shared community vision, adopted by the city, supported as a healthy compromise by both residential and commercial property owners and stakeholders, of how and where the Uptown area should grow. A clearly stated intent of the plan is to enhance and protect both commercial and residential areas of Uptown – in part by providing good buffers and transitions. USAP calls for hotels to be located in the Activity Center. The proposed hotel conflicts with the policies, as well as the spirit and intent, of USAP.

Please join us in opposing the hotel, as proposed, for the following reasons:

- The proposed rezoning from C2 (Neighborhood Corridor Commercial District) to C3A (Community Activity Center Commercial District) is spot zoning, proposed solely for the hotel use, and not contiguous with a C3A district. C3A zoning is found in and is appropriate for the Hennepin-Lake commercial node and the area to the north between Lake St. and the Greenway. No other properties with C3A zoning exist on the south side of Lake Street between Aldrich and Fremont avenues. C3A zoning also permits a nightclub – a use USAP prescribes solely for the Activity Center.
- USAP policies call for buildings up to 4 stories/56' on the south side of Lake St. in this area as a transition between the higher density development designated for the area to the north. The proposed building height is 6 stories/69.5' and 5 stories/58'.
- The proposed building is too large for the site in terms of square footage/bulk. It is 122% greater (more than double) than otherwise permitted under the current C2 zoning and 40% greater than otherwise permitted under the proposed C3A zoning.

- The project conflicts with 5 of the 10 stated purposes of the city's zoning code and fails to conform to many of the city's required findings for the project's land use applications (rezoning, conditional use permit for height, variance for floor-area-ratio).
- The interests and investments of homeowners and residents of the residential blocks to the south are as important as those of the business sector. USAP is adopted city policy that many residents consider a compact about Uptown development that limits the scale of development on the south side of Lake Street. The proposed 6-story hotel would be harmful to the use and enjoyment of residential properties to the south and would negatively impact neighborhood livability for many CARAG residents.
- The taller new buildings going up to the northwest of the subject site are exactly what USAP prescribes – concentrating development intensity and taller buildings in the Activity Center and in the Urban Village north of Lake Street. The fact that development is happening according to the plan's vision and policies is not reason to skirt those policies and prescriptions regarding balance, transitions, buffers, building height, and where to concentrate uses such as hotels.
- The primary entrance and valet parking at the rear of the proposed building are inappropriate given the Lake Street frontage and the low-density residential uses to the south.
- There are options for this site other than the proposed hotel and the existing building and parking. There are numerous sites in Uptown in the Activity Center and elsewhere north of Lake St., some of them vacant parcels or parking lots, that would be appropriate for a hotel.

Uptown is a vibrant, growing area with abutting commercial and residential areas. USAP's carefully crafted policies prescribe and direct growth and change in ways that respect and support both residential and commercial areas, with clear delineations and good buffers and transitions. Both areas need to be respected and strong, and supportive of each other – not in conflict. USAP is a clear road map and compact – let's follow it.

**Holien, Kimberly**

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**From:** Janne K. Flisrand <janne@flisrand.com>  
**Sent:** Sunday, January 24, 2016 2:16 PM  
**To:** Holien, Kimberly; Bender, Lisa  
**Subject:** I support the hotel proposal at Emerson and Lake

Council Member Bender,

I'm writing asking you to support the hotel proposal at Emerson and Lake.

It fits with the intent of the Comprehensive Plan and the more specific local plans. It fits with the changing nature of the Lake Street corridor between Hennepin and Lyndale. It provides a needed amenity in the area. In addition, the developer has worked with the surrounding neighborhood to address their concerns.

I hope you will support this proposal.

Janne Flisrand

--  
2112 Dupont Avenue South  
Minneapolis, MN 55405

**Holien, Kimberly**

---

**From:** Vince Underwood <vince.underwood@rtdygert.com>  
**Sent:** Saturday, January 23, 2016 1:10 PM  
**To:** Holien, Kimberly  
**Subject:** Graves Uptown hotel

I am a resident living 3033 Emerson Ave South.  
I am 100% opposed to the proposed rezoning needed for this building.  
I am not opposed to a hotel just the rezoning.  
A developer can build whatever they want if it meets the current zoning.

Vince Underwood  
***General Manager***



[vince.underwood@rtdygert.com](mailto:vince.underwood@rtdygert.com)  
Mobile: (612)581-6429  
Office: (952)345-8173  
Fax: (952)835-1701  
[www.rtdygert.com](http://www.rtdygert.com)

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12121 Nicollet Avenue South  
Burnsville, MN 55337

Sent from my iPhone

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**Holien, Kimberly**

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**From:** Chandra <chandra\_lalla@hotmail.com>  
**Sent:** Thursday, December 10, 2015 3:43 PM  
**To:** Bender, Lisa  
**Subject:** Graves hotel CARAG

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Council Member Bender,

I'd like to express my support for the Graves hotel proposal in CARAG. Uptown could really use a hotel. It will be so useful for when friends and family from out of state visit. My preference is for the 9 story design. I wish the hotel would incorporate a Nice Ride station which would be a wonderful amenity for the entire neighborhood along with hotel guests. It would be a great way to encourage people to use other modes of getting around and discovering how bike friendly Ward 10 is, given the proximity to the Greenway and the Bryant bike boulevard.

Chandra  
Ward 10 Resident

## Holien, Kimberly

---

**From:** Cedar Phillips <cimboden@hotmail.com>  
**Sent:** Wednesday, December 09, 2015 9:52 PM  
**To:** Bender, Lisa  
**Subject:** support for Uptown hotel

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Lisa,

I wanted to let you know that I, a CARAG resident living three blocks away from the proposed Graves Hotel site, solidly support the hotel at either the taller or the lower version. I like how the second, massed version had more building facing Emerson, although liked how the taller version was more visually exciting, with more power to serve as an iconic building helping to build up a portion of Lake that is in drastic need of an overhaul. I think a hotel will be a fantastic addition to the neighborhood, I have no concerns about parking (although admittedly I also have no concerns about parking anywhere in Uptown, as I think it's absurd to expect that it's the city's job to guarantee residents convenient, free, street parking spaces in an urban neighborhood, anyway. But for people who prioritize easy parking, a hotel seems to be a very thing a relatively few hotel guests or employees arrive via car) I was at the earlier CARAG land use meeting for the presentation of the original building, and feel that they've done a very good job at addressing concerns, including improving the safety of the exit onto Lake Street.

In any case, you can count me as one of the many CARAG residents who supports this hotel at either height, and who is pleased to welcome them to the neighborhood.

Thanks,

Cedar

Cedar Imboden Phillips  
3203 Dupont Avenue South

## Holien, Kimberly

---

**From:** Philip Schwartz <philip.n.schwartz@gmail.com>  
**Sent:** Wednesday, December 09, 2015 8:10 AM  
**To:** Bender, Lisa  
**Subject:** Uptown Hotel

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good Morning,

As a resident of the Uptown area, I am excited about the dynamic a hotel will bring to the neighborhood. This hotel is not out of scale with other nearby buildings, especially considering the possibilities of what could likely be built on the Arby's and Cub Foods sites in the future. The building fronts the sidewalk nicely, helping repair the sense of disconnect for pedestrians between Uptown and LynLake that was caused by parking lots and car oriented development. Aside from the physical elements, I appreciate the human component this project brings. The addition of hotel guests with free time and extra vacation cash will be a boon to the neighborhood businesses that we all love.

Thanks,

Philip Schwartz

3418 Garfield Ave

**Holien, Kimberly**

---

**From:** John Edwards <jedwards09@gmail.com>  
**Sent:** Wednesday, December 09, 2015 7:34 AM  
**To:** Bender, Lisa  
**Subject:** Graves hotel at Lake & Emerson

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Lisa,

I was at last night's CARAG hotel presentation. I was surprised to see it reduced to 6 stories. I hope you'll tell the Planning Commission you got some angry email feedback about such a low building. I would have supported 9 stories, which at 84 feet is the same height as Flux apartments. Either way I strongly support this project and the idea of a hotel in Uptown.

This might go beyond the scope of your concern, but there was a question last night about the hotel adding a Nice Ride station. The developer talked vaguely about supporting bicycling and possibly having their own private fleet of bikes. When it comes to bike share, I think there's potentially greater value--for hotel guests and the community--to be part of a larger public system. Guests can take one way trips and switch modes; taking the bus or Uber back to the hotel, for example. And the neighborhood gets a great amenity. I just wanted to add that point, in case bike share ever enters the conversation.

Thanks for all you do.

-John Edwards

**Holien, Kimberly**

---

**From:** Faith Cable Kumon <faith.cable@gmail.com>  
**Sent:** Monday, December 07, 2015 10:38 PM  
**To:** Bender, Lisa  
**Subject:** Uptown hotel

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Lisa,

I would really like to see a hotel built in Uptown. It will be the first hotel within walking distance of my house.

Given that my husband works for a nationally focused nonprofit, we have a constant parade of visitors staying at our house. It would be great to have a hotel nearby so that we can finally turn our guestroom into a bedroom for my toddler.

LynLake would be a better location for me personally, but I can hope that maybe we may see a second hotel there at some point.

Thanks,  
Faith

**Holien, Kimberly**

---

**From:** Somogyi, Ben  
**Sent:** Monday, December 07, 2015 2:33 PM  
**To:** Bender, Lisa  
**Subject:** Blake Bailes (CARAG) on Uptown Hotel

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

-----  
**Ben Somogyi**  
*Senior Policy Aide*

**Office of Council Member Lisa Bender**  
[ben.somogyi@minneapolismn.gov](mailto:ben.somogyi@minneapolismn.gov)  
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**From:** Blake Bailes [<mailto:bailes.blake@gmail.com>]  
**Sent:** Monday, December 07, 2015 2:32 PM  
**To:** Somogyi, Ben  
**Subject:** CARAG Hotel

Hey Ben,

This is Blake Bailes from the CARAG board and Land Use & Transportation Committee. I wanted to send you guys an email as I will not be able to attend the meeting tomorrow with Graves Hospitality. I have been told that you have mostly only heard from people that do not want the hotel, so I wanted to make sure the other side is heard. I am in full support of the proposed hotel at Lake and Emerson. I spoke with Michelle Beaulieu for some expertise about the hotel and then small area plan/zoning issues. She was very strong in her opinion that this proposal is not over-stepping and is not setting a dangerous precedent. I have also spoken to many in the area about the hotel and I get an overwhelmingly positive response. We have a very organized and vocal minority of people that live on Emerson and Lake that are opposed which is to be expected, but the parcel is a prime location for Uptown's first hotel.

I hope you and Lisa hear from people in favor of this hotel as I have. It would be a great asset to our neighborhood and Uptown as a whole.

Warm Regards,  
Blake

## Holien, Kimberly

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**From:** Somogyi, Ben  
**Sent:** Monday, January 11, 2016 2:53 PM  
**To:** Holien, Kimberly  
**Subject:** 1121 W Lake St and 3005 Emerson Ave S

Please note that this email is in response to a previous iteration and not the current application.

-----  
**Ben Somogyi**  
*Senior Policy Aide*

Office of Council Member Lisa Bender  
[ben.somogyi@minneapolismn.gov](mailto:ben.somogyi@minneapolismn.gov)  
350 South Fifth Street, Room 307 | Minneapolis, MN 55415  
(612) 673-3197  
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**From:** [no-reply@minneapolismn.gov](mailto:no-reply@minneapolismn.gov) [<mailto:no-reply@minneapolismn.gov>]  
**Sent:** Wednesday, November 18, 2015 12:54 PM  
**To:** Somogyi, Ben  
**Subject:** Ward 10 Contact Form

## City of Minneapolis

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Name \* Mark Hillyer  
Email \* [hillyer.mark@yahoo.com](mailto:hillyer.mark@yahoo.com)  
Phone (612) 823-8345  
Phone Type  
Address 3041 colfax ave  
City Minneapolis  
State MN  
Zip 55408

Question/Comment \* Lisa Bender Minneapolis Council Ward 10 Re: Proposed Graves Hotel – Uptown Dear Lisa, I hope that in reviewing the proposed Graves Hotel that you and the other Minneapolis Council members will keep in mind both the letter and the spirit of the Uptown Small Area Plan. Which was written by members of the Uptown neighborhood

(residents, business owners, developers, city planners and Council Members). It was also ratified by the Minneapolis City Council. It details areas of Uptown and the height limits and usage for proposed developments. It is a well thought out, negotiated compromise that all participants of the neighborhood worked on. It allows the construction of taller buildings in certain nodes (entertainment districts) and restricts the height of construction as the near residential parts. The area in which Graves wish to build their hotel resides in the latter of these two. The Small Area Plan allows a maximum height of 53' in this area. A height reached only after a Conditional Use Permit (CUP) has been obtained. This is the ceiling agreed upon height and NOT the minimum in which developers may start their negotiations to reach their desired heights I believe the developers are incorrect when stating at the CARAG monthly meeting on 11/17/15 that the Small Area Plan "allows" and "calls" for an 84' tall building at the corner of Emerson and Lake Street. A building over 30 feet or 55% taller than the agreed upon height. Thank you for your attention to this matter and for the honorable work you do for the neighborhood and for the City of Minneapolis. I am also forwarding a copy of this letter to the other sitting members of the council. For I know there are other Small Area Plans throughout the city and I fell that all plans should be considered worthy and not just an article of paper to be ignored. Sincerely, Mark Hillyer 3041 Colfax Ave S Minneapolis Mn 55408

This is an email generated from the City of Minneapolis website. \* Required fields are indicated with an asterisk.

## Holien, Kimberly

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**From:** Somogyi, Ben  
**Sent:** Monday, January 11, 2016 2:52 PM  
**To:** Holien, Kimberly  
**Subject:** 1121 W Lake St and 3005 Emerson Ave S

Please note that this email is in response to a previous iteration and not the current application.

-----  
**Ben Somogyi**  
*Senior Policy Aide*

**Office of Council Member Lisa Bender**  
[ben.somogyi@minneapolismn.gov](mailto:ben.somogyi@minneapolismn.gov)  
350 South Fifth Street, Room 307 | Minneapolis, MN 55415  
(612) 673-3197  
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**From:** [no-reply@minneapolismn.gov](mailto:no-reply@minneapolismn.gov) [<mailto:no-reply@minneapolismn.gov>]  
**Sent:** Tuesday, November 17, 2015 9:28 PM  
**To:** Somogyi, Ben  
**Subject:** Ward 10 Contact Form

## City of Minneapolis

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Name \* James Ronnei  
Email \* [james@jamesronnei.com](mailto:james@jamesronnei.com)  
Phone (612) 824-1092  
Phone Type Home  
Address 910 West 31st St.  
City Minneapolis  
State MN  
Zip 55408

Question/Comment \* Dear Council Member Bender - I have contacted your office before and wish to first thank you for your attention and assistance. I am writing this evening as I have just attended the CARAG neighborhood meeting at which an initial presentation was made

on a proposed hotel located on the Emerson block of Lake Street. I was involved with the neighborhood back when the Small Area Plan came to fruition. As a homeowner, I was glad to have a plan which could offer some guidelines and protections for our neighborhood. I was frustrated this evening to learn that the proposed hotel is contrary to the protections offered in the Small Area Plan for our neighborhood. Any buildings of this height are directed by the plan to be North of Lake Street, offset from the street. A building in excess of 80 feet tall is vastly out of proportion to the single family homes and duplexes which will be the immediate neighbors of this monolithic construction. As a neighbor, I ask you to ensure that the spirit and the letter of the Small Area Plan be honored and followed when looking at any development proposals for our neighborhood. If this out-of-scale, relatively gigantic development is allowed to be "spot-zoned" into our neighborhood, in contradiction to the protections afforded the neighborhood by the Small Area Plan, then ultimately, just about any development will be able to "spot-zone" into just about any neighborhood. This isn't just about CARAG. This could set a precedence to also impact the Famous Dave's site in Linden Hills, for example. Thank you for your time. James Ronnei

This is an email generated from the City of Minneapolis website. \* Required fields are indicated with an asterisk.

December 11, 2015

Minneapolis Council Member, Lisa Bender  
Kimberly Hollen - Senior Planner, Minneapolis CPED

RE: Proposed Graves Hotel Project  
Lake Street & Fremont Avenue South

Dear Council Member Bender and Ms. Hollen,

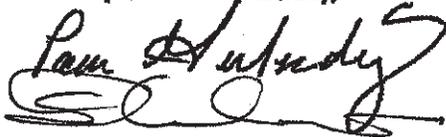
As current residents of the Lowry Hill East neighborhood and residents of the Uptown area for 38 years, we have watched our neighborhood and area grow with many progressive and marvelous new developments over the years. The Walker Library, Mosaic Offices, new residences at the Flux, Eian, Track 29 buildings, plus many new mixed use buildings that include restaurants, and exciting retail. These new additions to our neighborhood have certainly enriched the area in street activity, desirability and solidified Uptown's growing reputation as a signature neighborhood destination.

Every so often, a proposed development has the potential to positively influence a neighborhood in a very impactful and lasting way. The proposed Graves/Marriott Hotel is clearly an extraordinary opportunity to build our neighborhood with a long term perspective. A boutique hotel in Uptown will clearly promote the long-term objectives of the city's comprehensive plan to increase density and provide neighborhood services which support a city's needs. The Graves Hotel will provide needed accommodations for the existing and proposed new offices in Uptown, as well as, provide convenient hotel options for friends and family of the area's new and long term residents; all of which will drive additional revenue for local businesses and restaurants.

The hotel's building design and materials are thoughtful and contemporary. Respectful of height and massing as the Building steps down from West Lake Street to the interior of the surrounding blocks. The building is an architectural statement that again has a long term perspective that will benefit the area well into the future. The Graves Hotel located just east of the Uptown Hennepin & Lake Street Intersection, will be in the epicenter of a transit-oriented, pedestrian-friendly place. The hotel lobby and restaurant will greatly contribute to the pedestrian street experience and ongoing vitality of Uptown.

We trust the city will support the Graves Hotel as proposed and join us in our desire for lasting improvements to our neighborhood. We area residents have waited a long time for a neighborhood boutique hotel.

Thank you and Respectfully,



Pam and Don Gerberding  
2747 Emerson Avenue South  
Minneapolis, MN 55408

**Holien, Kimberly**

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**From:** Kay Graham <kaynygaardgraham@yahoo.com>  
**Sent:** Thursday, November 19, 2015 3:24 PM  
**To:** Holien, Kimberly  
**Subject:** Re The Graves Hotel Proposal

Dear Ms. Holien and Commissioners

The cover letter to CPED from Collage Architects President Pete Keely states: that "applicant met with the neighborhood group (CARAG), CM Bender and a group of single family homeowners to the south of the site, ALL who have given support for this type of project and its potential to add a much needed amenity to this area" (emphasis is mine) This is a false characterization.

To clarify: Although the meetings I have participated in have been cordial, it seems to me that congeniality has been misconstrued as support for the project. Mr. Keely's assertion that 'all... have given support...' is premature and seems calculated to give the CPC a false impression in regard to the merit of the project. The meetings have been mostly question and answer sessions, with little time for deliberation. No votes by LU&T or the CARAG Board have been taken.

The fact is, this 'type of project and its potential' is exactly the amenity the area does NOT need. At least NOT IN THIS LOCATION. While a hotel in Uptown may be a worthy goal, the scale of the project is totally inappropriate for the size and location of the two parcels the developer is seeking to purchase. The properties would have to be rezoned from C2 to C3A for the project to be viable.

Rezoning is a non-starter for me. This ad-hoc approach to zoning in the face of settled policy sets a dangerous precedent and could easily destabilize the mostly R2B residential neighborhoods along the entire 3000 Block corridor to the south of Lake St throughout the 9th and 10 wards - not just our little block on Emerson.

Kay Nygaard Graham  
3037 Emerson Ave S.  
Member, CARAG LU&T  
612-825-3637

## Holien, Kimberly

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**From:** joanie marks <jmarks0711@gmail.com>  
**Sent:** Thursday, November 19, 2015 12:57 PM  
**To:** Ginny Simich  
**Cc:** Holien, Kimberly; Kay Nygaard Graham; Lorna Rockey; Phillip Qualy; Nazeera Mohamed-Gibson; Jeffery Forester; Verson, Howard R.; Vikky Morris; Bill Lochner; Greg and Delay Olson; Anna Matthes; Matt and Liz Vogt; Clark and Abby Olsen; Aaron Rubenstein; Christine Devens; Fred and Jody Rappaport; Sheri and Steve Lear; Nick Mozena; Dwayne Cody; Jake Dhillon and Elga Tinger; Ernie Harper; Luke Beltnick; Elena Beltnick  
**Subject:** Re: Hotel proposal for Emerson & Lake location

That would be great if you could make it there, Ginny.

Thank you.

*~joanie*

On Thu, Nov 19, 2015 at 12:54 PM, Ginny Simich <[gsimich99@gmail.com](mailto:gsimich99@gmail.com)> wrote:  
Not sure if I can make it but I'm going to try to get down there. Even if we just witness or hear what they present we will know what points we need to clarify or refute when we do have the opportunity.

On Thu, Nov 19, 2015 at 12:40 PM, joanie marks <[jmarks0711@gmail.com](mailto:jmarks0711@gmail.com)> wrote:  
Good points, all. Kay had mentioned she would like to attend, but her car is in the shop and she doesn't have transportation. Aaron also mentioned a slight possibility of attending the 4:30 meeting today, but he is working in St. Paul today and might not be able to get there in time.

You're right about the attendance policy for these C.O.W. meetings. People can attend, but there is no opportunity to give feedback, etc. The other unfortunate thing is, per Kay, these C.O.W. meetings are not recorded, so I wonder how accountable the representation will be.

Which is why Aaron suggested those bullet points be sent to register our position.

*~joanie*

On Thu, Nov 19, 2015 at 11:22 AM, Ginny Simich <[gsimich99@gmail.com](mailto:gsimich99@gmail.com)> wrote:  
Great letter, Joanie!

I'm curious if anybody's going to the Committee of the Whole meeting? I know there isn't opportunity for "outside attendees" to offer input or feedback but I'd like to know if, in their presentation, they continue to distort and misrepresent the small neighborhood plan and any other shifts or tweaks they make to it. I noticed

several differences in their approach, wording, and specific information they were willing to share between the land use meeting and the CARAG meeting.

On Thu, Nov 19, 2015 at 1:53 AM, joanie marks <[jmarks0711@gmail.com](mailto:jmarks0711@gmail.com)> wrote:

Dear Ms. Kimberly Holien,

I am writing to you as a member of the CARAG neighborhood and in response to the proposed hotel for the Emerson and Lake land parcel.

- Contrary to what the applicant said in their letter to you (staff memo found in the Star Tribune from Collage Architects), the neighbors in the area south of the project site do not support the project. Although one or several people have expressed support for the project, the vast majority are adamantly opposed to it, most particularly due to its height.
- The CARAG Neighborhood monthly meeting took place on Tuesday, November 17. There were 65-70 people in attendance, most of whom were there because of concern about or opposition to the proposed hotel. The park director said she had never seen so many people at a CARAG meeting in her 16 years at the park. Many people asked questions and expressed concerns about and opposition to the hotel; no one spoke in favor of it. Concerns included height, parking and neighborhood impact, traffic, alley use, noise, livability impacts, and privacy.
- Rezoning to C3A would be inappropriate and inconsistent with the city's comprehensive plan. It would also permit a nightclub use -- also not appropriate for this location away from the activity center.

Respectfully submitted for the consideration of the Committee of the Whole.

Thank you,

~

*Joan Marks*  
*3020 Emerson Ave. So.*  
*Mpls., MN 55408*

## Holien, Kimberly

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**From:** Alex Cecchini <cecc0011@gmail.com>  
**Sent:** Thursday, November 19, 2015 12:38 PM  
**To:** Bender, Lisa; Holien, Kimberly  
**Subject:** Uptown Hotel Proposal at Lake & Emerson

Council Member Bender & Staff,

I am writing today in support of the proposed hotel at 1121 W Lake Street & 3005 Emerson Avenue S. I was not able to attend the CARAG Land Use & Transportation Committee meeting to weigh in, and I wanted my thoughts on public record. If you could forward this to any other parties I would appreciate it.

I support the proposal, including the requested re-zoning, variances, and CUP. This project is within the spirit of the Uptown Small Area Plan, which allows for taller, denser building and a mixing of uses. The location of this building along Lake Street, while 9 stories tall and in stark contrast to its southern neighbors, will mitigate many impacts neighbors typically cite. Shadowing will be limited to Lake St and other dense buildings across the street. There is ample parking in the district (MoZaic, Calhoun Square) for valet service, and I expect that there will be more added as Uptown (and nearby LynLake) continue to grow and add a wider variety of uses.

On that note, the growing business, commercial, and even entertainment presence in Uptown will demand hotel space in the near future. This proposal offers an affordable, no-frills option for business and pleasure travelers alike. Given price points for the Moxy brand in other markets (source, bullet 1), it's not unreasonable to expect visitors to area residents to stay here as well. The ground level meets the street fantastically, and anywhere from 50-150 guests at a given time will likely patronize our wonderful area businesses as he lack of on-site parking also encourages walking, biking, even transit trips within the district rather than hopping in the car. This should mitigate many concerns over traffic as most guests will arrive by car or taxi and not require a vehicle again until they leave.

In short, this is a wonderful proposal and a likely great addition to our neighborhood and ward. I urge staff to recommend the approval and our city leaders to approve as well.

Thanks for your time,

Alex Cecchini  
3525 Fremont Ave S  
Minneapolis, MN 55408

## Holien, Kimberly

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**From:** Aimee Olson <olsonas@yahoo.com>  
**Sent:** Monday, February 01, 2016 2:31 PM  
**To:** Holien, Kimberly; Bender, Lisa  
**Subject:** Hotel project at Emerson and Lake in Uptown Minneapolis

Hello, I'm writing to support this project. As a resident of nearby Linden Hills, I cannot think of a better location for a hotel. I would love to have family and friends nearby when they visit me, able to take advantage of all the shopping and restaurants in that vibrant area. What a boon for the economy there! Also, what is currently there? Nothing of value. It is my opinion that an old run-down restaurant should be replaced.

Thank you for reading,  
Aimee Olson

**Holien, Kimberly**

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**From:** Mark Van Note, VNG <mark@vannote.com>  
**Sent:** Monday, February 01, 2016 2:24 PM  
**To:** Bender, Lisa; Holien, Kimberly  
**Subject:** Graves hotel in uptown

Hi Lisa,

Ben and Jim Graves are stand up people. They will deliver a high caliber hotel and restaurant to uptown. I'm sure you have received many of the suggested text emails so I won't go into those details. As a resident of the area I'd love a cool small hotel to put people up in. And keep the taxes, jobs, and revenues in Minneapolis.

Thanks for your time and attention to this.

Best,

Mark Van Note

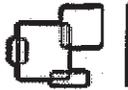
Sent from my iPad

**Holien, Kimberly**

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**From:** Josh Jansen <jjansen@collagearch.com>  
**Sent:** Monday, February 01, 2016 1:47 PM  
**To:** Holien, Kimberly  
**Subject:** FW: Petition - City Pages

Just in case you didn't see this.



**Joshua Jansen**  
651.472.0052

This is the link to the article wherein there is a link to register your vote of support:<http://www.citypages.com/news/a-fight-is-brewing-over-a-new-hotel-planned-for-uptown-7992733>

# Support Proposed Hotel Develop Lake & Emerson in Minneapolis

Forward Minneapolis



A 6-story hotel has been proposed in Uptown, on the southeast corner of Lake St and Emerson Ave S. Despite working with the neighborhood and reducing the height, addressing alley exit concerns, and adding landscape buffering, the CARAG neighborhood voted to oppose the development as it will be proposed to the Minneapolis Planning Commission, tentatively set for February 8, 2016, and City Council

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**Holien, Kimberly**

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**From:** Josh Jansen <jjansen@collagearch.com>  
**Sent:** Monday, February 01, 2016 1:47 PM  
**To:** Holien, Kimberly  
**Subject:** FW: Petition - City Pages

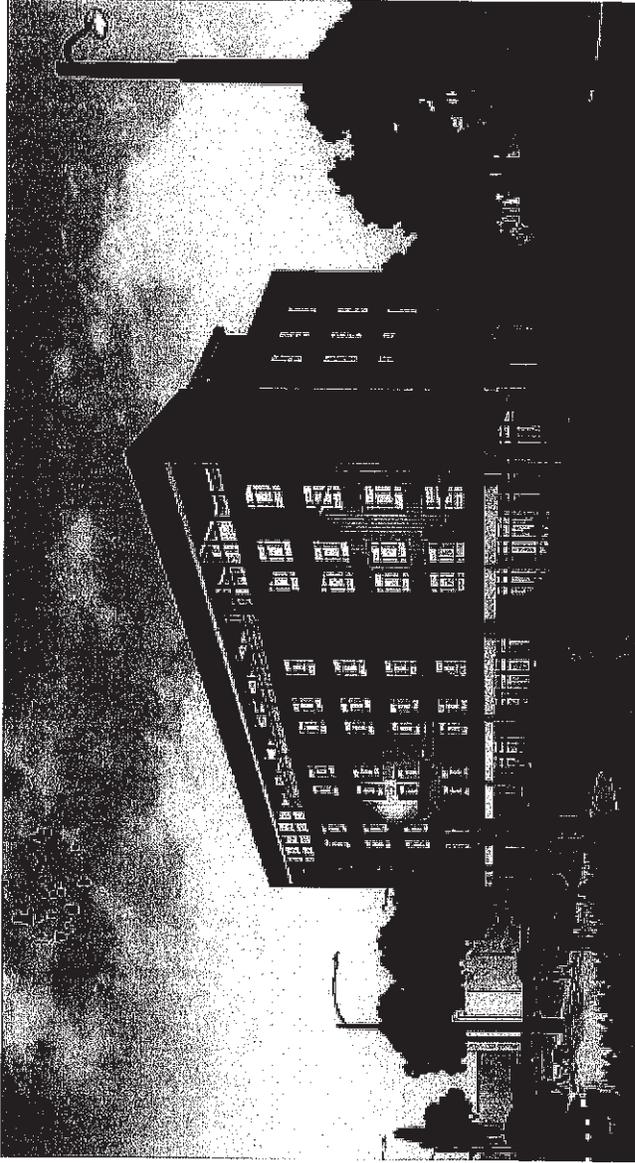
Just in case you didn't see this.



This is the link to the article wherein there is a link to register your vote of support:<http://www.citypages.com/news/a-fight-is-brewing-over-a-new-hotel-planned-for-uptown-7992733>

# Support Proposed Hotel Development at Lake & Emerson in Minneapolis, MN

Forward Minneapolis



A 6-story hotel has been proposed in Uptown, on the southeast corner of Lake St and Emerson Ave S. Despite working with the neighborhood and reducing the height, addressing alley exit concerns, and adding landscape buffering, the CARAG neighborhood voted to oppose the development as it will be proposed to the Minneapolis Planning Commission, tentatively set for February 8, 2016, and City Council

**Sign this petition**

304 supporters

196 needed to reach goal

Jim

Graves

jim@jimgraves.com

United States

3041 Holmes Avenue South

55408

Great project for the neighborhood!

## Holien, Kimberly

---

**From:** Liz Underwood <liz.underwood@rtdygert.com>  
**Sent:** Monday, February 01, 2016 1:20 PM  
**To:** Holien, Kimberly  
**Subject:** Moxy Uptown Hotel Proposal

Hello.

My name is Elisabeth Underwood and I reside at 3032 Emerson Avenue South, one half block from this proposed project.

First off, I would like to mention two items in the CPED Staff report of January 25, 2016 that are incorrect:

- 1.) On Page 2, Fourth paragraph, it still states that the proposed hotel would be 9 stories instead of 6.
- 2.) Also on page 2, second paragraph, it mistakenly says that the building east of the site is "a former Tires Plus that is being remodeled to accommodate a new retail tenant". I believe the report is referring to the old Car-X location, which is 2 blocks further east. The neighborhood has talked to the Tires Plus business (a single story building across the alley from the proposed hotel site) and there are no current plans for vacating the property.

That said, I would like to express my opposition to the proposed hotel as planned.

My main objection is the rezoning to C3A, which would make it the only C3A property south of Lake Street between Fremont (the boundary of the Activity center) and Aldrich. I am opposed to spot-zoning like this that disregards planning documents like the Uptown Small Area Plan as adopted by the city of Minneapolis in 2008.

The current zoning allows a hotel up to 20 rooms. The zoning change is requested to allow the developer to build 5 TIMES as many rooms as are currently allowed. But not even changing zoning to C3A is enough. The developer wants conditional use permits to go even higher than new zoning would allow, and with a denser floor area ratio than the new zoning would allow. This is not a situation where the developer is even close to playing by the current zoning rules. They are attempting to cram a 123-room hotel into a property that is the size of 2 city residential lots, simply because they were able to get this property as a reasonable price. A building of this density is not appropriate immediately adjacent to 2-story single-family homes, which is why the property is currently zoned the way it is.

Thank you.

Elisabeth Underwood  
3032 Emerson Avenue South  
612-824-4376

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31 January 2016

Dear Minneapolis Planning Commissioners:

I urge you in the strongest terms possible to deny approval of the requested land use approvals for the proposed Graves/Moxy Uptown hotel (BZZ-7544). A hotel would be an excellent addition to Uptown – but the proposed location is inappropriate due to residential neighborhood proximity and impacts and the project's conflict with numerous fundamental policies of the Uptown Small Area Plan (USAP).

I am well aware that there are many people in our community who support the proposed hotel – and that the Planning Commission's Committee of the Whole reviewed the project's nine-story iteration in November and expressed no problem with that height. However, what I have been listening for, and not heard, from project supporters is how to justify the hotel *in this location* given how it conflicts diametrically with USAP. They say they want to see a hotel in Uptown and improve the development and pedestrian connection between Hennepin-Lake and Lyn-Lake, etc., and I agree, but these objectives, in my opinion, do not even come close to trumping the USAP objectives of creating balanced, sustainable growth and of concentrating taller buildings and more intense uses elsewhere in the district and, specifically, locating hotels in the Activity Center.

CARAG's resolution in opposition to the project's land use applications clearly spells out our neighborhood's objections to the project and the importance of upholding and implementing USAP.

The Uptown Small Area Plan brilliantly resolves and prescribes how and where to accommodate growth in Uptown – by concentrating height and use intensity in the Activity Center and in the Urban Village between Lake Street and the Greenway, and by providing balance, good transitions, and buffers. Mayor Rybak thankfully found funding for USAP in order to put an end to the development skirmishes and battles that had wracked Uptown.

Since the plan was adopted as city policy, as an amendment to the city's comprehensive plan in 2008, development along Lake Street and the Greenway has changed significantly – and exactly, for the most part, as USAP prescribes. The eight-year-old plan is meant to provide a development road map for 15 to 20 years. The fact that the area to the north and west of the subject site is developing as USAP prescribes is not reason to believe that the character of development in the area has changed significantly and, therefore, what is appropriate on the subject site is different from the vision and policies clearly delineated in USAP.

Among USAP's stated goals are to support and direct growth in a sustainable manner by reinforcing surrounding neighborhoods, strengthening neighborhood edges, limiting commercial encroachment, and establishing high quality transition areas (p. 42) and by implementing the proposed building envelope that "balances the need for development capacity with the need to protect low rise neighborhoods" (p. 75). Please read the USAP excerpts highlighted by CARAG, which show extensively why the proposed hotel is not appropriate at the proposed location.

To be honest, it's tedious and disheartening to be fighting about this sort of thing again – when we all signed on to the USAP peace treaty. Please do not disregard or dismiss it. It is a very good prescription for community peace, health, growth, and well-being and avoidance of conflict and acrimony.

There are, of course, relevant policies elsewhere in the city's comprehensive plan, some of which would support more intense development on this major commercial corridor, but they are more general

policies that apply citywide whereas, in my opinion, USAP should take precedence because it is tailored specifically to this very area and parcel.

It's also disheartening to see the city approve, contrary to USAP policies, one-story developments in the heart of Uptown (CB2 at Hennepin & 31<sup>st</sup>; and partial demolition of Cowboy Slim's at Hennepin & Lagoon to create a one-story building) and a five-story building at Lake Calhoun, and then suggest there's no problem with a nine-story building at Lake & Emerson where USAP – adopted city policy – calls for limiting height to four stories. Development intensity belongs in the core.

I prepared the attached, five-page document as an intended attachment to CARAG's resolution in opposition to the requested land use approvals, but the matter was dealt with at the end of the CARAG meeting and we had to leave the park building as it was closing and there was no time to introduce the document. I, therefore, attach it to my letter. The document addresses, in detail, how the proposed project conflicts with USAP, is contrary to the purpose of the Zoning Code, and fails to meet the city's required findings for rezoning, height CUP, and FAR variance.

Simply put, it's a use that belongs in the Activity Center, this is not an appropriate site for C3A zoning, it's too large a building on a small parcel (more than double the FAR permitted in C2), and it's not an appropriate use or size of building to be a good, transitional neighbor between the cheek-by-jowl commercial and residential areas that must coexist and each be successful. The project would undermine the character and stability of the adjoining residential area.

In particular, with the FAR variance, there are no practical difficulties "in complying with the ordinance because of circumstances unique to the property." Desiring to put a sizable hotel on a small parcel does not constitute a circumstance unique to the property itself; rather, it is the rationale for requesting, but not granting, the variance.

The CARAG neighborhood voted overwhelmingly in favor of opposing the requested land use applications and recommending city denial of them (41-10-1), and the Lowry Hill East Neighborhood Association also voted to support CARAG's position. In the case of this proposed hotel, it appears the primary reason some people support it is because of the understandable desire to see a hotel in Uptown – without much consideration of the particular site and USAP. Please follow this plan. That is what it is there for. Its vision and policies are super-clear – and helpful in sorting out conflicts such as this one. Please do not show again that planning and community engagement in civic affairs and planning are irrelevant and a waste of time. The Uptown Small Area Plan may not be a legal covenant, but it is adopted city policy and a carefully crafted compromise created by the city and community stakeholders that ought to mean something significant. Please show us why you are the *Planning Commission*.

Sincerely yours,

Aaron Rubenstein  
3249 Emerson Av. S.  
Minneapolis, MN 55408

Attachment: Some of the Fundamental Ways in Which the Proposed Graves/Moxy/Uptown Hotel Conflicts with the Zoning Code Purpose, USAP, Required City Findings, Etc.

SOME OF THE FUNDAMENTAL WAYS IN WHICH THE PROPOSED GRAVES/MOXY/UPTOWN HOTEL  
CONFLICTS WITH THE ZONING CODE PURPOSE, USAP, REQUIRED CITY FINDINGS, ETC.  
(BZZ-7544)

By Aaron Rubenstein  
19 January 2016

### **ZONING CODE PURPOSE**

In addition to failing to meet required findings for the land use applications as described below, the proposed project conflicts with five of the ten underlying purposes of the city's zoning code. Section 520.30 of the city's Legislative Code states:

Purpose. This zoning ordinance is adopted for the following purposes:

1. To implement the policies of the comprehensive plan.
2. To promote and protect the public health, safety, aesthetics, economic viability and general welfare of the city.
3. To encourage the most appropriate use of land throughout the city.
4. To protect the character and stability of residential, commercial and industrial areas within the city, and to promote the orderly and beneficial development of those areas.
7. To prevent the overcrowding of land and the undue concentration of population.

The proposed project fails to meet these purposes: it is in direct conflict with USAP and is contrary to the general welfare for this reason and for undermining the balance, buffering, and transition between commercial and residential uses on the south side of Lake Street in this area; it would be an inappropriate use of land – too large and tall a building for the site, is a use city policy (USAP) calls for locating in the Activity Center, and would allow a nightclub; it would undermine the character and stability of residential and commercial areas as well as their orderly and beneficial development; and it overcrowds the site.

### **UPTOWN SMALL AREA PLAN**

The *Uptown Small Area Plan* (USAP) is a collaborative development vision and set of policies, adopted by the city, for this site, for the south side of Lake Street in this area, and for the larger Uptown area. It is important for a number of reasons, including:

- It represents a shared community vision for how the Uptown area should grow – what and where – after a number of years of sometimes intense conflict between competing visions and between commercial and residential interests.
- It represents a whole series of compromises on the part of numerous parties, but as a whole reflects what many community stakeholders believed they could live with in the interest of the common good of the community.
- The thing developers want most in the public realm is predictability. That is what USAP provides: a clear road map and predictability. We community residents also like those things. Approval of the project's land use applications would serve to encourage developers to propose inappropriate, over-scaled development for less expensive sites not meant for that intensity of development. The result: conflict and unpredictability.

The proposed hotel and land use applications conflict significantly with USAP. The plan calls for buildings on the south side of Lake Street of four stories/56 feet, tapering to two stories to transition to the residential area to the south. USAP does allow for taller buildings, up to 84 feet in height, between Lake Street and the Greenway – but then only at the center of blocks where they would not shadow

and overwhelm the pedestrian realm. The proposed use also clearly conflicts with the development intensity map prescribed for Uptown.

The *Uptown Small Area Plan* crafts clever solutions and policies to address complex and thorny issues. It was created, in part, to address this type of conflict. It is a comprehensive document intended to direct and shape growth and to support, enhance and protect both commercial and residential areas of Uptown. The plan lays out a vision for increased density, uses, height, and number of people – and where they should go and how to provide good buffers, transitions, and balance.

## **REZONING**

Findings as required by the Minneapolis Zoning Code:

1. Whether the amendment is consistent with the applicable policies of the comprehensive plan.

The proposed rezoning conflicts significantly with many policies of the comprehensive plan, including USAP. See the attached USAP excerpts. In particular, the plan's policies call for a significantly shorter building on this site than proposed and they call for locating hotels in the Activity Center – not the proposed location.

2. Whether the amendment is in the public interest and is not solely for the interest of a single property owner.

Rezoning would be in the interest of the current and intended property owners but not in the public interest. The public interest is for the orderly use and development of the city's land, while the proposed rezoning conflicts with the Uptown road map that is USAP. This is not the only possible site in Uptown for a hotel.

3. Whether the existing uses of property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning classification, where the amendment is to change the zoning classification of particular property.

The proposed hotel use, with a FAR of 122 percent greater than – more than double – what is permitted in the C2 district, is incompatible with the low to moderate density residential uses to the south.

4. Whether there are reasonable uses of the property in question permitted under the existing zoning classification, where the amendment is to change the zoning classification of particular property.

Affirmative.

5. Whether there has been a change in the character or trend of development in the general area of the property in question, which has taken place since such property was placed in its present zoning classification, where the amendment is to change the zoning classification of particular property.

There has been a change in the character, and trend of development, in the area in recent years, particularly with the construction of the Mozaic and Walkway projects and the forthcoming project on the Cheapo site. However, this trend and character do not support rezoning of the subject site. They are manifestations of what USAP prescribes: concentrating development intensity, and taller buildings, in the Activity Center and in the Urban Village *north* of Lake Street. The fact that development is happening according to the plan's vision and policies is not reason to skirt those policies and

prescriptions regarding balance, transitions, buffers, building height, and where to concentrate uses such as hotels.

Additional reasons many people in Uptown oppose the rezoning:

- C3A zoning would permit a nightclub – a use appropriate for the Activity Center but not this site. (Zoning code definition: *Nightclub. A use engaged in the sale of alcoholic beverages for consumption on the premises, including taverns, bars, cocktail lounges and similar uses, or a use other than a sit down restaurant which provides general entertainment.*)
- There are no other properties with C3A zoning on the south side of Lake Street between Aldrich and Fremont avenues. C3A Community Activity Center Commercial District zoning is found in, and appropriate for, the core of Uptown - in the Activity Center node and in that part of the Urban Village north of Lake Street - between Lake and the Greenway. It is not appropriate for the subject site or for the south side of Lake Street between the Hennepin-Lake and Lyn-Lake activity centers, as is indicated and illustrated in USAP. Contrary to the assertion of Graves Hospitality, this site is not "the core of Uptown".
- A zoning study following adoption of USAP found C2 to be the most appropriate zoning for this site.
- Although we are opposed to rezoning of this parcel, we are also concerned about the precedent such a rezoning would set. If this site were rezoned to C3A, the city would be hard pressed to reject similar rezonings of similarly situated properties on the south side of Lake Street.
- The real question is whether this site is appropriate for C3A zoning. It's not about whether people want a hotel in Uptown and this parcel being available and less expensive than others. In addition, what might happen or be permitted if a hotel is not built following the rezoning? (A recent example in the area is the Solhem apartments at 3021 Holmes; the building received land use approvals including numerous variances for a proposed hotel but was ultimately built as apartments.)

### **CONDITIONAL USE PERMIT FOR INCREASED HEIGHT**

Findings as required by the Minneapolis Zoning Code:

1. Will not be detrimental to or endanger the public health, safety, comfort or general welfare.

The proposed additional height would be detrimental to the general welfare by causing and promoting disorderly development contrary to adopted city policies, by shadowing the street and public way, and by infringing on neighbors' enjoyment of their properties.

2. Will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal or orderly development and improvement of surrounding property for uses permitted in the district.

The proposed additional height would be harmful to the use and enjoyment of residential properties to the south, perhaps causing disinvestment.

3. Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.

Public infrastructure is sufficient.

4. Adequate measures have been or will be provided to minimize traffic congestion in the public streets.

The project provides virtually no on-site long-term parking for hotel guests, relying instead on valet parking via an alley to an often very congested Lake Street where guests' cars will likely have to cross three lanes of traffic to make a left turn to get to the parking lot or ramp.

5. Is consistent with the applicable policies of the comprehensive plan.

The proposed height conflicts with adopted USAP policies, which call for buildings on the south side of Lake Street in this area to be limited to four stories, with setbacks from Lake in order to minimize shadowing of the street, and stepping down in height at the rear to transition to the residential area. The use and development intensity also conflict with USAP.

6. And, does in all other respects conform to the applicable regulations of the district in which it is located upon approval of this conditional use permit.

In addition to the conditional use permit standards [above], the Planning Commission shall consider, but not be limited to, the following factors when determining the maximum height of principal structures in commercial districts:

1. Access to light and air of surrounding properties.
2. Shadowing of residential properties, significant public spaces, or existing solar energy systems.

USAP specifically prescribes limiting the height of buildings on the south sides of Lake Street and Lagoon Avenue to minimize shadowing, thereby enhancing the public way, the pedestrian connection between Uptown and Lyn-Lake, and the proposed Lake Street Promenade.

3. The scale and character of surrounding uses.

The proposed building is incompatible with the scale and character of surrounding uses. The entire block and area to the south is predominantly 2.5-story houses and townhouses. To the east and west are one- and two-story commercial buildings. To the east, the taller, four-story Buzza Building is set back generously from Lake Street. Directly north are primarily one-story, auto-oriented buildings that are underutilized land uses. To the northwest, on the north side of Lake Street and primarily in the Activity Center, are a number of taller, newer buildings ranging in height generally from five to seven stories.

The assertion by the applicant that "The proposed building is flanked by new development in 'The Core' of Uptown, with new development ranging from five stories - 60' to ten stories - 111'" is false.

4. Preservation of views of landmark buildings, significant open spaces or water bodies.

### **FLOOR-AREA-RATIO VARIANCE**

Findings as required by the Minneapolis Zoning Code:

1. Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.

This requested variance is not due to practical difficulties arising from circumstances unique to the property and it is based on economic considerations alone. The fact that Uptown lacks a hotel and many people would like to see one is an insufficient basis, as is the fact that the property may be less expensive than others in the area more suitable for a hotel. A building that conforms to the C2 or C3A floor area regulations could be built on the parcel without difficulty. The circumstance of wanting to put a large building on a small site was created by the applicant and is not unique to the property.

2. The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.

The proposed use is contrary to the spirit and intent of the ordinance and comprehensive plan, as described above. (See Zoning Code purpose above – particularly #3, 4 & 7.) The building bulk, or FAR, is 40 percent greater than permitted in the C3A district and 122 percent greater than permitted in C2.

3. The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.

The variance would dramatically alter the essential character of the area, be injurious to the use and enjoyment of other property in the vicinity, and be detrimental to the welfare of both the general public by allowing too large a building on a small site and of those using nearby properties. The building's bulk as well as its height would be too great.

#### **SITE PLAN REVIEW**

Findings as required by the Minneapolis Zoning Code:

1. The site plan conforms to all applicable standards of Chapter 530, Site Plan Review.
2. The site plan conforms to all applicable regulations of the zoning ordinance and is consistent with applicable policies of the comprehensive plan.
3. The site plan is consistent with applicable development plans or development objectives adopted by the city council.

The primary entrance and valet parking at the rear of the building are inappropriate given the Lake Street frontage and the low-density residential uses to the south. The proposed location at the rear would result in a significant and unnecessary amount of traffic and noise adjacent to the existing residential area. The intent and policies of USAP call for creating good buffers and transitions between commercial and residential areas; putting the primary entry and valet parking at the rear is contraindicated.

In addition, the proposed site plan design does not adequately direct vehicular traffic northbound in the alley and prevent southbound traffic. The southbound route would likely become the preferred route for valet parkers going to the Calhoun Square ramp.

The applicant has stated to the Planning Commission and CARAG that there would be no rooftop uses, but the plan submitted shows two small rooftop terraces (6' x 10' or 8' x 10', according to the architect). The proposed and any future rooftop uses should be prohibited due to the proximity of the residential area to the south.

**Holien, Kimberly**

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**From:** joanie marks <jmarks0711@gmail.com>  
**Sent:** Monday, February 01, 2016 12:22 AM  
**To:** Holien, Kimberly  
**Subject:** Proposed Hotel on Lake and Emerson  
**Attachments:** Moxy application partial & many ngbhr emails & CARAG res-3.pdf

Dear Ms. Holien,

As a CARAG resident of 10+ years, I am writing to you to register my comments regarding the proposed hotel for the SE corner of Lake and Emerson. I can see the potential for a hotel in the Uptown area, but the SE corner of Lake and Emerson is not the place for this project. Other areas north of Lake Street and/or in the 'Activity Center' of Uptown would be a much better fit for the area and the neighborhood.

Zoning is the main and basic premise for my opposition to the proposed project location, which is in direct violation of the city's zoning code and comprehensive plan policies. Requesting C3A zoning for this corner, south of Lake Street, is spot zoning, proposed solely for the hotel use and not consistent with a C3A district. C3A zoning is located in the Hennepin-Lake commercial area and to the north between Lake St. and the Greenway.

I appeal to you and the Planning Commission to uphold the tenants of the agreed-upon zoning boundaries for the Uptown area. The process by which these boundaries have been arrived at was insightful and comprehensive. In keeping with those tenants, we can preserve the integrity of both the business and neighborhood aspects that make Uptown so unique and desirable.

Additionally, I have attached the (partial) Moxy application that includes many neighborhood emails. I would like to request that pg. 23 of this document be deleted, as it was sent in error by one of my neighbors during an email exchange. My email to you is on page 24, and is pertinent to the application.

Thank you.

Joan Marks  
3020 Emerson Ave. So.

## Holien, Kimberly

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**From:** KellyDNewcomer <kelly@kellynewcomer.com>  
**Sent:** Sunday, January 31, 2016 11:01 AM  
**To:** Holien, Kimberly  
**Subject:** Opposed to changes in zoning and CUP for the Graves hotel

Hi Ms. Holien,

I am writing to voice my opinion on the Graves hotel. I live at 31st and Bryant. I am opposed to the height of 69 feet proposed -- that is just too high. There are residential houses right next to the proposed over-100-room hotel. The families and kids who live on that block will have their lives really changed by the Moxy brand hotel proposed. It will increase traffic, late night noise, and alley-activity.

The proposal is too big for that site. I feel like the Graves are buying a relatively inexpensive property and trying to put too much hotel there.

Such a hotel needs to be on the north side of Lake Street, such as the proposed Target 6-storey building or other recent large buildings between Lake and Lagoon.

The main problem is that such a huge building is going to be right next to a bunch of houses.

Whatever happens on that site needs to fit within the current agreed-upon guidelines as outlined in the Small Area Plan.

Sincerely,

Kelly Newcomer  
910 W 31st St, Minneapolis, MN 55408  
612.804.7302

## Holien, Kimberly

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**From:** City e-mail form - Do not reply  
**Sent:** Monday, January 25, 2016 9:16 PM  
**To:** Somogyi, Ben  
**Subject:** Ward 10 Contact Form

## City of Minneapolis

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Name \* John Hemmesch  
Email \* [jhemmesch@gmail.com](mailto:jhemmesch@gmail.com)  
Phone (612) 875-3537  
Phone Type Cell  
Address 2339 Fremont Ave S  
City Minneapolis  
State MN  
Zip 55408

Question/Comment \* I have lived/owned in CARAG for 25 years and strongly oppose the Moxy Hotel Development. It does not fit the scale of adjacent properties. Let them build on top of CUB Foods, tear down Arby's or in McDonald's parking lot.....land all too expensive. This parcel was a bargain for developers as long as they can get a laundry list of variances which is unfair to the CARAG residents!!!! We should stand tall like Lynden Hills with their development dilemmas and not cave.

This is an email generated from the City of Minneapolis website. \* Required fields are indicated with an asterisk.

## Holien, Kimberly

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**From:** City e-mail form - Do not reply  
**Sent:** Tuesday, January 26, 2016 8:06 AM  
**To:** Somogyi, Ben  
**Subject:** Ward 10 Contact Form

## City of Minneapolis

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Name \* John Evans

Email \* [Mjohnevens@yahoo.com](mailto:Mjohnevens@yahoo.com)

Phone (612) 219-3248

Phone Type

Address 3241 Colfax Ave S

City Minneapolis

State MN

Zip 55508

Question/Comment \* Hi Lisa. I wanted to let you know that I support. Hotel in Uptown. It provides a new amenity to uptown for travelers and possible banquet facilities for business and households in the area. It will also add vitality, jobs and spending to the uptown economy.

This is an email generated from the City of Minneapolis website. \* Required fields are indicated with an asterisk.

## Holien, Kimberly

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**From:** City e-mail form - Do not reply  
**Sent:** Tuesday, January 26, 2016 10:51 AM  
**To:** Somogyi, Ben  
**Subject:** Ward 10 Contact Form

### City of Minneapolis

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Name \* Paul Pirner  
Email \* [paul@contentfarmcreative.com](mailto:paul@contentfarmcreative.com)  
Phone (612) 226-3504  
Phone Type Cell  
Address 3229 holmes ave so  
City Minneapolis  
State MN  
Zip 55408

Question/Comment \* Hi Lisa, Paul Pirner writing in favor of the location of the Graves Hotel proposed for Lake and Emerson. Full disclosure: the Graves are friends of ours; our kids went to Grace Nursery School together (where I also went). (1) I have lived in/around Uptown for almost 45 years, and we need a hotel here. I've tried to find one for my inlaws before, and the closest one is that fleabag by Vescios. I called for a review, and was told, by the hostess next door, "There's always hookers there." Contrast that with a Graves Hotel's "sophisticated modern luxury" as the visitor's residence in Uptown... (2) A lot of the complaints say, "we need a hotel, just not in that location." That location, with its mixed residential/commercial zoning, on a major corridor, next to all those businesses (I'm sure Phil Colich might see some increased business at the liquor store), in this dense neighborhood is as good as you're going to get. When the Uptown Bar became the Apple Store, change in Uptown became inevitable. Here in this town, we know how the Graves do business. They're locals, they keep the money here, and they do world class work. That is EXACTLY the business we want as a cornerstone in Uptown (remember how everyone grumbled about Victoria's Secret and the other big boxes stealing our character in Uptown and how everyone pined for local businesses? Here's a great big good one that fits the bill perfectly!). (3) The Graves are neighbors too. My understanding is that Jim and Julie Graves will occupy the owners unit of the condo they're building at 31st and Holmes (right down my block) from the south side of Lake Calhoun. They're invested in the area and want it to be great, they live here too. So to me, this is what one neighbor wants against what another neighbor wants, not what a few neighbors want against some faceless, money-grubbing developer. (4) I understand the NIMBY aspect of this; I'd be concerned if a hotel was going up next to my house as well. However, I live in Uptown. I don't live in Linden Hills or Eden Prairie. I like the urban feel, the bustle, the vibrant streets and people; that's why I chose to live here and wanted to even as a child. I realize that city living comes with some tradeoffs and change. I also get that for a lot of neighbors, this isn't their fight, so they're not going to be as vocal in their support as opponents who feel that they are directly affected or seek to halt the the evolution of the

neighborhood. But it is what it is. I see a hotel in Uptown as an inevitability, and given the choice, I'll take a local, proven commodity with a stellar track record and long-term plans to invest in my neighborhood and city over what might be. Would Radisson or another hotel chain be concerned at all about the surrounding neighborhood? I doubt it. I'm more than happy to talk to you about it if you so desire. Thanks for your time, and I hope you'll join us in supporting this neighborhood improvement.

This is an email generated from the City of Minneapolis website. \* Required fields are indicated with an asterisk.

**Holien, Kimberly**

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**From:** Benjamin Bakken <bakken7@yahoo.com>  
**Sent:** Monday, February 01, 2016 2:43 PM  
**To:** Holien, Kimberly; Bender, Lisa  
**Subject:** Support for Hotel

I support the proposed Graves hotel development at Emerson and Lake.

It is vital for our city to continue to grow and embrace the things that residents and visitors cherish in our city. Connecting Lyn/Lake and Uptown in a way that is friendly to visitors is crucial. It would be a great addition to the area.

Sincerely,  
Ben Bakken

## Holien, Kimberly

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**From:** Shaina Brassard <shainabrassard@gmail.com>  
**Sent:** Monday, February 01, 2016 2:48 PM  
**To:** Holien, Kimberly; Bender, Lisa  
**Subject:** Support Graves Hotel at Emerson and Lake

Hello,

I'm writing today in support of the proposed Graves hotel development at Emerson Ave S and W Lake St. This hotel:

- Provides a low-cost place for guests of neighbors to stay, an amenity that is sorely lacking in the Uptown area
- Helps connect the Uptown core at Hennepin and Lake with the LynLake commercial district along with other recent mixed-use developments along Lake Street.
- Enhances the sidewalk on the south side of Lake Street with more sidewalk space, seating, and bike racks.
- Adds pedestrian traffic to Lake Street, providing more customers and diners for local businesses, while helping calm Lake Street.
- Brings new jobs in an established transit corridor, serving many moderate- and low-income residents across Minneapolis and St Paul. This area is also well-served to the region by bicycle via the Midtown Greenway with exits at Girard and Bryant Avenues.
- Adds a small-scale restaurant serving primarily hotel guests and neighbors within walking or biking distance.
- Supports the growing Uptown office market's business travel needs

In addition to these benefits to the neighborhood and city, the design meets the spirit and intent of both the Minneapolis Comprehensive Plan and local neighborhood plans, while incorporating feedback from residents gathered at multiple neighborhood meetings over the past few months.

Its location and design are broadly consistent with the city's policies on locating growth on transit corridors, and supports both the Uptown and Lyn-Lake Small Area Plans' visions of density in the core stepping down to the neighborhood.

Thank you,

Shaina Brassard  
1507 Washington St NE  
Minneapolis, MN 55413

## Holien, Kimberly

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**From:** George Zeller <gzeller@zpg.com>  
**Sent:** Monday, February 01, 2016 2:56 PM  
**To:** Holien, Kimberly  
**Subject:** Gaves Hotel

Good afternoon Mrs Holien,

My name is George Zeller and I am one of the owners of the commercial property located diagonally across the street from the proposed development (CVS / CoCo / Ace Cash site). My family and I also reside in the East Isles neighborhood.

I would like to voice my support of the Graves hotel project including its revised 6 story height. Uptown and surrounding areas have no convenient options for out of town guests and traveling business associates. Adding a short term lodging option to the increasingly dynamic Uptown may also have the additional benefit of increasing the chance for some much needed office development which will bring desirable daytime activity. I am also not sure of the projects economic feasibility if the destiny is further reduced given the many fixed costs of building and operating a small hotel. The height is comparable to other structures in the neighborhood including the Buzza Lofts.

Thank you for the opportunity to share my thoughts as a neighboring stakeholder.

George Zeller

**Holien, Kimberly**

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**From:** William Wells <wellsandcompany@yahoo.com>  
**Sent:** Monday, February 01, 2016 2:54 PM  
**To:** Holien, Kimberly  
**Cc:** Bender, Lisa  
**Subject:** YES Graves - Uptown Hotel - Monday Feb 8th Planning Commission Meeting.

Dear Kimberley Holien, CM Bender, and Planning Commissioners.

**I support the newly proposed Graves Hotel in Uptown.** I am a resident of Minneapolis and attended all of the public Neighborhood planning meetings on this project. The Graves team thoughtfully responded to neighbors concerns to reduce the height of the building and increase the variety of durable materials on the primary facade.

Graves is a very professional company, and their new building will raise the quality of Uptown and the City.

I support the applicant's request for a variance, the request is reasonable.

Thank you,

William Wells, Architect  
Minneapolis, MN  
612-669-2052

## Holien, Kimberly

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**From:** Kevin Rooney <kcroon@comcast.net>  
**Sent:** Monday, February 01, 2016 3:21 PM  
**To:** Holien, Kimberly  
**Subject:** Lake and Emerson Hotel project

This email is in support of the hotel project at Lake and Emerson. While I do not live in this neighborhood I do have family nearby and we have extended family and friends that come to Minneapolis for fun and relaxation. We would love to have these people stay in the uptown area, near lakes and entertainment as well as our children who do live in the area.

Additionally this building will help the aesthetic of this part of Lake street.

Thanks for your time

Kevin Rooney  
401 N 2nd Street  
Unit 310  
Minneapolis  
55401

Sent from my iPhone

## Holien, Kimberly

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**From:** Larry Shaw <leshaw4@gmail.com>  
**Sent:** Monday, February 01, 2016 3:26 PM  
**To:** Holien, Kimberly; Bender, Lisa  
**Subject:** Graves Hotel Development

Hello,

I'm writing today in support of the proposed Graves hotel development at Emerson Ave S and W Lake St. This hotel:

- Provides a low-cost place for guests of neighbors to stay, an amenity that is sorely lacking in the Uptown area
- Helps connect the Uptown core at Hennepin and Lake with the LynLake commercial district along with other recent mixed-use developments along Lake Street.
- Enhances the sidewalk on the south side of Lake Street with more sidewalk space, seating, and bike racks.
- Adds pedestrian traffic to Lake Street, providing more customers and diners for local businesses, while helping calm Lake Street.
- Brings new jobs in an established transit corridor, serving many moderate- and low-income residents across Minneapolis and St Paul. This area is also well-served to the region by bicycle via the Midtown Greenway with exits at Girard and Bryant Avenues.
- Adds a small-scale restaurant serving primarily hotel guests and neighbors within walking or biking distance.
- Supports the growing Uptown office market's business travel needs

In addition to these benefits to the neighborhood and city, the design meets the spirit and intent of both the Minneapolis Comprehensive Plan and local neighborhood plans, while incorporating feedback from residents gathered at multiple neighborhood meetings over the past few months.

Its location and design are broadly consistent with the city's policies on locating growth on transit corridors, and supports both the Uptown and Lyn-Lake Small Area Plans' visions of density in the core stepping down to the neighborhood.

Thank you,

Lawrence E Shaw JR

## Holien, Kimberly

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**From:** Alex Cecchini <cecc0011@gmail.com>  
**Sent:** Monday, February 01, 2016 3:25 PM  
**To:** Bender, Lisa; Holien, Kimberly  
**Subject:** Uptown Hotel Proposal Support  
**Attachments:** Uptown Hotel Support comments\_1454359810.pdf; Uptown Hotel Support signatures\_1454359825.pdf

Hello,

My name is Alex Cecchini, Ward 10 and CARAG resident. I'm emailing today in support of the proposed hotel at Emerson Ave S and W Lake St near Uptown that will come before the Planning Commission next Monday, Feb 8th.

This hotel proposal follows general goals and objectives as stated in the Minneapolis Comprehensive Plan - focusing jobs and commercial activity along strong transit corridors. It adds a much-needed amenity to the greater Uptown area, providing business travelers and resident guests a place to stay, with the side benefit of a neighborhood-scale restaurant. While some may see the lack of provided parking spaces as a drawback, this actually helps mitigate parking and traffic issues a hotel of this size would otherwise generate by making arriving by transit, bike, taxi, or other modes more palatable. This goes for both hotel guests and workers, many of whom in the service business do already take transit, walk, or bike to work.

The design enhances Lake Street by stepping back at ground level to provide room for seating, bike racks, and more pedestrian traffic. The wall of glass with an active use behind it will add to eyes on the street and alleviating what is currently a dead zone for walking along Lake. I share my neighbors' concerns over the building meeting the rear lot line at the alley and how this will impact pedestrian safety along Lake St. At the same time, a quick trip around Uptown shows multiple commercial buildings fronting alleys on both sides, and none of them have the corner pulled back to enhance sight-lines as this hotel currently does.

While many homeowners living nearby may fear a negative impact to their property values, there is strong evidence that amenities like this hotel and restaurant end up raising the values of properties nearby, even ones within 500 feet.

I personally believe this proposal meets the spirit and intent of both the Uptown and LynLake Small Area Plans. While the height exceeds what is prescribed by the USAP for the Urban Village, the back end of the building only exceeds the recommended value by two feet. The developer worked in good faith to step the proposal from Lake St down toward the neighborhood while providing extensive landscaping to help buffer the property. Further, while I appreciate the Uptown Small Area Plan and the many hours that went into crafting and approving it, I believe it was outdated and insufficient only a few years after finalization. The Uptown Activity Center now has only 5 surface parking or vacant lots, two of which are owned by a developer with active plans. We need to accept that denser development that the SAP prescribes (and what zoning currently allows by-right) will continue to move east and west along Lake St, as well as potentially south into CARAG.

In addition, I am the organizer of this [change.org petition](#) in support of the hotel as proposed. As of 3 PM on Monday, Feb 1 2016, the petition has 374 signatures in support. I have also included a pdf of the signatures and comments submitted (although the export of signatures only includes 349). Of the 349 signers in support, 296 (85%) have a Minneapolis address listed, and 97 (28%) have a 55408 zip code - people living within roughly a mile of the project's site. To me, this shows broad support for not only a hotel in the Uptown area, but one of

this scale and at this particular site. At the very least, it paints a stark contrast to the CARAG neighborhood vote which saw a nearly 5:1 ratio of those against the design to those in support.

Thank you for your time,

Alex Cecchini  
3525 Fremont Ave S  
Minneapolis, MN 55408

# Comments

Name	Location	Date	Comment
Joey Senkyr	Minneapolis, MN	2016-01-20	Uptown pretty desperately needs a hotel.
Philip Schwartz	Minneapolis, MN	2016-01-20	I live in walking distance from this site near LynLake. With LynLake currently facing a plague of commercial vacancies, I look forward to this hotel drawing the energy from Uptown eastward towards my neck of the woods.
Garrett Peterson	Minneapolis, MN	2016-01-20	The city needs more hotels outside of downtown. When I lived in Uptown, I always wished there was a nearby hotel for my guests. Six stories is a very reasonable height and similar to many buildings nearby.
Nathaniel Hood	Saint Paul, MN	2016-01-20	I support this project. It will be a good addition to Uptown!
Mark Danielson	Minneapolis, MN	2016-01-20	I'm a former Uptown resident. This is a public amenity that would likely have been used by our guests if it had existed then. The proposed development would be a nice addition to the street as well.
Anton Schieffer	Minneapolis, MN	2016-01-20	My support of this development is a very easy call. It's on a major transit corridor and is just blocks away from both Uptown and Lyn-Lake. This proposed hotel would be wonderful for the neighborhood.
John Edwards	Minneapolis, MN	2016-01-20	Uptown needs a hotel. This location on Lake Street is the right place for it. It'll be a great neighborhood amenity to have a place for friends and family to stay when they're in town.
Cole Hiniker	Minneapolis, MN	2016-01-20	I drive this stretch nearly everyday and spend a lot of time in the area. I think the developer has made some significant strides in response to neighborhood concerns and everyone seems to acknowledge that a hotel will be a great addition.
Adam Miller	Minneapolis, MN	2016-01-20	When we reject development, we impoverish our city's future.
Susan Priem	Minneapolis, MN	2016-01-20	We need an affordable hotel in this area, close to public transit.
David Baur	Minneapolis, MN	2016-01-20	I live within walking distance of the proposed hotel and spend a lot of time both working and hanging out nearby. Having an affordable hotel in the area will be a great addition to the neighborhood for both tourists and residents without the capacity at home to house guests.
Nathan Jorgenson	Minneapolis, MN	2016-01-20	Because I think uptown can support a hotel, the scale is correct, and I'd like for my visiting friends and family to stay in my neighborhood, not downtown.
Durant Imboden	Minneapolis, MN	2016-01-20	The hotel would be a great addition to the neighborhood, and it would be a better fit for Uptown--and for the block--than the Tires Plus/Verizon/Darque Tan/Uptown Row type of project that otherwise might (and probably would) go in at that location. We don't need more car-oriented retail development in CARAG.
Cedar Phillips	Minneapolis, MN	2016-01-20	Good project, and having been to a bunch of meetings on the topic, I feel they did a good job of addressing neighborhood concerns. I'm especially happy about seeing good, pedestrian-friendly commercial development along Lake better connecting Hennepin and Lyndale. I think it will benefit both the block and the neighborhood, as well as enhance the city. Not to mention provide jobs in the neighborhood, both directly at the hotel and indirectly at other neighborhood businesses.
Ryan Johnson	Minneapolis	2016-01-21	I used to live in CARAG, and would love to see Minneapolis's neighborhoods gain many of the amenities that people come to expect when visiting cities. One of these is hotels. Also excited about the prospect of jobs in an area with so many transit options.

Name	Location	Date	Comment
Charles Garland	Atlanta, GA	2016-01-21	I would prefer to stay in a hotel in this location when I visit Minneapolis.
Caitlin Cecchini	Minneapolis, MN	2016-01-21	I would love having a small hotel in my neighborhood. This will allow for friends and family to have a place to stay near me, as well as continue to promote the development in Uptown/CARAG which improves our amenities.
Jackie Kirsch	Minneapolis, MN	2016-01-21	The hotel will nicely tie lyn/lake & henn/lake and clean up a dowdy section of lake street.
Julie Cohen	Minneapolis, MN	2016-01-21	We live in a one-bedroom condo. I'd much rather have my out-of-town guests spend their time and money in Uptown rather than downtown or SLP. I also applaud Graves Hospitality for listening to community feedback and altering their designs.
Margaret Reinhardt	Minneapolis, MN	2016-01-21	Residents need a place for our out-of-town visitors.
Julia Hazen	Minneapolis, MN	2016-01-21	I live in the neighborhood (in CARAG) and I firmly believe we need a hotel in the neighborhood. It will help to liven up a sad stretch of lake street.
Maryjo Hackett	Minneapolis, MN	2016-01-21	Long overdue for hotel development in the Uptown area. Great connection to Uptown core and LynLake.
Michelle Beaulieu	Forest Hills, NY	2016-01-21	I lived in CARAG for three years, and served on the neighborhood association board for two, and would have loved to have had a hotel in this location.
John Anderson	Minneapolis, MN	2016-01-21	It sounds like a good idea.
Alysen Nesse	Minneapolis, MN	2016-01-21	As a neighbor (3 blocks away), I am excited by the addition of a hotel to the area. Not only is it a needed option, a hotel use of this parcel, has less of an impact on traffic than an apartment would, but it also adds appropriate density to the lake street corridor. I support this project.
Reilly Liebhard	Minneapolis, MN	2016-01-21	This development will provide an important amenity that is lacking almost everywhere outside of downtown. The density and energy it will bring is just what we need to keep the city's growth moving forward. And what better place for it than an area already designed to be busy and "happening"?
Jerome Chateau	Minneapolis, MN	2016-01-21	I support the project. This hotel fits in well with the future development of Lake street.
Scott Merth	Minneapolis, MN	2016-01-21	I'm signing because this project appears to be a very beneficial asset for the neighborhood. Not only will it satisfy the need for a hotel in the heart of Uptown, but other features such as increased sidewalk width on Lake and the continuation of the Lake Street building facade will increase walkability of the neighborhood. I'm also eager to see this project start to rebuild the connection between the HennLake and LynLake business nodes, a place currently defined by expansive and draining parking lots.

Name	Location	Date	Comment
Anthony Maki	Minneapolis, MN	2016-01-21	<p>Hi Lisa &amp; the Minneapolis Planning Commission,</p> <p>Thanks for your service! And Lisa, so glad to have you as my CM. I'm a renter, resident, and constituent at 35th &amp; Emerson in CARAG. I think renters tend to be drowned out by homeowners when issues like this one come up — because some of us are transient, we don't necessarily have a financial stake (property value) in the decision, we're busy working, or we haven't developed the political connections yet.</p> <p>I'm hoping this note will remind you of the large renting population in the neighborhood whose voice likely has not been heard as much as that of property owners.</p> <p>Whenever there is an opportunity for thoughtfully developed temporary accommodations or housing to be added to this city's stock, I will always lean toward development, especially:</p> <ul style="list-style-type: none"> <li>· when it fills abandoned or vacant lots (especially parking lots!)</li> <li>· when it creates jobs</li> <li>· when it contributes to transit-oriented planning</li> <li>· when it relieves some of the upward pressure on rent that is being especially felt by lower-income renters, or on home costs for first-time home buyers, or on hotel accommodations for that matter (competition!)</li> </ul> <p>I believe this project, even more so after the developer adjusted the design to accommodate neighbors' concerns, satisfies these goals, and so I want to have my voice heard and encourage any other CARAG residents to do the same. I support this project.</p> <p>It would not at all be jarring to the Lake Street/Uptown streetscape, and it looks to the future of the Uptown "activity center," rather than being dead set on containing it. Furthermore, emphasizing transit, affordability, availability, mixed-use-oriented development should not be sacrificed to protect, in what is really the short-term, property value changes.</p> <p>Thank you.</p>
Chris iverson	Minneapolis, MN	2016-01-22	<p>Uptown is becoming more than a local business mode, but a regional and national attraction. Young people want to experience city neighborhoods during travel, and a well-designed Uptown hotel would promote business, add vibrancy and increase walk ability in the area.</p>
Pierce Canser	Minneapolis, MN	2016-01-22	<p>I want a convenient place nearby for my parents to stay when they come visit. The building height is fine. This is in the middle of Uptown on one of the most vibrant streets in the metro. People should embrace density here.</p>
Derek Huber	Minneapolis, MN	2016-01-22	<p>This is another step in enhancing the CARAG neighborhood. It removes a vacant building from the block and adds new business and jobs to the area.</p>
Thatcher Imboden	Minneapolis, MN	2016-01-23	<p>As a past Uptown resident and involved in the USAP, a hotel is a very desirable use for both community members and those visiting the city. While the USAP doesn't support the height, it does support a hotel and the concept of shared, district parking. This type of project, in my opinion, under today's value structure and development trends, is an appropriate use for this site. I support the project but recognize that its massing is a departure from the last small area plan process, which is nearly 10 years old at this point.</p>

Name	Location	Date	Comment
Paul Prins	Minneapolis, MN	2016-01-23	Fantastic idea, looks like a good plan for execution, and a hotel is much needed in uptown. Would do far more to improve the neighborhood than many other recent commercial developments.
Michael Jones	Minneapolis, MN	2016-01-24	It's not the best spot, but it fits with all of the development in Uptown in the past 5-10 years. We need a hotel, and the main thrust of opposition is NIMBYism.
Eric Anondson	Hopkins, MN	2016-01-24	We can't have single family homes permanently imposing their "character" on an important regional commercial district. Like being next to an airport when the airlines change from propeller planes to 747s, we didn't ban the airport from becoming an international destination when it needed to. Let's not smother Uptown from growing up. But let's also support it with BRT into downtown and build the Midtown LRT.
Peter Bajurny	Minneapolis, MN	2016-01-24	Uptown is a growing area that needs a hotel. It shouldn't be preserved as single family homes forever.
David Schubert	Minneapolis, MN	2016-01-24	As a resident of the Lyndale neighborhood, I support density and development in Uptown. This hotel would be a great asset for the community, and a great way to show visitors a great part of Minneapolis - some place other than just downtown!
Troy Linck	Minneapolis, MN	2016-01-24	We need a hotel in this neighborhood and this is a perfect proposal to meet our growing needs. Please support this proposal.
Evan Roberts	Minneapolis, MN	2016-01-24	I support well-designed development in a growing neighborhood, providing options for people visiting Minneapolis
Tony Dobek	Minneapolis, MN	2016-01-25	Uptown currently does not have an available hotel, which it needs due to population density. Ben Graves and Graves Hospitality have a stellar reputation and design hotels that are distinct, attractive and are properly managed. Plus you know it would have a great food and drink (Bradstreet is fantastic). The neighborhood looks forward to this addition!
Scott Shaffer	Minneapolis, MN	2016-01-25	Uptown needs a hotel.
lauren tarbox	Chicago, IL	2016-01-25	I visit this neighborhood often and I think it would be a great addition.
Paul Pirner	Minneapolis, MN	2016-01-25	Uptown has needed a hotel for decades. With big box stores creeping down lake street, as a life-long resident, I'd like to see a locally-owned boutique hotel bear that standard in my neighborhood.
Margo Gassen	Hopkins, MN	2016-01-25	It's time and there aren't many sites left in Uptown!
Carter Christensen	Minneapolis, MN	2016-01-25	I fully support the addition of a hotel to the Uptown neighborhood, and hope it creates a chain reaction in building the value of homes, and adding retail and dining options to make this neighborhood a destination, as well as a great place to live.
Kristin Rowell	Minneapolis, MN	2016-01-25	I live in the neighborhood and I would absolutely love to have a hotel in the area. Uptown needs it!
Tim FunkMeyer	Minneapolis, MN	2016-01-25	This is as a responsible option and a reasonable compromise. A hotel is the missing link to making Uptown a destination
Andrew Meyer	Minneapolis, MN	2016-01-25	Uptown needs this.
Jason Mikunda	Minneapolis, MN	2016-01-25	I trust the graves to improve the area.
Nancy Hope	Minneapolis, MN	2016-01-25	The Graves are community-minded and this hotel will only improve an already great Uptown culture.

Name	Location	Date	Comment
Jeanette Bazis	Minneapolis, MN	2016-01-25	We need a hotel in Uptown, and that stretch of Lake Street is the perfect place, bridging Lake and Henn and Lyn-Lake. How wonderful to have a place for friends and family to stay, without the need to drive downtown or to the suburbs. And the Graves will manage the property professionally and respectfully, as they've proven time and time again.
Chris Hill	Cary, NC	2016-01-25	I'm signing because restaurants, bars and/or hotels add alot of employment to keep Americans working
Todd Carter	Minneapolis, MN	2016-01-25	we need a hotel in Uptown
Peter Connor	Minneapolis, MN	2016-01-25	This project will be terrific for uptown.
Tim Roehl	Minneapolis, MN	2016-01-25	There are many people in uptown and lynlake who would love to have friends stay close to our homes instead of bloomington or downtown.
Ashok Dhariwal	Minneapolis, MN	2016-01-25	This is an ethical and local company and the area need a place for people to stay.
Spencer Finseth	Edina, MN	2016-01-25	That location needs development and Uptown needs a hotel even more. And who better than the Graves family.
David Burley	Minneapolis, MN	2016-01-25	I'm signing because this is the kind of development needed in our neighborhood, and the current use Isn't reflective of Carag or Uptown.
Rob White	Minneapolis, MN	2016-01-25	I'm signing because I run a small business based in uptown with many out of town clients and would love to have them stay in uptown when they visit. Also, the plans look great and can help the entire neighborhood.
Mischa Santora	Minneapolis, MN	2016-01-25	Good project & needed in Uptown. Plus: I had it with NIMBYs!!!
Nick Walton	Minneapolis, MN	2016-01-25	This is a great project and its height and density are totally appropriate for lake street. And uptown is 10 years over due for a hotel
Eric Frost	Minneapolis, MN	2016-01-25	My clients, friends, and family need a nice place to stay in Uptown!
Josh Ortmeier	Minneapolis, MN	2016-01-25	It would be great to have hotel options in uptown. It is a great place to entertain clients, friends and family from out of state.
Shane Peterson	Minneapolis, MN	2016-01-25	This is a much needed amenity in the area. The design fits the changing face of Uptown and the Lake Street corridor. It is time to stop fighting developers at every turn and make changes that make sense for the neighborhood and greater needs of the city as well.
Shawn Jones	Minneapolis, MN	2016-01-25	Uptown needs a good hotel
jeffrey goldstein	minneapolis, MN	2016-01-25	We desparately need a local hotel for guests who visit our area!
David Niemi	Minneapolis, MN	2016-01-25	I think this hotel would be amazing for uptown.
Laird McLean	Minneapolis, MN	2016-01-25	I would love to see a hotel in the uptown neighborhood. This plan is a good one.
Troy Wenck	Minneapolis, MN	2016-01-25	Uptown needs a hotel for my guests
Stephanie Kluver	Minneapolis, MN	2016-01-25	I want a hotel in uptown!!!
Ryan Ballbach	Minneapolis, MN	2016-01-25	Uptown is a natural fit for this Moxi Hotel.
Remy Pettus	Excelsior, MN	2016-01-25	I have lived in south Minneapolis most of my life and I believe that uptown has needed a hotel for many years. The lack of a hotel has been one of the reasons that quality dining establishments struggle to stay open while trashy bars succeed. A nice hotel will attract high end tourism that will bring people who want to enjoy a responsible night on the town, not just a bunch of bros who want to get wasted and then Uber back to the suburbs. Support this proposal!

Name	Location	Date	Comment
brad meier	Minneapolis, MN	2016-01-25	I believe the project is well designed and will benefit the community
andrew plowman	willmar, MN	2016-01-25	I believe this project will be a net-win for the community. Responsible planning and design is always important, but it seems the developer has been willing to compromise. Bringing outside dollars into the Lake area is important.
Alex Puetz	Minneapolis, MN	2016-01-25	Uptown needs a hotel! So many reasons.
Mike Denn	Minneapolis, MN	2016-01-25	Smart development and growth that aligns with municipality requirements bring in jobs, affordable housing and continued revitalization of communities and neighborhoods.
Thomas Rooney	Minneapolis, MN	2016-01-25	I visit the uptown area with family and friends and would love to have hotel accommodations in the area
Matthew Ryan	Minneapolis, MN	2016-01-25	The residents of Minneapolis need to grow up and realize they live in a city, not a suburb or the country. Too many people want to live in the city, with access to jobs, entertainment, socialization, and people gripping onto the low-density idea is making city living unaffordable. If they don't like the idea of growth, development, or density, then the suburbs are always there for them.
Jeremy Carling	Minneapolis, MN	2016-01-25	I'm signing because this is right for Uptown and the city. It creates jobs, add density and street appeal.
Patrick Sarver	Minneapolis, MN	2016-01-25	A great opportunity for redevelopment! Another underutilized surface parking lot site replaced with a high quality urban development! We need more investment like this in our neighborhoods.
Aimee Olson	Minneapolis, MN	2016-01-25	I believe uptown could really use a nice hotel and it would bring more jobs to the area.
Adam Steadland	Anoka, MN	2016-01-25	I would like an option for a place to stay for when my family comes down from Anoka for a night out. Right now we have to try to catch either a taxi back downtown or someone has to drive home, which is not always the safest option in MN winter.
Scott Graham	Minneapolis, MN	2016-01-25	A hotel in Uptown makes tons of sense to me. We need another upscale rental building like a hole in the head. I am in favor of this. Jobs, tax base, economic development and convenience. It also displaces nothing of significant value to me.
Dion Sayles	Minneapolis, MN	2016-01-25	Having a hotel within walking distance of the core of Uptown is a great idea. Additional jobs, improving the local landscape, a place for out-of-towners to stay that is close, a very good idea.
David Michael	Minneapolis, MN	2016-01-25	Great idea
Douglas Greene	Minneapolis, MN	2016-01-25	A hotel is needed in Uptown. Please go up to 9 stories.
Brian Fanelli	Buffalo, NY	2016-01-25	I'm signing because as a CARAG resident, I believe we need to keep pushing to make our neighborhood a prime destination for businesses, travelers, and residents. I believe that this dense, mixed use hotel, can help us achieve that goal, and I believe the City of Minneapolis should approve this proposal.
Tracy Tracy	Minneapolis, MN	2016-01-25	South Minneapolis is in desperate need of hotels for family visits for family events. The nearest viable hotels are either downtown or in St. Louis Park. This would be GREAT.
Jason Wilsey	Minneapolis, MN	2016-01-25	I support the mission, development and long standing performance of the Graves enterprise and the positive financial, aesthetic and cultural enhancement this project will create for the location
Josh Tomey	Columbus, OH	2016-01-25	I support increased density near the core of our fine city. I believe this is not too large considering the context and the direction the city is moving in

Name	Location	Date	Comment
Kevin Hedman	Minneapolis, MN	2016-01-25	I feel that world-class cities require a range of accommodation offerings and would like visitors to the city to have a place to stay besides downtown and suburbia.
Daniel Thomas MacInnes	Minneapolis, MN	2016-01-26	Not only should this hotel be built, it should be restored to its original height of nine stories. Its presence in Uptown is essential for the neighborhood's growth as an urban center, the "downtown" that downtown stubbornly refuses to accept (sticking to its traditional role as a suburban office park and commercial dead zone). If Minneapolis truly wants to reach its 2020 population goals, then it needs to make decisive moves to make that a reality. Empty parking lots and dead space will not get you there. Does Minneapolis wish to become an retirement community, an Ely or Hermantown, or does it truly want to become a world class city? Tie your courage to the sticking post, make this happen today.
Travis Hochsprung	Minneapolis, MN	2016-01-26	This is a good, common sense development. I don't want NIMBYism running rampant in my city.
Robert Davis	Saint Paul, MN	2016-01-26	It's for a good cause and I support Graves Hospitality not just as an employee, but also with this development to better Minneapolis and bring more consumers to bolster economic growth.
Alia Stadtlanser	Burlingame, CA	2016-01-26	Uptown needs this, and the Graves always deliver a fantastic product. Cheers!
Dan Mason	Minneapolis, MN	2016-01-26	The neighborhood is already filled with similar sized condos and apartments, this development is in line with those buildings and provides an important resource that is currently missing.
Shaina Brassard	Minneapolis, MN	2016-01-26	I'm anti-vacant lots, pro jobs and pro-Lake Street prosperity.
Dave Van Hattum	Minneapolis, MN	2016-01-26	Reasonable development where there is high-quality transit and bicycling options makes sense.
Jeffrey Krohn	Minneapolis, MN	2016-01-26	1) The area needs a hotel desperately. 2) The Uptown area is a boom town of growth, and this should be encouraged. 3) The current five story height limit is antiquated and should be gotten rid of. Taller building in the area would be great!
Chris Mickolich	Minneapolis, MN	2016-01-26	Uptown needs a hotel.
K Stults	St. PAUL, MN	2016-01-26	I live outside of Minneapolis, but when we come into the city and stay I would love to take advantage of the proximity to many chic amenities that uptown offers. Uptown needs this hotel!!!
Glenn Smith	Minneapolis, MN	2016-01-26	To support the growth of Minneapolis
Jim Kumon	Minneapolis, MN	2016-01-26	On multiple occasions I've had to send people to downtown to get a hotel room because there weren't any other options west of 35W. It would be great if there were options for guests to stay biking/walking distance to where I live. The proposed architecture is nothing to write home about, but so is practically every new multi-story building in the city today. The location, frontage to the street and position on Lake all make it an excellent site. This would already be booked if it was built. I support the project also long as it maintains its excellent relationship to the street as a way to promote its users to walk to the shops and restaurants on the corridor.
Thomas Melchior	Minneapolis, MN	2016-01-26	This will be a great addition to Uptown and a needed amenity. While the hotel should be larger, this is a good compromise with the NIMBYs
Kevin Karner	Minneapolis, MN	2016-01-26	I agree with all the points made.
Jay Pluimer	Minneapolis, MN	2016-01-26	I'm signing because I support a strong community in Uptown Minneapolis. The Graves approach will blend nicely with the neighborhood while bringing jobs and revenue.
Connor Cox	Minneapolis, MN	2016-01-27	We need more density and activated streetscapes!

Name	Location	Date	Comment
Mike Zirbes	Minneapolis, MN	2016-01-27	I would like to see a hotel in uptown
william wells	Minneapolis, MN	2016-01-27	it's a good design. Uptown needs a hotel.
CM Harris	minneapolis, MN	2016-01-27	Would love to have relatives come visit and be just steps away. FINALLY a hotel in Uptown!
Jeremy Eckert	Minneapolis, MN	2016-01-27	We need this in our neighborhood!
Christopher Haroza	Minneapolis, MN	2016-01-27	I believe in responsible development in Minneapolis.
Amanda Iverson	Minneapolis, MN	2016-01-27	It would be an anchor for this neighborhood and provide diversity of choice for those looking to stay close to the lakes, away from downtown, and not in Bloomington by the airport.
Alison Griffin	Minneapolis, MN	2016-01-27	there are far worse uses of land in my neighborhood. we should be for progress and development and the things that will keep Uptown great. A modest, attractive, green hotel is one of them.
Julie Masterson	Minneapolis, MN	2016-01-27	It's a definite need in Uptown, and it should be met! My folks need a place to stay that's close to me and all the fun things going on Uptown.
James Nastoff	Minneapolis, MN	2016-01-27	I live in Uptown; we need a hotel for guests; i want a more dense type of development that is not more retail or bars.
Cheryl Gordon	Minneapolis, MN	2016-01-27	I am an Uptown resident and I would like a hotel in the area. I also feel that it would be a boost to neighborhood businesses. Restaurants and shops in Uptown come and go too fast.
Stella Kostolna	Burnsville, MN	2016-01-27	Currently I work in Uptown and I have lived in uptown area for several years about year ago and having hotel here was one thing that have ben always missing. This fantastic idea will bring a definite face-lift to Uptown with job opportunity in walking distance for local neighborhood and great option for lodging stay for local businesses and visiting families not to need travel and look for lodging outside of the Uptown area.
Jim Graves	Minneapolis, MN	2016-01-27	Great project for the neighborhood!
Joshua Jansen	Minneapolis, MN	2016-01-27	It is a responsible project that will be an asset to the neighborhood and help reinforce appropriate scale to our growing corridors.
joe hobson	Chico, CA	2016-01-27	As a small business owner in Uptown, I need a place for clients and partners to stay when they come to town.
Christie Jansen	Minneapolis, MN	2016-01-27	It is a beautiful building!
David Eldred	Minneapolis, MN	2016-01-27	I believe the Uptown area sorely needs a hotel -- and this is a very reasonable project.
Nathaniel Jonet	Minneapolis, MN	2016-01-27	I used to live one block away from this site until a year ago - this is a great way to add more pedestrians to a part of Lake Street that needs it.
Eric Anderson	Minneapolis, MN	2016-01-27	We need a hotel in south Minneapolis. This is a perfect location for it and supports the City's goals for growth.
Ben Kerl	Minneapolis, MN	2016-01-27	Uptown needs a hotel and this development would be a huge improvement at the Lake and Emerson intersection.
Sabrina Finlay	Minneapolis, MN	2016-01-27	Our neighborhood needs this. There are way too many unoccupied buildings and store fronts in the area. New business and more people would help improve and further develop the neighborhood.
Erik Randall	Minneapolis, MN	2016-01-27	I support growth in Minneapolis.
Pam Gerberding	Minneapolis, MN	2016-01-27	I think it would be a great addition to the Uptown Area.

Name	Location	Date	Comment
John Frey	Minneapolis, MN	2016-01-27	This project should be approved enthusiastically by both The Planning Commission and City Council. It brings a much needed hotel to serve the growing retail, business, and residential community surrounding this area. It will improve the urban fabric and pedestrian friendliness of this section of Lake Street. It helps creates a better connection between the built up areas of the Lynn Lake and Uptown commercial districts. This will clearly be an asset for the community. Thankyou for taking the time to read my feedback, John Frey
Chris Finlay	Minneapolis, MN	2016-01-28	This will be good for creating further energy and momentum in developing the Uptown area which needs density to thrive. A hotel could anchor more interesting restaurants and other more desirable shops and activity. The residents concerns for noise should definitely be accounted for.
Charles Noble	Minneapolis, MN	2016-01-28	Uptown doesn't have a hotel and would obviously benefit from having one. This hotel would bring in visitors eager to check out the number of fine local businesses Uptown has. Having only 8 parking spots ensures the people visiting will also most likely be walking, biking, taxing, or taking transit to get around, which is good for society. Furthermore, this lot is currently abandoned, which is good for no one. If the city is at all serious about being environmentally-friendly they need to support denser development; departing from the environmentally, socially, and fiscally disastrous car-dominated landscape we currently live in. When we have denser buildings that don't cater to motorists, we encourage people to walk and take other modes of transportation, which are healthier for the user and society as a whole.
Brandon Vasquez	Minneapolis, MN	2016-01-28	I think it's a great idea to have this in the neighborhood.
Andrea Hopmann	Brooklyn, NY	2016-01-29	I own a home on Emerson Avenue South and believe this will be a positive addition to the Uptown area. I fully support the proposal.
Lusa Vollmer	Minneapolis, MN	2016-01-29	I agree a nearby place for visiting family and friends to stay is needed.
Simon Radowski	Minneapolis, MN	2016-01-29	Uptown needs a hotel and the city and CARAG need to continue to grow and adapt. Lake Street is A a commercial street and exactly where a hotel should go.
Richard W. Rueter	Minneapolis, MN	2016-01-30	There is a need for hotel accommodations on the South side of Mpls. This is the type of hotel I seek when traveling to other cities. I personally like what is happening with development in the Uptown. I support anything that bring greater density to the city, for many different reasons.
Richard W. Rueter	Minneapolis, MN	2016-01-30	This might be a duplicate, if so I apologize.  I strongly favor the proposed hotel on Emerson and Lake. South Mpls needs a hotel option like this. It is exactly the type of accommodation I look for when traveling to other cities.  We frequently have out of town family and friends visit us in Kingfield. The only options for them are suburban or downtown.  I am very excited by the development in Uptown in the last decade. It is more and more a destination. I believe density is working well in this neighborhood. I understand many neighbors will be impacted by this further development, but I'd ask that we look at the greater good rather than the preferences of a few.
tom schuster	Minneapolis, MN	2016-01-30	there is a need for it.
Michael Blanch	Minneapolis, MN	2016-01-30	It would be good for Minneapolis; it would expose Uptown and the commercial Lake street cooridor to more visitors which will raise our profile as a neighborhood, city and region!
Kendal Killian	Minneapolis, MN	2016-01-31	Uptown needs a hotel.

Name	Location	Date	Comment
Anne Carlson	Edina, MN	2016-02-01	A hotel is a welcome addition to Uptown.
R Olinger	mpls, MN	2016-02-01	<p>A hotel in Uptown has been needed for years. What a great place for travelers to stay in a neighborhood near the lakes, businesses, and restaurants.. in UPTOWN... as opposed to downtown Minneapolis. This has been long over due.</p> <p>Offer travelers a taste of being in a neighborhood near the lakes to truly experience what Minneapolis has to offer.</p>

## Uptown Hotel Support Signatures

Name	City	State	Postal Code	Country	Signed On
Alex Cecchini	Minneapolis	Minnesota	55408	United States	1/20/2016
Janne Flisrand	Minneapolis	Minnesota	55405	United States	1/20/2016
Anders Imboden	Minneapolis	Minnesota	55408	United States	1/20/2016
Joey Senkyr	Minneapolis	Minnesota	55403	United States	1/20/2016
Adam Platt	Minneapolis	Minnesota	55405	United States	1/20/2016
Matt Steele	Minneapolis	Minnesota	55407	United States	1/20/2016
Philip Schwartz	Minneapolis	Minnesota	55408	United States	1/20/2016
Garrett Peterson	Minneapolis	Minnesota	55404	United States	1/20/2016
Nathaniel Hood	Saint Paul	Minnesota	55116	United States	1/20/2016
Aaron Eisenberg	Minneapolis	Minnesota	55403	United States	1/20/2016
Mark Danielson	Minneapolis	Minnesota	55419	United States	1/20/2016
Anton Schieffer	Minneapolis	Minnesota	55405	United States	1/20/2016
Andrew Dahl	Minneapolis	Minnesota	55403	United States	1/20/2016
Amanda Schwartz	Minneapolis	Minnesota	55408	United States	1/20/2016
Scott Lynch	Minneapolis	Minnesota	55417	United States	1/20/2016
Julia Curran	Minneapolis	Minnesota	55405	United States	1/20/2016
John Edwards	Minneapolis	Minnesota	55405	United States	1/20/2016
Adam Wysopal	Minneapolis	Minnesota	55404	United States	1/20/2016
Cole Hiniker	Minneapolis	Minnesota	55408	United States	1/20/2016
Adam Miller	Minneapolis	Minnesota	55417	United States	1/20/2016
Andrew Shawd	Minneapolis	Minnesota	55403	United States	1/20/2016
Andrew Wambach	Minneapolis	Minnesota	55417	United States	1/20/2016
Susan Priem	Minneapolis	Minnesota	55410	United States	1/20/2016
David Baur	Minneapolis	Minnesota	55405	United States	1/20/2016
Julie Delliquanti	Atlanta	Georgia	30329	United States	1/20/2016
Nathan Van Wylen	Minneapolis	Minnesota	55406	United States	1/20/2016
Nathan Jorgenson	Minneapolis	Minnesota	55405	United States	1/20/2016
Jacqueline Quintanilla	Minneapolis	Minnesota	55418	United States	1/20/2016
Durant Imboden	Minneapolis	Minnesota	55408	United States	1/20/2016
Cedar Phillips	Minneapolis	Minnesota	55408	United States	1/20/2016
Chandra Lalla	Minneapolis	Minnesota	55405	United States	1/20/2016
Shane Morin	Minneapolis	Minnesota	55405	United States	1/20/2016
Ryan Johnson	Minneapolis	Minnesota	55414	United States	1/21/2016
Wendy Bratten	Minneapolis	Minnesota	55416	United States	1/21/2016
Charles Garland	Atlanta	Georgia	30318	United States	1/21/2016
Caitlin Cecchini	Minneapolis	Minnesota	55408	United States	1/21/2016
Spencer Agnew	Minneapolis	Minnesota	55417	United States	1/21/2016
Lesley Schack	Minneapolis	Minnesota	55407	United States	1/21/2016
Cheryl Imboden	Minneapolis	Minnesota	55408	United States	1/21/2016
Eric Anondson	Hopkins	Minnesota	55343	United States	1/21/2016
Jackie Kirsch	Minneapolis	Minnesota	55408	United States	1/21/2016
Grant Simons	Minneapolis	Minnesota	55414	United States	1/21/2016
Zack Farleu	Minneapolis	Minnesota	55408	United States	1/21/2016
Tommy Toraason	Minneapolis	Minnesota	55407	United States	1/21/2016
Ryan Cosgrove	Minneapolis	Minnesota	55426	United States	1/21/2016
Julie Cohen	Minneapolis	Minnesota	55408	United States	1/21/2016

## Uptown Hotel Support Signatures

Margaret Reinhardt	Minneapolis	Minnesota	55408 United States	1/21/2016
Julia Hazen	Minneapolis	Minnesota	55408 United States	1/21/2016
Judy Shields	Minneapolis	Minnesota	55416 United States	1/21/2016
Gregg Severson	Minneapolis	Minnesota	55408 United States	1/21/2016
Blake Bailes	Minneapolis	Minnesota	55408 United States	1/21/2016
Carolyn Payne	Minneapolis	Minnesota	55408 United States	1/21/2016
Maryjo Hackett	Minneapolis	Minnesota	55409 United States	1/21/2016
Michelle Beaulieu	San Francisco	California	94117 United States	1/21/2016
Sam Jones	Minneapolis	Minnesota	55403 United States	1/21/2016
John Anderson	Minneapolis	Minnesota	55405 United States	1/21/2016
Alysen Nesse	Minneapolis	Minnesota	55408 United States	1/21/2016
Matt Frank	St. Paul	Minnesota	55105 United States	1/21/2016
Reilly Liebhard	Minneapolis	Minnesota	55403 United States	1/21/2016
Jason Lord	Minneapolis	Minnesota	55408 United States	1/21/2016
David Sorensen	Minneapolis	Minnesota	55403 United States	1/21/2016
Tim VanHouten	Saint Paul	Minnesota	55104 United States	1/21/2016
Jerome Chateau	Minneapolis	Minnesota	55408 United States	1/21/2016
Noel Bode	Minneapolis	Minnesota	55414 United States	1/21/2016
Steven lewandowski	Minneapolis	Minnesota	55403 United States	1/21/2016
Scott Merth	Minneapolis	Minnesota	55408 United States	1/21/2016
Anthony Maki	Minneapolis	Minnesota	55408 United States	1/21/2016
Chris iverson	Minneapolis	Minnesota	55403 United States	1/22/2016
Kristina Durivage	Minneapolis	Minnesota	55403 United States	1/22/2016
Zachary Johnson	Minneapolis	Minnesota	55405 United States	1/22/2016
gwen grafft	Minneapolis	Minnesota	55405 United States	1/22/2016
Larry Bussey	Minneapolis	Minnesota	55408 United States	1/22/2016
Pierce Canser	Minneapolis	Minnesota	55408 United States	1/22/2016
Peter Villalta	Minneapolis	Minnesota	55409 United States	1/22/2016
Jordan Schroder	Minneapolis	Minnesota	55408 United States	1/22/2016
Brandon Stirnaman	Minneapolis	Minnesota	55408 United States	1/22/2016
Anna Arkin	Minneapolis	Minnesota	55408 United States	1/22/2016
Derek Huber	Minneapolis	Minnesota	55408 United States	1/22/2016
C Nelson	Minneapolis	Minnesota	55408 United States	1/22/2016
Thatcher Imboden	Seattle	Washington	98107 United States	1/23/2016
Emily Strasser	Minneapolis	Minnesota	55405 United States	1/23/2016
Paul Prins	Minneapolis	Minnesota	55401 United States	1/23/2016
Abigail Tuckner	Minneapolis	Minnesota	55405 United States	1/23/2016
Ethan Cherin	Minneapolis	Minnesota	55405 United States	1/23/2016
Briana Hokanson	Minneapolis	Minnesota	55413 United States	1/23/2016
Frank Gallson	Minneapolis	Minnesota	55408 United States	1/23/2016
William Towne	Minneapolis	Minnesota	55408 United States	1/24/2016
Michael Jones	Minneapolis	Minnesota	55408-353 United States	1/24/2016
Peter Bajurny	Minneapolis	Minnesota	55407 United States	1/24/2016
David Schubert	Minneapolis	Minnesota	55408 United States	1/24/2016
Justin Doescher	Minneapolis	Minnesota	55407 United States	1/24/2016
Terry Schwartz	Minneapolis	Minnesota	55410 United States	1/24/2016
Troy Linck	Minneapolis	Minnesota	55404 United States	1/24/2016

## Uptown Hotel Support Signatures

Evan Roberts	Minneapolis	Minnesota	55414 United States	1/24/2016
Rik Zwaagstra	Minneapolis	Minnesota	55407 United States	1/25/2016
Andrew Phillips	Minneapolis	Minnesota	55408 United States	1/25/2016
John Roberts	Minneapolis	Minnesota	55408 United States	1/25/2016
Erin Carson	Northfield	Minnesota	55057 United States	1/25/2016
Tony Dobek	Minneapolis	Minnesota	55405 United States	1/25/2016
Derrek Nelson	Minneapolis	Minnesota	55403 United States	1/25/2016
Lindsay Graves	Minneapolis	Minnesota	55405 United States	1/25/2016
Peter Campbell	Minneapolis	Minnesota	55407 United States	1/25/2016
Scott Shaffer	Minneapolis	Minnesota	55403 United States	1/25/2016
lauren tarbox	Chicago	Illinois	60607 United States	1/25/2016
Sarah Halverson	Minneapolis	Minnesota	55404 United States	1/25/2016
Erin Karels	Minneapolis	Minnesota	55407 United States	1/25/2016
Paul Pirner	Minneapolis	Minnesota	55408 United States	1/25/2016
Kyle Burrows	Minneapolis	Minnesota	55405 United States	1/25/2016
Margo Gassen	Hopkins	Minnesota	55305 United States	1/25/2016
Carter Christensen	Minneapolis	Minnesota	55414 United States	1/25/2016
Kristin Rowell	Minneapolis	Minnesota	55408 United States	1/25/2016
Tim FunkMeyer	Minneapolis	Minnesota	55410 United States	1/25/2016
Andrew Meyer	Minneapolis	Minnesota	55401 United States	1/25/2016
Amy Werner	Missoula	Montana	59803 United States	1/25/2016
Jason Mikunda	Minneapolis	Minnesota	55404 United States	1/25/2016
Colleen Jackson	Minneapolis	Minnesota	55404 United States	1/25/2016
Matthew Mering	Minneapolis	Minnesota	65410 United States	1/25/2016
Christopher Obetz	Minneapolis	Minnesota	55419 United States	1/25/2016
Kaha Mohamed	Minneapolis	Minnesota	55408 United States	1/25/2016
Nancy Hope	Minneapolis	Minnesota	55405 United States	1/25/2016
Kim Kaplan	Minneapolis	Minnesota	55410 United States	1/25/2016
Jeanette Bazis	Minneapolis	Minnesota	55408 United States	1/25/2016
Teresa Borlaug	Mayer	Minnesota	55360 United States	1/25/2016
Stella Frederickson	Lakeville	Minnesota	55044 United States	1/25/2016
Charlotte Deegan	Saint Paul	Minnesota	55116 United States	1/25/2016
Patricia Halverson	Minneapolis	Minnesota	55409 United States	1/25/2016
Mark Van Note	Minneapolis	Minnesota	55405 United States	1/25/2016
Janel Dressen	Eden Prairie	Minnesota	55347 United States	1/25/2016
Chris Hill	Cary	North Carolina	27511 United States	1/25/2016
Ian Futterer	Minneapolis	Minnesota	55404 United States	1/25/2016
Todd Carter	Minneapolis	Minnesota	55419 United States	1/25/2016
Randy Haukom-Brandt	Minneapolis	Minnesota	55407 United States	1/25/2016
Peter Connor	Minneapolis	Minnesota	55405 United States	1/25/2016
Craig Bell	Saint Paul	Minnesota	55114 United States	1/25/2016
Tim Roehl	Minneapolis	Minnesota	55408 United States	1/25/2016
Ashok Dhariwal	Minneapolis	Minnesota	55410 United States	1/25/2016
Peter DeMaris	Minneapolis	Minnesota	55405 United States	1/25/2016
Spencer Finseth	Edina	Minnesota	Edina United States	1/25/2016
David Burley	Minneapolis	Minnesota	55408 United States	1/25/2016
Rob White	Minneapolis	Minnesota	55405 United States	1/25/2016

## Uptown Hotel Support Signatures

Bryce Rasmussen	St Paul	Minnesota	55105 United States	1/25/2016
Mischa Santora	Minneapolis	Minnesota	55405 United States	1/25/2016
Nick Walton	Minneapolis	Minnesota	55410 United States	1/25/2016
Lory Mullis	Minneapolis	Minnesota	55424 United States	1/25/2016
Holly Johnson	Minneapolis	Minnesota	55427 United States	1/25/2016
Carly Winter	Minneapolis	Minnesota	55405 United States	1/25/2016
Joe Kwiatkowski	Minneapolis	Minnesota	55447 United States	1/25/2016
Basir Tareen	Minneapolis	Minnesota	55408 United States	1/25/2016
Josh Zuehlke	Minneapolis	Minnesota	55410 United States	1/25/2016
Eric Frost	Minneapolis	Minnesota	55405 United States	1/25/2016
Nyle Walch	Minneapolis	Minnesota	55417 United States	1/25/2016
Josh Ortmeier	Minneapolis	Minnesota	55436 United States	1/25/2016
Shane Peterson	Minneapolis	Minnesota	55419 United States	1/25/2016
Mikael Asp	Saint Paul	Minnesota	55116 United States	1/25/2016
Michael Duggan	Minneapolis	Minnesota	55410 United States	1/25/2016
Sarah Hartman	Minneapolis	Minnesota	55405 United States	1/25/2016
Sheena Perry	Minneapolis	Minnesota	55410 United States	1/25/2016
Shawn Jones	Minneapolis	Minnesota	55418 United States	1/25/2016
Brent Kløver	Minneapolis	Minnesota	55408 United States	1/25/2016
Brandon Testa	Sartell	Minnesota	56377 United States	1/25/2016
Tom Kaiser	Minneapolis	Minnesota	55413 United States	1/25/2016
Brian Roers	Long Lake	Minnesota	55356 United States	1/25/2016
Clayton Keim	Minneapolis	Minnesota	55416 United States	1/25/2016
Nicole Daly	Eden Prairie	Minnesota	55346 United States	1/25/2016
Anne Giefer	Minneapolis	Minnesota	55403 United States	1/25/2016
Nick Van Buren	Saint Paul	Minnesota	55122 United States	1/25/2016
Char Huston	Hopkins	Minnesota	55343 United States	1/25/2016
Jenna Rice	Minneapolis	Minnesota	55416 United States	1/25/2016
Matt Przybilla	Rice	Minnesota	56367 United States	1/25/2016
Ethan Fawley	Minneapolis	Minnesota	55407 United States	1/25/2016
Jeff Goldstein	Minneapolis	Minnesota	55408 United States	1/25/2016
David Annis	Minneapolis	Minnesota	55408 United States	1/25/2016
David Niemi	Minneapolis	Minnesota	55408 United States	1/25/2016
Sally Ableitner	Minneapolis	Minnesota	55409 United States	1/25/2016
Brigitt Orfield	Minneapolis	Minnesota	55419 United States	1/25/2016
Laird McLean	Minneapolis	Minnesota	55410 United States	1/25/2016
Troy Wenck	Minneapolis	Minnesota	55408 United States	1/25/2016
Jerry Arguello	Osseo	Minnesota	55369 United States	1/25/2016
Tim Prinsen	Minneapolis	Minnesota	55408 United States	1/25/2016
jim smart	park falls,	Wisconsin	54552 United States	1/25/2016
Deparis Frazier	Minneapolis	Minnesota	55408 United States	1/25/2016
Kelli Remjeske	Minneapolis	Minnesota	55424 United States	1/25/2016
Paola Nunez Obetz	Minneapolis	Minnesota	55419 United States	1/25/2016
George Zeller	Minneapolis	Minnesota	55408 United States	1/25/2016
Stephanie Kløver	Minneapolis	Minnesota	55446 United States	1/25/2016
Ryan Ballbach	Minneapolis	Minnesota	55417 United States	1/25/2016
Remy Pettus	Excelsior	Minnesota	55331 United States	1/25/2016

## Uptown Hotel Support Signatures

brad meier	Minneapolis	Minnesota	55403 United States	1/25/2016
Josh Wolke	Minneapolis	Minnesota	55405 United States	1/25/2016
Devin Hogan	Minneapolis	Minnesota	55408 United States	1/25/2016
Matthew Wiersum	Minneapolis	Minnesota	55404 United States	1/25/2016
Andrew Plowman	Willmar	Minnesota	56201 United States	1/25/2016
Lindsay Bednar	Minneapolis	Minnesota	55434 United States	1/25/2016
Alex Puetz	Minneapolis	Minnesota	55417 United States	1/25/2016
Jordan Parshall	Circle Pines	Minnesota	55014 United States	1/25/2016
Brooke Vitense	Saint Paul	Minnesota	55102 United States	1/25/2016
Ethan Osten	Minneapolis	Minnesota	55403 United States	1/25/2016
Mike Denn	Minneapolis	Minnesota	55408 United States	1/25/2016
Thomas Rooney	Minneapolis	Minnesota	55401 United States	1/25/2016
jean nitchals	Minneapolis	Minnesota	55408 United States	1/25/2016
Sabrina Lorbiecki	Minneapolis	Minnesota	55444 United States	1/25/2016
Anne Schultz	Minneapolis	Minnesota	55419 United States	1/25/2016
Matthew Ryan	Minneapolis	Minnesota	55408 United States	1/25/2016
Jeremy Carling	Minneapolis	Minnesota	55403 United States	1/25/2016
Dan Graves	Minneapolis	Minnesota	55423 United States	1/25/2016
Liisa Locker	Minneapolis	Minnesota	55408 United States	1/25/2016
Stephen Lehman	Minneapolis	Minnesota	55401 United States	1/25/2016
Ryan Conn	Minneapolis	Minnesota	55408 United States	1/25/2016
Adriana Arbex	Dublin		Ireland	1/25/2016
Alexis Racciatti	Minneapolis	Minnesota	55403 United States	1/25/2016
Roger Peet	Minneapolis	Minnesota	55419 United States	1/25/2016
Patrick Sarver	Minneapolis	Minnesota	55410 United States	1/25/2016
Aimee Olson	Minneapolis	Minnesota	55410 United States	1/25/2016
Jennifer Winkenwerder	Minneapolis	Minnesota	55422 United States	1/26/2016
Daniel Thomas MacInnes	Minneapolis	Minnesota	55405 United States	1/26/2016
Micah Intermill	Minneapolis	Minnesota	55408 United States	1/26/2016
Nicole Gonzalez	Minneapolis	Minnesota	55406 United States	1/26/2016
Travis Hochsprung	Minneapolis	Minnesota	55406 United States	1/26/2016
Benjamin Bakken	Minneapolis	Minnesota	55410 United States	1/26/2016
Katie Severt	Minneapolis	Minnesota	55405 United States	1/26/2016
Andrew Maleson	Minneapolis	Minnesota	55408 United States	1/26/2016
Laura Paine	Minneapolis	Minnesota	55405 United States	1/26/2016
Erick Schauer	Minneapolis	Minnesota	55414 United States	1/26/2016
Jared Golde	Minneapolis	Minnesota	55402 United States	1/26/2016
Amanda Paulson	Minneapolis	Minnesota	55406 United States	1/26/2016
Robert Davis	Saint Paul	Minnesota	55126 United States	1/26/2016
Stephanie Kitzke	Eden Prairie	Minnesota	55346 United States	1/26/2016
Alia Stadtlanser	Burlingame	California	94010 United States	1/26/2016
Eric Bartz	Washington	District of Columbia	20009 United States	1/26/2016
Daniel Mason	Minneapolis	Minnesota	55401 United States	1/26/2016
Eylon Ben Ari	Minneapolis	Minnesota	55403 United States	1/26/2016
Lynnell Mickelsen	Minneapolis	Minnesota	55410 United States	1/26/2016
Lachie Badenoch	Minneapolis	Minnesota	55416 United States	1/26/2016
SHAINA BRASSARD	Minneapolis	Minnesota	55413 United States	1/26/2016

## Uptown Hotel Support Signatures

Douglas Hultgren	Minneapolis	Minnesota	55404 United States	1/26/2016
Ryan Bender	Minneapolis	Minnesota	55405 United States	1/26/2016
Jordan Burandt	Minneapolis	Minnesota	55408 United States	1/26/2016
Gregory King	Minneapolis	Minnesota	55408 United States	1/26/2016
Megan Carroll	Minneapolis	Minnesota	55405 United States	1/26/2016
Dave Van Hattum	Minneapolis	Minnesota	55408 United States	1/26/2016
Joshua Carlon	Minneapolis	Minnesota	55405 United States	1/26/2016
Fitzie Heimdahl	Minneapolis	Minnesota	55414 United States	1/26/2016
Laura Posterick	Minneapolis	Minnesota	55408 United States	1/26/2016
Stephanie Rich	Minneapolis	Minnesota	55409 United States	1/26/2016
Kyle Olson	Minneapolis	Minnesota	55419 United States	1/26/2016
Kim Couch	Minneapolis	Minnesota	55408 United States	1/26/2016
Jack Christopherson	Minneapolis	Minnesota	55421 United States	1/26/2016
Andrea Hoelzel	Minneapolis	Minnesota	55407 United States	1/26/2016
Jeffrey Krohn	Minneapolis	Minnesota	55414 United States	1/26/2016
Jeffrey Zaayer	Saint Paul	Minnesota	55116 United States	1/26/2016
Erik Lundborg	Minneapolis	Minnesota	55403 United States	1/26/2016
Chris Mickolich	Minneapolis	Minnesota	55417 United States	1/26/2016
K Stults	Saint Paul	Minnesota	55119 United States	1/26/2016
Glenn Smith	Minneapolis	Minnesota	55408 United States	1/26/2016
Jim Kumon	Minneapolis	Minnesota	55409 United States	1/26/2016
Salvador Blumenkron	Minneapolis	Minnesota	55405 United States	1/26/2016
Thomas Melchior	Minneapolis	Minnesota	55419 United States	1/26/2016
Karl Adalbert	Minneapolis	Minnesota	55419 United States	1/26/2016
Kevin Karner	Minneapolis	Minnesota	55405 United States	1/26/2016
Emily Ditter	Minneapolis	Minnesota	55407 United States	1/26/2016
Sheila Franzen	Minneapolis	Minnesota	55408 United States	1/26/2016
Jay Pluimer	Minneapolis	Minnesota	55416 United States	1/26/2016
Peter Crandall	Minneapolis	Minnesota	55407 United States	1/27/2016
Connor Cox	Minneapolis	Minnesota	55414 United States	1/27/2016
Mike Zirbes	Minneapolis	Minnesota	55409 United States	1/27/2016
william wells	Minneapolis	Minnesota	55408 United States	1/27/2016
CM Harris	minneapolis	Minnesota	55408 United States	1/27/2016
Jeremy Eckert	Minneapolis	Minnesota	55408 United States	1/27/2016
James Allen	Minneapolis	Minnesota	55408 United States	1/27/2016
Collin Nash	Chanhassen	Minnesota	55317 United States	1/27/2016
Christopher Haroza	Minneapolis	Minnesota	55410 United States	1/27/2016
Amanda Iverson	Minneapolis	Minnesota	55417 United States	1/27/2016
David Johnson	Minneapolis	Minnesota	55422 United States	1/27/2016
Alison Griffin	Minneapolis	Minnesota	55404 United States	1/27/2016
Peter Keely	Saint Paul	Minnesota	55104 United States	1/27/2016
Julie Masterson	Minneapolis	Minnesota	55405 United States	1/27/2016
James Nastoff	Minneapolis	Minnesota	55408 United States	1/27/2016
Cheryl Gordon	Minneapolis	Minnesota	55408 United States	1/27/2016
Paul Provost	Minneapolis	Minnesota	55408 United States	1/27/2016
Stella Kostolna	Burnsville	Minnesota	55306 United States	1/27/2016
Jim Graves	Minneapolis	Minnesota	55408 United States	1/27/2016

## Uptown Hotel Support Signatures

George Lowhigh	Minneapolis	Minnesota	55408 United States	1/27/2016
Joshua Jansen	Minneapolis	Minnesota	55414 United States	1/27/2016
Nick Steffel	Minneapolis	Minnesota	55413 United States	1/27/2016
Ethan Mobley	Minneapolis	Minnesota	55408 United States	1/27/2016
joe hobson	Minneapolis	Minnesota	55408 United States	1/27/2016
Christie Jansen	Minneapolis	Minnesota	55414 United States	1/27/2016
David Eldred	Minneapolis	Minnesota	55408 United States	1/27/2016
Jason Van Thiel	Minneapolis	Minnesota	55409 United States	1/27/2016
Celina Nelson	Eden Prairie	Minnesota	55344 United States	1/27/2016
ivadel spoerner	Minneapolis	Minnesota	55407 United States	1/27/2016
Nathaniel Jonet	Minneapolis	Minnesota	55409 United States	1/27/2016
Eric Anderson	Minneapolis	Minnesota	55408 United States	1/27/2016
Sarah Liuzzi	Minneapolis	Minnesota	55404 United States	1/27/2016
Jennifer Linde	Minneapolis	Minnesota	55405 United States	1/27/2016
Steph Latham	Minneapolis	Minnesota	55408 United States	1/27/2016
Justin Woody	Minneapolis	Minnesota	55408-350 United States	1/27/2016
Camden Graves	Minneapolis	Minnesota	55405 United States	1/27/2016
Ben Kerl	Minneapolis	Minnesota	55408 United States	1/27/2016
Julie Graves	Minneapolis	Minnesota	55410 United States	1/27/2016
Nikki Broderick	Minneapolis	Minnesota	55408 United States	1/27/2016
Kurt Nelson	Minneapolis	Minnesota	55404 United States	1/27/2016
Jonathan Scharmer	Minneapolis	Minnesota	55407 United States	1/27/2016
Sabrina Finlay	Minneapolis	Minnesota	55408 United States	1/27/2016
Elizabeth Kirkwood	Minneapolis	Minnesota	55408 United States	1/27/2016
PEGGY PASKER	La Farge	Wisconsin	54639 United States	1/27/2016
Dan Olson	Andover	Minnesota	55304 United States	1/27/2016
Erik Randall	Minneapolis	Minnesota	55409 United States	1/27/2016
Ryan Shaffer	Minneapolis	Minnesota	55408 United States	1/27/2016
Sakina Shaffer	Minneapolis	Minnesota	55408 United States	1/27/2016
Pam Gerberding	Minneapolis	Minnesota	55408 United States	1/27/2016
John Frey	Minneapolis	Minnesota	55403 United States	1/27/2016
Conley Edwards	Minneapolis	Minnesota	55408 United States	1/27/2016
Raj Gurung	Chicago	Illinois	60659 United States	1/27/2016
Ed Roche	Minneapolis	Minnesota	55409 United States	1/27/2016
Logan Bonham	Saint Paul	Minnesota	55112 United States	1/28/2016
Lawrence E Shaw JR	Minneapolis	Minnesota	55408 United States	1/28/2016
Caitie Beer	Minneapolis	Minnesota	55407 United States	1/28/2016
Chris Finlay	Minneapolis	Minnesota	55408 United States	1/28/2016
Charles Noble	Minneapolis	Minnesota	55408 United States	1/28/2016
Kyle Gudmunson	Minneapolis	Minnesota	55407 United States	1/28/2016
Brandon Vasquez	Minneapolis	Minnesota	55409 United States	1/28/2016
Rob Hill	Saint Paul	Minnesota	55102 United States	1/28/2016
Barry Walhof	Minneapolis	Minnesota	55408 United States	1/28/2016
John hall	Minneapolis	Minnesota	55416 United States	1/28/2016
Daniel Fernelius	Minneapolis	Minnesota	55408 United States	1/28/2016
TJ Williams	Minneapolis	Minnesota	55408 United States	1/28/2016
Denelle Hygrell	Minneapolis	Minnesota	55409 United States	1/29/2016

## Uptown Hotel Support Signatures

Jesse Johnson	Minneapolis	Minnesota	55405 United States	1/29/2016
Andrea Hopmann	Brooklyn	New York	11249 United States	1/29/2016
Ian Maple Madison	Hopkins	Minnesota	55343 United States	1/29/2016
Lusa Vollmer	Minneapolis	Minnesota	55408 United States	1/29/2016
Evan Carpenter	Minneapolis	Minnesota	55401 United States	1/29/2016
Simon Radowski	Minneapolis	Minnesota	55408 United States	1/29/2016
Richard W. Rueter	Minneapolis	Minnesota	55409 United States	1/30/2016
tom schuster	Minneapolis	Minnesota	55408 United States	1/30/2016
James Krotzman	Sun Prairie	Wisconsin	53590 United States	1/30/2016
Rhett Carlson	Minneapolis	Minnesota	55414 United States	1/30/2016
Michael Blanch	Minneapolis	Minnesota	55407 United States	1/30/2016
Marie Wolf	Minneapolis	Minnesota	55409 United States	1/30/2016
Kendal Killian	Minneapolis	Minnesota	55409 United States	1/31/2016
A C	Minneapolis	Minnesota	55427 United States	2/1/2016
Trey Brotzler	Minneapolis	Minnesota	55406 United States	2/1/2016
Matt Herzog	Minneapolis	Minnesota	55417 United States	2/1/2016
Keith Ford	Minneapolis	Minnesota	55409 United States	2/1/2016
Emily Ziring	Minneapolis	Minnesota	55410 United States	2/1/2016
Anne Carlson	Minneapolis	Minnesota	55408 United States	2/1/2016
Tim Herbstrith	Minneapolis	Minnesota	55408 United States	2/1/2016
R Olinger	mpls	Minnesota	55407 United States	2/1/2016

**From:** [Philip Schwartz](#)  
**To:** [Holien, Kimberly](#); [Bender, Lisa](#)  
**Subject:** Uptown Hotel  
**Date:** Monday, February 01, 2016 3:58:52 PM

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Hello,

I'm writing today in support of the proposed Graves hotel development at Emerson Ave S and W Lake St. I live in walking distance from this site near LynLake. With LynLake currently facing a plague of commercial vacancies, I look forward to this hotel drawing the energy from Uptown eastward towards my neck of the woods.

Thank you,

Philip Schwartz  
3418 Garfield Ave

**From:** [Ginny Simich](#)  
**To:** [Holién, Kimberly](#)  
**Subject:** Petition opposing the Grave's hotel proposal on the corner of Lake and Emerson  
**Date:** Monday, February 01, 2016 5:01:13 PM  
**Attachments:** [CombinedFile\\_20160201163522.pdf](#)

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Dear Ms. Holién,

Attached you will find a petition that was created by two CARAG residents in opposition of the proposed hotel at Lake and Emerson. This petition was created prior to the January 19, 2016 CARAG neighborhood meeting in an effort to make evident to the CARAG board and the neighborhood that there is strong opposition to the Grave's proposed hotel by many neighbors, not just "a few" (as has been the words used by Ben Graves and other supporters of the hotel).

Three neighbors spent approximately six hours total on January 16th and 17th knocking on doors to see if residents wanted to sign. It was a holiday weekend and, unfortunately many people were not home. I will note, however, that if someone did answer their door every single person - 100%- were eager to sign and needed no convincing.

In addition to our on-line petition, which has over 300 signatures, please include this with information to be reviewed for the February 8, 2016 meeting regarding this proposal.

There is **STRONG** opposition to this proposal from neighbors and residents throughout the CARAG neighborhood, at the core of which is the spot re-zoning of the parcel in question. In addition, the size and scale of the hotel is not compatible with the South side of Lake Street and the neighborhood that is adjacent to it.

Thank you for including this petition as part of the information that will be reviewed and considered by the City Planning Commission.

Sincerely,

Ginny Buran  
503-329-1910

# PETITION TO THE CARAG BOARD & NEIGHBORHOOD

Neighbor Response to Graves Proposal for a Hotel dated 12/30/2015  
PROPERTY: 1121 West Lake Street and 3005 Emerson Avenue South

January 11, 2016

To the CARAG Board and Neighborhood,

We, the undersigned CARAG neighborhood residents, adamantly oppose the hotel proposal, and associated land use applications, submitted to the city by Graves Hospitality on December 30, 2015. The project is not consistent with the Uptown Small Area Plan (USAP) in literal terms as well as in the spirit in which it was written. The USAP, which was approved by the Minneapolis City Council, is a comprehensive document that was created to direct and shape growth and to enhance and protect Uptown neighborhoods from both the business and residential perspectives, as both communities can support each other.

In order to build the proposed hotel, Graves Hospitality has requested rezoning of the property as well as a conditional use permit (CUP) for increased height and four variances, all of which would greatly modify the current and intended use of the property. The requested CUP and variances would allow for a use intensity, building square footage, and building height that is out of scale for the parcel and area. In addition, the project would not be compatible with the scale of neighboring properties on the south side of Lake Street, all of which are zoned R2B (Residential Two-Family District - Low Density) and C2 (Neighborhood Corridor Commercial District). We have multiple concerns with the proposed development: it is contrary to the intent, spirit, and policies of USAP and would negatively, and needlessly, impact the quality of life, house value, and livability of many CARAG residents who live nearby. These factors compromise the stability of the bordering CARAG neighborhood. There are also multiple environmental concerns that Graves Hospitality has not been able to answer thus far.

Although not an exhaustive list, these are among the most concerning issues that are contrary to USAP and will be a detriment to our neighborhood and its residents:

- 1. Rezoning from C2 (Neighborhood Corridor Commercial District) to C3A (Community Activity Center Commercial District):* The C2 and C3A zoning districts have the same height regulation (4 stories, 56 feet). However, rezoning from C2 to C3A increases the allowable Floor Area Ratio (FAR), which allows for more floor area and greater intensity of use; it would also allow a nightclub on the premises and a much larger hotel than C2 zoning allows. There are NO OTHER properties with C3A zoning on the south side of Lake Street between Aldrich and Fremont avenues. C3A Community Activity Center Commercial District zoning is found in, and appropriate for, the core of Uptown - in the Activity Center node and in that part of the Urban Village north of Lake Street - between Lake and the Greenway. It is not appropriate for the subject site or for the south side of Lake Street between the Hennepin-Lake and Lyn-Lake activity centers, as is clearly indicated and illustrated in USAP.
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- 3. Floor Area Ratio (FAR) Variance:* Graves Hospitality requests a FAR variance to increase the building's square footage -- **44 percent above what is permitted in the C3A district and 128 percent - more than double - what is permitted in the C2 district.** These figures alone clearly show that Graves Hospitality is proposing too much volume, too much building, for too small a lot that is not an appropriate location for a building of this size nor given our adjacent residential area. (Graves is requesting a FAR of 3.88; the maximum FAR otherwise permitted is 2.7 in C3A and 1.7 in C2.)

The USAP, page 46, paragraph 3 reads: *“An important premise of the Plan is to recognize that in order to maintain the high quality of life in the neighborhoods....growth must be orderly, predictable and sustainable....build upon strengths....and be incremental.”* Paragraph 4: *Growth cannot occur .... “in a sustainable manner without simultaneously stabilizing the edges of existing neighborhoods.”* Not only does the Graves proposal not meet this premise, it directly contradicts it.

In its application, Graves Hospitality states “the proposed building is flanked by new development in The Core of Uptown, with new development ranging from five stories - 60’ to ten stories”. **This statement is false and inaccurate.** Buildings of this scale exist ONLY in the core of Uptown and north of Lake Street. The proposed site is not flanked by or adjoining these areas. There are NO properties within CARAG that fit this description and one of the most important tenets of USAP is to STABILIZE THE BORDERING NEIGHBORHOODS. This is not possible with the proposed hotel.

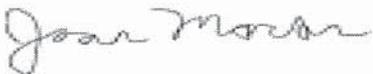
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According to Sec. 525.280 of the Minneapolis Code of Ordinances, the Planning Commission and City Council must make five findings with regard to rezoning amendments:

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Clearly, the proposed hotel is inconsistent with USAP, does not conform to the five required findings above, and would have a significant, negative impact on the many people living nearby to the south who have made significant investments in this neighborhood.

For these reasons, we, CARAG residents living adjacent to and nearby the proposed hotel site, respectfully request that the CARAG neighborhood vote to oppose the proposed hotel and recommend denial of the associated land use applications.

Printed Name	Address	Signature
Virginia Buran	3024 Emerson Ave. S.	
Joan Marks	3020 Emerson Ave. So.	





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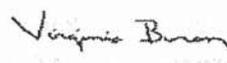
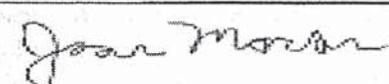
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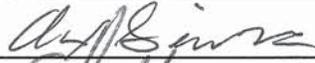
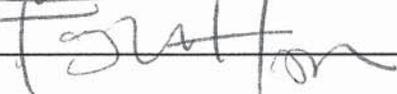
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Printed Name	Address	Signature
Alex Sievers	3022 Emerson Ave S	
Dwayne Cody	3024 Emerson Ave S	
Taylor Higgins	3012 Adrich Ave.	

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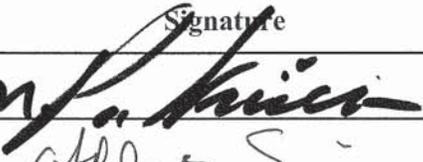
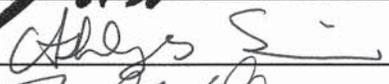
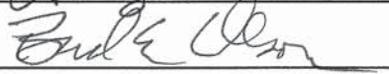
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For these reasons, we, CARAG residents living adjacent to and nearby the proposed hotel site, respectfully request that the CARAG neighborhood vote to oppose the proposed hotel and recommend denial of the associated land use applications.

Printed Name	Address	Signature
Patricia Infelise	3009 Emerson	
Ashley Sandlyn	3012 Dupont Ave S	
Isabel E. Brown	3029 " "	

Printed Name	Address	Signature
Greg Olson	3041 Emerson Ave S	
Nick Mozena	3022 Emerson Ave S	
Dalay Olson	3041 Emerson Ave S	
Elena Beltrick	3018 Emerson Ave S	
ELISABETH UNDERWOOD	3032 EMERSON AVE. S.	
VINCE UNDERWOOD	3032 Emerson Ave S	
JOANNE BIE-VEIT	3032 Emerson Ave S	
Kevin McArthur <sup>efk@edg.org</sup>	3015 Emerson Ave S	
JOE CASANOVA <sup>CASANOVA@UNM.EDU</sup>	3015 EMERSON AVE S.	
Catherine <sup>UCAD</sup> Graham	3037 Emerson Ave S	
AKES DILLON	3037 FREMONT AVE S.	
	3029 Fremont	
Timothy Syson	3021 Fremont Ave S	
Kaleb Lindsey	3021 Fremont Ave S	
Kevin Sullivan	3022 Emerson Ave. S.	
Jean Ronnei	910 W. 31st St #1	Jean Ronnei
JAMES RONNEI	910 W. 31ST ST. MAPS MN #2	
Kelly Newcomer	910 W 31st St. # 2	KELLY NEWCOMER
	3041 EMERSON AVE S	
Stephen Holst	3078 Fremont Ave.	
Mat Velt	3045 Emerson	
Ted Schreck	3012 Aldrich Ave S	
Nazeera Mohammed	3033 Emerson Ave S	



**From:** [Ashok Dhariwal](#)  
**To:** [Hollen, Kimberly](#); [Bender, Lisa](#)  
**Subject:** Support for Grave"s hotel in Uptown  
**Date:** Monday, February 01, 2016 9:07:50 PM

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*Hello, Kim and Lisa,*

*I am a resident and business owner in Linden Hills. I also am planning to open a business in Uptown.*

*I'm writing today in support of the proposed Graves hotel development at Emerson Ave S and W Lake St. This hotel:*

- *Provides a low-cost place for guests of neighbors to stay, an amenity that is sorely lacking in the Uptown area*
- *Helps connect the Uptown core at Hennepin and Lake with the LynLake commercial district along with other recent mixed-use developments along Lake Street.*
- *Enhances the sidewalk on the south side of Lake Street with more sidewalk space, seating, and bike racks.*
- *Adds pedestrian traffic to Lake Street, providing more customers and diners for local businesses, while helping calm Lake Street.*
- *Brings new jobs in an established transit corridor, serving many moderate- and low-income residents across Minneapolis and St Paul. This area is also well-served to the region by bicycle via the Midtown Greenway with exits at Girard and Bryant Avenues.*
- *Adds a small-scale restaurant serving primarily hotel guests and neighbors within walking or biking distance.*
- *Supports the growing Uptown office market's business travel needs*

*In addition to these benefits to the neighborhood and city, the design meets the spirit and intent of both the Minneapolis Comprehensive Plan and local neighborhood plans, while incorporating feedback from residents gathered at multiple neighborhood meetings over the past few months.*

*Its location and design are broadly consistent with the city's policies on locating growth on transit corridors, and supports both the Uptown and Lyn-Lake Small Area Plans' visions of density in the core stepping down to the neighborhood.*

*Thank you,*

Sincerely,  
Ashok Dhariwal  
Multi-Unit Owner  
YogaFit Studios  
[Making Yoga More Accessible](#)

612 802 0243  
[www.yogafitstudios.com](http://www.yogafitstudios.com)

<https://www.facebook.com/YogaFitLindenHills>  
<https://www.facebook.com/YogaFitNortheast>

**From:** [Travis Hochsprung](#)  
**To:** [Holien, Kimberly](#); [Bender, Lisa](#)  
**Subject:** Support Graves Uptown Hotel Proposal  
**Date:** Monday, February 01, 2016 10:24:33 PM

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Hello,

I'm writing today in support of the proposed Graves hotel development at Emerson Ave S and W Lake St. This hotel:

Provides a low-cost place for guests of neighbors to stay, an amenity that is sorely lacking in the Uptown area

Helps connect the Uptown core at Hennepin and Lake with the LynLake commercial district along with other recent mixed-use developments along Lake Street.

Enhances the sidewalk on the south side of Lake Street with more sidewalk space, seating, and bike racks.

Adds pedestrian traffic to Lake Street, providing more customers and diners for local businesses, while helping calm Lake Street.

Brings new jobs in an established transit corridor, serving many moderate- and low-income residents across Minneapolis and St Paul. This area is also well-served to the region by bicycle via the Midtown Greenway with exits at Girard and Bryant Avenues.

Adds a small-scale restaurant serving primarily hotel guests and neighbors within walking or biking distance.

Supports the growing Uptown office market's business travel needs

In addition to these benefits to the neighborhood and city, the design meets the spirit and intent of both the Minneapolis Comprehensive Plan and local neighborhood plans, while incorporating feedback from residents gathered at multiple neighborhood meetings over the past few months.

Its location and design are broadly consistent with the city's policies on locating growth on transit corridors, and supports both the Uptown and Lyn-Lake Small Area Plans' visions of density in the core stepping down to the neighborhood.

Thank you,  
Travis Hochsprung

**From:** [Clark Olsen](#)  
**To:** [Holien, Kimberly](#)  
**Cc:** [Bender, Lisa](#)  
**Subject:** Re: Notice of Public Hearing  
**Date:** Monday, February 01, 2016 11:10:14 PM

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Dear Ms. Holien,

I am writing in response to the Land Use Application filed for the proposed "Moxy Uptown" hotel at the corner of Emerson Avenue S and Lake Street. I strongly oppose the zoning changes and variance exceptions that are being requested by the applicant.

I am a resident of the 3000 Block of Emerson Avenue S. My wife and I purchased our house on this block in 2011, in large part because we love everything that the neighborhood has to offer. We were also excited about the potential for future development in the neighborhood, especially since the Minneapolis City Council had outlined a compelling vision for the future of the community within the Uptown Small Area Plan, which the City Council approved in 2008.

While we always imagined that the end of the block would be a prime location for future development, we never expected that development to come in the form of a 123-room hotel. In fact, the Uptown Small Area Plan is very clear when it comes to the location of hotels -- specifically stating on both Pages 39 and 51 that they should be located within the area defined as the Activity Center. Not only is this proposed location not in the Activity Center (and therefore in conflict with the Uptown Small Area Plan), but the proposed re-zoning, together with the multiple variances being requested are a clear indicator that the developers are trying to fit something where it doesn't belong. Moreover, I believe that this type of spot re-zoning would establish a bad precedent for both the Uptown area and the City of Minneapolis.

As a parent who lives on this block with two small children, I am especially concerned about the request to decrease the east rear yard setback from 15 feet to ZERO feet. This will cause significant obstructions to the visibility of cars exiting the alley, and I believe that it would likely become a major safety issue to pedestrians and bicyclists along Lake Street.

The residents of this neighborhood have also spoken -- at the January CARAG meeting, a vote was held where 41 people opposed the proposed land use application, while 10 people supported it.

Please respect the residents of this neighborhood and stay true to the vision of the Uptown Small Area Plan.

Respectfully,

Clark Olsen  
3029 Emerson Ave S  
Minneapolis, MN 55408

**From:** [Matt Steele](#)  
**To:** [Hollen, Kimberly](#); [Bender, Lisa](#)  
**Subject:** Uptown Hotel  
**Date:** Monday, February 01, 2016 4:04:27 PM

---

Hello,

I'm writing today in support of the proposed Graves hotel development at Emerson Ave S and W Lake St. This hotel:

- Provides a low-cost place for guests of neighbors to stay, an amenity that is sorely lacking in the Uptown area
- Helps connect the Uptown core at Hennepin and Lake with the LynLake commercial district along with other recent mixed-use developments along Lake Street.
- Enhances the sidewalk on the south side of Lake Street with more sidewalk space, seating, and bike racks.
- Adds pedestrian traffic to Lake Street, providing more customers and diners for local businesses, while helping calm Lake Street.
- Brings new jobs in an established transit corridor, serving many moderate- and low-income residents across Minneapolis and St Paul. This area is also well-served to the region by bicycle via the Midtown Greenway with exits at Girard and Bryant Avenues.
- Adds a small-scale restaurant serving primarily hotel guests and neighbors within walking or biking distance.
- Supports the growing Uptown office market's business travel needs

In addition to these benefits to the neighborhood and city, the design meets the spirit and intent of both the Minneapolis Comprehensive Plan and local neighborhood plans, while incorporating feedback from residents gathered at multiple neighborhood meetings over the past few months.

Its location and design are broadly consistent with the city's policies on locating growth on transit corridors, and supports both the Uptown and Lyn-Lake Small Area Plans' visions of density in the core stepping down to the neighborhood.

Thank you,

Matt Steele  
612-293-9091

Phillip Qualy  
3021 Emerson Avenue So  
Minneapolis, MN 55408.

February 1, 2016

Ms. Kimberly Holien  
CPED Senior Planner,  
City of Minneapolis Office  
250 South Fourth Street Room 300  
Minneapolis, MN 55415

Via: Scanned pdf file and Office Delivery.

**RE: Planning Commission Agenda: Proposed Graves Hotel Group Land Use Application.**

Dear Ms. Holien,

Thank you for taking my call last week and sending documents from the City of Minneapolis regarding the proposed Graves Group, Moxy Hotel project, 1121 West Lake Street, in Minneapolis. As we have discussed, the aforementioned application is currently scheduled for presentation and consideration before the Minneapolis Planning Commission on February 8<sup>th</sup>, 2016.

With this letter, I respectfully request the City of Minneapolis Planning Commission to vote in opposition to all land-use applications relating to the proposed Graves Group, Moxy Hotel project. At a minimum, I request the Planning Commission to lay this matter over to a later cycle before consideration due to incomplete and ambiguous information from the applicant.

Please be reminded the Calhoun Area Residents Action Group (CARAG) Neighborhood Board voted against supporting the current project by a margin of 44-10. Further, a significant number of neighbors who live near the proposed project site and oppose the applications were not able to attend that meeting. I ask the Planning Commission to give weight and deference to the position of the neighborhood association and concerns of residential neighbors with homes immediately near the proposed project.

I oppose the proposed project due to the applicant's request for a rezoning that is not consistent with the Uptown Small Area Plan, (USAP) 2008. Further, the proposed project is not consistent with tenets set for in the City of Minneapolis Comprehensive Plan. Please review our concerns regarding the applicant's current traffic study, building design descriptions, and potential urban environmental impacts on my home and several homes immediately next to the project.

**The Applicant misinterprets the Uptown Small Area Plan (USAP) as approved in 2008:**

Rather than recite specific technical information submitted within the CARAG Board's resolution and submitted by other neighbors, please consider several pertinent points:

- The USAP sets forth heights limits of 56 feet on the south side of Lake Street.
- The USAP sets forth any hotels should be located in the designated activity center.

Ms. Kimberly Holien  
February 1, 2016  
Page two.

- The applicant misinterprets the area designated as an activity center and arbitrarily transfers land-use and height limits from the north side to the south side of Lake Street.
- There has been no new development on the south side of Lake Street other than new one and one half story business developments. The applicant's declaration regarding a changing trend and character in development of the area, thereby justifying rezoning with height variances, is not based in fact.
- During the Uptown Small Area Plan study meetings and Planning Charrette, commercial developers set forth they wanted predictability for land-use and planning investments. (USAP, page five),
- Current residential neighbors on Emerson, Fremont, and Dupont Avenues at Lake Street have purchased and invested in their homes based on the planning guidelines and reasonable expectations set forth in the USAP, 2008.
- The purpose of the USAP, 2008, and Minneapolis Comprehensive Plan is to set forth planning policy principles to assure balanced and sustainable growth in our city. If the Planning Commission and City of Minneapolis abandons these documents for "spot" rezoning at will, what is the value of city planning and what confidence should any resident have in the City of Minneapolis?
- If the Planning Commission and City of Minneapolis abandons the USAP, 2008, a precedent will be set affecting all residential neighborhoods across Lake Street.

The Applicant's Travel Demand Management Parking study is ambiguous and incomplete:

The applicant's Travel Demand Management Plan (TDMP) traffic and parking study holds assumptions that are not well based. The applicant's TDMP holds information that foretells the creation of traffic patterns that may be dangerous to the general public and guests of the proposed project.

- 1) The TDMP study sets forth the auto trip generation expectation with 74 autos during peak arrivals and departures during *weekdays*.
- 2) The proposed hotel guest drop-off area on the south side of building may cause entering automobile traffic to be stop and wait while guests arrive and depart. When the five on-site parking stalls are occupied and arriving or departing cars at are delayed, waiting cars will line up and block Emerson Avenue. This will create a dangerous traffic condition for public cars traveling south on Emerson Avenue. Cars traveling east on Lake Street at posted speed and turning right, or southward, onto Emerson Avenue will face a blind obstruction with standing hotel cars within 50 feet of the corner. The applicant's traffic plan creates a hazardous condition with the potential for posted speed rear-end collisions with the public and hotel motorists.
- 3) Other than five drop-off parking spaces, there is no area in the proposed project traffic and parking plan to allow cars to turn or reverse direction.
- 4) The TDMP reveals the proposed project auto traffic exits into the public alley. While the plan shows exiting cars turning left, there is no angled cement curb to assure hotel traffic does not exit south into the residential alley.

- 5) The proposed project sets forth the design to build the east wall of the hotel on the alley line with a minor set-back at the Lake Street public sidewalk. From the TDMP, departing traffic will turn left, northward, into the alley to eastbound Lake Street. The proposed project traffic plan sets forth a one way commercial traffic routing within a single lane two-way public alley.
- 6) From the commercial traffic plan set forth prior, there is no area to reverse directions of cars in the event of autos meeting head-on. Residential and other vehicles entering the Emerson-Dupont alley will not be able to back up onto Lake Street in a safe and reliable manner.
- 7) The proposed project TDMP reveals delivery trucks will stop and use the same location as hotel guest entrances and exits. The applicant states deliveries and other service vehicles will use off peak times to access the hotel. However, this may lead to excessive commercial district noise on residential homes in the early morning and late night hours. At this time, the location of garbage and refuse receptacles are not provided in the TDMP or developers schematic drawings.
- 8) The project TDMP arbitrarily declares impacts on residential streets are "not expected" However, the valet parking scheme from 1121 West Lake Street will have four valet transit routes available through the residential neighborhood streets. The TDMP neglects to list the routes and residential streets the commercial contract valet parking employees would travel. The options are:
  - a) Depart curb side or alley and merge three lanes across Lake Street in one half of one block, to turn left and westward onto Lagoon. This merge is unsafe and illegal by traffic code.
  - b) Once on westbound Lagoon, valets can turn left, or south, onto residential Emerson Avenue, continue to west to 31<sup>st</sup> Street and turn right, west, to the Calhoun Square parking ramp.
  - c) Once on westbound Lagoon, the valet can continue westward to Girard Avenue and turn left to the Calhoun Square parking ramp. However this route intersects with significant vehicle and pedestrian traffic.
  - d) Depart curb side or alley and continue eastward on Lake Street, turning Right or south on residential Colfax Avenue to 31<sup>st</sup> Street, turn right and proceed westward to the Calhoun Square parking ramp.

While under valet service, the proposed project guest vehicles are essentially under commercial contract. The TDMP has neglected to list the routes and potential impacts the proposed project's valet service may have on our residential streets. Valet service is time sensitive and may lead to excessive speed.

- 9) The city's parking requirement for the hotel and restaurant is 35 spaces. Graves is proposing five spaces onsite and 35 leased spaces in the Calhoun Square ramp, for a total of 40 spaces. The TDMP statement that the parking requirement is 41 spaces is incorrect (and may not have taken into account a 25 percent reduction given location in Pedestrian Overlay zoning district).

Ms. Kimberly Holien  
February 1, 2016  
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- 9) Cont. When the ramp was expanded, Calhoun Square gained a variance because they were providing slightly less than the required amount of parking. The Ackerberg Group, new owners of Calhoun Square, have an "excess" of parking spaces. The current parking requirement for Calhoun Square is 536 spaces and the ramp has 731 spaces, leaving 195 spaces for "other uses". A reasonable question becomes, what other new development in Uptown, including the Ackerberg Group's development of their own vacant lot immediately next to their Calhoun Square parking ramp, may cause the Graves Moxy parking contract to be terminated? Further, where and how will the proposed project parking requirements be located?
- 10) The proposed project valet parking contract with "C & C Valet Parking" and Calhoun Square is an "at-will" contract and subject to termination at any time.
- 11) The proposed project TDMP provides no hotel employee parking whatsoever.
- 12) For our area neighbors, I believe the applicant's TDMP reliance on transit and bicycle modes of transportation are not realistic. There is not light rail transit in Uptown whatsoever. Asserting hotel patrons are going to ride bicycles with luggage is not realistic. Further, the TDMP has not analyzed the location of taxi stands, route time for arrival of taxi's, and potential impacts, if any, on the residential neighborhood streets.

With the applicant's current TDMP, my neighbors and I see the proposed project creating a dangerous traffic pattern at Emerson Avenue and on West Lake Street. Several questions become apparent:

- 13) What happens to the applicant's proposed project if the valet parking contract agreement with "C& C Valet" and / or the Ackerberg Group, Calhoun Square ramp is terminated?
- 14) Who will be held liable for an automobile collision on Emerson Avenue or the Emerson-Dupont Alley at Lake Street if the current traffic configuration is approved?
- 15) As the Calhoun Square parking ramp is the valet's parking location for the proposed project, as the Ackerberg Group stands to gain financially from the proposed project, as the Ackerberg Group owns the vacant lot next to Calhoun Square Parking ramp and both locations are in the USAP "Activity Center", would the applicant's proposed project better located next to the Calhoun Square parking ramp?

The Applicant's proposed project diagrams and project description text omits important design and construction factors that may impact residential neighborhood livability:

- 16) The applicant has failed to disclose in the text of the proposed project that roof-top patios are currently designed for the sixth floor penthouse hotel rooms.

Patio roof tops are highly controversial. I believe the proposed roof-top patios are unacceptable. My residential neighbors concur and find the applicant's omission disingenuous. We are concerned that hotel room and patio noise will travel into our back yards and homes. If the proposed project were to be approved, the roof-top patios could be expanded easily with no assurance of public review. From the proposed project, we have a real potential for the loss of the privacy and enjoyment of our own residential back yards.

Ms. Kimberly Holien  
February 1, 2016  
Page five.

- 17) The applicant has failed to disclose to the City of Minneapolis what type of footings, basement foundation, and retaining structure to hold Lake Street in place during construction, will be built with the proposed project.

I remain concerned for several of our neighbor's household foundations that may not withstand the construction of the proposed project. I find it completely unacceptable that the applicant and City of Minneapolis would require our residential homes to be damaged to accommodate a development that is not permitted under the current zoning code nor consistent with the land-use principles set forth and approved in the USAP, 2008.

- 18) The applicant has failed to disclose to the City of Minneapolis where the existing utility poles on the alley line of 3005 Emerson and 3000 Emerson, will be moved.
- 19) The applicant has issued drawings for the proposed project with artistic renderings that are misleading. There is no drawing of how the proposed development will stand next to, and over, our residential two-story homes in scale. The architect's drawing chooses to include trees with foliage over the south side of the proposed project as viewed from Emerson Avenue at mid-block. However, foliage is fallen for at least six months of the year. The architect provides no drawings from the Emerson-Dupont alley which would show the inconsistency between the proposed project and the tenets of the USAP, 2008, and Minneapolis Comprehensive Plan, Policy, 1.1.4, 1.1.5, 1.1.6, 1.2.1, 1.7.3, and Future Land use, Urban Residential.
- 20) The applicant has listed CARAG neighborhood meetings incorrectly. They omit the final two CARAG meetings, wherefrom a resolution was passed to not approve the applicant's land-use rezoning, with the associated variances, by a margin of 41-10, with many neighbors who live in the immediate area and oppose the proposed project absent.

I respectfully request the Planning Commission to review the Emerson, Fremont, Dupont at Lake Street Neighborhood petition with many signatures from Minneapolis residents who live nearby and oppose the project as currently proposed.

Finally, I am aware the proposed project does not require an Environmental Assessment Worksheet (EAW) to be completed. However, my neighbors and I remain very concerned the project will introduce excessive ambient light, with vent fan, hotel room, and vehicle horn noise into our backyards. We believe because an EAW is not required, the Planning Department and City of Minneapolis has an even higher responsibility to assure residential neighbors do not lose the peaceful and quiet enjoyment of our back yards and homes.

The Graves Moxy Hotel Project as currently proposed, has the real potential to *destabilize* the livability of our homes and neighborhood. There are many unanswered questions regarding the proposed project and I believe better alternatives exist for a hotel in Uptown. My recitals herein are not intended to be construed as all-inclusive of the issues at hand and may omit subject areas wherein remedy may be available to a Minneapolis resident.

The USAP, 2008, was adopted after several years of careful consideration, study, and input from business, developers, and the public. The proposed project is inconsistent with several of the major tenets of the plan including keeping high intensity uses, (including hotels) in the Activity Center. As well the USAP, 2008, sets forth that tall commercial buildings are to remain on the north side of Lake Street. If the Planning Commission and

Ms. Kimberly Holien  
February 1, 2016  
Page six.

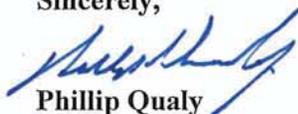
City Minneapolis feels these provisions and principles of the USAP, 2008, and Minneapolis Comprehensive Plan should be revisited, the correct, appropriate and orderly process will be to reopen the USAP, 2008, so that the impact of such planning amendments can be considered in the context of the entire study area. It is not appropriate to ignore and effectively amend the USAP, 2008, by rezoning a single property.

I understand that Minnesota statutes require municipal zoning to be consistent with comprehensive planning. If the Planning Commission and City of Minneapolis should advocate and allow rezoning the proposed project site to expand the Uptown Activity Center to the south side of Lake Street at Emerson Avenue, that action would not be consistent with the USAP, 2008, the Minneapolis Comprehensive Plan, and would stand state law on its head. That would not be acceptable.

The proposed project remains controversial. I respectfully request the City of Minneapolis Planning Commission to vote to deny all of the applicant's land-use applications in their entirety at this time.

Thank you for your review and consideration of this letter of concern.

Sincerely,



Phillip Qualy  
3021 Emerson Avenue South  
Minneapolis, Minnesota 55408

cc: Mr. Thomas Johnson, Gray Plant Mooty  
State Senator Scott Dibble  
State Representative and Minority Leader Paul Thissen  
The Honorable Mayor Betsy Hodges, City of Minneapolis  
The Honorable Barbara Johnson, City Council President  
The Honorable Tenth Ward Council Member Lisa Bender  
Ms. Dianna Boegemann, CARAG Chairperson  
Emerson, Fremont, Dupont at Lake Street Neighbors.

change.org

Submitted: 2-8-16

to Mpls. Planning Commission

received after CPC

Recipient:

lisa.bender@minneapolismn.gov, Minneapolis Planning Commission, Minneapolis City Council, and kimberly.holien@minneapolismn.gov

Letter:

Greetings,

Support Sustainable Growth & OPPOSE Proposed Hotel at SE Corner of Lake & Emerson in Mpls

	A	B	C	D	E	F
	Name	City	State	Zip	Signed On	Comment
1	Aaron Rubenstein	Minneapolis	MIN	55408	1/23/16	I fervently support this petition! This is a very important land use issue. The city has contravened USAP with several significant projects and I hope this will not be another case. Planning matters! Uptown should grow in a sustainable way.
2	Mary Ann Knox	Minneapolis	MIN	55408	1/24/16	I spent years helping to develop the USAP -- the city adopted it and regularly ignores it. I have been asking for a hotel in Uptown for the past 30 years. But this is the wrong project in the wrong place. It belongs in the business area of Uptown between Lake and the Greenway.
3	Alex Sievers	Minneapolis	MIN	55408	1/24/16	I'm a renter who lives within 300 feet of this proposed hotel. I am in no way opposed to a hotel in Uptown but this hotel is way too large and disrupts the residential block.
4	Jessie Senglaub	Milwaukee	WI	53202	1/24/16	I used to live in this area and this proposal doesn't seem appropriate for the location
5	Isaac Skelton	Austin	MIN	55912	1/24/16	I used to live in the area and this isn't the right spot for a Hotel
6	Diana Schlafer	Minneapolis	MIN	55408-3825	1/24/16	I believe this proposed construction is too large for the space. In addition the design (or LACK of design) is contributing to the changing of Uptown from a neighborhood with charm and character to an area filled with nothing but sterile cement/steel/glass cubes. This structure does not, in any way, fit in with the Uptown that I, as a 34-year-resident) have known and loved most of my life.
7						
8	Dan Houle	Minneapolis	MIN	55402	1/24/16	This hotel is too big for the character of the neighborhood

9	A Name	B City	C State	D Zip	E Signed On	F Comment
9	Kevin Sullivan	Minneapolis	MN	55408	1/24/16	I live on Emerson, immediately next to the proposed location of the hotel. I am not just against this hotel because it will impact my liveliness, but this area is not the right location for a hotel. Lake street is already over populated as it is. This hotel at the edge of the main uptown area will create even more traffic, thus backing everything else up and creating more of a headache. The hotel wants to have its entrance on lake street, but this doesn't seem feasible. Will create more of a back log of traffic and create unneeded car traffic on a residential only street. There are several families with small children on this street and the unneeded traffic, though possibly unlikely, could pose a major concern to the children. There are plenty of other locations for this hotel, near major bus lines even. Put it at the calhoun square empty lot, or the ever failing restaurant location of Old Chicago, Boneyard, and now Salsa a la Salsa. That is right next to a major bus stop, which if people coming to town with no car can easily access. Also for the business professionals, why would they reasonably stay here when a majority of their work locations are in downtown. Thus being able to walk to their offices, instead of jumping in an uber or bus. Also would they stay here in this frigid winter, or be somewhere where they can take the skyway system and stay warm. Let's be real here. I'm against this location of the hotel, and look forward to a more creative and effective use of the land.
10	Jo wagner	Minneapolis	MN	55408	1/24/16	a hotel would be great, but find a space large enough to house it that is NOT on a block of mostly single family homes. Find a lot large enough to accommodate all the cars and traffic a hotel would bring to the neighborhood
11						

	A	B	C	D	E	F
	Name	City	State	Zip	Signed On	Comment
12	Ann Buran	Minneapolis	MIN	55416	1/24/16	It would be an abomination to the neighborhood
13	Abby Olsen	Minneapolis	MIN	55408	1/24/16	I live on this street (in fact my house is in this picture) with my husband and two small kids. I have many concerns about this project with big ones being increased traffic (especially down the alley on the backside of our house), the creation of a blind exit onto Lake (seems incredibly dangerous), guests having views into my backyard and potentially into my home even, and so on. It just seems like Graves is trying to wedge a big project into a too tiny space because they can get that space for cheaper than some of the other available locations that would be a better fit for this type of project.
14	Jonathan Poor	Minneapolis	MIN	55403	1/24/16	I grew up at 3132 Dupont Ave. S. and DO NOT want to see the rest of my old neighborhood completely despoiled by the invasion of high-rise prefab characterless ticky-tacky buildings which have decimated the sense of neighborhood and removed all the charm of Uptown.
15						
16	Heidi Haaland	Minneapolis	MIN	55409	1/24/16	This is absurd. A small bijoux hotel would be alright for Uptown, but this is not the location.
17	maren hardy	mpls	MIN	55407	1/24/16	I grew up a block away from Lake an Emerson. Its a family neighborhood. NOT a spot for a hotel.
18	Jill Sievers	Hiawatha	IA	52233	1/24/16	I know that we are from out of town but as someone who loves to visit this neighborhood and it's wonderful restaurants and shops I truly feel that this hotel, in the proposed site, would take away from the reason that we come to visit so often. It would really be a shame to see this area lose it's charm and character!

	A	B	C	D	E	F
	Name	City	State	Zip	Signed On	Comment
19	Joe Patrow	Minneapolis	MIN	55407	1/24/16	Signing because I believe a hotel is NOT sustained development. Just look at the other commercial developments in the area, restaurants in particular-they don't typically stay around long. How about a vertical farm? That's life-giving and healthy, not a hotel, which would create more pollution and crowding. Rather than focus on quick cash flow, how about focusing on thoughtful planning for future generations?
20	Grant Ecker	Saint Paul	MIN	55127	1/24/16	A hotel at this location over extends the commercial zoning against the city's development plans. The location selected will be attract a nightlife crowd into a quiet neighborhood setting which inappropriately changes the area's intended dynamic. The neighborhood already struggles with parking violations which would increase dramatically, reducing the street parking resident's ability to enjoy their homes. I believe the commercial group is too interested in the less expensive land and the lack of nearby competition over the interests of the community they wish to join. The uptown area will support a similar hotel within the existing commercial zones and the tax revenue and jobs will be created whether or not this particular company using this proposed plan enters the area or not. Within the next few years a similar plan within appropriate zoning will be submitted so long as the city upholds its urban development plan. A city zoning variance at this location has the risk of extending the commercial boundaries deeper over time and I oppose the lack of a planned evolution in the city's development.
21						
22	Rachel Jensen	Prior Lake	MIN	55372	1/24/16	As a former resident of Uptown, the integrity of the neighborhoods is a large reason for the sustained success of the area. This project would be much less disruptive in another area of Uptown.

	A	B	C	D	E	F
	Name	City	State	Zip	Signed On	Comment
23	Jeff Cabbage	Brentwood	TN	37027	1/24/16	As a very frequent traveler, I see first hand how hotels, built purely for profit, encroach upon and ruin residential neighborhoods. Many cities in the US have made poor decision to rezone to allow this type of activity. In my experiences, it is a failure 100% of the time. I also wonder how local officials could favor corporate interests over their local constituents. Either way, if consumer demand is driving the hotel construction, it will be just as successful in a less divisive location 5 minutes away. I do not live in this area and have no 'dog in this hunt'. I have, however, seen it time and time again and it is a bad thing. Good luck making the right decision for your stake holders - the residents of the area, not the corporation asking for the variance.
24	Scott Sievers	Hawatha	IA	Hawatha, IA	1/24/16	This area of Minneapolis has a unique character that is enjoyed by the many residents of the community. They have spoken against this development and these tax payers voices should be heard.
25	Karen Heintz	Minneapolis	MIN	55409	1/24/16	I have lived in S Mpls for 25 years and believe development is good. This project is too big and too tall to place right next to single family homes.
26	Jeanne Krantz-Swenson	minneapolis	MIN	55409	1/24/16	I'm signing because there is too much being jammed into a small area and parking is too difficult now. With Target and more housing coming, this will further over-populate
27	Diane Dixon	Andover	MIN	55304	1/24/16	Abby and Clark are relatives. I also agree that Uptown is a great place that should not allow a project like this to break so many zoning laws and break so many hearts of those who live in and love the area, all in the name of "progress" when there are other, more suitable areas to select instead.
28						
29	Iorna rocky	minneapolis	MIN	55408	1/24/16	I am sick and tired of the lack of respect for us home owners..

	A	B	C	D	E	F
	Name	City	State	Zip	Signed On	Comment
30	Rachel Ecker	Glendale	AZ	85308	1/24/16	A hotel of this size does make any sense in this location. I agree this is "spot zoning" that would have a negative impact on the entire community and would destroy the residential feel of neighborhood immediately adjacent to it.
31	Elizabeth Walke	Minneapolis	MN	55408	1/24/16	I am very concerned about the proposed hotel at this site, negatively impact the livability of this neighborhood. The scale of this project dwarfs this site and with little (7 spots) parking will adversely affect the traffic flow and already saturated parking in the neighborhood.
32	Mary Gerenz	Lakeville	MN	55044	1/24/16	support of the neighbors and maintaining the area as it exists now.
33	Julie Skjonsby	Prior Lake	MN	55372	1/24/16	I grew up in this area and I don't want a proposed six story hotel build.
34	Marjorie Marks	Huntington Woods	MI	48070	1/24/16	As a visitor to this area, I relish in its "small town" ambience and feeling of warm community. A 6-story hotel does not, in the least, add to the ambience and warmth of the area. I feel it would be a detraction, and I am totally against it.
35						
36	Mary Ellen Murphy	Minneapolis	MN	55410	1/24/16	Abide by the neighborhood plan.
	Sherree Schad	Minneapolis	MN	55408	1/24/16	Keep Uptown an affordable neighborhood, too much development is raising area rent and Uptown is beginning to look like a strip mall. The amount of traffic and parking is already difficult.
37	sandy may	minneapolis	MN	55408	1/24/16	Terrible idea. Hasn't Uptown endured enough? We all worked days, weeks, months putting together the USAP years ago, and now this? Did it all mean nothing? Such disrespect toward our neighbors.
38	Constance Pepin	Winnneapolis	MN	55410	1/24/16	Minneapolis neighborhoods need 'smart' growth that aligns with our small area plans, not development that destroys the livability and uniqueness of our neighborhoods.
39						

	A	B	C	D	E	F
	Name	City	State	Zip	Signed On	Comment
40	Peter Kim	Minneapolis	MN	55405	1/24/16	Since it does not fit Uptown Small Area Plan which was city funded.
41	Tom Traxler	Minneapolis	MN	55410	1/24/16	Small Area Plan ultimately means nothing to the planning commission. Sustainable growth=more tax \$\$\$\$. Just ask the Linden Hills residents that went through SAP with the 43rd & Upton development. As citizens we have made these areas 'charming and desirable.' The planning commission is not an ally. Good luck Uptown!!
42						
43	Lynn Argetsinger	Minneapolis	MN	55422	1/24/16	I believe that this is a poor use for this location, based on the research that I have done.
44	Ginny Simich	Minneapolis	MN	55408	1/24/16	I grew up in Minneapolis and have been a CARAG resident for 2 1/2 years. I completely support this petition and adamantly oppose the re-zoning of the parcel of the proposed hotel site. The size, scale, and density of the proposed building is completely disproportionate to the residential neighborhood to the south and the commercial buildings on the south side Lake Street corridor. The livability and dynamic of the neighborhood would be greatly diminished by a huge Marriott-brand hotel on a too-small lot. I hope and trust that the city council members and the city planning commission will recognize that re-zoning this parcel is NOT good for the community and the neighborhood and that the voices and concerns of the CARAG residents will be supported by denying all land use applications submitted by the Graves for this proposed hotel.
45	sara rangen	Minneapolis	MN	55408	1/24/16	The scale is wrong, and I feel that our elected officials are forcing their personal agendas
46	Elizabeth Wallace	Mound	MN	55364	1/24/16	Uptown is a special place for our city. I was raised here. (34th and Irving) This would change the feel and look of our community. It's already crowded, this would ruin the uniqueness of this special neighborhood. What's next? I am not in favor. Thank you.

	A	B	C	D	E	F
	Name	City	State	Zip	SignedOn	Comment
47	Mary Jane Larson	Wayzata	MN	55391	1/24/16	What happens in Minneapolis affects the whole metro community. When trust is broken to appease business rather than the vast residential constituency, you are telling us that people don't matter when it's the people that make a city and state what it is.
48	Kelly Newcomer	Minneapolis	MN	55408	1/24/16	This is the wrong location for such a hotel. This hotel needs to be in a location away from family residences.
49	Gail Marks	Walnut Creek	CA	94597	1/25/16	I have visited my sister here and have always enjoyed this gem of a neighborhood. A hotel seems so out of step with any growth here. I live in Walnut Creek, CA, and I have seen firsthand what unchecked growth will bring. I realize this area is not like mine, but it starts with one variance. From what I have read, it appears that there are other sites better suited fir this hotel. I do hope they are vigorously pursued.
50	Denise Altonen	Anoka	MN	55303	1/25/16	My heart is still in the city, I believe if the CARAG neighborhood voted this project down, that should be all on the subject, find another property. Go to the Activity Center.
51	Kathleen Kulberg	Minneapolis	MN	55405	1/25/16	Lake Cathoun is a valuable resource along with our beautiful homes and long time residents. This proposed facility will be too close to the lake and conflicts with the small area plan that was developed by the residents with much thoughtful concerted effort for the benefit of those in the Uptown area. More density nearer the lake will disrupt the integrity as well as potentially compromise the geology of the lake and shoreline.
52						

	A	B	C	D	E	F
	Name	City	State	Zip	Signed On	Comment
53	Christine Devens	Minneapolis	MN	55408	1/25/16	The Uptown Small Area Plan (USAP) provides a well-considered and vetted longterm vision that supports sustainability, predictability and consistency even as elected officials, city staff and neighborhood representatives come and go. It is especially during times of rapid change when a long-term plan is critical for overall success. As part of the City's Comprehensive Plan, I view the USAP as a covenant between all Uptown stakeholders that should be upheld for this and future developments. "Discipline is choosing between what you want now and what you want most."
54						
55	Mark Maloney	Alexandria	MN	56308	1/25/16	It's the right thing to do. Follow the plan
	Wendy Lazear	Minneapolis	MN	55416	1/25/16	The proposed hotel does not seem to fit into the cohesive fabric of the neighborhood, particularly on a block with single family housing. It would be more appropriate in a more business oriented area, i.e. closer to 29th St corridor, or along Hennepin Ave.
56						
57	Ted Schreck	Minneapolis	MN	55408	1/25/16	I'm signing because it impacts my family and myself.
58	Christine Michelle	Minneapolis	MN	55405	1/25/16	It is ridiculous to rezone for such a large building within the Carag Neighborhood!
	Lynn Ostrowski	Minneapolis	MN	55408	1/25/16	As a property owner on Emerson Ave, I am very concerned about the size of the building and the lack of available parking. Please help our neighborhood stay liveable and deny this project the zoning changes requested. Thank you!
59						
	Michelle Dudar-sehr	Hudson	WI	54016	1/25/16	I believe growth is good when and where appropriate. The area should be maintained to meet the people that live there!
60						
	Karen Kjos	Minneapolis	MN	55409	1/25/16	The small area plan was put in place for a reason and the city should make a stronger effort to insist developers adhere to it.
61						

	A Name	B City	C State	D Zip	E Signed On	F Comment
62	Aaron Rubenstein	Minneapolis	MN	55408	1/25/16	KARE news story about the hotel issue here: <a href="http://www.kare11.com/news/uptown-neighbors-split-on-proposed-hotel/21988033" rel="nofollow">http://www.kare11.com/news/uptown-neighbors-split-on-proposed-hotel/21988033</a>
63	Sheri Lear	Minneapolis	MN	55408	1/25/16	I think the current zoning laws should be honored. I think a more appropriate site for a hotel would be in the large open lot on Lake St. across from the Walkway.
64	Lana Heath	Minneapolis	MN	55419	1/25/16	Keep those little pockets in uptown quaint and charming. Plenty of hotels downtown.
65	Margaret Melbye	Minneapolis	MN	55408	1/25/16	Parking- Even if they valet park the cars, there is too much strain on neighborhood parking now. Also it violates the USAP and is in conflict with the rights of the home owners. It is not just the restaurants & shopping that draws people to this area it is the charming neighborhood. We need to protect that charm and the beauty of the beighborhood.
66	Rick Cornejo	Minneapolis	MN	55408	1/25/16	I'm signing because the proposed development does not follow the small area plan and no on site parking for patrons of the hotel or proposed restaurant in the hotel.
67	Elisabeth Underwood	Minneapolis	MN	55408	1/25/16	I live on the block that is proposed for this hotel and have for the past 29 years. If I wish to make changes or upgrades to my property, I must abide by all the rules in place. Developers should be required to do the same. There is a reason this site is not zoned for the use proposed, and that reason has not changed. Would you like a six story commercial building right next to your home?
68	Melanie Spewcock	Minneapolis	MN	55408	1/25/16	This development is inconsistent with the plan for preserving the character of and quality of life in the Uptown neighborhood.
69						

	A Name	B City	C State	D Zip	E Signed On	F Comment
70	John Hemmesch	Minneapolis	MIN	55408	1/25/16	Not opposed to a Uptown Hotel although project is out of scale for the location. They should have acquired the Cheapo site, Arby's, put in on top of Cub Foods or in McDonalds parking lot...anywhere else in the true CORE of Uptown makes sense. That land is too expensive. The Hotel brings nothing for the residents, just more concerns.....from a 23 year Resident of CARAG
71	Grace Haugen	Minneapolis	MIN	55410	1/25/16	This will displace many people and it is not the environment for a hotel.
72	Laura Weber	Minneapolis	MIN	55407	1/25/16	Should be in Uptown core, as development plan states.
73	Stephen Benson	Minneapolis	MIN	55405	1/25/16	This clearly appears to be an inappropriate use of this site
74	Joan marks	minneapolis	MIN	55408	1/25/16	I am opposed to the rezoning and variances requested by the developer for the proposed hotel. The site is just not appropriate for a building of this size. I also strongly believe that there has not been enough time and discussion to address such issues as parking and noise etc which could adversely effect the immediate neighborhood. A hotel in Uptown is a great idea but not at this location.
75	Tom Schierholz	Minneapolis	MIN	55408	1/25/16	Vince Underwood. Emerson Ave S, Mpls.
76	Roger Owens	Minneapolis	MIN	55408	1/25/16	I believe the proposed hotel is 4 to 5 times larger than would be appropriate for that size lot. A hotel that size will negatively affect the liveability of homeowners in the adjacent neighborhood and depress the value of their homes.
77	Terri Siderakos	Minneapolis	MIN	55403	1/25/16	3 stories would be tall enough... I am a former resident of the Uptown neighborhood. The area seems to be losing its' identity.
78						

	A Name	B City	C State	D Zip	E Signed On	F Comment
79	Clark Olsen	Minneapolis	MIN	55408	1/25/16	The propose re-zoning, coupled with the number of variances being requested, are a clear indicator that the developers are trying to fit something where it doesn't belong. Moreover, this type of spot re-zoning would set a bad precedent for the Uptown area and the City of Minneapolis. Please respect the residents of this neighborhood and stay true to the vision of the Uptown Small Area Plan.
80	Kirsten Zache	Minneapolis	MIN	55403	1/26/16	I'm signing because we should be supporting small local businesses - we should encourage diversity and not destroy this neighborhood with even more tall structures - you were at one point able to see the MPLS skyline from most places within uptown now...it's 20 something white condos and it's gross.
81	Marisa Bayer	EDINA	MIN	5435	1/26/16	USAP was developed and adopted by the stakeholders of the neighborhood who have a vested interest in the community. It's counterproductive to allow variances to corporate development with no ties or commitment to the neighborhood.
82						
83	suzanne joyce	Minneapolis	MIN	55403	1/26/16	preserve the neighborhood
	Janis Hardy	Golden Valley	MIN	55416	1/26/16	I use the area frequently, used to live in the neighborhood and feel strongly that this hotel would damage the unique character of the area.
84	William Hill	Minneapolis	MIN	55403	1/26/16	I grew up in Uptown and have lived in the area for over 50 years and I have seen it turn into an overcrowded, traffic-snarled suburban shopping mall. Enough is enough.
85						

	A	B	C	D	E	F
	Name	City	State	Zip	Signed On	Comment
86	Ruth Peebles	Lancaster	PA	17603	1/26/16	This development will destroy the neighborhood; it is not sustainably planned and it will not be constructed in a 'green', ecologically, forward thinking manner. This neighborhood does not need a hotel of this magnitude. The City Council and the developers are ignoring not only the wishes and opinions of the majority of the neighborhood, but their actions hint of economic kickback and fraud for personal gain only. Do what's best for the community! Not a hotel of this size!
87	Hope Esparolini	Minneapolis	MIN	554503	1/27/16	I'm signing because the project is opposed by neighbors. It is also not appropriate for that site: too big, too commercial. Please don't build a hotel in a lovely neighborhood. Find an appropriate spot where you will be welcomed and add to the Uptown neighborhood.
88	Judith Ann Ranallo	Elk River	MIN	55330	1/27/16	I'm signing because I grew up and went through my K-12 grades in this beautiful, family oriented, quaint neighborhood where you can still walk around the lakes and dine in the area, which has already become very congested with all the restaurants and Calhoun Square.... High rise growth will completely destroy what accessibility and charm this community has left!
89	Melanie Ueland	Minneapolis	MIN	55408	1/27/16	A hotel in Uptown is a great idea, however, it is not right for the proposed parcel and would be a great burden to the nearby homeowners. Please encourage the developers to look for a more suitable site.
90	Arnie Kolesar	Mpls	MIN	55407	1/27/16	I'm signing this because I believe in the conservation of land and the conservation of the community. Erecting a hotel of this magnitude will not only violate these things but the uptown small area plan. This is a great opportunity for growth and jobs but a more appropriate location is necessary.
91						

	A	B	C	D	E	F
	Name	City	State	Zip	Signed On	Comment
92	Dan Glenn	Minneapolis	MN	55423	1/27/16	I grew up a few blocks away and this isn't what that space needs. Put in a hotel closer to the highway, and reserve this space for something that supports the nearby residents.
93	Alison McGhee	Minneapolis	MN	55408	1/27/16	I support a small hotel in the core of Uptown, NOT in the residential area of Uptown. The Uptown Small Area plan that we residents, who love living in Uptown for many reasons, including its vibrant commercial center, is clear, reasonable and supportive of Uptown growth - the site of this proposed hotel goes completely against the carefully thought-out Uptown Small Area plan. Again, the building site for any future hotel needs to be in the commercial core, NOT a residential area of one- and two-story homes.
94	Alison McGhee	Minneapolis	MN	55408	1/27/16	I support the addition of a small hotel to the commercial core of Uptown, NOT the residential area of Uptown. The Uptown Small Area Plan, created by those who most love Uptown and choose to live here for many reasons -- including the vibrant business of its commercial center-- is clear, reasonable and supportive of Uptown growth. Again, the building site for any future hotel needs to be in the commercial core, NOT a residential area of primarily one- and two-story homes.
95	Gary Paulson	Minneapolis	MN	55408	1/27/16	The expansion of Uptown that infringes on the residents of this great area and only enriches the corporate segment is NOT what Uptown is about....we residents and our neighborhoods do just fine without the tentacles of big business making their way into our lives....Graves needs to go elsewhere....period.
96	Kelly Krebs	Minneapolis	MN	55413	1/27/16	This is not the right location for a building like this. The zoning is in place for a reason. There are other, better locations in Uptown that must be considered.
97						

	A	B	C	D	E	F
	Name	City	State	Zip	Signed On	Comment
98	Ali Shirvani-Mahdavi	Minneapolis	MIN	55404	1/27/16	The idea of a hotel in uptown is a good one, but the location is all wrong.
99	Sarah Olson	Minneapolis	MIN	55408	1/27/16	a 6 story hotel is inappropriate use of the space. USAP should be honored both in spirit and in practice. This proposed hotel violates both.
100						Uptown is not the suburbs!
101	Rhea Oconnor	Minneapolis	MIN	55408	1/27/16	I grew up in this neighborhood. I do not want to see it torn usunder by greedy real estate moguls!
102	Diane Taylor	Knoxville	TN	37920	1/27/16	
	Barbara Moen	Minneapolis	MIN	55409	1/27/16	I want to see the integrity of the Uptown/lakes area maintained. This hotel violates agreed standards & regulations already in place. The last thing we need are more large buildings - Uptown has already lost some of its quirky charm in recent years with all this building of apartments & chain-stores, etc. I would be open to a small boutique hotel that is built in the proper place & isn't another eyesore to look at. Uptown needs to stick to strict regulations.
103	Brian Foster	Minneapolis	MIN	55408-1634	1/27/16	It seems to me the city knows best. Even at the cost of why this part of the city is so special that visitors desire to come from the suburbs to spend their \$\$\$. They don't care about the ones that live here they are only political correctness for the time being. Or favor of the month.
104	Carol Dines	Minneapolis	MIN	55408	1/27/16	There is far too much development and the neighborhood doesn't need more traffic, more congestion, and more construction!
105	Darla Recht	Minneapolis	MIN	55408	1/27/16	This proposed project is out of line with vision of a residential area.
106	Carol Truesdell	Minneapolis	MIN	55424	1/27/16	Like the idea of a hotel in the Uptown area, but not in a residential neighborhood.
107						
108	Kathie Baures	Minneapolis	MIN	55408	1/27/16	Right concept, wrong site.

	A	B	C	D	E	F
	Name	City	State	Zip	Signed On	Comment
109	Marilyn Habermas-Scher	Minneapolis	MIN	55408	1/28/16	Having lived in Carag for forty years, a hotel in this particular location will degrade the residential quality of my neighborhood. There are better spots for this project.
110	Marie Kaplowitz	Elmsford	NY	10523	1/28/16	No need for hotel in quiet residential neighborhood. Threatens security, and quality of life for residents.
111						
112	Sarah Qualy	Saint Paul	MIN	55116	1/28/16	I'm signing because I would hate to see my childhood neighborhood destroyed by this project.
113	Steven Taylor	Minneapolis	MIN	55408	1/29/16	This is not the right location. This will ruin the neighborhood, cause a lot more traffic in an area where there already is far too much and far too many accidents
114	Kelly Tolzmann	Minneapolis	MIN		1/29/16	I used to live in the area and there are plenty of tall buildings already dominating the skyline. The homes in the area are a staple and part of the draw to live in uptown. There are lots of things to do, but even more so plenty of places to live and still feel like you're not in the middle of a commercial zone. Uptown should stay this way. Overdevelopment by large businesses and massive buildings encroaches on the loveliness of the area.
115	Cindy Brausen	Minneapolis	MIN	55426	1/29/16	Remember what we did to Minneapolis? Uptown has a unique character that should be preserved.
116	Peter Sammond	Minnetonka	MIN	55343	1/29/16	The petition makes eminent sense based on zoning and livable neighborhood considerations.
117	Melissa Chapman	Minneapolis	MIN	55408	1/29/16	I believe the building will be far too large for location. I believe a smaller scale hotel that would fit more into the existing neighborhood is appropriate
118	Mary Sabatke	Mpls	MIN	55408	1/29/16	Each time we grant a variance to the USAP, we set yet another precedent. I am also opposed to the LACK of parking that will be available. Not everyone will be arriving by mass transit.

	A	B	C	D	E	F
	Name	City	State	Zip	Signed On	Comment
119	Patricia Grimsrud	Minneapolis	MN	55408	1/30/16	I do support the idea of a small hotel in Uptown, but this one is poorly designed, does not fit the location and has totally insufficient parking.
120	Betsy Nelson	Minneapolis	MN	55405	1/30/16	I am concerned about adding more congestion in an already busy area.
121	Ben Eaton	Minneapolis	MN	55426	1/30/16	The Hotel should be made to provide parking independent of neighborhood streets for all guests of hotel
122	Carol Ostrowski	Minneapolis	MN	55437	1/31/16	This project will change the character of the Uptown neighborhood
123	Heidi Theis	Mound	MN	55364	1/31/16	This site is not appropriate for a project of this magnitude and will jeopardize the neighborhood value as well as put an unnecessary additional strain on already congested streets.
124	Nancy Carlson	Minneapolis	MN	55408	1/31/16	Hotel plans just 8 parking spots. Our block will be crammed with cars. We'll never be able to have guests over again.
125	Dan Olson	Minneapolis	MN	55408	1/31/16	This proposal is like a stick in the eye to the local homeowners. The proposal doesn't include the necessary parking required for the use asked for. Our streets will become the de facto parking lot. An entrance on Lake means one lane of traffic disrupted by taxis and guests unloading. The only growth plan for the neighborhood has been disregarded and now it's all up for grabs to the highest bidder. Please consider the land use and impact on the neighbors.
126	Pamela French	Eden Prairie	MN	55347	1/31/16	This is the most ludicrous place to put a hotel; friends who live on the block STRONGLY OPPOSE this in their neighborhood; parking would be atrocious. Ridiculous idea.
127						

	A Name	B City	C State	D Zip	E Signed On	F Comment
128	Alexandra De Kesel Ioffhus	Saint Paul	MN	55101	1/31/16	I have friends that live in this great neighborhood that we love to visit. Unfortunately, parking is already difficult and it will get significantly worse with a hotel nearby that offer barely any parking for its guests and employees.
129						
130	Paul White	Minneapolis	MN	55414	1/31/16	Please don't let the developer roll over this community.
131	David Carreim	Ann Arbor	MI	48103	1/31/16	It will make parking even worse near Emerson Ave, and generally violates local use policy
132	Gregory Schmidt	Saint Paul	MN	55104	1/31/16	This is completely unnecessary
133	Marilyn Habermas-Scher	Minneapolis	MN	55408	1/31/16	This is the wrong construction in the wrong place. It should be not as tall, and in the commercial district, not amidst our homes.
134	Scott Skoog	Stillwater	MN	55082	2/1/16	The neighborhood is being oppressed and I'm not a fan of oppression.
135	Brigette Lynch	Minneapolis	MN	55409	2/1/16	A hotel in this area is unsightly and will ruin the flow of the residential neighborhood. Also, parking is already tight in this area. The 8 proposed spots in for this hotel and restaurant is not adequate in a neighborhood where residents already have to park on the street. Is this really the best user experience for the residents and the patrons of the hotel? Look at New York and Chicago, do we really want that kind of congestion and lack of parking in our city that doesn't have the infrastructure to support the community with public transportation. Yes, those cities do it and everyone 'deals' with it and my question is then - is that how we want to set up a neighborhood, so our community can just 'deal with it'. I would that a better experience would be created.

	A	B	C	D	E	F
	Name	City	State	Zip	Signed On	Comment
136	Dwayne Cody	Minneapolis	MIN	55408	2/2/16	The growth of the Uptown region needs to be measured with the oversight of the USAP that was created in 2008. This document is a balance for the residential and commercial viability together. The developer is asking for a variance that does not even begin to work with the framework of the structure. They are also asking for several variances within the new zoning. This sets a new precedence and will be used by other developers to get their way once this happens.
137						Uptown is a great place with the diversity of the community and commercial framework.
138	Kevin Beamer	Hammond	WI	54015	2/2/16	The danger is going too commercial and if this is allowed it will create a domino effect for larger developments all the way down Lake Street. If anyone wants that, all they need to do is go Downtown. Lets keep Uptown unique and not turn it into Downtown.
139	John Christenson	Minneapolis	MIN	55408	2/2/16	This will ruin the neighborhood in which it is
140	Jill Fiebelkorn	Minneapolis	MIN	55409	2/2/16	I live in this neighborhood and parking is already scarce.
141	Jolene Madden	Minneapolis	MIN	55437	2/3/16	Not right hotel atmosphere for the area Changes the flavor of the neighborhood & increases problems with traffic & parking.
142	Melissa Loop	Minneapolis	MIN	55419	2/3/16	I lived in this area for 15 years and I find this project to be dangerous for the atmosphere and quality of life in the area. We need to preserve what people love about the area as it continues to grow. I'm
143	Julia Olson	Minnetonka	MIN	55305	2/3/16	Terrible idea
144	Harry stoiaken	minneapolis	MIN	55409	2/4/16	I lived in this neighborhood the past ten years and this is not the direction planners should be moving in.
145	Janet Johnson	Minneapolis	MIN	55404	2/4/16	We have a USAP to guide development and it should not be over ridden by a developers desire.

	A Name	B City	C State	D Zip	E Signed On	F Comment
146	John Whitmon	Minneapolis	MN	55408	2/4/16	This has no place on the street, this should be built somewhere near flux or the vacant lot next to the parking lot of Calhoun square. Please stop this from happening
147	Raymond Luczak	Minneapolis	MN	55403	2/4/16	I live near there, and I sure don't want to see such an eyesore in the neighborhood!
148	Denise Mwasyebs	Saint Paul	MN	55104	2/4/16	I love this area if Twin Cities and love the small town feel within a big town.
149	David Cummer	Minneapolis	MN	55405	2/4/16	Because this is, plain and simple, a dumb plan.
150	Marlene Typpo	Saint Louis Park	MN	55416	2/4/16	You don't need to destroy a neighborhood just for some room nights. Move on, find another spot.
151	Angelika Smirnitsky	Minneapolis	MN	55408	2/4/16	I'm opposed to th idea of building a hotel in Uptown. I believe it will pose a serious disruption of peace and quiet in the neighborhood - residents are already disturbed enough by drunk crowds coming my from the bars at 2 o'clock in the morning. Add to it a hotel full of tourists, and we would lose our sleep forever.
152	Mark Bellenoit	Appleton	WI	54913	2/4/16	A residential neighborhood is not appropriate.
153	liadan mcklerman	Minneapolis	MN	55406	2/4/16	this is wrong. money should NOT be the factor to do as one pleases.
154	Mark Bellenoit	Appleton	WI	54913	2/4/16	A residential neighborhood is not appropriate.
155	liadan mcklerman	Minneapolis	MN	55406	2/4/16	this is wrong. money should NOT be the factor to do as one pleases.
156	Nancy Sreenan	Evanston	IL	60201	2/5/16	"spot zoning"? Really? That's just another word for let's ignore residential neighborhoods, and cater to corporations.
157	Dana Andraessen	Minneapolis	MN	55408	2/6/16	good idea...wrong location
158	Lisa Hirst Carrnes ArcStone	Minneapolis	MN	55408	2/6/16	Many reasons. Fundamentally, this is not good for the neighborhood.
159	Joseph Hetzel	Minneapolis	MN	55408	2/6/16	I oppose changes to the current USAP zoning plan. I support maintaining the quality, character and integrity of our Uptown neighborhood.
160						

	A	B	C	D	E	F
	Name	City	State	Zip	Signed On	Comment
161	Elizabeth Anonymous	Minneapolis	MIN	55408	2/7/16	This is a beautiful residential neighborhood! Please don't lower the value of it!
162	Joe Knaeble	Minneapolis	MIN	55405	2/7/16	It does not follow the neighborhood small area plan. Does not provide adequate parking.
163	Bridget Murphy	Minneapolis	MIN	55419	2/8/16	I oppose a hotel in this residential neighborhood. Too much.
164	John Byrne	Minneapolis	MIN	55408	2/8/16	I like the idea of a hotel, just not so tall. It takes away from the quality of the neighborhood.
165	Cristiano Mazzei	Minneapolis	MIN	55408	2/8/16	It's the wrong location!
166	Lara Norfkus-Crampton	Minneapolis	MIN	55408	2/8/16	To prevent Livability Conflicts, the Uptown Plan tried to allow for more intensity of scale and property uses further away from residential neighborhoods--on the North side of Lake St. Upzoning this site specifically for a hotel proposal (upzoning is forever whether a hotel ultimately gets built or not) on the South side of Lake St right next to traditional residential housing undercuts the whole purpose of planning. That is to allow for Uptown growth in a way that concentrates higher impact scale and uses in the core of Uptown, while stabilizing and enhancing existing high quality residential neighborhoods. The goal has always been to create a win/win for all Uptown residents and stakeholders. This proposal amounts to upzoning for a promise. Once the zoning has been loosened--the current owner could simply re-sell the property at a higher price because the lots would have less restrictions after being Upzoned. This speculative dynamic has happened on other sites around Uptown. This proposal would be more appropriate on lots North of Lake St. It is not appropriate on the current site.
167						

	A	B	C	D	E	F
168	Patty Schmitz	Minneapolis	MN	55416	2/8/16	We have "rules" in effect for a reason. It seems like EVERY time an exception is asked for it is granted. The developer may not get everything they ask for, but they are still granted an exception. Perhaps they start at a 10 story development and they negotiate to only a 7 story one. The rules are there for a reason - and if exceptions are made everytime, it's a waste to even have them in the first place.
169	David Potter	Minneapolis	MN	55408	2/8/16	I think it is the wrong location and results in too many impacts on the adjacent residential properties.

	A	B	C	D	E
1	Name	City	State	Postal Code	Signed On
2	Gail Marks	Walnut Creek	California	94597	1/25/16
3	Marc Ostrowski	San Jose	California	95120	1/31/16
4	Nancy Sreenan	Evanston	Illinois	60201	2/5/16
5	Laura Peterson	Ankeny	Iowa	50021	1/24/16
6	TJ Mitchell	Des Moines	Iowa	50311	1/25/16
7	scott dodds	lone rock	Iowa	50559	2/8/16
8	Jill Sievers	Hiawatha	Iowa	52233	1/24/16
9	Scott Sievers	Hiawatha	Iowa	55416	1/24/16
10	Jason M	Southfield	Michigan	48034	1/24/16
11	Marjorie Marks	Huntington Woods	Michigan	48070	1/24/16
12	Paula Weiser	Oak Park	Michigan	48237	2/6/16
13	Bev Kagan	Grand Rapids	Michigan	49506	1/24/16
14	Lynn Wise	Wolverine	Michigan	49799	1/26/16
15	Lynn Shackelford	Bloomington	Minnesota	5538	1/27/16
16	Laine Crump	Hastings	Minnesota	55033	1/27/16
17	Jennifer Henn	Hastings	Minnesota	55033	2/6/16
18	Erin Breen	Lakeville	Minnesota	55044	1/24/16
19	Mary Gerenz	Lakeville	Minnesota	55044	1/24/16
20	Thomas Maruska	Lakeville	Minnesota	55044	1/25/16
21	Jacqui Newhouse	Lindstrom	Minnesota	55045	1/24/16
22	Bobbi Peacock	Rosemount	Minnesota	55068	2/1/16
23	Dawn Wolff	Stacy	Minnesota	55079	1/27/16
24	Katherine Prendergast	Stillwater	Minnesota	55082	1/24/16
25	Scott Skoog	Stillwater	Minnesota	55082	2/1/16
26	Alexandra De Kesel Iofthus	Saint Paul	Minnesota	55101	1/31/16
27	David Zalk	Saint Paul	Minnesota	55102	1/24/16
28	Kevin Runde	Saint Paul	Minnesota	55102	1/24/16
29	Emily Sullivan	Saint Paul	Minnesota	55104	1/24/16
30	Kenzie James	Saint Paul	Minnesota	55104	1/24/16
31	Richard Amundson	Saint Paul	Minnesota	55104	1/25/16
32	Denise Mwasyebs	Saint Paul	Minnesota	55104	2/4/16
33	Victoria Rodriguez	St Paul	Minnesota	55104	2/6/16
34	nathan hansom	Saint Paul	Minnesota	55104	2/8/16
35	Chris Cahoon	Saint Paul	Minnesota	55105	1/25/16
36	Allison Bittner	Saint Paul	Minnesota	55105	2/5/16
37	Kristen Reinke	White Bear Lake	Minnesota	55110	1/27/16
38	Patricia Eckl	Saint Paul	Minnesota	55112	1/31/16
39	Chelsea Witwicke	Saint Paul	Minnesota	55113	1/25/16
40	Anne Veach	St Paul	Minnesota	55116	1/24/16
41	Sarah Qualy	Saint Paul	Minnesota	55116	1/28/16

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	A	B	C	D	E
42	Name	City	State	Postal Code	Signed On
43	Carolyn Van Der Vaart	Saint Paul	Minnesota	55116	1/31/16
44	Gary Husom	Saint Paul	Minnesota	55118	2/4/16
45	Lacy Bindl	Saint Paul	Minnesota	55122	1/24/16
46	Michelle Loma	Saint Paul	Minnesota	55122	1/25/16
47	nelle vollmar	St Paul	Minnesota	55122	1/25/16
48	Bailey Huebner	Saint Paul	Minnesota	55123	1/24/16
49	Kristen Flaherty	Saint Paul	Minnesota	55125	1/24/16
50	Laura Critchett	Saint Paul	Minnesota	55126	1/27/16
51	Grant Ecker	Saint Paul	Minnesota	55127	1/24/16
52	Jessica Ulrich	woodbury	Minnesota	55129	1/24/16
53	Lynne Menozzi	Saint Paul	Minnesota	55129	1/29/16
54	Denise Altonen	Anoka	Minnesota	55303	1/25/16
55	Barbara Zdarsky	Anoka	Minnesota	55303	1/25/16
56	Phil Johnson	Andover	Minnesota	55304	1/24/16
57	Diane Dixon	Andover	Minnesota	55304	1/24/16
58	Tammy Fritze	Andover	Minnesota	55304	1/25/16
59	Norman Cohen	Hopkins	Minnesota	55305	1/24/16
60	Julia Olson	Hopkins	Minnesota	55305	2/3/16
61	Linda Brodsky	Chanhassen	Minnesota	55317	1/24/16
62	mike ranum	Clearwater	Minnesota	55320	1/26/16
63	Ruth Peebles	Excelsior	Minnesota	55331	1/26/16
64	Peter Sammond	Hopkins	Minnesota	55343	1/29/16
65	Julie Brown-Price	Eden Prairie	Minnesota	55346	1/24/16
66	Kristina Hollie	Eden Prairie	Minnesota	55346	1/25/16
67	Janine Karas	Eden Prairie	Minnesota	55347	1/24/16
68	Pamela French	Loretto	Minnesota	55357	1/31/16
69	Mary Burud	Maple Lake	Minnesota	55358	2/2/16
70	Elizabeth Wallace	Mound	Minnesota	55364	1/24/16
71	Heidi Theis	Mound	Minnesota	55364	1/31/16
72	David Carmein	Mound	Minnesota	55364	1/31/16
73	Rachel Jensen	Prior Lake	Minnesota	55372	1/24/16
74	Julie Skjonsby	Prior Lake	Minnesota	55372	1/24/16
75	Sally Drescher	Savage	Minnesota	55378	2/8/16
76	Phil Ecker	Wayzata	Minnesota	55391	1/24/16
77	Mary Jane Larson	Wayzata	Minnesota	55391	1/24/16
78	Megan Ecker	Wayzata	Minnesota	55391	1/25/16
79	Jonathan Katz	Minneapolis	Minnesota	55401	2/5/16
80	Louis Gordon	Minneapolis	Minnesota	55401	2/8/16
81	Dan Houle	Minneapolis	Minnesota	55402	1/24/16
82	Nikki Balmoori	Minneapolis	Minnesota	55403	1/24/16

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55	Barbara Zdarsky	Anoka	Minnesota	55303	1/25/16
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57	Diane Dixon	Andover	Minnesota	55304	1/24/16
58	Tammy Fritze	Andover	Minnesota	55304	1/25/16
59	Norman Cohen	Hopkins	Minnesota	55305	1/24/16
60	Julia Olson	Hopkins	Minnesota	55305	2/3/16
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63	Ruth Peebles	Excelsior	Minnesota	55331	1/26/16
64	Peter Sammond	Hopkins	Minnesota	55343	1/29/16
65	Julie Brown-Price	Eden Prairie	Minnesota	55346	1/24/16
66	Kristina Hollie	Eden Prairie	Minnesota	55346	1/25/16
67	Janine Karas	Eden Prairie	Minnesota	55347	1/24/16
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74	Julie Skjonsby	Prior Lake	Minnesota	55372	1/24/16
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78	Megan Ecker	Wayzata	Minnesota	55391	1/25/16
79	Jonathan Katz	Minneapolis	Minnesota	55401	2/5/16
80	Louis Gordon	Minneapolis	Minnesota	55401	2/8/16
81	Dan Houle	Minneapolis	Minnesota	55402	1/24/16
82	Nikki Balmoori	Minneapolis	Minnesota	55403	1/24/16

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83	A Name	B City	C State	D Postal Code	E Signed On
84	Lauren Pierotti	Minneapolis	Minnesota	55403	1/24/16
85	Jonathan Poor	Minneapolis	Minnesota	55403	1/24/16
86	Casey Finne	Minneapolis	Minnesota	55403	1/24/16
87	Paul Ryan	Minneapolis	Minnesota	55403	1/24/16
88	Brenda Kaye Sowada	Minneapolis	Minnesota	55403	1/25/16
89	Kirsten Zache	Minneapolis	Minnesota	55403	1/26/16
90	suzanne Joyce	Minneapolis	Minnesota	55403	1/26/16
91	William Hill	Minneapolis	Minnesota	55403	1/26/16
92	Pam Carter	Minneapolis	Minnesota	55403	1/26/16
93	Sara N. Martineau	Minneapolis	Minnesota	55403	1/26/16
94	Raymond Luczak	Minneapolis	Minnesota	55403	2/4/16
95	Sara Halgrimson	Minneapolis	Minnesota	55403	2/4/16
96	Sue Shepard	Minneapolis	Minnesota	55403	2/6/16
97	Erin Wagner	Minneapolis	Minnesota	55404	1/26/16
98	Ali Shirvani-Mahdavi	Minneapolis	Minnesota	55404	1/27/16
99	Janet Johnson	Minneapolis	Minnesota	55404	2/4/16
100	Brenda Bell Brown	Minneapolis	Minnesota	55404	2/4/16
101	Steve Legas	Minneapolis	Minnesota	55405	1/24/16
102	Cheryl Odland	Minneapolis	Minnesota	55405	1/24/16
103	Saralyn Romanishan	Minneapolis	Minnesota	55405	1/24/16
104	Peter Kim	Minneapolis	Minnesota	55405	1/24/16
105	Cynthia Markey	Minneapolis	Minnesota	55405	1/24/16
106	Kathleen Kullberg	Minneapolis	Minnesota	55405	1/25/16
107	Christine Michelle	Minneapolis	Minnesota	55405	1/25/16
108	Elise Pfau	Minneapolis	Minnesota	55405	1/25/16
109	steve janisch	Minneapolis	Minnesota	55405	1/26/16
110	Kibra Paulos	Minneapolis	Minnesota	55405	1/26/16
111	Joseph Papke	Minneapolis	Minnesota	55405	1/26/16
112	Nyla Schroeder	Minneapolis	Minnesota	55405	1/28/16
113	Noel Pauly	Minneapolis	Minnesota	55405	1/28/16
114	Debra Ganshaw	Minneapolis	Minnesota	55405	1/30/16
115	Elizabeth Nelson	Minneapolis	Minnesota	55405	1/30/16
116	David Cummer	Minneapolis	Minnesota	55405	2/4/16
117	Molly Mogren Katt	Minneapolis	Minnesota	55405	2/4/16
118	Ron Wunderlin	Minneapolis	Minnesota	55405	2/6/16
119	Mary Ann Snedic Winderlin	Minneapolis	Minnesota	55405	2/6/16
120	Arthur Rosenberg	Minneapolis	Minnesota	55405	2/8/16
121	Judy Sung	Minneapolis	Minnesota	55406	1/24/16
122	Melinda Harris	Minneapolis	Minnesota	55406	1/24/16
123	Karen Degerstrom	Minneapolis	Minnesota	55406	1/25/16

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	A	B	C	D	E
124	Name	City	State	Postal Code	Signed On
125	Ewart Martens	Minneapolis	Minnesota	55406	1/25/16
126	Danielle Zanetti	Minneapolis	Minnesota	55406	2/1/16
127	Catherine McMahon	Minneapolis	Minnesota	55406	2/4/16
128	liadan mckiernan	Minneapolis	Minnesota	55406	2/4/16
129	Wendy Epstein	Minneapolis	Minnesota	55406	2/8/16
130	Maren Hardy	Minneapolis	Minnesota	55407	1/24/16
131	Joe Patrow	Minneapolis	Minnesota	55407	1/24/16
132	Kathleen Oswald	Minneapolis	Minnesota	55407	1/24/16
133	Stacey Robison	Minneapolis	Minnesota	55407	1/29/16
134	Vanessa Vander Weide	Minneapolis	Minnesota	55407	1/31/16
135	Mary Everest	Minneapolis	Minnesota	55407	2/8/16
136	Linda Donney	Minneapolis	Minnesota	55407	2/8/16
137	b dunn	Minneapolis	Minnesota	55407	2/8/16
138	Patricia Infelise	Minneapolis	Minnesota	55408	1/16/16
139	Ashley Sandlin	Minneapolis	Minnesota	55408	1/16/16
140	Brad E. Olson	Minneapolis	Minnesota	55408	1/16/16
141	Vince Underwood	Minneapolis	Minnesota	55408	1/16/16
142	Kevin McCarthy	Minneapolis	Minnesota	55408	1/16/16
143	Joe Casanova	Minneapolis	Minnesota	55408	1/16/16
144	Jake Dhillon	Minneapolis	Minnesota	55408	1/16/16
145	Cindy K.	Minneapolis	Minnesota	55408	1/16/16
146	Timothy Sexton	Minneapolis	Minnesota	55408	1/16/16
147	Kaleb Lindsey	Minneapolis	Minnesota	55408	1/16/16
148	Jean Ronnei	Minneapolis	Minnesota	55408	1/16/16
149	Phillip Qualy	Minneapolis	Minnesota	55408	1/16/16
150	Stephen Holst	Minneapolis	Minnesota	55408	1/16/16
151	Nazeema Mohammed	Minneapolis	Minnesota	55408	1/16/16
152	Michael Runochek	Minneapolis	Minnesota	55408	1/16/16
153	Corey Mason	Minneapolis	Minnesota	55408	1/16/16
154	Auston Schendzielos	Minneapolis	Minnesota	55408	1/16/16
155	Dave Webster	Minneapolis	Minnesota	55408	1/16/16
156	Riley Dornbek	Minneapolis	Minnesota	55408	1/16/16
157	William Lachner	Minneapolis	Minnesota	55408	1/16/16
158	Ben Trappey	Minneapolis	Minnesota	55408	1/16/16
159	Chris Thompson	Minneapolis	Minnesota	55408	1/16/16
160	Hayden Lemke	Minneapolis	Minnesota	55408	1/16/16
161	Donna Lawson	Minneapolis	Minnesota	55408	1/16/16
162	Elizabeth Rogers	Minneapolis	Minnesota	55408	1/16/16
163	Carol Blackburn	Minneapolis	Minnesota	55408	1/16/16
164	Patrick O'Connor	Minneapolis	Minnesota	55408	1/16/16

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	A	B	C	D	E
165	Name	City	State	Postal Code	Signed On
166	Clark Olsen	Minneapolis	Minnesota	55408	1/16/16
167	Richard Gepp	Minneapolis	Minnesota	55408	2/1/16
168	Tracy Johnson	Minneapolis	Minnesota	55408	2/1/16
169	Joe VonySouvanh	Minneapolis	Minnesota	55408	2/1/16
170	joan marks	minneapolis	Minnesota	55408	1/23/16
171	Aaron Rubenstein	Minneapolis	Minnesota	55408	1/23/16
172	Mary Ann Knox	Minneapolis	Minnesota	55408	1/24/16
173	Alex Sievers	Minneapolis	Minnesota	55408	1/24/16
174	Garrett Moore	Minneapolis	Minnesota	55408	1/24/16
175	Bill Davis	Minneapolis	Minnesota	55408	1/24/16
176	Nicole Lussier	Minneapolis	Minnesota	55408	1/24/16
177	Nick Mozena	Minneapolis	Minnesota	55408	1/24/16
178	Kevin Sullivan	Minneapolis	Minnesota	55408	1/24/16
179	Jo Wagner	Minneapolis	Minnesota	55408	1/24/16
180	Courtney Perry	Minneapolis	Minnesota	55408	1/24/16
181	Emily Trappey	Minneapolis	Minnesota	55408	1/24/16
182	Katrina Friday	Minneapolis	Minnesota	55408	1/24/16
183	Abby Olsen	Minneapolis	Minnesota	55408	1/24/16
184	James Ronnei	Minneapolis	Minnesota	55408	1/24/16
185	Stephen Grotbo	Minneapolis	Minnesota	55408	1/24/16
186	Kristin Lewis	Minneapolis	Minnesota	55408	1/24/16
187	Jorna rocky	Minneapolis	Minnesota	55408	1/24/16
188	Sam Ecker	Minneapolis	Minnesota	55408	1/24/16
189	Elizabeth Walke	Minneapolis	Minnesota	55408	1/24/16
190	Luke Beltnick	Minneapolis	Minnesota	55408	1/24/16
191	Christine Beeson	Minneapolis	Minnesota	55408	1/24/16
192	Sheree Schad	Minneapolis	Minnesota	55408	1/24/16
193	Greg Olson	Minneapolis	Minnesota	55408	1/24/16
194	Sandy May	Minneapolis	Minnesota	55408	1/24/16
195	Virginia Buran	Minneapolis	Minnesota	55408	1/24/16
196	sara rangen	Minneapolis	Minnesota	55408	1/24/16
197	Elena Beltnick	Minneapolis	Minnesota	55408	1/24/16
198	CATHERINE (KAY) GRAHAM	Minneapolis	Minnesota	55408	1/24/16
199	Kelly Newcomer	Minneapolis	Minnesota	55408	1/24/16
200	Christine Devens	Minneapolis	Minnesota	55408	1/25/16
201	Thomas Hornsby	Minneapolis	Minnesota	55408	1/25/16
202	Ted Schreck	Minneapolis	Minnesota	55408	1/25/16
203	Lynn Ostrowski	Minneapolis	Minnesota	55408	1/25/16
204	Tricia Markle	Minneapolis	Minnesota	55408	1/25/16
205	Sheri Lear	Minneapolis	Minnesota	55408	1/25/16

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206	Name	City	State	Postal Code	Signed On
207	Matthew Vogt	Minneapolis	Minnesota	55408	1/25/16
208	Margaret Melbye	Minneapolis	Minnesota	55408	1/25/16
209	Rick Cornejo	Minneapolis	Minnesota	55408	1/25/16
210	Elisabeth Underwood	Minneapolis	Minnesota	55408	1/25/16
211	Fred Rappaport	Minneapolis	Minnesota	55408	1/25/16
212	Sharon Eiden Cornejo	Minneapolis	Minnesota	55408	1/25/16
213	Dalay Olson	Minneapolis	Minnesota	55408	1/25/16
214	Taylor Higgins	Minneapolis	Minnesota	55408	1/25/16
215	Stephan Nowicki	Minneapolis	Minnesota	55408	1/25/16
216	Cheryl Owens	Minneapolis	Minnesota	55408	1/25/16
217	Maren Nowicki	Minneapolis	Minnesota	55408	1/25/16
218	Melanie Spewock	Minneapolis	Minnesota	55408	1/25/16
219	John Hemmesch	Minneapolis	Minnesota	55408	1/25/16
220	Correne Kempel	Minneapolis	Minnesota	55408	1/25/16
221	Lindsey Burgstahler	Minneapolis	Minnesota	55408	1/25/16
222	Brett Burgstahler	Minneapolis	Minnesota	55408	1/25/16
223	Andy Larson	Minneapolis	Minnesota	55408	1/25/16
224	Heather Manning	Minneapolis	Minnesota	55408	1/26/16
225	Brittany Heim	Minneapolis	Minnesota	55408	1/26/16
226	Jordan Ferrer	Minneapolis	Minnesota	55408	1/26/16
227	Marisa Bayer	Minneapolis	Minnesota	55408	1/26/16
228	Erin Eide	Minneapolis	Minnesota	55408	1/26/16
229	Zach K	Minneapolis	Minnesota	55408	1/26/16
230	Carah Foster	Minneapolis	Minnesota	55408	1/27/16
231	Judith Ann Ranallo	Minneapolis	Minnesota	55408	1/27/16
232	jo bie-veit	Minneapolis	Minnesota	55408	1/27/16
233	Chanttel Therese	Minneapolis	Minnesota	55408	1/27/16
234	Melanie Ueland	Minneapolis	Minnesota	55408	1/27/16
235	Cinnamon Whaley	Minneapolis	Minnesota	55408	1/27/16
236	Christopher Randel	Minneapolis	Minnesota	55408	1/27/16
237	Amie Kolesar	Minneapolis	Minnesota	55408	1/27/16
238	Alison McGhee	Minneapolis	Minnesota	55408	1/27/16
239	Gary Paulson	Minneapolis	Minnesota	55408	1/27/16
240	Kelly Krebs	Minneapolis	Minnesota	55408	1/27/16
241	Tom Parsons	Minneapolis	Minnesota	55408	1/27/16
242	Sarah Olson	Minneapolis	Minnesota	55408	1/27/16
243	Rhra Oconnor	Minneapolis	Minnesota	55408	1/27/16
244	Emily Allison	Minneapolis	Minnesota	55408	1/27/16
245	Dane Upgren	Minneapolis	Minnesota	55408	1/27/16
246	Carol Dines	Minneapolis	Minnesota	55408	1/27/16

	A	B	C	D	E
247	Name	City	State	Postal Code	Signed On
248	Darla Recht-Segelstrom	Minneapolis	Minnesota	55408	1/27/16
249	Kathie Baures	Minneapolis	Minnesota	55408	1/27/16
250	Cameron Van Langen	Minneapolis	Minnesota	55408	1/27/16
251	Marilyn Habermas-Scher	Minneapolis	Minnesota	55408	1/28/16
252	Donna Lang	Minneapolis	Minnesota	55408	1/28/16
253	Dave La Violette	Minneapolis	Minnesota	55408	1/28/16
254	Emma Moreau	Minneapolis	Minnesota	55408	1/28/16
255	Steven Taylor	Minneapolis	Minnesota	55408	1/29/16
256	Melissa Chapman	Minneapolis	Minnesota	55408	1/29/16
257	Mary Sabatke	Minneapolis	Minnesota	55408	1/29/16
258	Patricia Grimsrud	Minneapolis	Minnesota	55408	1/30/16
259	Greg Ostrowski	Minneapolis	Minnesota	55408	1/30/16
260	Mira Elnan	Minneapolis	Minnesota	55408	1/30/16
261	Thomas Recht	Minneapolis	Minnesota	55408	1/30/16
262	Donna Ostrowski	Minneapolis	Minnesota	55408	1/30/16
263	Tamara Haley	Minneapolis	Minnesota	55408	1/31/16
264	Matt Melander	Minneapolis	Minnesota	55408	1/31/16
265	Nancy Carlson	Minneapolis	Minnesota	55408	1/31/16
266	debra-beecher	minneapolis	Minnesota	55408	1/31/16
267	Dan Olson	Minneapolis	Minnesota	55408	1/31/16
268	Gregory Schmidt	Minneapolis	Minnesota	55408	1/31/16
269	Emily Callerstrom	Minneapolis	Minnesota	55408	2/1/16
270	Dwayne Cody	Minneapolis	Minnesota	55408	2/2/16
271	John Christenson	Minneapolis	Minnesota	55408	2/2/16
272	Kyle Oglesby	Minneapolis	Minnesota	55408	2/2/16
273	Tracy Johnson	Minneapolis	Minnesota	55408	2/3/16
274	John Whitmon	Minneapolis	Minnesota	55408	2/4/16
275	Angelika Smirnitsky	Minneapolis	Minnesota	55408	2/4/16
276	TimmiLynn Johnson	Minneapolis	Minnesota	55408	2/4/16
277	Christopher Pollard	Minneapolis	Minnesota	55408	2/4/16
278	Tim Foreman	Minneapolis	Minnesota	55408	2/5/16
279	Dmitriy Bilyk	Minneapolis	Minnesota	55408	2/6/16
280	Svitlana Mayboroda	Minneapolis	Minnesota	55408	2/6/16
281	Dana Andreasen	Minneapolis	Minnesota	55408	2/6/16
282	Lisa Hirst Carnes ArcStone	Minneapolis	Minnesota	55408	2/6/16
283	James Boyle	minneapolis	Minnesota	55408	2/6/16
284	Joseph Hetzel	Minneapolis	Minnesota	55408	2/6/16
285	Bernadette Knaeble	Minneapolis	Minnesota	55408	2/6/16
286	Trilby Busch	Minneapolis	Minnesota	55408	2/7/16
287	Phillip Qualy	Minneapolis	Minnesota	55408	2/8/16

	A	B	C	D	E
288	Name	City	State	Postal Code	Signed On
289	John Byrne	Minneapolis	Minnesota	55408	2/8/16
290	Paula Johnson	Minneapolis	Minnesota	55408	2/8/16
291	Cynthia Stokes	Minneapolis	Minnesota	55408	2/8/16
292	Cristiano Mazzei	Minneapolis	Minnesota	55408	2/8/16
293	Carol Bouska	Minneapolis	Minnesota	55408	2/8/16
294	Lara Norkus-Crampton	Minneapolis	Minnesota	55408	2/8/16
295	David Potter	Minneapolis	Minnesota	55408	2/8/16
296	Lisa Leonard	Minneapolis	Minnesota	55409	1/24/16
297	Heidi Haaland	Minneapolis	Minnesota	55409	1/24/16
298	Karen Heintz	Minneapolis	Minnesota	55409	1/24/16
299	Jeanne Krantz-Swenson	Minneapolis	Minnesota	55409	1/24/16
300	Susie Grouse	Minneapolis	Minnesota	55409	1/24/16
301	Karen Metty	Mpls	Minnesota	55409	1/24/16
302	Karen Kjos	Minneapolis	Minnesota	55409	1/25/16
303	Stephanie Muscovitz	Minneapolis	Minnesota	55409	1/25/16
304	oanh vu	Minneapolis	Minnesota	55409	1/27/16
305	Barbara Moen	Minneapolis	Minnesota	55409	1/27/16
306	Carl Allen	Minneapolis	Minnesota	55409	1/29/16
307	Lynn Salmon-Easter	Minneapolis	Minnesota	55409	1/30/16
308	Phil Bode	Minneapolis	Minnesota	55409	1/31/16
309	Jilliaen Fiebelkorn	Minneapolis	Minnesota	55409	2/2/16
310	Elizabeth Mueller	Minneapolis	Minnesota	55409	2/4/16
311	Katie Holm	Minneapolis	Minnesota	55409	2/6/16
312	lillian getzewich	Minneapolis	Minnesota	55409	2/6/16
313	James Kellison	Minneapolis	Minnesota	55409	2/7/16
314	Hannah Miller	Minneapolis	Minnesota	55410	1/24/16
315	Mary Ellen Murphy	Minneapolis	Minnesota	55410	1/24/16
316	Constance Pepin	Minneapolis	Minnesota	55410	1/24/16
317	Tom Traxler	Minneapolis	Minnesota	55410	1/24/16
318	Laura Ferster	Minneapolis	Minnesota	55410	1/24/16
319	Lucy Voltz	Minneapolis	Minnesota	55410	1/24/16
320	Catherine Smith	Minneapolis	Minnesota	55410	1/25/16
321	Mary Lou Carpenter	Minneapolis	Minnesota	55410	1/26/16
322	Pat Smith	Minneapolis	Minnesota	55410	1/28/16
323	Catherine Pruszynski	Minneapolis	Minnesota	55410	1/28/16
324	Lori evert	Minneapolis	Minnesota	55410	1/31/16
325	Marty Roddy	Minneapolis	Minnesota	55410	2/8/16
326	Gerald Kollodge	Minneapolis	Minnesota	55411	1/31/16
327	Cassandra Mosley	Minneapolis	Minnesota	55412	2/4/16
328	Barbara Knox	Minneapolis	Minnesota	55413	1/24/16

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329	Name	City	State	Postal Code	Signed On
330	Megan Skaar	Minneapolis	Minnesota	55413	1/25/16
331	Lynn Larson	Minneapolis	Minnesota	55413	1/25/16
332	Tiffany Bowman	Minneapolis	Minnesota	55413	1/26/16
333	Christopher Sheehan	Minneapolis	Minnesota	55413	1/30/16
334	Larry Stoiaken	Minneapolis	Minnesota	55413	2/4/16
335	Paul Metsa	Minneapolis	Minnesota	55413	2/8/16
336	Zoe Kjernes	Minneapolis	Minnesota	55413	2/8/16
337	Derek Herman	Minneapolis	Minnesota	55414	1/24/16
338	Amanda Hayden	Minneapolis	Minnesota	55414	1/24/16
339	Paul White	Minneapolis	Minnesota	55414	1/31/16
340	Audrey Heitkamp	Minneapolis	Minnesota	55414	2/2/16
341	Mary J	Minneapolis	Minnesota	55415	1/24/16
342	leif lundeen	saint louis park	Minnesota	55415	1/24/16
343	Lauren Patterson	Minneapolis	Minnesota	55416	1/24/16
344	Ann Buran	Minneapolis	Minnesota	55416	1/24/16
345	Brooke Kron	Minneapolis	Minnesota	55416	1/24/16
346	Paige Cammack	Minneapolis	Minnesota	55416	1/24/16
347	Wendy Lazear	Minneapolis	Minnesota	55416	1/25/16
348	Sheila Quinn	Minneapolis	Minnesota	55416	1/25/16
349	Hannah Swaden	Minneapolis	Minnesota	55416	1/26/16
350	Lydia Lamanna	Minneapolis	Minnesota	55416	1/26/16
351	Janis Hardy	Minneapolis	Minnesota	55416	1/26/16
352	Laurie Levin	Minneapolis	Minnesota	55416	1/27/16
353	Emmie Burton	Edina	Minnesota	55416	1/30/16
354	Micki Kay	Minneapolis	Minnesota	55416	2/3/16
355	Marlene Typpo	Saint Louis Park	Minnesota	55416	2/4/16
356	Cathy Brophy	St. Louis Park	Minnesota	55416	2/6/16
357	Sara Bible	St. Louis Park	Minnesota	55416	2/6/16
358	Ariella Tilsen	Minneapolis	Minnesota	55416	2/8/16
359	Ameet Kamath	Minneapolis	Minnesota	55416	2/8/16
360	White Ash	Minneapolis	Minnesota	55416	2/8/16
361	Patty Schmitz	Minneapolis	Minnesota	55416	2/8/16
362	Paul Nelson	Minneapolis	Minnesota	55417	1/27/16
363	Kelly Kirk	Minneapolis	Minnesota	55417	2/1/16
364	Heather Kirsebom	Minneapolis	Minnesota	55417	2/4/16
365	Brian Larson	Minneapolis	Minnesota	55417	2/8/16
366	Jennifer Haug	Minneapolis	Minnesota	55418	1/26/16
367	Angie Mengelkoch	Minneapolis	Minnesota	55418	1/31/16
368	Michael Haug	Minneapolis	Minnesota	55418	1/31/16
369	brigitte lynch	Minneapolis	Minnesota	55418	2/1/16

	A	B	C	D	E
370	Name	City	State	Postal Code	Signed On
371	Kelly Madden	Minneapolis	Minnesota	55418	2/1/16
372	megan boesen	minneapolis	Minnesota	55418	2/6/16
373	Lana Heath	Minneapolis	Minnesota	55419	1/25/16
374	Kelly Matthews	Minneapolis	Minnesota	55419	1/25/16
375	Katherine Cranney	Minneapolis	Minnesota	55419	1/26/16
376	Lucia Strand	Minneapolis	Minnesota	55419	1/27/16
377	Melissa Loop	Minneapolis	Minnesota	55419	2/3/16
378	Elizabeth Windsperger	Minneapolis	Minnesota	55419	2/4/16
379	Angel Paulson	Mpls	Minnesota	55419	2/6/16
380	Elizabeth Anonymous	Minneapolis	Minnesota	55419	2/7/16
381	Bridget Murphy	Minneapolis	Minnesota	55419	2/8/16
382	Lynn Argetsinger	Minneapolis	Minnesota	55422	1/24/16
383	Leslie Fishman	Minneapolis	Minnesota	55422	2/4/16
384	Chance Colley	Minneapolis	Minnesota	55423	1/24/16
385	Barb Hare	Minneapolis	Minnesota	55423	1/24/16
386	Jody Johnson	Richfield	Minnesota	55423	1/25/16
387	Daniel Glenn	Minneapolis	Minnesota	55423	1/27/16
388	Sarah Jones	Minneapolis	Minnesota	55424	1/25/16
389	Carol Truesdell	Minneapolis	Minnesota	55424	1/27/16
390	Cynthia Jones	Minneapolis	Minnesota	55426	1/24/16
391	Cindy Brausen	Minneapolis	Minnesota	55426	1/29/16
392	Anne Lukoskie	Minneapolis	Minnesota	55426	1/29/16
393	Ben Eaton	Minneapolis	Minnesota	55426	1/30/16
394	Terri aiels	Minneapolis	Minnesota	55426	1/31/16
395	Natalie Rasmussen	Minneapolis	Minnesota	55427	1/24/16
396	Jessica Abilo	Minneapolis	Minnesota	55428	1/24/16
397	stephani tikalsky	Minneapolis	Minnesota	55431	1/24/16
398	Kim Mercer	Minneapolis	Minnesota	55431	1/29/16
399	jill meinhart	fridley	Minnesota	55432	1/30/16
400	Jean Holm	Minneapolis	Minnesota	55435	1/24/16
401	Kaitlyn Kiddoo	Minneapolis	Minnesota	55435	1/25/16
402	Patty Bradley	Minneapolis	Minnesota	55436	1/24/16
403	Fran Edelson	Minneapolis	Minnesota	55436	1/26/16
404	Nancy LaFreniere	Minneapolis	Minnesota	55437	1/29/16
405	Carol Ostrowski	Minneapolis	Minnesota	55437	1/31/16
406	Natalie Roloff	Minneapolis	Minnesota	55437	2/2/16
407	Jolene Madden	Minneapolis	Minnesota	55437	2/3/16
408	Janette Peterson	Minneapolis	Minnesota	55443	1/27/16
409	Robert Wood	Minneapolis	Minnesota	55444	1/31/16
410	Kathleen Sweeney	Minneapolis	Minnesota	55447	2/2/16

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	A	B	C	D	E
411	Name	City	State	Postal Code	Signed On
412	Adam LaMere	Minneapolis	Minnesota	55449	1/25/16
413	Anita Silver	Edina	Minnesota	55536	1/24/16
414	Isaac Skelton	Austin	Minnesota	55912	1/24/16
415	Lora Skelton	Austin	Minnesota	55912	1/24/16
416	Mark Maloney	Alexandria	Minnesota	56308	1/25/16
417	Hope Esparolini	Minneapolis	Minnesota	554503	1/27/16
418	Brian Foster	Minneapolis	Minnesota	55408-1634	1/27/16
419	Dan Antonson	Minneapolis	Minnesota	55408-2856	1/26/16
420	Diana Schlafer	Minneapolis	Minnesota	55408-3825	1/24/16
421	Daniel Reisman	Edina	Minnesota	55410-2733	1/28/16
422	Kelly Tolzmann	Minneapolis	Minnesota		1/29/16
423	caty royce	mpls	Minnesota		2/4/16
424	Dakota Osborn	Duenweg	Missouri	64841	1/30/16
425	Marie Kaplowitz	Elmsford	New York	10523	1/28/16
426	Lisa Segal	Brooklyn	New York	11215	2/4/16
427	Kevin Schreck	Red Hook	New York	12571	1/24/16
428	Jeff Cabbage	Brentwood	Tennessee	37027	1/24/16
429	Diane Taylor	Knoxville	Tennessee	37920	1/27/16
430	SARAH TINSMAN	Dallas	Texas	75206-4868	1/24/16
431	Greg Nowicki	Poquoson	Virginia	23662	1/26/16
432	Courtney Barton	Bellevue	Washington	98004	1/27/16
433	Mike Simich	Vancouver	Washington	98662	1/25/16
434	Jessie Senglaub	Milwaukee	Wisconsin	53202	1/24/16
435	Kevin Beamer	Hammond	Wisconsin	54015	2/2/16
436	Michelle Dudar-sehr	Hudson	Wisconsin	54016	1/25/16
437	Beth Yelensky	Bay City	Wisconsin	54723	1/24/16
438	Mark Bellenoit	Appleton	Wisconsin	54913	2/4/16
439	Jasmin Akolia			56034	2/8/16
440					
441	Minnesota signatures				
442	55408 resident signatures				

I'm Joan Marks. I live at 3020 Emerson Ave. So.

I am opposed to the hotel as proposed and urge you to deny approval of the requested land use applications. I would like to speak about community opposition to the proposed hotel and the floor area variance.

I, too, think that a hotel in our area could be a nice addition, but a hotel of this scale should be built north of Lake Street, as designated in the Uptown Small Area Plan.

- My main premise in opposition of the proposed hotel is to uphold & maintain our USAP.
- At our January neighborhood CARAG meeting, we voted 41-10 (with 1 abstention) to oppose the hotel's land use applications and recommend city denial of them.
- The Lowry Hill East Neighborhood Association also voted to oppose the proposed hotel's land use applications.
- As of 2 pm today (Mon. Feb. 8) **428** people have signed our online petition in opposition to the proposed hotel. We have an additional **30** people who signed our paper petition, which we walked through our neighborhood over President's Weekend in January. Our total number of signatures, then, is **458**. These signatures represent:

81% MN residents,

71% Mpls residents and

(6% out of state)

34% of residents living in the 55408 area for the proposed hotel.

This robust response cannot be ignored or discounted. It is a strong show of support from people who live here for the points we have delineated in our petition, which uphold the USAP principles.

- Another major area of concern is the floor area variance (FAR).
- There are several findings in the Staff Report that are incorrect.

- The first required finding, on page 12, is:

*"Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property & are not based on economic considerations alone."*

In fact, this variance request is not due to practical difficulties arising from circumstances unique to the property; it is based on economic considerations. The circumstance of wanting to

put a large bldg. on a small site was created by the applicant and is not unique to the property. A building conforming to the existing zoning regulations could easily be built.

▪ The second required finding is:

*“The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit & intent of the ordinance & the comprehensive plan.”*

In fact, the proposed use is contrary to the spirit & intent of the ordinance & comprehensive plan. The building is too large for the site. The proposed area is 222% of what is otherwise permitted under the current C2 zoning (that is more than double) and 140% of what is otherwise permitted under the proposed C3A zoning.

Taking into account these tremendously inflated floor area ratios proposed, I believe the proposed use is contrary to the spirit & intent of the ordinance & comprehensive plan.

▪ The third required finding is:

*“The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety or welfare of the general public or of those utilizing the property or nearby properties.”*

In fact, this variance would effectively result in just the opposite, in direct opposition to the requirement and USAP policies. The project would indeed alter the essential character of the locality & be injurious to the use or enjoyment of other property in the vicinity.

Again, a hotel in Uptown could be a valuable amenity to our area.

I am here today to request that the Planning Commission uphold USAP & deny approval of the hotel as proposed. The applicant should build a small-scale hotel on this site, within the parameters of the existing zoning, or, if they wish to build a larger-scale hotel, put it on a parcel already zoned C3A – in the Activity Center or in the Urban Village between Lake Street and the Greenway.

Thank you.

# PETITION TO THE CARAG BOARD & NEIGHBORHOOD

Neighbor Response to Graves Proposal for a Hotel dated 12/30/2015  
PROPERTY: 1121 West Lake Street and 3005 Emerson Avenue South

January 11, 2016

To the CARAG Board and Neighborhood,

We, the undersigned CARAG neighborhood residents, adamantly oppose the hotel proposal, and associated land use applications, submitted to the city by Graves Hospitality on December 30, 2015. The project is not consistent with the Uptown Small Area Plan (USAP) in literal terms as well as in the spirit in which it was written. The USAP, which was approved by the Minneapolis City Council, is a comprehensive document that was created to direct and shape growth and to enhance and protect Uptown neighborhoods from both the business and residential perspectives, as both communities can support each other.

In order to build the proposed hotel, Graves Hospitality has requested rezoning of the property as well as a conditional use permit (CUP) for increased height and four variances, all of which would greatly modify the current and intended use of the property. The requested CUP and variances would allow for a use intensity, building square footage, and building height that is out of scale for the parcel and area. In addition, the project would not be compatible with the scale of neighboring properties on the south side of Lake Street, all of which are zoned R2B (Residential Two-Family District - Low Density) and C2 (Neighborhood Corridor Commercial District). We have multiple concerns with the proposed development: it is contrary to the intent, spirit, and policies of USAP and would negatively, and needlessly, impact the quality of life, house value, and livability of many CARAG residents who live nearby. These factors compromise the stability of the bordering CARAG neighborhood. There are also multiple environmental concerns that Graves Hospitality has not been able to answer thus far.

Although not an exhaustive list, these are among the most concerning issues that are contrary to USAP and will be a detriment to our neighborhood and its residents:

*1. Rezoning from C2 (Neighborhood Corridor Commercial District) to C3A (Community Activity Center Commercial District):* The C2 and C3A zoning districts have the same height regulation (4 stories, 56 feet). However, rezoning from C2 to C3A increases the allowable Floor Area Ratio (FAR), which allows for more floor area and greater intensity of use; it would also allow a nightclub on the premises and a much larger hotel than C2 zoning allows. There are NO OTHER properties with C3A zoning on the south side of Lake Street between Aldrich and Fremont avenues. C3A Community Activity Center Commercial District zoning is found in, and appropriate for, the core of Uptown - in the Activity Center node and in that part of the Urban Village north of Lake Street - between Lake and the Greenway. It is not appropriate for the subject site or for the south side of Lake Street between the Hennepin-Lake and Lyn-Lake activity centers, as is clearly indicated and illustrated in USAP.

*2. Conditional Use Permit (CUP) to increase height:* As stated above, properties zoned C2 and C3A have the same height permitted as of right (4 stories, 56 feet). Graves Hospitality requests, in addition to a variance for additional floor area, a CUP to allow a building of 6 stories/69.5 feet along Lake Street and 5 stories/58 feet to the south. The site adjoins only one property, with a house zoned OR1, in an area that is otherwise zoned R2B (duplex residential). While Graves Hospitality may assert that the project does not directly block access to light and air to surrounding properties, it does not take into account the physical imposition on neighboring residences and properties, which will be significant.

*3. Floor Area Ratio (FAR) Variance:* Graves Hospitality requests a FAR variance to increase the building's square footage -- 44 percent above what is permitted in the C3A district and 128 percent - more than double - what is permitted in the C2 district. These figures alone clearly show that Graves Hospitality is proposing too much volume, too much building, for too small a lot that is not an appropriate location for a building of this size nor given our adjacent residential area. (Graves is requesting a FAR of 3.88; the maximum FAR otherwise permitted is 2.7 in C3A and 1.7 in C2.)

The USAP, page 46, paragraph 3 reads: "An important premise of the Plan is to recognize that in order to maintain the high quality of life in the neighborhoods....growth must be orderly, predictable and sustainable....build upon strengths....and be incremental." Paragraph 4: Growth cannot occur .... "in a sustainable manner without simultaneously stabilizing the edges of existing neighborhoods." Not only does the Graves proposal not meet this premise, it directly contradicts it.

In its application, Graves Hospitality states "the proposed building is flanked by new development in The Core of Uptown, with new development ranging from five stories - 60' to ten stories". This statement is false and inaccurate. Buildings of this scale exist ONLY in the core of Uptown and north of Lake Street. The proposed site is not flanked by or adjoining these areas. There are NO properties within CARAG that fit this description and one of the most important tenets of USAP is to STABILIZE THE BORDERING NEIGHBORHOODS. This is not possible with the proposed hotel.

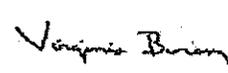
Graves Hospitality's application (page 4, paragraph 3) also states that "C3A zoning is required for a hotel". This statement is also false. According to the City of Minneapolis Code of Ordinances, Section 287.10 definitions: *Hotel, boutique. An establishment containing a minimum of five (5) and a maximum of twenty (20) rooming units for providing transient occupancy to the general public with rooms having access to the outside through an interior hallway connected to the main lobby of the building, and which may provide additional services such as a restaurants, meeting rooms, entertainment and recreational facilities.* A boutique hotel by this definition (up to 20 rooms) may be built on the proposed lot without rezoning or a CUP for additional height. We would welcome a boutique hotel within the existing C2 zoning parameters of height and FAR. It would be of a size and scale that is consistent with USAP and would benefit the Uptown community without disrupting the quality of life and livability of the CARAG neighborhood and residents.

According to Sec. 525.280 of the Minneapolis Code of Ordinances, the Planning Commission and City Council must make five findings with regard to rezoning amendments:

1. Whether the amendment is consistent with the applicable policies of the comprehensive plan.
2. Whether the amendment is in the public interest and is not solely for the interest of a single property owner.
3. Whether the existing uses of property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning classification, where the amendment is to change the zoning classification of particular property.
4. Whether there are reasonable uses of the property in question permitted under the existing zoning classification, where the amendment is to change the zoning classification of particular property.
5. Whether there has been a change in the character or trend of development in the general area of the property in question, which has taken place since such property was placed in its present zoning classification, where the amendment is to change the zoning classification of particular property.

Clearly, the proposed hotel is inconsistent with USAP, does not conform to the five required findings above, and would have a significant, negative impact on the many people living nearby to the south who have made significant investments in this neighborhood.

For these reasons, we, CARAG residents living adjacent to and nearby the proposed hotel site, respectfully request that the CARAG neighborhood vote to oppose the proposed hotel and recommend denial of the associated land use applications.

Printed Name	Address	Signature
Virginia Buran	3024 Emerson Ave. S.	
Joan Marks	3020 Emerson Ave. So.	



CPC  
2-8-16  
#6

February 2, 2016

Ms. Kimberly Holien

Ms. Lisa Bender

**RE: HOTEL IN UPTOWN**

Dear Ms. Holien & Ms. Bender,

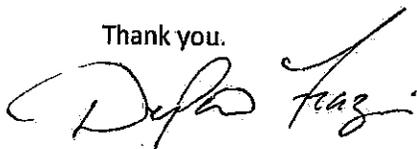
I live at 3116 Fremont Avenue South, Minneapolis and have lived in Uptown for over four years now. I want to show my support for the Hotel in Uptown being proposed.

Uptown is so unique and what is missing is a boutique hotel owned and operated by a local group like the Graves. In my opinion, the only type of hotel that should be in Uptown is a small / boutique one and from the photos / plans I've seen, this is a perfect fit!

With respect to the height, stepping the building down towards the neighborhood is very smart. I believe this is exactly what was done at The Edgewater in which the City approved the project of six stories and was required to step down to five stories toward the neighborhood. I don't understand why some neighbors think a six story building is too tall in a growing city. For Uptown to keep up with the rest of the City, a hotel is one missing piece and would benefit all the business owners / restaurants / offices / and Neighbors!!!!

Please do the right thing and get behind this local group and support this boutique hotel.

Thank you.



DeParis Frazier

Residence at 3116 Fremont Avenue South / Uptown

## Holien, Kimberly

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**From:** Joey Kwiatkowski <joeykwiat@gmail.com>  
**Sent:** Tuesday, February 02, 2016 11:19 AM  
**To:** Bender, Lisa; Holien, Kimberly  
**Subject:** Support Proposed Hotel Development at Lake & Emerson in Minneapolis, MN

**Minneapolis Ward 10 Council Member, Planning Commissioner** Lisa Bender

Minneapolis Planning Commission  
Support Proposed Hotel Development at Lake & Emerson in Minneapolis, MN

Dear Lisa,

I am writing to express my support for the proposed hotel development on Lake & Emerson. I feel a hotel would be the perfect addition to the Uptown area. Frequently I have friends that visit Minneapolis and choose to stay at hotels in the downtown area due to the lack of lodging available in the Uptown. Although when they visit we try as much as possible to frequent the local businesses in Uptown, ultimately we end up heading downtown due to the easy access to the accommodations they are able to get downtown.

Also, I work in an office building in Uptown. I have clients of my business attend regular monthly meetings in our Uptown office but regularly stay in the West End district due to the current lack of hotel accommodations in Uptown.

I feel this hotel addition would add great value to Uptown, not just for the future owners but for all local businesses in the area.

Thank you for taking my thoughts on this matter into consideration.

Joe Kwiatkowski

## Holien, Kimberly

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**From:** Shane Peterson <shanep8000@gmail.com>  
**Sent:** Tuesday, February 02, 2016 10:53 AM  
**To:** Holien, Kimberly  
**Cc:** Bender, Lisa  
**Subject:** Moxy Uptown - Letter in Support

Kimberly,

I am writing this email in support of the proposed 6-story hotel on the corner of Emerson and Lake Street. I support this project on its technical merits and place in a changing neighborhood. As a lifelong Minneapolis resident that frequents Uptown to visit the Lakes, friends and businesses, I believe that a new, modern project is another vital piece in the continuing re-development of the neighborhood. I have seen the changes in Uptown and believe the new developments are essential to keep Minneapolis growing in a positive direction. A modernly-designed 6 story hotel would not only fit in with the changing neighborhood but provide a much needed amenity for the population there, their guests, as well as open up that neighborhood to travelers looking for another option aside from Downtown or the suburbs. Bringing in out-of-town guests, business travelers and tourists will certainly highlight the vitality and eccentricity of the neighborhood. Uptown has long been a destination neighborhood and opening that up to more people would be very beneficial. When it comes to dining, business and retail, more options are a good thing. I can understand and sympathize with residents that may be concerned or put-off with a development this size, but that misses the big-picture changing landscape of our city. Short term pains will always lead to long term gains, and it is important to keep that in mind.

Two examples come to mind for me. 1) You live in Kansas City and want to come see the Royals play the Twins for a weekend series in the summer. Every year you stay Downtown and are looking for a different experience in Minneapolis. Downtown can be a ghost town during the days. Although it has great restaurants and nightlife, it is lacking for sightseeing and outdoor activities. You have always heard great things about Uptown and the lakes area but since the only option for a hotel is Downtown you just tend base your trip around that area. Having a hotel available in Uptown would open up many new opportunities for this type of guest and help show off our great city. 2) You want to plan a wedding or reunion at a great location in Uptown. Your options are to have your guests stay Downtown or in the suburbs and coordinating a visit and planning around the time it takes to get to and from your hotel. This plan would give those travelers the option to stay nearby friends and family. This would be even more enhanced to make Uptown a destination for weddings and reunions, to use the great restaurants and event spaces in the neighborhood for large group gatherings.

I also throw full support to this project due to my personal relationship with the developers and my knowledge of their intentions. CPM founders, Daniel Oberpriller and Nick Walton, are both lifelong Minneapolis residents as well, that still live in Minneapolis. I have seen these two grow from owning one house in Dinkytown to the sizable management and development company they own today. This is not a fly-by night developer from out of town that is coming in to make a quick buck. CPM genuinely cares for the city and is contributing greatly to the changing face of Minneapolis. A change many would agree was and is long-overdue. Their intention with this project is to provide a much needed amenity in a neighborhood that is calling for it. I have seen CPM make many compromises on their projects to suit neighborhood needs and address concerns. In a few cases, after we see the finished product, it is clear that their compromises were on paper only and would have had little effect on the eventual outcome. I admire people who are willing to take a stand and have pride in their neighborhood as I do with my own in South Minneapolis. However, the difference between 5 stories or 6 stories or 9 stories, on the finished product, is truly minimal. This is not a money grab by adding as many

square feet as possible, this is a chance to add a hotel to a neighborhood that is sorely calling for one, if not multiple options to enhance Uptown as a true destination neighborhood, not just for locals, but for our out-of-town guests.

in 2016, Minneapolis residents must embrace the changing landscape and not fight development because we want things to stay "as they are". Our city is growing and changing for the better and we need amenities to address this. That is the intention of this project as I believe it. I hope that this City Planning Office and City Council will agree with me on these points.

Thank you for your attention to this matter,

Shane Peterson  
4905 Clinton Avenue South  
612-644-4553

## Holien, Kimberly

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**From:** sally ableitner <saableitner@yahoo.com>  
**Sent:** Tuesday, February 02, 2016 2:00 PM  
**To:** Bender, Lisa; Holien, Kimberly  
**Subject:** Graves Hotel Uptown

*Dear Lisa and Kimberly,*

*I am reaching out to you today with my support of the Uptown project. As a resident of the Uptown neighborhood on the 3400/3500 block of Emerson for 8 years and a home owner on the block of 3600 Grand Ave South for the past 12 years, I can confidently say that this project is what is needed in the neighborhood for many reasons.*

*My apartments have been small in space and having a place close by for my friends and family to stay would be convenient (and helpful :)). This would also allow them to explore the neighborhood that I call home and support all of the local businesses. In addition to the economic impact of the area, this building would also improve the curb appeal to Lake Street. I feel that, that particular corner has been in a constant state of turn-over and a more permanent structure would help connect the Lyn/Lake area to Hennepin/Lake neighborhood. As an avid biker on the Greenway, I also think the bar/restaurant space would also provide another option for us along the path.*

*I think a project of this size would fit perfectly into the area without taking away the charm and spirit the neighborhood represents. I truly hope this project moves forward and I would be happy to discuss my thoughts further if requested to do so.*

*Thank you for supporting the project as well,*

*Sally Ableitner  
3636 Grand Ave South*

## Holien, Kimberly

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**From:** Jeff Alspaugh <jaalspa@aol.com>  
**Sent:** Tuesday, February 02, 2016 3:21 PM  
**To:** Holien, Kimberly  
**Subject:** Graves Hotel Uptown

Dear Ms. Holien,

I am writing in support of the proposed Graves Hospitality hotel development project at Lake and Emerson in Uptown/CARAG.

I am a CARAG resident and in fact live on the 31<sup>st</sup> street block of Emerson Ave (a block and half from the project).

I appreciate Graves Hospitality having made adjustments to the height and to the proximity to the alley. I believe that a hotel in Uptown is overdue.

Regards,

Jeff Alspaugh

<http://jeffiefferygeoffrey.blogspot.com>

## Holien, Kimberly

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**From:** sandy may <sandymayphoto@earthlink.net>  
**Sent:** Tuesday, February 02, 2016 3:26 PM  
**To:** Holien, Kimberly  
**Subject:** Graves hotel

Hello,

As a homeowner for over 15 years on Emerson, and now a rental resident in the Buzza building, I find the Graves Hotel plans to be appalling and out right disturbing. When will this end? Please put this in another location, please! we already can't sleep nights and no one can visit us because there is no parking. How crazy!

Many thanks,  
Sandra May  
1006 West Lake St. #400  
Mpls., MN 55408

Phillip Qualy  
3021 Emerson Avenue So  
Minneapolis, MN 55408.

February 1, 2016

Ms. Kimberly Holien  
CPED Senior Planner,  
City of Minneapolis Office  
250 South Fourth Street Room 300  
Minneapolis, MN 55415

Via: Scanned pdf file, Amended Final Draft.

**RE: Planning Commission Agenda: Proposed Graves Hotel Group Land Use Application.**

Dear Ms. Holien,

Thank you for taking my call last week and sending documents from the City of Minneapolis regarding the proposed Graves Group, Moxy Hotel project, 1121 West Lake Street, in Minneapolis. As we have discussed, the aforementioned application is currently scheduled for presentation and consideration before the Minneapolis Planning Commission on February 8<sup>th</sup>, 2016.

With this letter, I respectfully request the City of Minneapolis Planning Commission to vote in opposition to all land-use applications relating to the proposed Graves Group, Moxy Hotel project. At a minimum, I request the Planning Commission to lay this matter over to a later cycle before consideration due to incomplete and ambiguous information from the applicant.

Please be reminded the Calhoun Area Residents Action Group (CARAG) Neighborhood Board voted against supporting the current project by a margin of 41-10. Further, a significant number of neighbors who live near the proposed project site and oppose the applications were not able to attend that meeting. I ask the Planning Commission to give weight and deference to the position of the neighborhood association and concerns of residential neighbors with homes immediately near the proposed project.

I oppose the proposed project due to the applicant's request for a rezoning that is not consistent with the Uptown Small Area Plan, (USAP) 2008. Further, the proposed project is not consistent with tenets set for in the City of Minneapolis Comprehensive Plan. Please review our concerns regarding the applicant's current traffic study, building design descriptions, and potential urban environmental impacts on my home and several homes immediately next to the project.

**The Applicant misinterprets the Uptown Small Area Plan (USAP) as approved in 2008:**

Rather than recite specific technical information submitted within the CARAG Board's resolution and submitted by other neighbors, please consider several pertinent points:

- The USAP sets forth heights limits of 56 feet on the south side of Lake Street.
- The USAP sets forth any hotels should be located in the designated Activity Center.

Ms. Kimberly Holien  
February 1, 2016  
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- The applicant misinterprets the area designated as an Activity Center and arbitrarily transfers land-use and height limits from the north side to the south side of Lake Street.
- There has been no new development on the south side of Lake Street other than new one and one half story business developments. The applicant's declaration regarding a changing trend and character in development of the area, thereby justifying rezoning with height variances, is not based in fact.
- During the Uptown Small Area Plan study meetings and Planning Charrette, commercial developers set forth they wanted predictability for land-use and planning investments. (USAP, page five),
- Current residential neighbors on Emerson, Fremont, and Dupont Avenues at Lake Street have purchased and invested in our homes based on the planning guidelines and reasonable expectations set forth in the USAP, 2008.
- The purpose of the USAP, 2008, and Minneapolis Comprehensive Plan is to set forth planning policy principles to assure balanced and sustainable growth in our city. If the Planning Commission and City of Minneapolis abandons these documents for "spot" rezoning at will, what is the value of city planning and what confidence should any resident have in the City of Minneapolis?
- If the Planning Commission and City of Minneapolis abandons the USAP, 2008, a precedent will be set affecting all residential neighborhoods across Lake Street.

**The Applicant's Travel Demand Management Parking study is ambiguous and incomplete:**

The applicant's Travel Demand Management Plan (TDMP) traffic and parking study holds assumptions that are not well based. The applicant's TDMP holds information foretelling creation of traffic patterns that may be dangerous to the general public and guests of the proposed project. We recommend an independent traffic study of this area in Uptown.

- 1) The TDMP study sets forth the auto trip generation expectation with 74 autos during peak arrivals and departures during *weekdays*.
- 2) The proposed hotel guest drop-off area on the south side of building may cause entering automobile traffic to stop and wait while guests arrive and depart. When the five on-site parking stalls are occupied and arriving or departing cars are delayed, waiting cars will line up and block Emerson Avenue. This will create a dangerous traffic condition for public cars traveling south on Emerson Avenue. Cars traveling east on Lake Street at posted speed and turning right, or southward, onto Emerson Avenue will face a blind obstruction with standing hotel cars within 50 feet of the corner. The applicant's traffic plan creates a hazardous condition with the potential for rear-end collisions at posted speed with the public and hotel motorists.
- 3) Other than five drop-off parking spaces, there is no area in the proposed project traffic and parking plan to allow cars to turn or reverse direction.
- 4) The TDMP reveals the proposed project auto traffic exits into the public alley. While the plan shows exiting cars turning left, there is no angled cement curb to assure hotel traffic does not exit south into the residential alley.

- 5) The proposed project sets forth the design to build the east wall of the hotel on the alley line with a minor set-back at the Lake Street public sidewalk. From the TDMP, departing traffic will turn left, northward, into the alley to eastbound Lake Street. The proposed project traffic plan sets forth a one way commercial traffic routing within a single lane two-way public alley.
- 6) From the commercial traffic plan set forth prior, there is no area to reverse directions of cars in the event of autos meeting head-on. Residential and other vehicles entering the Emerson-Dupont alley will not be able to back up onto Lake Street in a safe and reliable manner.
- 7) The proposed project TDMP reveals delivery trucks will stop and use the same location as hotel guest entrances and exits. The applicant states deliveries and other service vehicles will use off-peak times to access the hotel. However, this may lead to excessive commercial district noise on residential homes in the early morning and late night hours. At this time, the location of garbage and refuse receptacles are not provided in the TDMP or developers schematic drawings.
- 8) The project TDMP arbitrarily declares impacts on residential streets are "not expected" However, the valet parking scheme from 1121 West Lake Street will have four valet transit routes available through the residential neighborhood streets. The TDMP neglects to list the routes and residential streets the commercial contract valet parking employees would travel. The options are:
  - a) Depart curb side or alley and merge three lanes across Lake Street in one half of one block, to turn left and westward onto Lagoon. This merge is unsafe and illegal by traffic code.
  - b) Once on westbound Lagoon, valets can turn left, or south, onto residential Emerson Avenue, continue to west to 31<sup>st</sup> Street and turn right, west, to the Calhoun Square parking ramp.
  - c) Once on westbound Lagoon, the valet can continue westward to Girard Avenue and turn left to the Calhoun Square parking ramp. However this route intersects with significant vehicle and pedestrian traffic.
  - d) Depart curb side or alley and continue eastward on Lake Street, turning right or south on residential Colfax Avenue to 31<sup>st</sup> Street, turn right and proceed westward to the Calhoun Square parking ramp.

While under valet service, the proposed project guest vehicles are essentially under commercial contract. The TDMP has neglected to list the routes and potential impacts the proposed project's valet service may have on our residential streets. Valet service is time sensitive and may lead to excessive speed.

- 9) The city's parking requirement for the hotel and restaurant is 35 spaces. Graves is proposing five spaces onsite and 35 leased spaces in the Calhoun Square ramp, for a total of 40 spaces. The TDMP statement that the parking requirement is 41 spaces is incorrect (and may not have taken into account a 25 percent reduction given location in Pedestrian Overlay zoning district).

Ms. Kimberly Holien  
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- 10) Continued). When the ramp was expanded, Calhoun Square gained a variance because they were providing slightly less than the required amount of parking. The Ackerberg Group, new owners of Calhoun Square, have an "excess" of parking spaces. The current parking requirement for Calhoun Square is 536 spaces and the ramp has 731 spaces, leaving 195 spaces for "other uses". A reasonable question becomes, what other new development in Uptown, including the Ackerberg Group's development of their own vacant lot immediately next to their Calhoun Square parking ramp, may cause the Graves Moxy parking contract to be decreased or terminated? Further, where and how will the proposed project's parking requirements be located?
- 11) The proposed project valet parking contract with "C & C Valet Parking" and Calhoun Square is an "at-will" contract and subject to termination at any time.
- 12) The proposed project TDMP provides no hotel employee parking whatsoever.
- 13) For our area neighbors, I believe the applicant's TDMP reliance on transit and bicycle modes of transportation are not realistic. There is not light rail transit in Uptown. Asserting hotel patrons are going to ride bicycles with luggage is not realistic. Further, the TDMP has not analyzed the location of employee parking taxi stands, route time for arrival of taxi's, and potential impacts, if any, on the residential neighborhood streets.

With the applicant's current TDMP, my neighbors and I see the proposed project creating a dangerous traffic pattern at Emerson Avenue and on West Lake Street. Several questions become apparent:

- 14) What impact will the proposed project traffic flow have on the Emerson Avenue and Lake Street intersection? As well, on Lake Street east to Colfax Avenue?
- 15) Who will be held liable for an automobile collision on Emerson Avenue or the Emerson-Dupont alley at Lake Street if the current traffic configuration is approved?
- 16) As the Calhoun Square parking ramp is the valet's parking location for the proposed project, as the Ackerberg Group stands to gain financially from the proposed project, as the Ackerberg Group owns the vacant lot next to Calhoun Square parking ramp and both locations are in the USAP Activity Center, would the applicant's proposed hotel project be better located next to the Calhoun Square parking ramp on Ackerberg Group's own property?

The Applicant's proposed project diagrams and project description text omits important design and construction factors that may impact residential neighborhood livability:

- 17) The applicant has failed to disclose in the text of the proposed project that roof-top patios are currently designed for the sixth floor penthouse hotel rooms.

We disagree with the applicant's description of a 123 room Uptown hotel as a "boutique hotel". Roof-top patios remain highly controversial. I believe the proposed roof-top patios are unacceptable. My residential neighbors concur and we find the applicant's omission disingenuous. We are concerned that hotel room and patio noise will travel into our back yards and homes. If the proposed project were to be approved, the roof-top patios could be expanded easily without assurance of public review. From the proposed project, we have a real potential for the loss of the privacy and enjoyment of our own residential back yards.

Ms. Kimberly Holien  
February 1, 2016  
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- 18) The applicant has failed to disclose to the City of Minneapolis what type of footings, basement foundation, and retaining structure to hold Lake Street in place during construction, will be built with the proposed project.

I remain concerned for several of our neighbor's household foundations that may not withstand the construction of the proposed project. I find it completely unacceptable that the applicant and City of Minneapolis would expect our residential homes to be damaged to accommodate a development that is not permitted under the current zoning code nor consistent with the land-use principles set forth and approved in the USAP, 2008.

- 19) The applicant has failed to disclose to the City of Minneapolis where the existing utility poles on the alley line of 3005 Emerson and 3000 Emerson, and extend southward through our Emerson-Dupont alley, will be moved.
- 20) The applicant has issued drawings for the proposed project with artistic renderings that are misleading. There is no drawing of how the proposed development will stand next to, and over, our residential two-story homes in scale. The architect's drawing chooses to include trees with foliage over the south side of the proposed project as viewed from Emerson Avenue at mid-block. However, foliage is fallen for at least six months of the year. The architect provides no drawings from the Emerson-Dupont alley which would show the inconsistency between the proposed project and the tenets of the USAP, 2008, and Minneapolis Comprehensive Plan, Policy, 1.1.4, 1.1.5, 1.1.6, 1.2.1, 1.7.3, and Future Land use, Urban Residential.
- 21) The applicant has not listed CARAG neighborhood meetings correctly. They omit the final two CARAG meetings, wherefrom a resolution was passed to not approve the applicant's land-use rezoning, with the associated variances, by a margin of 41-10, with many neighbors who live in the immediate area and oppose the proposed project absent.

I respectfully request the Planning Commission to review the Emerson, Fremont, Dupont at Lake Street Neighborhood petition with many signatures from Minneapolis residents who live nearby and oppose the project as currently proposed.

Finally, I am aware the proposed project does not require an Environmental Assessment Worksheet (EAW) to be completed. However, my neighbors and I remain very concerned the project will introduce excessive ambient light, with vent fan, hotel room, and vehicle horn noise into our backyards. We believe because an EAW is not required, the Planning Department and City of Minneapolis has an even higher responsibility to assure residential neighbors do not lose the peaceful and quiet enjoyment of our back yards and homes.

The Graves Moxy Hotel Project as currently proposed, has the real potential to *destabilize* the livability of our homes and neighborhood. There are many unanswered questions regarding the proposed project and I believe better alternatives exist for a hotel in Uptown. My recitals herein are not intended to be construed as all-inclusive of the issues at hand and may omit subject areas wherein remedy may be available to a Minneapolis resident.

I remind all parties concerned that the USAP, 2008, was adopted after several years of careful consideration, study, and input from business, developers, and the public. The proposed project is inconsistent with several of the major tenets of the plan including keeping high intensity uses (including hotels) in the designated Activity Center. As well the

Ms. Kimberly Holien  
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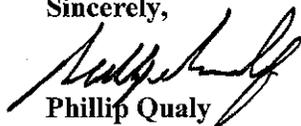
USAP, 2008, sets forth that tall commercial buildings are to remain on the north side of Lake Street. If the Planning Commission and City Minneapolis feels these provisions and principles of the USAP, 2008, and Minneapolis Comprehensive Plan should be revisited, the correct, appropriate and orderly process will be to reopen the USAP, 2008, so that the impact of such planning amendments can be considered in the context of the entire study area. It is not appropriate to ignore and effectively amend the USAP, 2008, by rezoning a single property.

I understand that Minnesota statutes require municipal zoning to be consistent with comprehensive planning. If the Planning Commission and City of Minneapolis should advocate and allow rezoning the proposed project site to expand the Uptown Activity Center to the south side of Lake Street at Emerson Avenue, that action would not be consistent with the USAP, 2008, the Minneapolis Comprehensive Plan, and would stand state law on its head. That would not be acceptable.

The proposed project remains controversial. I respectfully request the City of Minneapolis Planning Commission to vote to deny all of the applicant's land-use applications in their entirety at this time.

Thank you for your review and consideration of this letter of concern.

Sincerely,



Phillip Qualy  
3021 Emerson Avenue South  
Minneapolis, Minnesota 55408

cc: Mr. Thomas Johnson, Gray Plant Mooty  
State Senator Scott Dibble  
State Representative and Minority Leader Paul Thissen  
The Honorable Mayor Betsy Hodges, City of Minneapolis  
The Honorable Barbara Johnson, City Council President  
The Honorable Tenth Ward Council Member Lisa Bender  
Ms. Dianna Boegemann, CARAG Chairperson  
Emerson, Fremont, Dupont at Lake Street Neighbors.

## Holien, Kimberly

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**From:** Amy Rutherford <amyarutherford@gmail.com>  
**Sent:** Thursday, February 04, 2016 10:49 PM  
**To:** Holien, Kimberly  
**Subject:** Hotel

The hotel in uptown would benefit the neighborhood!!!!

**Holien, Kimberly**

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**From:** CLAUDETTE <guillermo1203@comcast.net>  
**Sent:** Thursday, February 04, 2016 1:17 PM  
**To:** Holien, Kimberly; Bender, Lisa  
**Subject:** Uptown Hotel

*Hello,*

*I wish to offer my support of the proposed Graves hotel development at Emerson Ave S and W Lake St. This hotel will contribute to the Uptown and Lyn-Lake Small Area Plans' visions of density in the core stepping down to the neighborhood.*

*The hotel will provide a cost-effective place to stay for guests of neighbors, bring new jobs to the area and offer support to the business travel needs of the growing office markets.*

*Thank you,  
Claudette Guillermo*

## Holien, Kimberly

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**From:** joanie marks <jmarks0711@gmail.com>  
**Sent:** Friday, February 05, 2016 1:41 PM  
**To:** Holien, Kimberly  
**Subject:** Mon. Feb. 8 Planning Commission Public Hearing re: Proposed Graves Hotel  
**Attachments:** Screen Shot 2016-01-23 at 6.00.33 PM.png; Change.org petition 1-23-16.pdf; change.org all sigs.Supp.Sus.Growth-Oppose Prop.Hotel 2-5-16.xlsm; change.org petition comments 2-5-16.xlsm

Dear Ms. Holien,

Our neighborhood group has been actively working to support the tenants of the Uptown Small Area Plan, which promotes sustainable growth and building projects, such as the proposed Graves Hotel, to be built in Uptown's Activity Center rather than the south side of Lake Street's residential area.

Please include the attached documents for presentation to the Planning Commission and all other committees pertinent to this discussion:

1. A photo of our neighborhood and proposed area for hotel
2. Our [change.org](#) petition
3. All petition signatures collected as of 2-5-16, 11 am. \*
4. All petition comments collected as of 2-5-16, 11 am.

\* The print-out report of our petition shows 345 signatures. However, our on-line petition shows 366 signatures.

Of the 345 signatures:

320 are Minnesota residents (93%)

251 are Minneapolis residents (73%)

107 are residents in the 55408 zipcode [where the proposed hotel is slated] (31%)

25 are from out of town (7%)

Thank you.

Respectfully submitted,

J

oan

Marks

3020 Emerson Ave. So.

Mpls, MN 55408



Ave. So.: Proposed hotel site is far left side of photo. Proposed hotel would be almost 70 fe

## ***Support Sustainable Growth & OPPOSE Proposed Hotel at SE Corner of Lake & Emerson in Mpls***

Graves Hospitality has proposed a six-story hotel for the southeast corner of Lake St. and Emerson Ave. in Uptown that violates the Uptown Small Area Plan (USAP). The CARAG neighborhood voted overwhelmingly to oppose the project. A hotel in Uptown is a fine idea – for a different, appropriate location. The proposed rezoning, height conditional use permit (CUP), and floor area ratio (FAR) variance would allow for a use, intensity, building height, and building square footage that are out of scale for the parcel and adjacent 2-story residential area.

USAP states: As important as it is for Uptown to grow, it cannot do so in a sustainable manner without simultaneously stabilizing the edges of existing neighborhoods and creating new and improving existing public spaces. The area's public spaces and neighborhoods are, after all, the foundation for Uptown's quality of life and desirability. This Plan proposes specific patterns of new growth that can achieve the goals of providing development capacity while simultaneously stabilizing the neighborhoods and improving open spaces and streets.

This is a land use issue: What goes where, development parameters, and upholding city policies for sustainable development. What this issue is NOT about: Wanting a hotel in Uptown, jobs, vacant buildings, gentrification, development/anti-development, walkability, and streetscape features.

The proposed building deviates significantly from USAP which is adopted city policy as part of the city's comprehensive plan. USAP policies call for development of limited, medium height and intensity on this site and on the south side of Lake Street between the Activity Center nodes of Hennepin-Lake and Lyn-Lake (from Bryant to Fremont avenues). The plan calls for concentrating new development, along with height and intensity, in the core of Uptown – the Activity Center, and in the Urban Village north of Lake Street to the Greenway. USAP is important as a shared community vision, adopted by the city, supported as a healthy compromise by both residential and commercial property owners and stakeholders, of how and where the Uptown area should grow. A clearly stated intent of the plan is to enhance and protect both commercial and residential areas of Uptown – in part by providing good buffers and transitions. USAP calls for hotels to be located in the Activity Center. The proposed hotel conflicts with the policies, as well as the spirit and intent, of USAP.

Please join us in opposing the hotel, as proposed, for the following reasons:

- The proposed rezoning from C2 (Neighborhood Corridor Commercial District) to C3A (Community Activity Center Commercial District) is spot zoning, proposed solely for the hotel use, and not contiguous with a C3A district. C3A zoning is found in and is appropriate for the Hennepin-Lake commercial node and the area to the north between Lake St. and the Greenway. No other properties with C3A zoning exist on the south side of Lake Street between Aldrich and Fremont avenues. C3A zoning also permits a nightclub – a use USAP prescribes solely for the Activity Center.
- USAP policies call for buildings up to 4 stories/56' on the south side of Lake St. in this area as a transition between the higher density development designated for the area to the north. The proposed building height is 6 stories/69.5' and 5 stories/58'.
- The proposed building is too large for the site in terms of square footage/bulk. It is 122% greater (more than double) than otherwise permitted under the current C2 zoning and 40% greater than otherwise permitted under the proposed C3A zoning.
- The project conflicts with 5 of the 10 stated purposes of the city's zoning code and fails to conform to many of the city's required findings for the project's land use applications (rezoning,

conditional use permit for height, variance for floor-area-ratio).

- The interests and investments of homeowners and residents of the residential blocks to the south are as important as those of the business sector. USAP is adopted city policy that many residents consider a compact about Uptown development that limits the scale of development on the south side of Lake Street. The proposed 6-story hotel would be harmful to the use and enjoyment of residential properties to the south and would negatively impact neighborhood livability for many CARAG residents.
- The taller new buildings going up to the northwest of the subject site are exactly what USAP prescribes – concentrating development intensity and taller buildings in the Activity Center and in the Urban Village north of Lake Street. The fact that development is happening according to the plan's vision and policies is not reason to skirt those policies and prescriptions regarding balance, transitions, buffers, building height, and where to concentrate uses such as hotels.
- The primary entrance and valet parking at the rear of the proposed building are inappropriate given the Lake Street frontage and the low-density residential uses to the south.
- There are options for this site other than the proposed hotel and the existing building and parking. There are numerous sites in Uptown in the Activity Center and elsewhere north of Lake St., some of them vacant parcels or parking lots, that would be appropriate for a hotel.

Uptown is a vibrant, growing area with abutting commercial and residential areas. USAP's carefully crafted policies prescribe and direct growth and change in ways that respect and support both residential and commercial areas, with clear delineations and good buffers and transitions. Both areas need to be respected and strong, and supportive of each other – not in conflict. USAP is a clear road map and compact – let's follow it.

What you can do:

- Sign this petition.
- Write to city planner Kimberly Holien ([kimberly.holien@minneapolismn.gov](mailto:kimberly.holien@minneapolismn.gov)) and city council member Lisa Bender ([lisa.bender@minneapolismn.gov](mailto:lisa.bender@minneapolismn.gov)) prior to the Feb. 8 Planning Commission meeting and ideally before Feb. 1. Focus on the land use and zoning issues – those are the issues upon which the city must make its decision.
- Attend the Feb. 8 Planning Commission public hearing and consider speaking against the project (4:30 P.M. at City Hall).
- Stay tuned to find out the date of the public hearing at the City Council's Zoning & Planning Committee (of which CM Bender is chair).
- Share on your FaceBook page.

LETTER TO

***[lisa.bender@minneapolismn.gov](mailto:lisa.bender@minneapolismn.gov)***  
***Minneapolis Planning Commission***  
***Minneapolis City Council***

***and 1 other***

***[kimberly.holien@minneapolismn.gov](mailto:kimberly.holien@minneapolismn.gov)***

***Support Sustainable Growth & OPPOSE Proposed Hotel at SE Corner of Lake & Emerson in Mpls***

<b>Name</b>	<b>City</b>	<b>State</b>	<b>Postal Code</b>	<b>Signed On</b>
joan marks	minneapolis	Minnesota	55408	1/23/2016
Aaron Rubenstein	Minneapolis	Minnesota	55408	1/23/2016
Mary Ann Knox	Minneapolis	Minnesota	55408	1/24/2016
Cynthia Jones	Minneapolis	Minnesota	55426	1/24/2016
Alex Sievers	Minneapolis	Minnesota	55408	1/24/2016
Garrett Moore	Minneapolis	Minnesota	55408	1/24/2016
Jessie Senglaub	Milwaukee	Wisconsin	53202	1/24/2016
Phil Johnson	Andover	Minnesota	55304	1/24/2016
Bailey Huebner	Saint Paul	Minnesota	55123	1/24/2016
Derek Herman	Minneapolis	Minnesota	55414	1/24/2016
Bill Davis	Minneapolis	Minnesota	55408	1/24/2016
David Zalk	Saint Paul	Minnesota	55102	1/24/2016
Lauren Patterson	Minneapolis	Minnesota	55416	1/24/2016
Isaac Skelton	Austin	Minnesota	55912	1/24/2016
Diana Schlafer	Minneapolis	Minnesota	55408-3825	1/24/2016
Nikki Balmoori	Minneapolis	Minnesota	55403	1/24/2016
Nicole Lussier	Minneapolis	Minnesota	55408	1/24/2016
Mary J	Minneapolis	Minnesota	55415	1/24/2016
Nick Mozena	Minneapolis	Minnesota	55408	1/24/2016
Kevin Runde	Saint Paul	Minnesota	55102	1/24/2016
Lisa Leonard	Minneapolis	Minnesota	55409	1/24/2016
Dan Houle	Minneapolis	Minnesota	55402	1/24/2016
Kevin Sullivan	Minneapolis	Minnesota	55408	1/24/2016
Lauren Pierotti	Minneapolis	Minnesota	55403	1/24/2016
Jo Wagner	Minneapolis	Minnesota	55408	1/24/2016
Jessica Ulrich	woodbury	Minnesota	55129	1/24/2016
Courtney Perry	Minneapolis	Minnesota	55408	1/24/2016
Lora Skelton	Austin	Minnesota	55912	1/24/2016
Emily Trappey	Minneapolis	Minnesota	55408	1/24/2016
Laura Peterson	Ankeny	Iowa	50021	1/24/2016
Judy Sung	Minneapolis	Minnesota	55406	1/24/2016
Amanda Hayden	Minneapolis	Minnesota	55414	1/24/2016
Erin Breen	Lakeville	Minnesota	55044	1/24/2016
Jessica Abilo	Minneapolis	Minnesota	55428	1/24/2016
Barbara Knox	Minneapolis	Minnesota	55413	1/24/2016
Ann Buran	Minneapolis	Minnesota	55416	1/24/2016
Kevin Schreck	Red Hook	New York	12571	1/24/2016
Katrina Friday	Minneapolis	Minnesota	55408	1/24/2016
Abby Olsen	Minneapolis	Minnesota	55408	1/24/2016
Jonathan Poor	Minneapolis	Minnesota	55403	1/24/2016

Heidi Haaland	Minneapolis	Minnesota	55409 1/24/2016
Chance Colley	Minneapolis	Minnesota	55423 1/24/2016
Melinda Harris	Minneapolis	Minnesota	55406 1/24/2016
Maren Hardy	Minneapolis	Minnesota	55407 1/24/2016
Jill Sievers	Hiawatha	Iowa	52233 1/24/2016
Janine Karas	Eden Prairie	Minnesota	55347 1/24/2016
Hannah Miller	Minneapolis	Minnesota	55410 1/24/2016
Anne Veach	St Paul	Minnesota	55116 1/24/2016
James Ronnei	Minneapolis	Minnesota	55408 1/24/2016
Stephen Grotbo	Minneapolis	Minnesota	55408 1/24/2016
Steve Legas	Minneapolis	Minnesota	55405 1/24/2016
Phil Ecker	Wayzata	Minnesota	55391 1/24/2016
Emily Sullivan	Saint Paul	Minnesota	55104 1/24/2016
Kenzie James	Saint Paul	Minnesota	55104 1/24/2016
Cheryl Odland	Minneapolis	Minnesota	55405 1/24/2016
Anita Silver	Edina	Minnesota	55536 1/24/2016
Patty Bradley	Minneapolis	Minnesota	55436 1/24/2016
Joe Patrow	Minneapolis	Minnesota	55407 1/24/2016
Grant Ecker	Saint Paul	Minnesota	55127 1/24/2016
Jacqui Newhouse	Lindstrom	Minnesota	55045 1/24/2016
Natalie Rasmussen	Minneapolis	Minnesota	55427 1/24/2016
stephani tikalsky	Minneapolis	Minnesota	55431 1/24/2016
Bev Kagan	Grand Rapids	Michigan	49506 1/24/2016
Rachel Jensen	Prior Lake	Minnesota	55372 1/24/2016
Kristen Flaherty	Saint Paul	Minnesota	55125 1/24/2016
Jean Holm	Minneapolis	Minnesota	55435 1/24/2016
Julie Brown-Price	Eden Prairie	Minnesota	55346 1/24/2016
Jeff Cabbage	Brentwood	Tennessee	37027 1/24/2016
Beth Yelensky	Bay City	Wisconsin	54723 1/24/2016
Karen Heintz	Minneapolis	Minnesota	55409 1/24/2016
Brooke Kron	Minneapolis	Minnesota	55416 1/24/2016
Scott Sievers	Hiawatha	Iowa	55416 1/24/2016
Kathleen Oswald	Minneapolis	Minnesota	55407 1/24/2016
Jeanne Krantz-Swenson	Minneapolis	Minnesota	55409 1/24/2016
Diane Dixon	Andover	Minnesota	55304 1/24/2016
Jason M	Southfield	Michigan	48034 1/24/2016
Paige Cammack	Minneapolis	Minnesota	55416 1/24/2016
Kristin Lewis	Minneapolis	Minnesota	55408 1/24/2016
Barb Hare	Minneapolis	Minnesota	55423 1/24/2016
Susie Crouse	Minneapolis	Minnesota	55409 1/24/2016
Iorna rocky	Minneapolis	Minnesota	55408 1/24/2016

Sam Ecker	Minneapolis	Minnesota	55408	1/24/2016
Elizabeth Walke	Minneapolis	Minnesota	55408	1/24/2016
Mary Gerenz	Lakeville	Minnesota	55044	1/24/2016
Julie Skjonsby	Prior Lake	Minnesota	55372	1/24/2016
Marjorie Marks	Huntington Woods	Michigan	48070	1/24/2016
Linda Brodsky	Chanhasen	Minnesota	55317	1/24/2016
Luke Beltnick	Minneapolis	Minnesota	55408	1/24/2016
Mary Ellen Murphy	Minneapolis	Minnesota	55410	1/24/2016
Karen Metty	Mpls	Minnesota	55409	1/24/2016
Lacy Bindl	Saint Paul	Minnesota	55122	1/24/2016
Katherine Prendergast	Stillwater	Minnesota	55082	1/24/2016
Saralyn Romanishan	Minneapolis	Minnesota	55405	1/24/2016
Casey Finne	Minneapolis	Minnesota	55403	1/24/2016
Christine Beeson	Minneapolis	Minnesota	55408	1/24/2016
Sheree Schad	Minneapolis	Minnesota	55408	1/24/2016
Greg Olson	Minneapolis	Minnesota	55408	1/24/2016
Sandy May	Minneapolis	Minnesota	55408	1/24/2016
Constance Pepin	Minneapolis	Minnesota	55410	1/24/2016
Peter Kim	Minneapolis	Minnesota	55405	1/24/2016
Tom Traxler	Minneapolis	Minnesota	55410	1/24/2016
Lynn Argetsinger	Minneapolis	Minnesota	55422	1/24/2016
leif lundeen	saint louis park	Minnesota	55415	1/24/2016
SARAH TINSMAN	Dallas	Texas	75206-4868	1/24/2016
Paul Ryan	Minneapolis	Minnesota	55403	1/24/2016
Virginia Buran	Minneapolis	Minnesota	55408	1/24/2016
sara rangen	Minneapolis	Minnesota	55408	1/24/2016
Cynthia Markey	Minneapolis	Minnesota	55405	1/24/2016
Elena Beltnick	Minneapolis	Minnesota	55408	1/24/2016
Elizabeth Wallace	Mound	Minnesota	55364	1/24/2016
Laura Ferster	Minneapolis	Minnesota	55410	1/24/2016
Mary Jane Larson	Wayzata	Minnesota	55391	1/24/2016
Norman Cohen	Hopkins	Minnesota	55305	1/24/2016
CATHERINE (KAY) GRAHAM	Minneapolis	Minnesota	55408	1/24/2016
Kelly Newcomer	Minneapolis	Minnesota	55408	1/24/2016
Lucy Voltz	Minneapolis	Minnesota	55410	1/24/2016
Gail Marks	Walnut Creek	California	94597	1/25/2016
Denise Altonen	Anoka	Minnesota	55303	1/25/2016
Kathleen Kullberg	Minneapolis	Minnesota	55405	1/25/2016
Christine Devens	Minneapolis	Minnesota	55408	1/25/2016
Mark Maloney	Alexandria	Minnesota	56308	1/25/2016
Thomas Hornsby	Minneapolis	Minnesota	55408	1/25/2016

Wendy Lazear	Minneapolis	Minnesota	55416	1/25/2016
Megan Skaar	Minneapolis	Minnesota	55413	1/25/2016
Ted Schreck	Minneapolis	Minnesota	55408	1/25/2016
TJ Mitchell	Des Moines	Iowa	50311	1/25/2016
Karen Degerstrom	Minneapolis	Minnesota	55406	1/25/2016
Mike Simich	Vancouver	Washington	98662	1/25/2016
Christine Michelle	Minneapolis	Minnesota	55405	1/25/2016
Lynn Ostrowski	Minneapolis	Minnesota	55408	1/25/2016
Michelle Dudar-sehr	Hudson	Wisconsin	54016	1/25/2016
Chris Cahoon	Saint Paul	Minnesota	55105	1/25/2016
Kristina Hollie	Eden Prairie	Minnesota	55346	1/25/2016
Karen Kjos	Minneapolis	Minnesota	55409	1/25/2016
Tricia Markle	Minneapolis	Minnesota	55408	1/25/2016
Sheri Lear	Minneapolis	Minnesota	55408	1/25/2016
Lana Heath	Minneapolis	Minnesota	55419	1/25/2016
Brenda Kaye Sowada	Minneapolis	Minnesota	55403	1/25/2016
Catherine Smith	Minneapolis	Minnesota	55410	1/25/2016
Tammy Fritze	Andover	Minnesota	55304	1/25/2016
Elise Pfau	Minneapolis	Minnesota	55405	1/25/2016
Sheila Quinn	Minneapolis	Minnesota	55416	1/25/2016
Matthew Vogt	Minneapolis	Minnesota	55408	1/25/2016
Lynn Larson	Minneapolis	Minnesota	55413	1/25/2016
Margaret Melbye	Minneapolis	Minnesota	55408	1/25/2016
Rick Cornejo	Minneapolis	Minnesota	55408	1/25/2016
Elisabeth Underwood	Minneapolis	Minnesota	55408	1/25/2016
Fred Rappaport	Minneapolis	Minnesota	55408	1/25/2016
Stephanie Muscovitz	Minneapolis	Minnesota	55409	1/25/2016
Ewart Martens	Minneapolis	Minnesota	55406	1/25/2016
Barbara Zdarsky	Anoka	Minnesota	55303	1/25/2016
Sharon Eiden Cornejo	Minneapolis	Minnesota	55408	1/25/2016
Dalay Olson	Minneapolis	Minnesota	55408	1/25/2016
Thomas Maruska	Lakeville	Minnesota	55044	1/25/2016
Richard Amundson	Saint Paul	Minnesota	55104	1/25/2016
Adam LaMere	Minneapolis	Minnesota	55449	1/25/2016
Chelsea Witwicke	Saint Paul	Minnesota	55113	1/25/2016
nelle vollmar	St Paul	Minnesota	55122	1/25/2016
Taylor Higgins	Minneapolis	Minnesota	55408	1/25/2016
Stephan Nowicki	Minneapolis	Minnesota	55408	1/25/2016
Cheryl Owens	Minneapolis	Minnesota	55408	1/25/2016
Megan Ecker	Wayzata	Minnesota	55391	1/25/2016
Jody Johnson	Richfield	Minnesota	55423	1/25/2016

Maren Nowicki	Minneapolis	Minnesota	55408 1/25/2016
Melanie Spewock	Minneapolis	Minnesota	55408 1/25/2016
John Hemmesch	Minneapolis	Minnesota	55408 1/25/2016
Correne Kempel	Minneapolis	Minnesota	55408 1/25/2016
Sarah Jones	Minneapolis	Minnesota	55424 1/25/2016
Lindsey Burgstahler	Minneapolis	Minnesota	55408 1/25/2016
Michelle Loma	Saint Paul	Minnesota	55122 1/25/2016
Brett Burgstahler	Minneapolis	Minnesota	55408 1/25/2016
Andy Larson	Minneapolis	Minnesota	55408 1/25/2016
Kelly Matthews	Minneapolis	Minnesota	55419 1/25/2016
Kaitlyn Kiddoo	Minneapolis	Minnesota	55435 1/25/2016
Erin Wagner	Minneapolis	Minnesota	55404 1/26/2016
Greg Nowicki	Poquoson	Virginia	23662 1/26/2016
Fran Edelson	Minneapolis	Minnesota	55436 1/26/2016
Katherine Cranney	Minneapolis	Minnesota	55419 1/26/2016
Hannah Swaden	Minneapolis	Minnesota	55416 1/26/2016
Lynn Wise	Wolverine	Michigan	49799 1/26/2016
Heather Manning	Minneapolis	Minnesota	55408 1/26/2016
Mary Lou Carpenter	Minneapolis	Minnesota	55410 1/26/2016
Kirsten Zache	Minneapolis	Minnesota	55403 1/26/2016
Brittany Heim	Minneapolis	Minnesota	55408 1/26/2016
Jordan Ferrer	Minneapolis	Minnesota	55408 1/26/2016
steve janisch	Minneapolis	Minnesota	55405 1/26/2016
Marisa Bayer	Minneapolis	Minnesota	55408 1/26/2016
Lydia Lamanna	Minneapolis	Minnesota	55416 1/26/2016
suzanne Joyce	Minneapolis	Minnesota	55403 1/26/2016
Kibra Paulos	Minneapolis	Minnesota	55405 1/26/2016
Janis Hardy	Minneapolis	Minnesota	55416 1/26/2016
Joseph Papke	Minneapolis	Minnesota	55405 1/26/2016
mike ranum	Clearwater	Minnesota	55320 1/26/2016
William Hill	Minneapolis	Minnesota	55403 1/26/2016
Erin Eide	Minneapolis	Minnesota	55408 1/26/2016
Dan Antonson	Minneapolis	Minnesota	55408-2856 1/26/2016
Zach K	Minneapolis	Minnesota	55408 1/26/2016
Ruth Peebles	Excelsior	Minnesota	55331 1/26/2016
Pam Carter	Minneapolis	Minnesota	55403 1/26/2016
Sara N. Martineau	Minneapolis	Minnesota	55403 1/26/2016
Jennifer Haug	Minneapolis	Minnesota	55418 1/26/2016
Tiffany Bowman	Minneapolis	Minnesota	55413 1/26/2016
Paul Nelson	Minneapolis	Minnesota	55417 1/27/2016
Hope Esparolini	Minneapolis	Minnesota	554503 1/27/2016

Carah Foster	Minneapolis	Minnesota	55408 1/27/2016
Judith Ann Ranallo	Minneapolis	Minnesota	55408 1/27/2016
jo bie-veit	Minneapolis	Minnesota	55408 1/27/2016
Chanttel Therese	Minneapolis	Minnesota	55408 1/27/2016
Kristen Reinke	White Bear Lake	Minnesota	55110 1/27/2016
Lynn Shackelford	Bloomington	Minnesota	5538 1/27/2016
Dawn Wolff	Stacy	Minnesota	55079 1/27/2016
Laura Critchett	Saint Paul	Minnesota	55126 1/27/2016
Melanie Ueland	Minneapolis	Minnesota	55408 1/27/2016
Janette Peterson	Minneapolis	Minnesota	55443 1/27/2016
Cinnamon Whaley	Minneapolis	Minnesota	55408 1/27/2016
Laurie Levin	Minneapolis	Minnesota	55416 1/27/2016
Christopher Randel	Minneapolis	Minnesota	55408 1/27/2016
Courtney Barton	Bellevue	Washington	98004 1/27/2016
Amie Kolesar	Minneapolis	Minnesota	55408 1/27/2016
oanh vu	Minneapolis	Minnesota	55409 1/27/2016
Daniel Glenn	Minneapolis	Minnesota	55423 1/27/2016
Alison McGhee	Minneapolis	Minnesota	55408 1/27/2016
Gary Paulson	Minneapolis	Minnesota	55408 1/27/2016
Kelly Krebs	Minneapolis	Minnesota	55408 1/27/2016
Tom Parsons	Minneapolis	Minnesota	55408 1/27/2016
Lucia Strand	Minneapolis	Minnesota	55419 1/27/2016
Ali Shirvani-Mahdavi	Minneapolis	Minnesota	55404 1/27/2016
Sarah Olson	Minneapolis	Minnesota	55408 1/27/2016
Laine Crump	Hastings	Minnesota	55033 1/27/2016
Rhra Oconnor	Minneapolis	Minnesota	55408 1/27/2016
Diane Taylor	Knoxville	Tennessee	37920 1/27/2016
Barbara Moen	Minneapolis	Minnesota	55409 1/27/2016
Emily Allison	Minneapolis	Minnesota	55408 1/27/2016
Dane Upgren	Minneapolis	Minnesota	55408 1/27/2016
Brian Foster	Minneapolis	Minnesota	55408-1634 1/27/2016
Carol Dines	Minneapolis	Minnesota	55408 1/27/2016
Darla Recht-Segelstrom	Minneapolis	Minnesota	55408 1/27/2016
Carol Truesdell	Minneapolis	Minnesota	55424 1/27/2016
Kathie Baures	Minneapolis	Minnesota	55408 1/27/2016
Cameron Van Langen	Minneapolis	Minnesota	55408 1/27/2016
Marilyn Habermas-Scher	Minneapolis	Minnesota	55408 1/28/2016
Donna Lang	Minneapolis	Minnesota	55408 1/28/2016
Pat Smith	Minneapolis	Minnesota	55410 1/28/2016
Dave La Violette	Minneapolis	Minnesota	55408 1/28/2016
Nyla Schroeder	Minneapolis	Minnesota	55405 1/28/2016

Marie Kaplowitz	Elmsford	New York	10523	1/28/2016
Catherine Pruszyński	Minneapolis	Minnesota	55410	1/28/2016
Emma Moreau	Minneapolis	Minnesota	55408	1/28/2016
Noel Pauly	Minneapolis	Minnesota	55405	1/28/2016
Sarah Qualy	Saint Paul	Minnesota	55116	1/28/2016
Daniel Reisman	Edina	Minnesota	55410-2733	1/28/2016
Steven Taylor	Minneapolis	Minnesota	55408	1/29/2016
Kelly Tolzmann	Minneapolis	Minnesota		1/29/2016
Cindy Brausen	Minneapolis	Minnesota	55426	1/29/2016
Nancy LaFreniere	Minneapolis	Minnesota	55437	1/29/2016
Anne Lukoskie	Minneapolis	Minnesota	55426	1/29/2016
Kim Mercer	Minneapolis	Minnesota	55431	1/29/2016
Carl Allen	Minneapolis	Minnesota	55409	1/29/2016
Stacey Robison	Minneapolis	Minnesota	55407	1/29/2016
Peter Sammond	Hopkins	Minnesota	55343	1/29/2016
Lynne Menozzi	Saint Paul	Minnesota	55129	1/29/2016
Melissa Chapman	Minneapolis	Minnesota	55408	1/29/2016
Mary Sabatke	Minneapolis	Minnesota	55408	1/29/2016
Patricia Grimsrud	Minneapolis	Minnesota	55408	1/30/2016
Emmie Burton	Edina	Minnesota	55416	1/30/2016
jill meinhardt	fridley	Minnesota	55432	1/30/2016
Dakota Osborn	Duenweg	Missouri	64841	1/30/2016
Debra Ganshaw	Minneapolis	Minnesota	55405	1/30/2016
Greg Ostrowski	Minneapolis	Minnesota	55408	1/30/2016
Mira Elnan	Minneapolis	Minnesota	55408	1/30/2016
Lynn Salmon-Easter	Minneapolis	Minnesota	55409	1/30/2016
Elizabeth Nelson	Minneapolis	Minnesota	55405	1/30/2016
Thomas Recht	Minneapolis	Minnesota	55408	1/30/2016
Donna Ostrowski	Minneapolis	Minnesota	55408	1/30/2016
Christopher Sheehan	Minneapolis	Minnesota	55413	1/30/2016
Ben Eaton	Minneapolis	Minnesota	55426	1/30/2016
Tamara Haley	Minneapolis	Minnesota	55408	1/31/2016
Carol Ostrowski	Minneapolis	Minnesota	55437	1/31/2016
Robert Wood	Minneapolis	Minnesota	55444	1/31/2016
Marc Ostrowski	San Jose	California	95120	1/31/2016
Heidi Theis	Mound	Minnesota	55364	1/31/2016
Matt Melander	Minneapolis	Minnesota	55408	1/31/2016
Carolyn Van Der Vaart	Saint Paul	Minnesota	55116	1/31/2016
Gerald Kollodge	Minneapolis	Minnesota	55411	1/31/2016
Angie Mengelkoch	Minneapolis	Minnesota	55418	1/31/2016
Terri aiels	Minneapolis	Minnesota	55426	1/31/2016

Michael Haug	Minneapolis	Minnesota	55418	1/31/2016
Nancy Carlson	Minneapolis	Minnesota	55408	1/31/2016
debra beecher	minneapolis	Minnesota	55408	1/31/2016
Phil Bode	Minneapolis	Minnesota	55409	1/31/2016
Lori evert	Minneapolis	Minnesota	55410	1/31/2016
Vanessa Vander Weide	Minneapolis	Minnesota	55407	1/31/2016
Dan Olson	Minneapolis	Minnesota	55408	1/31/2016
Pamela French	Loretto	Minnesota	55357	1/31/2016
Alexandra De Kesel Iofthus	Saint Paul	Minnesota	55101	1/31/2016
Paul White	Minneapolis	Minnesota	55414	1/31/2016
Patricia Eckl	Saint Paul	Minnesota	55112	1/31/2016
David Carmein	Mound	Minnesota	55364	1/31/2016
Gregory Schmidt	Minneapolis	Minnesota	55408	1/31/2016
Danielle Zanetti	Minneapolis	Minnesota	55406	2/1/2016
Scott Skoog	Stillwater	Minnesota	55082	2/1/2016
brigitte lynch	Minneapolis	Minnesota	55418	2/1/2016
Kelly Madden	Minneapolis	Minnesota	55418	2/1/2016
Kelly Kirk	Minneapolis	Minnesota	55417	2/1/2016
Emily Callerstrom	Minneapolis	Minnesota	55408	2/1/2016
Bobbi Peacock	Rosemount	Minnesota	55068	2/1/2016
Kathleen Sweeney	Minneapolis	Minnesota	55447	2/2/2016
Audrey Heitkamp	Minneapolis	Minnesota	55414	2/2/2016
Natalie Roloff	Minneapolis	Minnesota	55437	2/2/2016
Dwayne Cody	Minneapolis	Minnesota	55408	2/2/2016
Kevin Beamer	Hammond	Wisconsin	54015	2/2/2016
John Christenson	Minneapolis	Minnesota	55408	2/2/2016
Mary Burud	Maple Lake	Minnesota	55358	2/2/2016
Kyle Oglesby	Minneapolis	Minnesota	55408	2/2/2016
Jilliaen Fiebelkorn	Minneapolis	Minnesota	55409	2/2/2016
Micki Kay	Minneapolis	Minnesota	55416	2/3/2016
Jolene Madden	Minneapolis	Minnesota	55437	2/3/2016
Melissa Loop	Minneapolis	Minnesota	55419	2/3/2016
Julia Olson	Hopkins	Minnesota	55305	2/3/2016
Tracy Johnson	Minneapolis	Minnesota	55408	2/3/2016
Larry Stoiaken	Minneapolis	Minnesota	55413	2/4/2016
Leslie Fishman	Minneapolis	Minnesota	55422	2/4/2016
Janet Johnson	Minneapolis	Minnesota	55404	2/4/2016
Lisa Segal	Brooklyn	New York	11215	2/4/2016
Elizabeth Mueller	Minneapolis	Minnesota	55409	2/4/2016
Gary Husom	Saint Paul	Minnesota	55118	2/4/2016
caty royce	mpls	Minnesota		2/4/2016

Catherine McMahon	Minneapolis	Minnesota	55406	2/4/2016
Brenda Bell Brown	Minneapolis	Minnesota	55404	2/4/2016
Elizabeth Windsperger	Minneapolis	Minnesota	55419	2/4/2016
John Whitmon	Minneapolis	Minnesota	55408	2/4/2016
Raymond Luczak	Minneapolis	Minnesota	55403	2/4/2016
Denise Mwasyebs	Saint Paul	Minnesota	55104	2/4/2016
Sara Halgrimson	Minneapolis	Minnesota	55403	2/4/2016
David Cummer	Minneapolis	Minnesota	55405	2/4/2016
Marlene Typpo	Saint Louis Park	Minnesota	55416	2/4/2016
Angelika Smirnitsky	Minneapolis	Minnesota	55408	2/4/2016
Molly Mogren Katt	Minneapolis	Minnesota	55405	2/4/2016
Cassandra Mosley	Minneapolis	Minnesota	55412	2/4/2016
Mark Bellenoit	Appleton	Wisconsin	54913	2/4/2016
liadan mckiernan	Minneapolis	Minnesota	55406	2/4/2016
TimmiLynn Johnson	Minneapolis	Minnesota	55408	2/4/2016
Heather Kirsebom	Minneapolis	Minnesota	55417	2/4/2016
Christopher Pollard	Minneapolis	Minnesota	55408	2/4/2016
Jonathan Katz	Minneapolis	Minnesota	55401	2/5/2016

Name	City	State	Zip	SignedOn	Comment
Aaron Rubenstein	Minneapolis	MN	55408	#####	I fervently support this petition! This is a very important land use issue. The city has contravened USAP with several significant projects and I hope this will not be another case. Planning matters! Uptown should grow in a sustainable way.
Mary Ann Knox	Minneapolis	MN	55408	#####	I spent years helping to develop the USAP -- the city adopted it and regularly ignores it. I have been asking for a hotel in Uptown for the past 30 years. But this is the wrong project in the wrong place. It belongs in the business area of Uptown between Lake and the Greenway.
Alex Sievers	Minneapolis	MN	55408	#####	I'm a renter who lives within 300 feet of this proposed hotel. I am in no way opposed to a hotel in Uptown but this hotel is way too large and disrupts the residential block.
Jessie Senglaub	Milwaukee	WI	53202	#####	I used to live in this area and this proposal doesn't seem appropriate for the location
Isaac Skelton	Austin	MN	55912	#####	I used to live in the area and this isn't the right spot for a Hotel
Diana Schlafer	Minneapolis	MN	55408-3825	#####	I believe this proposed construction is too large for the space. In addition the design (or LACK of design) is contributing to the changing of Uptown from a neighborhood with charm and character to an area filled with nothing but sterile cement/steel/glass cubes. This structure does not, in any way, fit in with the Uptown that I, as a 34-year-resident) have known and loved most of my life.
Dan Houle	Minneapolis	MN	55402	#####	This hotel is too big for the character of the neighborhood

Kevin Sullivan	Minneapolis	MIN	55408	#####	<p>I live on Emerson, immediately next to the proposed location of the hotel. I am not just against this hotel because it will impact my liveliness, but this area is not the right location for a hotel. Lake street is already over populated as it is. This hotel at the edge of the main uptown area will create even more traffic, thus backing everything else up and creating more of a headache. The hotel wants to have its entrance on lake street, but this doesn't seem feasible. Will create more of a back log of traffic and create unneeded car traffic on a residential only street. There are several families with small children on this street and the unneeded traffic, though possibly unlikely, could pose a major concern to the children. There are plenty of other locations for this hotel, near major bus lines even. Put it at the calhoun square empty lot, or the ever failing restaurant location of Old Chicago, Boneyard, and now Salsa a la Salsa. That is right next to a major bus stop, which if people coming to town with no car can easily access. Also for the business professionals, why would they reasonably stay here when a majority of their work locations are in downtown. Thus being able to walk to their offices, instead of jumping in an uber or bus. Also would they stay here in this frigid winter, or be somewhere where they can take the skyway system and stay warm. Let's be real here. I'm against this location of the hotel, and look forward to a more creative and a hotel would be great, but find a space large enough to house it that is NOT on a block of mostly single family homes. Find a lot large Enough to accommodate all the cars and traffic a hotel would bring to the neighborhood</p>
Jo wagner	Minneapolis	MIN	55408	#####	<p>Enough to accommodate all the cars and traffic a hotel would bring to the neighborhood</p>

Ann Buran	Minneapolis	MN	55416	#####	It would be an abomination to the neighborhood
Abby Olsen	Minneapolis	MN	55408	#####	I live on this street (in fact my house is in this picture) with my husband and two small kids. I have many concerns about this project with big ones being increased traffic (especially down the alley on the backside of our house), the creation of a blind exit onto Lake (seems incredibly dangerous), guests having views into my backyard and potentially into my home even, and so on. It just seems like Graves is trying to wedge a big project into a too tiny space because they can get that space for cheaper than some of the other available locations that would be a better fit for this type of project.
Jonathan Poor	Minneapolis	MN	55403	#####	I grew up at 3132 Dupont Ave. S. and DO NOT want to see the rest of my old neighborhood completely despoiled by the invasion of high-rise prefab characterless ticky-tacky buildings which have decimated the sense of neighborhood and removed all the charm of Uptown.
Heidi Haaland	Minneapolis	MN	55409	#####	This is absurd. A small bijoux hotel would be alright for Uptown, but this is not the location.
maren hardy	mpls	MN	55407	#####	I grew up a block away from Lake an Emerson. Its a family neighborhood. NOT a spot for a hotel.
Jill Sievers	Hiawatha	IA	52233	#####	I know that we are from out of town but as someone who loves to visit this neighborhood and it's wonderful restaurants and shops I truly feel that this hotel, in the proposed site, would take away from the reason that we come to visit so often. It would really be a shame to see this area lose it's charm and character!

<p>Joe Patrow</p>	<p>Minneapolis</p>	<p>MN</p>	<p>55407 #####</p>	<p>Signing because I believe a hotel is NOT sustained development. Just look at the other commercial developments in the area, restaurants in particular-they don't typically stay around long. How about a vertical farm? That's life-giving and healthy, not a hotel, which would create more pollution and crowding. Rather than focus on quick cash flow, how about focusing on thoughtful planning for future generations?</p>
<p>Grant Ecker</p>	<p>Saint Paul</p>	<p>MN</p>	<p>55127 #####</p>	<p>A hotel at this location over extends the commercial zoning against the city's development plans. The location selected will be attract a nightlife crowd into a quiet neighborhood setting which inappropriately changes the area's intended dynamic. The neighborhood already struggles with parking violations which would increase dramatically, reducing the street parking resident's ability to enjoy their homes. I believe the commercial group is too interested in the less expensive land and the lack of nearby competition over the interests of the community they wish to join. The uptown area will support a similar hotel within the existing commercial zones and the tax revenue and jobs will be created whether or not this particular company using this proposed plan enters the area or not. Within the next few years a similar plan within appropriate zoning will be submitted so long as the city upholds its urban development plan. A city zoning variance at this location has the risk of extending the commercial boundaries deeper over time and I oppose the lack of a planned evolution in the city's development.</p>

Rachel Jensen	Prior Lake	MIN	55372	#####	As a former resident of Uptown, the integrity of the neighborhoods is a large reason for the sustained success of the area. This project would be much less disruptive in another area of Uptown.
					As a very frequent traveler, I see first hand how hotels, built purely for profit, encroach upon and ruin residential neighborhoods. Many cities in the US have made poor decision to rezone to allow this type of activity. In my experiences, it is a failure 100% of the time. I also wonder how local officials could favor corporate interests over their local constituents. Either way, if consumer demand is driving the hotel construction, it will be just as successful in a less divisive location 5 minutes away. I do not live in this area and have no 'dog in this hunt'. I have, however, seen it time and time again and it is a bad thing. Good luck making the right decision for your stake holders - the residents of the area, not the corporation asking for the variance.
Jeff Cabbage	Brentwood	TN	37027	#####	This area of Minneapolis has a unique character that is enjoyed by the many residents of the community. They have spoken against this development and these tax payers voices should be heard.
Scott Sievers	Hiawatha	IA	Hiawatha, IA	#####	I have lived in S Mpls for 25 years and believe development is good. This project is too big and too tall to place right next to single family homes.
Karen Heintz	Minneapolis	MN	55409	#####	I'm signing because there is too much being jammed into a small area and parking is too difficult now. With Target and more housing coming, this will further over-populate
Jeanne Krantz-Swenson	minneapolis	MN	55409	#####	

						Abby and Clark are relatives. I also agree that Uptown is a great place that should not allow a project like this to break so many zoning laws and break so many hearts of those who live in and love the area, all in the name of "progress" when there are other , more suitable areas to select instead.
Diane Dixon	Andover	MN	55304	#####		I am sick and tired of the lack of respect for us home owners..
lorna rocky	minneapolis	MN	55408	#####		A hotel of this size does make any sense in this location. I agree this is "spot zoning" that would have a negative impact on the entire community and would destroy the residential feel of neighborhood immediately adjacent to it.
Rachel Ecker	Glendale	AZ	85308	#####		I am very concerned about the proposed hotel at this site, negatively impact the livability of this neighborhood. The scale of this project dwarfs this site and with little (7 spots) parking will adversely affect the traffic flow and already saturated parking in the neighborhood.
Elizabeth Walke	Minneapolis	MN	55408	#####		support of the neighbors and maintaining the area as it exists now.
Mary Gerenz	Lakeville	MN	55044	#####		I grew up in this area and I don't want a proposed six story hotel build.
Julie Skjonsby	Prior Lake	MN	55372	#####		As a visitor to this area, I relish in its "small town" ambience and feeling of warm community. A 6-story hotel does not, in the least, add to the ambience and warmth of the area. I feel it would be a detraction, and I am totally against it.
Marjorie Marks	Huntington Woods	MI	48070	#####		Abide by the neighborhood plan.
Mary Ellen Murphy	Minneapolis	MN	55410	#####		

Sheree Schad	Minneapolis	MN	55408	#####	Keep Uptown an affordable neighborhood, too much development is raising area rent and Uptown is beginning to look like a strip mall. The amount of traffic and parking is already difficult.
sandy may	minneapolis	MN	55408	#####	Terrible idea. Hasn't Uptown endured enough? We all worked days, weeks, months putting together the USAP years ago, and now this? Did it all mean nothing? Such disrespect toward our neighbors.
Constance Pepin	Minneapolis	MN	55410	#####	Minneapolis neighborhoods need 'smart' growth that aligns with our small area plans, not development that destroys the livability and uniqueness of our neighborhoods.
Peter Kim	Minneapolis	MN	55405	#####	Since it does not fit Uptown Small Area Plan which was city funded.
Tom Traxler	Minneapolis	MN	55410	#####	Small Area Plan ultimately means nothing to the planning commission. Sustainable growth=more tax \$\$\$ Just ask the Linden Hills residents that went through SAP with the 43rd & Upton development. As citizens we have made these areas 'charming and desirable.' The planning commission is not an ally. Good luck Uptown!
Lynn Argetsinger	Minneapolis	MN	55422	#####	I believe that this is a poor use for this location, based on the research that I have done.

Ginny Simich	Minneapolis	MIN	55408 #####	<p>I grew up in Minneapolis and have been a CARAG resident for 2 1/2 years. I completely support this petition and adamantly oppose the re-zoning of the parcel of the proposed hotel site. The size, scale, and density of the proposed building is completely disproportionate to the residential neighborhood to the south and the commercial buildings on the south side Lake Street corridor. The livability and dynamic of the neighborhood would be greatly diminished by a huge Marriott-brand hotel on a too small lot. I hope and trust that the city council members and the city planning commission will recognize that re-zoning this parcel is NOT good for the community and the neighborhood and that the voices and concerns of the CARAG residents will be supported by denying all land use applications submitted by the Graves for this proposed hotel.</p>
sara rangen	Minneapolis	MIN	55408 #####	<p>The scale is wrong, and I feel that our elected officials are forcing their personal agendas</p>
Elizabeth Wallace	Mound	MIN	55364 #####	<p>Uptown is a special place for our city. I was raised here. (34th and Irving) This would change the feel and look of our community. It's already crowded, this would ruin the uniqueness of this special neighborhood. What's next? I am not in favor. Thank you.</p>
Mary Jane Larson	Wayzata	MIN	55391 #####	<p>What happens in Minneapolis affects the whole metro community. When trust is broken to appease business rather than the vast residential constituency, you are telling us that people don't matter when it's the people that make a city and state what it is.</p>
Kelly Newcomer	Minneapolis	MIN	55408 #####	<p>This is the wrong location for such a hotel. This hotel needs to be in a location away from family residences.</p>

Gail Marks	Walnut Creek	CA	94597	#####	<p>I have visited my sister here and have always enjoyed this gem of a neighborhood. A hotel seems so out of step with any growth here. I live in Walnut Creek, CA, and I have seen firsthand what unchecked growth will bring. I realize this area is not like mine, but it starts with one variance. From what I have read, it appears that there are other sites better suited for this hotel. I do hope they are vigorously pursued.</p>
Denise Altonen	Anoka	MIN	55303	#####	<p>My heart is still in the city, I believe if the CARAG neighborhood voted this project down, that should be all on the subject, find another property. Go to the Activity Center.</p>
Kathleen Kullberg	Minneapolis	MIN	55405	#####	<p>Lake Calhoun is a valuable resource along with our beautiful homes and long time residents. This proposed facility will be too close to the lake and conflicts with the small area plan that was developed by the residents with much thoughtful concerted effort for the benefit of those in the Uptown area. More density nearer the lake will disrupt the integrity as well as potentially compromise the geology of the lake and shoreline.</p>
Christine Devens	Minneapolis	MIN	55408	#####	<p>The Uptown Small Area Plan (USAP) provides a well-considered and vetted longterm vision that supports sustainability, predictability and consistency even as elected officials, city staff and neighborhood representatives come and go. It is especially during times of rapid change when a long-term plan is critical for overall success. As part of the City's Comprehensive Plan, I view the USAP as a covenant between all Uptown stakeholders that should be upheld for this and future developments. "Discipline is choosing between what you want now and what you want most."</p>
Mark Maloney	Alexandria	MIN	56308	#####	<p>It's the right thing to do. Follow the plan</p>

						The proposed hotel does not seem to fit into the cohesive fabric of the neighborhood, particularly on a block with single family housing. It would be more appropriate in a more business oriented area, i.e. closer to 29th St corridor, or along Hennepin Ave.
Wendy Lazear	Minneapolis	MIN	55416	#####		I'm signing because it impacts my family and myself.
Ted Schreck	Minneapolis	MIN	55408	#####		It is ridiculous to rezone for such a large building within the Carag Neighborhood!
Christine Michelle	Minneapolis	MIN	55405	#####		As a property owner on Emerson Ave, I am very concerned about the size of the building and the lack of available parking. Please help our neighborhood stay liveable and deny this project the zoning changes requested. Thank you!
Lynn Ostrowski	Minneapolis	MIN	55408	#####		I believe growth is good when and where appropriate. The area should be maintained to meet the people that live there!
Michelle Dudar-sehr	Hudson	WI	54016	#####		The small area plan was put in place for a reason and the city should make a stronger effort to insist developers adhere to it.
Karen Kjos	Minneapolis	MIN	55409	#####		KARE news story about the hotel issue here: <a href="http://www.kare11.com/news/uptown-neighbors-split-on-proposed-hotel/21988033" rel="nofollow">http://www.kare11.com/news/uptown-neighbors-split-on-proposed-hotel/21988033</a>
Aaron Rubenstein	Minneapolis	MIN	55408	#####		I think the current zoning laws should be honored. I think a more appropriate site for a hotel would be in the large open lot on Lake St. across from the Walkway.
Sheri Lear	Minneapolis	MIN	55408	#####		Keep those little pockets in uptown quaint and charming.
Lana Heath	Minneapolis	MIN	55419	#####		Plenty of hotels downtown.

Margaret Melbye	Minneapolis	MN	55408	#####	<p>Parking- Even if they valet park the cars, there is too much strain on neighborhood parking now. Also it violates the USAP and is in conflict with the rights of the home owners. It is not just the restaurants &amp; shopping that draws people to this area it is the charming neighborhood. We need to protect that charm and the beauty of the neighborhood.</p> <p>I'm signing because the proposed development does not follow the small area plan and no on site parking for patrons of the hotel or proposed restaurant in the hotel.</p>
Rick Cornejo	Minneapolis	MN	55408	#####	<p>I live on the block that is proposed for this hotel and have for the past 29 years. If I wish to make changes or upgrades to my property, I must abide by all the rules in place. Developers should be required to do the same. There is a reason this site is not zoned for the use proposed, and that reason has not changed. Would you like a six story commercial building right next to your home?</p>
Elisabeth Underwood	Minneapolis	MN	55408	#####	<p>This development is inconsistent with the plan for preserving the character of and quality of life in the Uptown neighborhood.</p>
Melanie Spewock	Minneapolis	MN	55408	#####	<p>Not opposed to a Uptown Hotel although project is out of scale for the location. They should have acquired the Cheapo site, Arby's, put in on top of Cub Foods or in McDonalds parking lot....anywhere else in the true CORE of Uptown makes sense. That land is too expensive. The Hotel brings nothing for the residents, just more concerns.....from a 23 year Resident of CARAG</p>
John Hemmesch	Minneapolis	MN	55408	#####	<p>This will displace many people and it is not the environment for a hotel.</p>
Grace Haugen	Minneapolis	MN	55410	#####	<p>Should be in Uptown core, as development plan states.</p>
Laura Weber	Minneapolis	MN	55407	#####	

Stephen Benson	Minneapolis	MN	55405	#####	This clearly appears to be an inappropriate use of this site
joan marks	minneapolis	MN	55408	#####	I am opposed to the rezoning and variances requested by the developer for the proposed hotel. The site is just not appropriate for a building of this size. I also strongly believe that there has not been enough time and discussion to address such issues as parking and noise etc which could adversely effect the immediate neighborhood. A hotel in Uptown is a great idea but not at this location.  Vince Underwood. Emerson Ave S, Mpls.
Tom Schierholz	Minneapolis	MN	55408	#####	I believe the proposed hotel is 4 to 5 times larger than would be appropriate for that size lot. A hotel that size will negatively affect the liveability of homeowners in the adjacent neighborhood and depress the value of their homes.
Roger Owens	Minneapolis	MN	55408	#####	3 stories would be tall enough...
Terri Siderakos	Minneapolis	MN	55403	#####	I am a former resident of the Uptown neighborhood. The area seems to be losing its' identity.  The propose re-zoning, coupled with the number of variances being requested, are a clear indicator that the developers are trying to fit something where it doesn't belong. Moreover, this type of spot re-zoning would set a bad precedent for the Uptown area and the City of Minneapolis. Please respect the residents of this neighborhood and stay true to the vision of the Uptown Small Area Plan.
Clark Olsen	Minneapolis	MN	55408	#####	

Kirsten Zache	Minneapolis	MIN	55403 #####	#####	I'm signing because we should be supporting small local businesses - we should encourage diversity and not destroy this neighborhood with even more tall structures - you were at one point able to see the MPLS skyline from most places within uptown now....it's 20 something white condos and it's gross.
Marisa Bayer	EDINA	MIN	5435 #####	#####	USAP was developed and adopted by the stakeholders of the neighborhood who have a vested interest in the community. It's counterproductive to allow variances to corporate development with no ties or commitment to the neighborhood.
suzanne Joyce	Minneapolis	MIN	55403 #####	#####	preserve the neighborhood
Janis Hardy	Golden Valley	MIN	55416 #####	#####	I use the area frequently, used to live in the neighborhood and feel strongly that this hotel would damage the unique character of the area.
William Hill	Minneapolis	MIN	55403 #####	#####	I grew up in Uptown and have lived in the area for over 50 years and I have seen it turn into an overcrowded, traffic-snarled suburban shopping mall. Enough is enough.
Ruth Peebles	Lancaster	PA	17603 #####	#####	This development will destroy the neighborhood; it is not sustainably planned and it will not be constructed in a "green", ecologically, forward thinking manner. This neighborhood does not need a hotel of this magnitude. The City Council and the developers are ignoring not only the wishes and opinions of the majority of the neighborhood, but their actions hint of economic kickback and fraud for personal gain only. Do what's best for the community! Not a hotel of this size!

Hope Esparolini	Minneapolis	MN	554503 #####	#####	I'm signing because the project is opposed by neighbors. It is also not appropriate for that site: too big, too commercial. Please don't build a hotel in a lovely neighborhood. Find an appropriate spot where you will be welcomed and add to the Uptown neighborhood.
Judith Ann Ranallo	Elk River	MIN	55330 #####	#####	I'm signing because I grew up and went through my K-12 grades in this beautiful, family oriented, quaint neighborhood where you can still walk around the lakes and dine in the area, which has already become very congested with all the restaurants and Calhoun Square.... High rise growth will completely destroy what accessibility and charm this community has left!
Melanie Ueland	Minneapolis	MN	55408 #####	#####	A hotel in Uptown is a great idea, however, it is not right for the proposed parcel and would be a great burden to the nearby homeowners. Please encourage the developers to look for a more suitable site.
Amie Kolesar	Mpls	MN	55407 #####	#####	I'm signing this because I believe in the conservation of land and the conservation of the community. Erecting a hotel of this magnitude will not only violate these things but the uptown small area plan. This is a great opportunity for growth and jobs but a more appropriate location is necessary.
Dan Glenn	Minneapolis	MN	55423 #####	#####	I grew up a few blocks away and this isn't what that space needs. Put in a hotel closer to the highway, and reserve this space for something that supports the nearby residents.

Alison McGhee	Minneapolis	MN	55408 #####	#####	<p>I support a small hotel in the core of Uptown, NOT in the residential area of Uptown. The Uptown Small Area plan that we residents, who love living in Uptown for many reasons, including its vibrant commercial center, is clear, reasonable and supportive of Uptown growth - the site of this proposed hotel goes completely against the carefully thought-out Uptown Small Area plan. Again, the building site for any future hotel needs to be in the commercial core, NOT a residential area of one- and two-story homes.</p> <p>I support the addition of a small hotel to the commercial core of Uptown, NOT the residential area of Uptown. The Uptown Small Area Plan, created by those who most love Uptown and choose to live here for many reasons -- including the vibrant business of its commercial center-- is clear, reasonable and supportive of Uptown growth. Again, the building site for any future hotel needs to be in the commercial core, NOT a residential area of primarily one- and two-story homes.</p>
Alison McGhee	Minneapolis	MN	55408 #####	#####	<p>The expansion of Uptown that infringes on the residents of this great area and only enriches the corporate segment is NOT what Uptown is about....we residents and our neighborhoods do just fine without the tentacles of big business making their way into our lives....Graves needs to go elsewhere....period.</p> <p>This is not the right location for a building like this. The zoning is in place for a reason. There are other, better locations in Uptown that must be considered.</p> <p>The idea of a hotel in uptown is a good one, but the location is all wrong.</p>
Gary Paulson	Minneapolis	MN	55408 #####	#####	
Kelly Krebs	Minneapolis	MN	55413 #####	#####	
Ali Shirvani-Mahdavi	Minneapolis	MN	55404 #####	#####	

Sarah Olson	Minneapolis	MN	55408	#####	a 6 story hotel is inappropriate use of the space. USAP should be honored both in spirit and in practice. This proposed hotel violates both.
Rhea Oconnor	Minneapolis	MN	55408	#####	Uptown is not the suburbs!
Diane Taylor	Knoxville	TN	37920	#####	I grew up in this neighborhood. I do not want to see it torn usunder by greedy real estate moguls!
Barbara Moen	Minneapolis	MN	55409	#####	I want to see the integrity of the Uptown/lakes area maintained. This hotel violates agreed standards & regulations already in place. The last thing we need are more large buildings - Uptown has already lost some of its quirky charm in recent years with all this building of apartments & chain-stores, etc. I would be open to a small boutique hotel that is built in the proper place & isn't another eyesore to look at. Uptown needs to stick to strict regulations.
Brian Foster	Minneapolis	MN	55408-1634	#####	It seems to me the city knows best. Even at the cost of why this part of the city is so special that visitors desire to come from the suburbs to spend their \$\$\$. They don't care about the ones that live here they are only political correctness for the time being. Or favor of the month.
Carol Dines	Minneapolis	MN	55408	#####	There is far too much development and the neighborhood doesn't need more traffic, more congestion, and more construction!
Darla Recht	Minneapolis	MN	55408	#####	This proposed project is out of line with vision of a residential area.
Carol Truesdell	Minneapolis	MN	55424	#####	Like the idea of a hotel in the Uptown area, but not in a residential neighborhood.
Kathie Baures	Minneapolis	MN	55408	#####	Right concept, wrong site.
Marilyn Habermas-Scher	Minneapolis	MN	55408	#####	Having lived in Carag for forty years, a hotel in this particular location will degrade the residential quality of my neighborhood. There are better spots for this project.

Marie Kaplowitz	Elmsford	NY	10523 #####	No need for hotel in quiet residential neighborhood. Threatens security, and quality of life for residents.
Sarah Qualy	Saint Paul	MN	55116 #####	I'm signing because I would hate to see my childhood neighborhood destroyed by this project.
Steven Taylor	Minneapolis	MN	55408 #####	This is not the right location. This will ruin the neighborhood, cause a lot more traffic in an area where there already is far too much and far too many accidents
Kelly Tolzmann	Minneapolis	MN	#####	I used to live in the area and there are plenty of tall buildings already dominating the skyline. The homes in the area are a staple and part of the draw to live in uptown. There are lots of things to do, but even more so plenty of places to live and still feel like you're not in the middle of a commercial zone. Uptown should stay this way. Overdevelopment by large businesses and massive buildings encroaches on the loveliness of the area.
Cindy Brausen	Minneapolis	MN	55426 #####	Remember what we did to Minneapolis? Uptown has a unique character that should be preserved.
Peter Sammond	Minnetonka	MN	55343 #####	The petition makes eminent sense based on zoning and livable neighborhood considerations.
Melissa Chapman	Minneapolis	MN	55408 #####	I believe the building will be far too large for location. I believe a smaller scale hotel that would fit more into the existing neighborhood is appropriate
Mary Sabatke	Mpls	MN	55408 #####	Each time we grant a variance to the USAP, we set yet another precedent. I am also opposed to the LACK of parking that will be available. Not everyone will be arriving by mass transit.
Patricia Grimsrud	Minneapolis	MN	55408 #####	I do support the idea of a small hotel in Uptown, but this one is poorly designed, does not fit the location and has Totally insufficient parking.

Betsy Nelson	Minneapolis	MN	55405	#####	I am concerned about adding more congestion in an already busy area.
Ben Eaton	Minneapolis	MN	55426	#####	The Hitel should be made to provide parking independent of neighborhood streets for all guests of hotel
Carol Ostrowski	Minneapolis	MN	55437	#####	This project will change the character of the Uptown neighborhood
Heidi Theis	Mound	MN	55364	#####	This site us not appropriate for a project of this magnitude and will jeopardize the neighborhood value as well as put an unnecessary additional strain on already congested streets.
Nancy Carlson	Minneapolis	MN	55408	#####	Hotel plans just 8 parking spots. Our block will be crammed with cars. We'll never be able to have guests over again.
Dan Olson	Minneapolis	MN	55408	#####	This proposal is like a stick in the eye to the local homeowners. The proposal doesn't include the necessary parking required for the use asked for. Our streets will become the de facto parking lot. An entrance on Lake means one lane of traffic disrupted by taxis and guests unloading. The only growth plan for the neighborhood has been disregarded and now it's all up for grabs to the highest bidder. Please consider the land use and impact on the neighbors.
Pamela French	Eden Prairie	MN	55347	#####	This is the most ludicrous place to put a hotel; friends who live on the block STRONGLY OPPOSE this in their neighborhood; parking would be atrocious. Ridiculous idea.
Alexandra De Kesel Iofthus	Saint Paul	MN	55101	#####	I have friends that live in this great neighborhood that we love to visit. Unfortunately, parking is already difficult and it will get significantly worse with a hotel nearby that offer barely any parking for its guests and employees.

Paul White	Minneapolis	MN	55414	#####	Please don't let the developer roll over this community.
David Carmein	Ann Arbor	MI	48103	#####	It will make parking even worse near Emerson Ave, and generally violates local use policy
Gregory Schmidt	Saint Paul	MN	55104	#####	This is completely unnecessary
Marilyn Habermas-Scher	Minneapolis	MN	55408	#####	This is the wrong construction in the wrong place. It should be not as tall, and in the commercial district, not amidst our homes.
Scott Skoog	Stillwater	MN	55082	2/1/2016	The neighborhood is being oppressed and I'm not a fan of oppression.
Brigitte Lynch	Minneapolis	MN	55409	2/1/2016	A hotel in this area is unsightly and will ruin the flow of the residential neighborhood. Also, parking is already tight in this area. The 8 proposed spots in for this hotel and restaurant is not adequate in a neighborhood where residents already have to park on the street. Is this really the best user experience for the residents and the patrons of the hotel? Look at New York and Chicago, do we really want that kind of congestion and lack of parking in our city that doesn't have the infrastructure to support the community with public transportation. Yes, those cities do it and everyone 'deals' with it and my question is then - is that how we want to set up a neighborhood, so our community can just 'deal with it'. I would that a better experience would be created.

				<p>The growth of the Uptown region needs to be measured with the oversight of the USAP that was created in 2008. This document is a balance for the residential and commercial viability together. The developer is asking for a variance that does not even begin to work with the framework of the structure. They are also asking for several variances within the new zoning. This sets a new precedence and will be used by other developers to get their way once this happens.</p> <p>Uptown is a great place with the diversity of the community and commercial framework.</p> <p>The danger is going too commercial and if this is allowed it will create a domino effect for larger developments all the way down Lake Street. If anyone wants that, all they need to do is go Downtown. Lets keep Uptown unique and not turn it into Downtown.</p>
Dwayne Cody	Minneapolis	MN	55408	2/2/2016
Kevin Beamer	Hammond	WI	54015	2/2/2016
John Christenson	Minneapolis	MN	55408	2/2/2016
Jill Fiebelkorn	Minneapolis	MN	55409	2/2/2016
Jolene Madden	Minneapolis	MN	55437	2/3/2016
Melissa Loop	Minneapolis	MN	55419	2/3/2016
Julia Olson	Minnetonka	MN	55305	2/3/2016
larry stoiaken	minneapolis	MN	55409	2/4/2016
Janet Johnson	Minneapolis	MN	55404	2/4/2016

John Whitmon	Minneapolis	MN	55408	2/4/2016	This has no place on the street, this should be built somewhere near flux or the vacant lot next to the parking lot of Calhoun square. Please stop this from happening
Raymond Luczak	Minneapolis	MN	55403	2/4/2016	I live near there, and I sure don't want to see such an eyesore in the neighborhood!
Denise Mwasyebs	Saint Paul	MN	55104	2/4/2016	I love this area if Twin Cities and love the small town feel within a big town.
David Cummer	Minneapolis	MN	55405	2/4/2016	Because this is, plain and simple, a dumb plan.
Marlene Typpo	Saint Louis Park	MN	55416	2/4/2016	You don't need to destroy a neighborhood just for some room nights. Move on, find another spot.
Angelika Smirnitsky	Minneapolis	MN	55408	2/4/2016	I'm opposed to th idea of building a hotel in Uptown. I believe it will pose a serious disruption of peace and quiet in the neighborhood - residents are already disturbed enough by drunk crowds coming my from the bars at 2 o'clock in the morning. Add to it a hotel full of tourists, and we would lose our sleep forever.
Mark Bellenoit	Appleton	WI	54913	2/4/2016	A residential neighborhood is not appropriate.
liadan mckiernan	Minneapolis	MN	55406	2/4/2016	this is wrong. money should NOT be the factor to do as one pleases.



LOWRY HILL EAST · MINNEAPOLIS

February 5<sup>th</sup>, 2016

**Lowry Hill East  
Neighborhood  
Association (LHENA)**

@Intermedia Arts  
2822 Lyndale Ave S  
Minneapolis, MN 55408  
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Wedgecoordinator@  
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Leslie Foreman  
President

Tim Dray  
Vice President

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John Edwards  
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Becky Dernbach  
Katie Jones Schmidt  
Bill Neumann  
Frank Brown  
Paul Ryan  
Beth Harrington  
Michael Friedman

Dear Council Member Bender,

On behalf of the Lowry Hill East Neighborhood Association, I would like to advise you of the position taken by the Lowry Hill East Neighborhood Association regarding the proposed hotel on Lake and Emerson. After hearing the recommendations of the Zoning and Planning Committee, the Board voted at its January meeting, with a 6-5 voice vote, to oppose the current development as it does not comply with the Uptown Small Area Plan. Thank you for your time and consideration.

Regards,

Kristina Erazmus  
Executive Coordinator, LHENA  
Wedgecoordinator@gmail.com  
612-3676468

cc: CM Lisa Bender,  
[lisa.bender@minneapolismn.gov](mailto:lisa.bender@minneapolismn.gov)  
[mailto:lisa.bender@minneapolismn.gov](mailto:ben.somogyi@minneapolismn.gov)  
Ben Somogyi, [ben.somogyi@minneapolismn.gov](mailto:ben.somogyi@minneapolismn.gov)

## Holien, Kimberly

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**From:** Saralyn Romanishan <sararomanishan@yahoo.com>  
**Sent:** Friday, February 05, 2016 6:12 PM  
**To:** Holien, Kimberly; Bender, Lisa; Lisa.kusz@minneapolis.gov  
**Subject:** BZZ-7544 Moxy Uptown

Please vote to NOT support and send back to CPED the Moxy Uptown project at 1121 W Lake St and 3005 Emerson Ave S. No matter how the architect and Graves wishes to spin this, it does NOT work within the USAP (Uptown Small Area Plan). Support the decision of CARAG's community vote to NOT pass this project and do not send to the Zoning and Planning Committee. The neighborhood residents, businesses, and CPED spent a lot of time working on this agreement that was officially PASSED by the City Council. Do not go against city regulations and laws.

Please make sure to place this in the packet for Monday's meeting and the public record. We are noticing that letters are missing from the packets again.

Thank you,  
Saralyn Romanishan  
Uptown Resident

Phillip Qualy  
3021 Emerson Avenue So  
Minneapolis, MN 55408.

February 1, 2016

Ms. Kimberly Holien  
CPED Senior Planner,  
City of Minneapolis Office  
250 South Fourth Street Room 300  
Minneapolis, MN 55415

Via: Scanned pdf file, Amended Final Draft.

**RE: Planning Commission Agenda: Proposed Graves Hotel Group Land Use Application.**

Dear Ms. Holien,

Thank you for taking my call last week and sending documents from the City of Minneapolis regarding the proposed Graves Group, Moxy Hotel project, 1121 West Lake Street, in Minneapolis. As we have discussed, the aforementioned application is currently scheduled for presentation and consideration before the Minneapolis Planning Commission on February 8<sup>th</sup>, 2016.

With this letter, I respectfully request the City of Minneapolis Planning Commission to vote in opposition to all land-use applications relating to the proposed Graves Group, Moxy Hotel project. At a minimum, I request the Planning Commission to lay this matter over to a later cycle before consideration due to incomplete and ambiguous information from the applicant.

Please be reminded the Calhoun Area Residents Action Group (CARAG) Neighborhood Board voted against supporting the current project by a margin of 41-10. Further, a significant number of neighbors who live near the proposed project site and oppose the applications were not able to attend that meeting. I ask the Planning Commission to give weight and deference to the position of the neighborhood association and concerns of residential neighbors with homes immediately near the proposed project.

I oppose the proposed project due to the applicant's request for a rezoning that is not consistent with the Uptown Small Area Plan, (USAP) 2008. Further, the proposed project is not consistent with tenets set for in the City of Minneapolis Comprehensive Plan. Please review our concerns regarding the applicant's current traffic study, building design descriptions, and potential urban environmental impacts on my home and several homes immediately next to the project.

**The Applicant misinterprets the Uptown Small Area Plan (USAP) as approved in 2008:**

Rather than recite specific technical information submitted within the CARAG Board's resolution and submitted by other neighbors, please consider several pertinent points:

-The USAP sets forth heights limits of 56 feet on the south side of Lake Street.

-The USAP sets forth any hotels should be located in the designated Activity Center.

Ms. Kimberly Holien  
February 1, 2016  
Page two.

- The applicant misinterprets the area designated as an Activity Center and arbitrarily transfers land-use and height limits from the north side to the south side of Lake Street.
- There has been no new development on the south side of Lake Street other than new one and one half story business developments. The applicant's declaration regarding a changing trend and character in development of the area, thereby justifying rezoning with height variances, is not based in fact.
- During the Uptown Small Area Plan study meetings and Planning Charrette, commercial developers set forth they wanted predictability for land-use and planning investments. (USAP, page five),
- Current residential neighbors on Emerson, Fremont, and Dupont Avenues at Lake Street have purchased and invested in our homes based on the planning guidelines and reasonable expectations set forth in the USAP, 2008.
- The purpose of the USAP, 2008, and Minneapolis Comprehensive Plan is to set forth planning policy principles to assure balanced and sustainable growth in our city. If the Planning Commission and City of Minneapolis abandons these documents for "spot" rezoning at will, what is the value of city planning and what confidence should any resident have in the City of Minneapolis?
- If the Planning Commission and City of Minneapolis abandons the USAP, 2008, a precedent will be set affecting all residential neighborhoods across Lake Street.

**The Applicant's Travel Demand Management Parking study is ambiguous and incomplete:**

The applicant's Travel Demand Management Plan (TDMP) traffic and parking study holds assumptions that are not well based. The applicant's TDMP holds information foretelling creation of traffic patterns that may be dangerous to the general public and guests of the proposed project. We recommend an independent traffic study of this area in Uptown.

- 1) The TDMP study sets forth the auto trip generation expectation with 74 autos during peak arrivals and departures during *weekdays*.
- 2) The proposed hotel guest drop-off area on the south side of building may cause entering automobile traffic to stop and wait while guests arrive and depart. When the five on-site parking stalls are occupied and arriving or departing cars are delayed, waiting cars will line up and block Emerson Avenue. This will create a dangerous traffic condition for public cars traveling south on Emerson Avenue. Cars traveling east on Lake Street at posted speed and turning right, or southward, onto Emerson Avenue will face a blind obstruction with standing hotel cars within 50 feet of the corner. The applicant's traffic plan creates a hazardous condition with the potential for rear-end collisions at posted speed with the public and hotel motorists.
- 3) Other than five drop-off parking spaces, there is no area in the proposed project traffic and parking plan to allow cars to turn or reverse direction.
- 4) The TDMP reveals the proposed project auto traffic exits into the public alley. While the plan shows exiting cars turning left, there is no angled cement curb to assure hotel traffic does not exit south into the residential alley.

- 5) The proposed project sets forth the design to build the east wall of the hotel on the alley line with a minor set-back at the Lake Street public sidewalk. From the TDMP, departing traffic will turn left, northward, into the alley to eastbound Lake Street. The proposed project traffic plan sets forth a one way commercial traffic routing within a single lane two-way public alley.
- 6) From the commercial traffic plan set forth prior, there is no area to reverse directions of cars in the event of autos meeting head-on. Residential and other vehicles entering the Emerson-Dupont alley will not be able to back up onto Lake Street in a safe and reliable manner.
- 7) The proposed project TDMP reveals delivery trucks will stop and use the same location as hotel guest entrances and exits. The applicant states deliveries and other service vehicles will use off-peak times to access the hotel. However, this may lead to excessive commercial district noise on residential homes in the early morning and late night hours. At this time, the location of garbage and refuse receptacles are not provided in the TDMP or developers schematic drawings.
- 8) The project TDMP arbitrarily declares impacts on residential streets are "not expected" However, the valet parking scheme from 1121 West Lake Street will have four valet transit routes available through the residential neighborhood streets. The TDMP neglects to list the routes and residential streets the commercial contract valet parking employees would travel. The options are:
  - a) Depart curb side or alley and merge three lanes across Lake Street in one half of one block, to turn left and westward onto Lagoon. This merge is unsafe and illegal by traffic code.
  - b) Once on westbound Lagoon, valets can turn left, or south, onto residential Emerson Avenue, continue to west to 31<sup>st</sup> Street and turn right, west, to the Calhoun Square parking ramp.
  - c) Once on westbound Lagoon, the valet can continue westward to Girard Avenue and turn left to the Calhoun Square parking ramp. However this route intersects with significant vehicle and pedestrian traffic.
  - d) Depart curb side or alley and continue eastward on Lake Street, turning right or south on residential Colfax Avenue to 31<sup>st</sup> Street, turn right and proceed westward to the Calhoun Square parking ramp.

While under valet service, the proposed project guest vehicles are essentially under commercial contract. The TDMP has neglected to list the routes and potential impacts the proposed project's valet service may have on our residential streets. Valet service is time sensitive and may lead to excessive speed.

- 9) The city's parking requirement for the hotel and restaurant is 35 spaces. Graves is proposing five spaces onsite and 35 leased spaces in the Calhoun Square ramp, for a total of 40 spaces. The TDMP statement that the parking requirement is 41 spaces is incorrect (and may not have taken into account a 25 percent reduction given location in Pedestrian Overlay zoning district).

Ms. Kimberly Holien  
February 1, 2016  
Page four.

- 10) Continued). When the ramp was expanded, Calhoun Square gained a variance because they were providing slightly less than the required amount of parking. The Ackerberg Group, new owners of Calhoun Square, have an "excess" of parking spaces. The current parking requirement for Calhoun Square is 536 spaces and the ramp has 731 spaces, leaving 195 spaces for "other uses". A reasonable question becomes, what other new development in Uptown, including the Ackerberg Group's development of their own vacant lot immediately next to their Calhoun Square parking ramp, may cause the Graves Moxy parking contract to be decreased or terminated? Further, where and how will the proposed project's parking requirements be located?
- 11) The proposed project valet parking contract with "C & C Valet Parking" and Calhoun Square is an "at-will" contract and subject to termination at any time.
- 12) The proposed project TDMP provides no hotel employee parking whatsoever.
- 13) For our area neighbors, I believe the applicant's TDMP reliance on transit and bicycle modes of transportation are not realistic. There is not light rail transit in Uptown. Asserting hotel patrons are going to ride bicycles with luggage is not realistic. Further, the TDMP has not analyzed the location of employee parking taxi stands, route time for arrival of taxi's, and potential impacts, if any, on the residential neighborhood streets.

With the applicant's current TDMP, my neighbors and I see the proposed project creating a dangerous traffic pattern at Emerson Avenue and on West Lake Street. Several questions become apparent:

- 14) What impact will the proposed project traffic flow have on the Emerson Avenue and Lake Street intersection? As well, on Lake Street east to Colfax Avenue?
- 15) Who will be held liable for an automobile collision on Emerson Avenue or the Emerson-Dupont alley at Lake Street if the current traffic configuration is approved?
- 16) As the Calhoun Square parking ramp is the valet's parking location for the proposed project, as the Ackerberg Group stands to gain financially from the proposed project, as the Ackerberg Group owns the vacant lot next to Calhoun Square parking ramp and both locations are in the USAP Activity Center, would the applicant's proposed hotel project be better located next to the Calhoun Square parking ramp on Ackerberg Group's own property?

The Applicant's proposed project diagrams and project description text omits important design and construction factors that may impact residential neighborhood livability:

- 17) The applicant has failed to disclose in the text of the proposed project that roof-top patios are currently designed for the sixth floor penthouse hotel rooms.

We disagree with the applicant's description of a 123 room Uptown hotel as a "boutique hotel". Roof-top patios remain highly controversial. I believe the proposed roof-top patios are unacceptable. My residential neighbors concur and we find the applicant's omission disingenuous. We are concerned that hotel room and patio noise will travel into our back yards and homes. If the proposed project were to be approved, the roof-top patios could be expanded easily without assurance of public review. From the proposed project, we have a real potential for the loss of the privacy and enjoyment of our own residential back yards.

Ms. Kimberly Holien  
February 1, 2016  
Page five.

- 18) The applicant has failed to disclose to the City of Minneapolis what type of footings, basement foundation, and retaining structure to hold Lake Street in place during construction, will be built with the proposed project.

I remain concerned for several of our neighbor's household foundations that may not withstand the construction of the proposed project. I find it completely unacceptable that the applicant and City of Minneapolis would expect our residential homes to be damaged to accommodate a development that is not permitted under the current zoning code nor consistent with the land-use principles set forth and approved in the USAP, 2008.

- 19) The applicant has failed to disclose to the City of Minneapolis where the existing utility poles on the alley line of 3005 Emerson and 3000 Emerson, and extend southward through our Emerson-Dupont alley, will be moved.

- 20) The applicant has issued drawings for the proposed project with artistic renderings that are misleading. There is no drawing of how the proposed development will stand next to, and over, our residential two-story homes in scale. The architect's drawing chooses to include trees with foliage over the south side of the proposed project as viewed from Emerson Avenue at mid-block. However, foliage is fallen for at least six months of the year. The architect provides no drawings from the Emerson-Dupont alley which would show the inconsistency between the proposed project and the tenets of the USAP, 2008, and Minneapolis Comprehensive Plan, Policy, 1.1.4, 1.1.5, 1.1.6, 1.2.1, 1.7.3, and Future Land use, Urban Residential.

- 21) The applicant has not listed CARAG neighborhood meetings correctly. They omit the final two CARAG meetings, wherefrom a resolution was passed to not approve the applicant's land-use rezoning, with the associated variances, by a margin of 41-10, with many neighbors who live in the immediate area and oppose the proposed project absent.

I respectfully request the Planning Commission to review the Emerson, Fremont, Dupont at Lake Street Neighborhood petition with many signatures from Minneapolis residents who live nearby and oppose the project as currently proposed.

Finally, I am aware the proposed project does not require an Environmental Assessment Worksheet (EAW) to be completed. However, my neighbors and I remain very concerned the project will introduce excessive ambient light, with vent fan, hotel room, and vehicle horn noise into our backyards. We believe because an EAW is not required, the Planning Department and City of Minneapolis has an even higher responsibility to assure residential neighbors do not lose the peaceful and quiet enjoyment of our back yards and homes.

The Graves Moxy Hotel Project as currently proposed, has the real potential to *destabilize* the livability of our homes and neighborhood. There are many unanswered questions regarding the proposed project and I believe better alternatives exist for a hotel in Uptown. My recitals herein are not intended to be construed as all-inclusive of the issues at hand and may omit subject areas wherein remedy may be available to a Minneapolis resident.

I remind all parties concerned that the USAP, 2008, was adopted after several years of careful consideration, study, and input from business, developers, and the public. The proposed project is inconsistent with several of the major tenets of the plan including keeping high intensity uses (including hotels) in the designated Activity Center. As well the

Ms. Kimberly Holien  
February 1, 2016  
Page six.

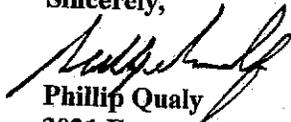
USAP, 2008, sets forth that tall commercial buildings are to remain on the north side of Lake Street. If the Planning Commission and City Minneapolis feels these provisions and principles of the USAP, 2008, and Minneapolis Comprehensive Plan should be revisited, the correct, appropriate and orderly process will be to reopen the USAP, 2008, so that the impact of such planning amendments can be considered in the context of the entire study area. It is not appropriate to ignore and effectively amend the USAP, 2008, by rezoning a single property.

I understand that Minnesota statutes require municipal zoning to be consistent with comprehensive planning. If the Planning Commission and City of Minneapolis should advocate and allow rezoning the proposed project site to expand the Uptown Activity Center to the south side of Lake Street at Emerson Avenue, that action would not be consistent with the USAP, 2008, the Minneapolis Comprehensive Plan, and would stand state law on its head. That would not be acceptable.

The proposed project remains controversial. I respectfully request the City of Minneapolis Planning Commission to vote to deny all of the applicant's land-use applications in their entirety at this time.

Thank you for your review and consideration of this letter of concern.

Sincerely,



Phillip Qualy  
3021 Emerson Avenue South  
Minneapolis, Minnesota 55408

cc: Mr. Thomas Johnson, Gray Plant Mooty  
State Senator Scott Dibble  
State Representative and Minority Leader Paul Thissen  
The Honorable Mayor Betsy Hodges, City of Minneapolis  
The Honorable Barbara Johnson, City Council President  
The Honorable Tenth Ward Council Member Lisa Bender  
Ms. Dianna Boegemann, CARAG Chairperson  
Emerson, Fremont, Dupont at Lake Street Neighbors.



LOWRY HILL EAST · MINNEAPOLIS

February 5<sup>th</sup>, 2016

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Bill Neumann

Frank Brown

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Beth Harrington

Michael Friedman

Dear Council Member Bender,

On behalf of the Lowry Hill East Neighborhood Association, I would like to advise you of the position taken by the Lowry Hill East Neighborhood Association regarding the proposed hotel on Lake and Emerson. After hearing the recommendations of the Zoning and Planning Committee, the Board voted at its January meeting, with a 6-5 voice vote, to oppose the current development as it does not comply with the Uptown Small Area Plan. Thank you for your time and consideration.

Regards,

Kristina Erazmus  
Executive Coordinator, LHENA  
Wedgecoordinator@gmail.com  
612-3676468

cc: CM Lisa Bender,  
[lisa.bender@minneapolisismn.gov](mailto:lisa.bender@minneapolisismn.gov)  
[mailto:lisa.bender@minneapolisismn.gov](mailto:ben.somogyi@minneapolisismn.gov)  
Ben Somogyi, [ben.somogyi@minneapolisismn.gov](mailto:ben.somogyi@minneapolisismn.gov)

## Holien, Kimberly

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**From:** JoAnn Brown <jbrown@artmaterialsonline.com>  
**Sent:** Thursday, February 04, 2016 8:00 PM  
**To:** Bender, Lisa  
**Subject:** Graves Hotel

We think it would be a great addition to Uptown.

JoAnn Brown and Larry Brown,  
Art Materials  
2728 Lyndale Avenue South  
Minneapolis, MN 55408

**Holien, Kimberly**

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**From:** Amy Rutherford <amyarutherford@gmail.com>  
**Sent:** Thursday, February 04, 2016 10:49 PM  
**To:** Bender, Lisa  
**Subject:** Hotel

The hotel in uptown would benefit the area!!!!!!

## Holien, Kimberly

---

**From:** Elizabeth Walke <ewalke1@hotmail.com>  
**Sent:** Monday, February 08, 2016 9:39 AM  
**To:** Holien, Kimberly  
**Subject:** Emerson and Lake

Dear Planning Commission,

We have respectfully listened to the revised proposal for a Hotel at Emerson and Lake with the reduction in units to 120 with minimal on-site parking. Again, our objections are not to a hotel in Uptown but to THE proposed hotel on this parcel in the non-activity area of Uptown ( as described in the small area plan). For this project a zoning change in addition to several variance and conditional use exceptions would be required, violating not only the essence but spirit of the small area plan. This proposal on this site would create a significant negative source of activity due to the number of souls intended to be housed, the number of vehicle which would be shuffled, employees, etc. As a pedestrian living in this area, this would adversely affect our livability in this neighborhood. This would also establish a very bad trend for development on the south side of Lake Street in CARAG. Despite our desire for an Uptown hotel, the scale and manner of this project as described, simply is not a fit in this location and violates the uniqueness of CARAG's residential character and livability. Bottom line we do not support this proposal.

Thank you,

Elizabeth Walke and Steve Grotbo (CARAG residents)

## Holien, Kimberly

---

**From:** Stacey Kelly <stacey.kelly@mono-1.com>  
**Sent:** Monday, February 08, 2016 11:46 AM  
**To:** Holien, Kimberly  
**Subject:** hotel please!

As an employee of mono, located on the corner of 1350 Lagoon Avenue in Uptown, and a supporter of the Uptown community, I am writing to express my wholehearted support of the 6-story hotel that has been proposed in Uptown, on the southeast corner of Lake St and Emerson Ave S.

I am advocating for the approval of the current hotel design and location because the proposed Uptown Hotel:

- Supports both the current and growing Uptown office market's business travel needs. Both clients and candidates fly in to meet at mono, and I'd love to have them nearby rather than downtown.
- Provides a low-cost place for guests of neighbors to stay, an amenity that is sorely lacking in the Uptown area
- Helps connect the Uptown core at Hennepin and Lake with the LynLake commercial district along with other recent mixed-use developments along Lake Street.
- Enhances the sidewalk on the south side of Lake Street with more sidewalk space, seating, and bike racks.
- Adds pedestrian traffic to Lake Street, providing more customers and diners for local businesses, while helping calm Lake Street.
- Brings new jobs in an established transit corridor, serving many moderate- and low-income residents across Minneapolis and St Paul. This area is also well-served to the region by bicycle via the Midtown Greenway with exits at Girard and Bryant Avenues.
- Adds a small-scale restaurant serving primarily hotel guests and neighbors within walking or biking distance.

--

stacey kelly  
producer

mono  
[612-454-4900](tel:612-454-4900) main  
[mono-1.com](http://mono-1.com)  
minneapolis | san francisco

## Holien, Kimberly

---

**From:** Alison Clark <aclark@mono-1.com>  
**Sent:** Monday, February 08, 2016 11:45 AM  
**To:** Bender, Lisa; Holien, Kimberly  
**Subject:** hotel in uptown

As an employee of mono, located on the corner of 1350 Lagoon Avenue in Uptown, and a supporter of the Uptown community, I am writing to express my wholehearted support of the 6-story hotel that has been proposed in Uptown, on the southeast corner of Lake St and Emerson Ave S.

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alison clark  
group account director

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[612-454-4900](tel:612-454-4900) main  
[mono-1.com](http://mono-1.com)  
minneapolis | san francisco

## Holien, Kimberly

---

**From:** Tim Blevins <tblevins@mono-1.com>  
**Sent:** Monday, February 08, 2016 11:48 AM  
**To:** Holien, Kimberly  
**Subject:** hotel in uptown

A hotel in uptown will help local businesses.

--

tim blevins  
creative

mono  
612-454-4900 main  
[mono-1.com](http://mono-1.com)  
minneapolis | san francisco

## Holien, Kimberly

---

**From:** Tracy Tabery-Weller <tracy.tabery-weller@mono-1.com>  
**Sent:** Monday, February 08, 2016 11:55 AM  
**To:** Bender, Lisa; Holien, Kimberly  
**Subject:** hotel in uptown

Good morning Lisa and Kimberly,

My name is Tracy Tabery-Weller and spend every weekday in Uptown. I lived in the neighborhood for years before moving to a "burb" to raise my kids a few years back.

As an employee of mono, located on the corner of 1350 Lagoon Avenue in Uptown, and a supporter of the Uptown community, I am writing to express my wholehearted support of the 6-story hotel that has been proposed in Uptown, on the southeast corner of Lake St and Emerson Ave S.

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- Adds a small-scale restaurant serving primarily hotel guests and neighbors within walking or biking distance.

I hope that you reach out if you have any questions from me. I know I'm not a resident/home-owner, but I contribute to the neighborhood 50 weeks out of the year :)

Best,  
Tracy

tracy tabery-weller  
content/broadcast production director

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[612-454-4932](tel:612-454-4932) direct  
[612-454-4900](tel:612-454-4900) main  
[mono-1.com](http://mono-1.com)  
minneapolis | san francisco

## Holien, Kimberly

---

**From:** Joe King <jking@mono-1.com>  
**Sent:** Monday, February 08, 2016 11:59 AM  
**To:** Holien, Kimberly; Bender, Lisa  
**Subject:** hotel in uptown

As an employee of mono, located on the corner of 1350 Lagoon Avenue in Uptown, and a supporter of the Uptown community, I am writing to express my wholehearted support of the 6-story hotel that has been proposed in Uptown, on the southeast corner of Lake St and Emerson Ave S.

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Thank you.

joe king  
group account director

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[612-454-4900](tel:612-454-4900) main  
[mono-1.com](http://mono-1.com)  
minneapolis | san francisco

## Holien, Kimberly

---

**From:** Amanda Clark <amanda.clark@mono-1.com>  
**Sent:** Monday, February 08, 2016 12:01 PM  
**To:** Bender, Lisa; Holien, Kimberly  
**Subject:** Graves hotel in Uptown

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- Provides a low-cost place for guests of neighbors to stay, an amenity that is sorely lacking in the Uptown area
- Helps connect the Uptown core at Hennepin and Lake with the LynLake commercial district along with other recent mixed-use developments along Lake Street.
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- Adds pedestrian traffic to Lake Street, providing more customers and diners for local businesses, while helping calm Lake Street.
- Brings new jobs in an established transit corridor, serving many moderate- and low-income residents across Minneapolis and St Paul. This area is also well-served to the region by bicycle via the Midtown Greenway with exits at Girard and Bryant Avenues.
- Adds a small-scale restaurant serving primarily hotel guests and neighbors within walking or biking distance.

--

amanda clark  
creative

mono  
612-454-4900 main  
[mono-1.com](http://mono-1.com)  
minneapolis | san francisco

## Holien, Kimberly

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**From:** Michelle Courtright <michelle@madetocreate.com>  
**Sent:** Monday, February 08, 2016 12:20 PM  
**To:** Holien, Kimberly  
**Subject:** Hotel in Uptown

Hi Kimberly-

I am one of the owners of Made, a creative agency in the Rainbow Building. I am writing to express my support of the hotel that has been proposed in Uptown, by Graves Hospitality. We've had quite a few clients that needed to fly into Minneapolis and they all ended up staying downtown (which is fine, but doesn't really give the creative vibe we're all about). I pine for the small, boutique hotels that Brooklyn and Harlem have incorporated into neighborhoods, that end up being hubs for happy hours and dinners. I know you are probably getting a small but vocal group against something like this, so I thought I'd chime in with my two cents. Please let me know if you would like to talk further. Thanks! Michelle

**Michelle Courtright**

**made | etc.**

1422 West Lake Street | Minneapolis MN 55408

612.677.2902 D | 612.619.1075 C

[www.madetocreate.com](http://www.madetocreate.com)

[www.etcetetcetc.com](http://www.etcetetcetc.com)

@tangibleagency

*Legal Business: The ground breaking innovations and words of genius in this email may contain some information we'd like to keep just between us. If you are someone other than the person this email was addressing, you are now within our circle of trust and are officially notified that any disclosure, copying, distribution, retention or any other non-authorized use of this content is strictly prohibited (and just a little uncalled for). If this email has reached you by error, please set it on fire instantly and forget you saw anything. Furthermore, the words spoken are straight from the author's fingers and not the fingers of everyone in the company, so if anything embarrassing is stated or revealed, that's on them. Finally, if any of the above stated guidelines are violated, we have our best goons on standby. Thank you.*

## Holien, Kimberly

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**From:** Jolene Lew <jlew@mono-1.com>  
**Sent:** Monday, February 08, 2016 12:21 PM  
**To:** Bender, Lisa; Holien, Kimberly  
**Subject:** I Support the Uptown Hotel

Good morning,

As an employee of mono, located on the corner of 1350 Lagoon Avenue in Uptown, and a supporter of the Uptown community, I am writing to express my wholehearted support of the 6-story hotel that has been proposed in Uptown, on the southeast corner of Lake St and Emerson Ave S.

I am advocating for the approval of the current hotel design and location because it supports both the current and growing Uptown office market's business travel needs. Both clients and candidates fly in to meet at mono, and I'd love to have them nearby rather than downtown. Currently there is no option for us to use.

Thanks for your support in continuing to improve this wonderful part of Minneapolis!

Jolene

--  
jolene lew  
creative resource director

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[612-454-4900](tel:612-454-4900) main  
[mono-1.com](http://mono-1.com)  
minneapolis | san francisco

## Holien, Kimberly

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**From:** Jane Delworth <jdelworth@mono-1.com>  
**Sent:** Monday, February 08, 2016 12:36 PM  
**To:** Holien, Kimberly  
**Subject:** Proposed Uptown Hotel

As an employee of mono, located on the corner of 1350 Lagoon Avenue in Uptown, and a supporter of the Uptown community, I am writing to express my wholehearted support of the 6-story hotel that has been proposed in Uptown, on the southeast corner of Lake St and Emerson Ave S.

I am advocating for the approval of the current hotel design and location because the proposed Uptown Hotel:

- Supports both the current and growing Uptown office market's business travel needs. Both clients and candidates fly in to meet at mono, and I'd love to have them nearby rather than downtown.
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- Adds pedestrian traffic to Lake Street, providing more customers and diners for local businesses, while helping calm Lake Street.
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- Adds a small-scale restaurant serving primarily hotel guests and neighbors within walking or biking distance.

Thank you,

Jane Delworth

--  
  
jane delworth  
managing director, san francisco

mono  
415-612-2310 direct  
612-454-4900 main  
mono-1.com  
minneapolis | san francisco

## Holien, Kimberly

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**From:** Lara Norkus-Crampton <lnorkuspc06@yahoo.com>  
**Sent:** Monday, February 08, 2016 12:38 PM  
**To:** Bender, Lisa  
**Cc:** Somogyi, Ben; Holien, Kimberly  
**Subject:** Fw: Please deny the Graves Hotel proposal at Lake St and Emerson AV S (resent with images separated out)  
**Attachments:** IMG\_0662.PNG; FullSizeRender.jpg

(Resending this email with attachments separated out to eliminate the Banner Effect of the text. Please see following email for images.)

Dear Lisa,

I am writing to you in support of the careful implementation of land use practices called for in the ratified Uptown Small Area Plan. In accordance with the letter and stated goals of the USAP, the Graves hotel proposal at Lake and Emerson is an example of a nice proposal for the wrong site. There are plenty of under-utilized and/or vacant sites in the existing Uptown area between Lake St and the Greenway for a proposal of this kind. Spot Upzoning to C3A right next to an existing residential neighborhood conflicts directly with the Plan.

**"Focusing the Most Intense Development in the Core The Plan proposes the majority of new growth to occur in the Core of Uptown (the Activity Center and the Urban Village). This area of Uptown can accommodate the most growth because there is ample vacant and underutilized land and it is the area of Uptown best served by transit. Defining the Edges of New Growth The Plan carefully manages the edges of new growth such that transitions to the neighborhoods are predictable. Areas north of the Greenway and south of Lake Street will be carefully designed to preserve the valuable residential qualities of the adjacent neighborhoods."** Page 47  
[http://www.ci.minneapolis.mn.us/www/groups/public/@cped/documents/webcontent/convert\\_259658.pdf](http://www.ci.minneapolis.mn.us/www/groups/public/@cped/documents/webcontent/convert_259658.pdf)

A spot zoning of this kind would make transitions to the neighborhoods South of Lake St completely Unpredictable. The Plan describes and illustrates exactly how appropriate transitions can be accomplished.

**"The south edge of Lake Street should intensify with mixed-use development. The new development should have retail at grade, on Lake Street, but should transition in height as it turns the corner and approaches the existing neighborhood. The CARAG neighborhood envisions the block between Lake and 31st Street as an appropriate plan for some new "lifestyle" (medium density, low maintenance, and compact) housing, particularly closer to Lake Street, with greater density than currently exists, and with a scale and form similar to existing houses. This Plan supports the goals of improving the neighborhood's relationship to Lake Street by accommodating such changes."** Page 58  
[http://www.ci.minneapolis.mn.us/www/groups/public/@cped/documents/webcontent/convert\\_259658.pdf](http://www.ci.minneapolis.mn.us/www/groups/public/@cped/documents/webcontent/convert_259658.pdf)

These concepts are supported by images and illustrations on how this can be accomplished. The first image is from a page of the Plan that focuses specifically on appropriate transitions from Lake Street and a menu of potential options to accomplish it. This was one of the elements of the Plan that earned it an award from the American Planning Association.

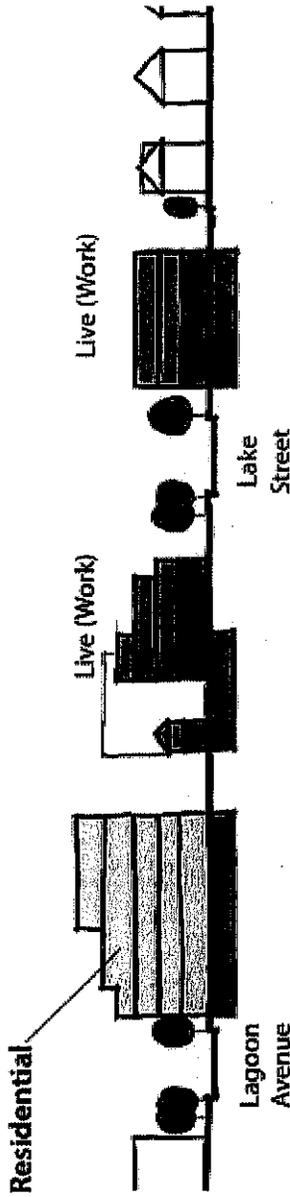
The second image from the Plan shows an illustration of a Cross Section of Emerson Ave South specifically--with transitions of Height, scale and intensity of land uses from the Urban Core to residential neighborhoods south of Lake St and north of the Greenway.

A new hotel would be a welcome addition to Uptown. It would be appropriate on one of the many underutilized sites north of Lake St. This was one of the main goals of the USAP. To focus more density, scale, and intensity into areas in the center of the Uptown Core business district and provide zoning and site plan buffers that mitigate any potential conflicts with the existing high quality residential neighborhoods.

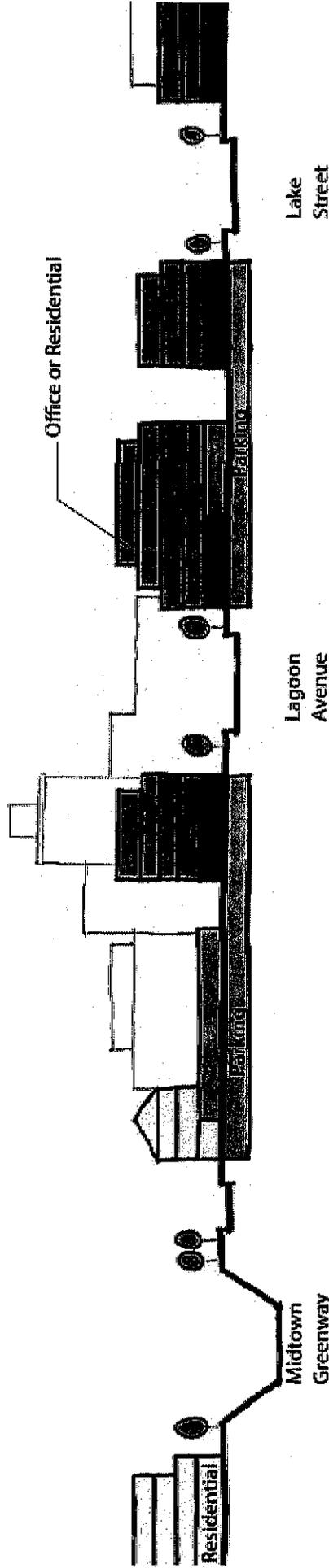
Thank you for your consideration.

~Lara Norkus-Crampton

3149 James Ave South

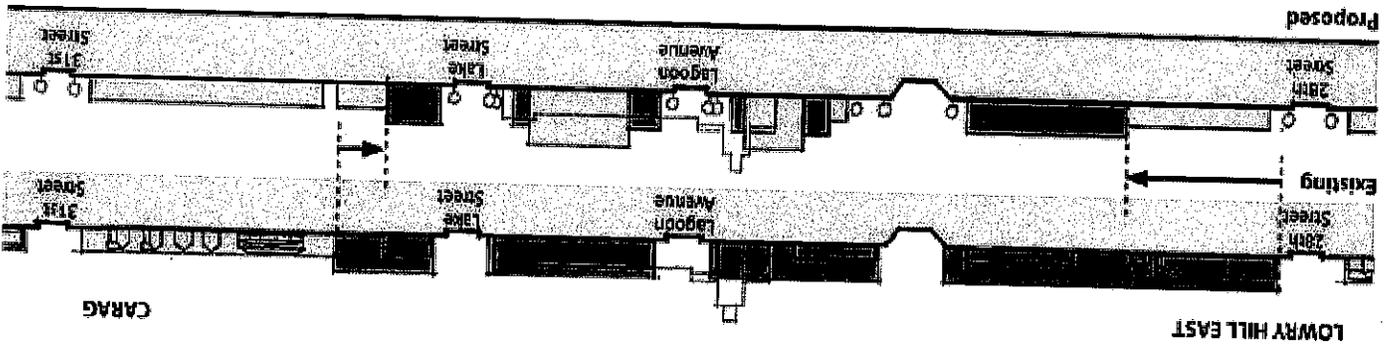


Section BB (West Lake Street at Irving Avenue): The West Lake Street Live/Work District should contain apartments, lofts and live/work buildings. Small scale retail related to the arts or to lake/recreational activities is acceptable on corners.

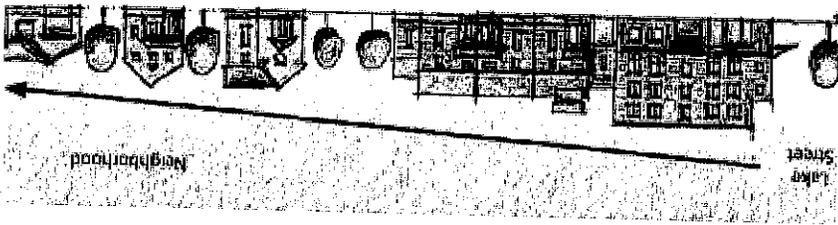
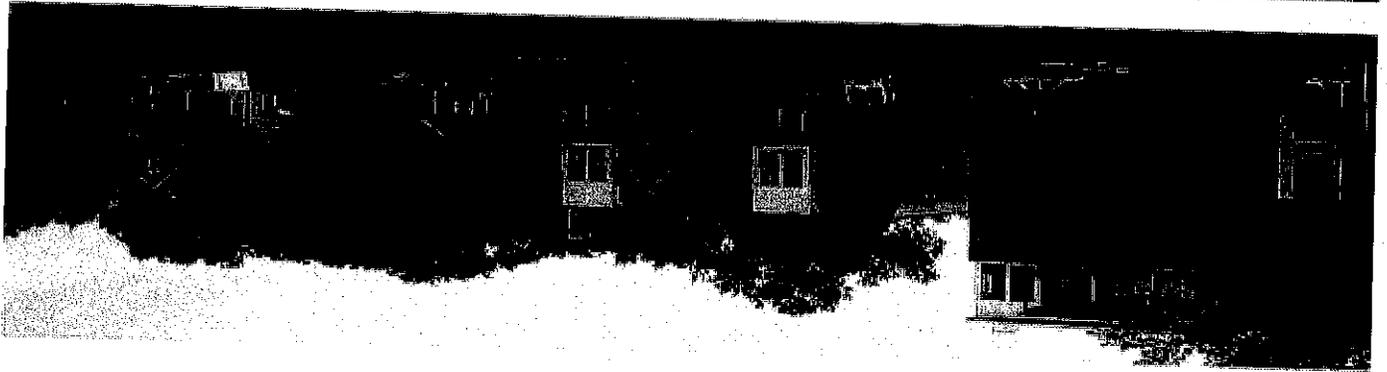


Section CC (Urban Village at Emerson Avenue): The Urban Village should contain multi-story buildings with parking beneath. Retail should line Lagoon Avenue and Lake Street.

# Neighborhood Transitions to the North and South

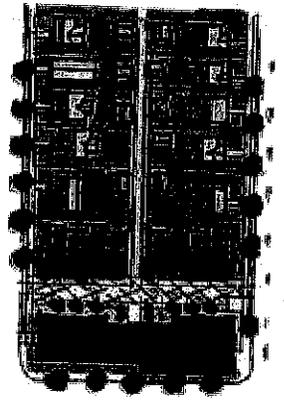


Neighborhood Transitions and Building Height: Buildings will be sculpted to create development capacity in the Core while still preserving neighborhoods and creating high quality public realm.



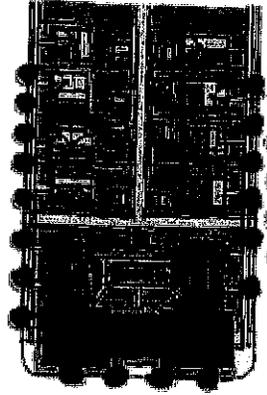
Building Scale: Buildings step down in scale as they transition from the mixed-use core to the neighborhoods

CARAG Lane



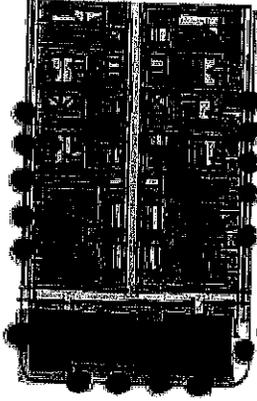
Lake Street

Courtyard and Accessory Buildings



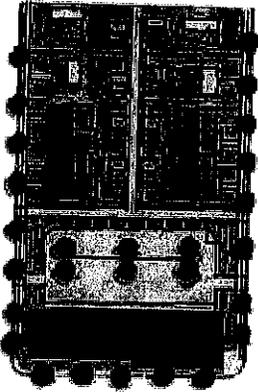
Lake Street

Step Down in Building Scale



Lake Street

Alley and Landscaping (least preferred, requires extensive landscaping)



Lake Street

## Holien, Kimberly

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**From:** Britta Savik <bsavik@mono-1.com>  
**Sent:** Monday, February 08, 2016 1:52 PM  
**To:** Bender, Lisa; Holien, Kimberly  
**Subject:** Uptown Hotel

Lisa and Kimberly,

As an employee of mono, located on the corner of 1350 Lagoon Avenue in Uptown, and also a resident and supporter of the Uptown community, I am writing to express my wholehearted support of the 6-story hotel that has been proposed in Uptown, on the southeast corner of Lake St and Emerson Ave S.

I am advocating for the approval of the current hotel design and location because the proposed Uptown Hotel:

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- Adds a small-scale restaurant serving primarily hotel guests and neighbors within walking or biking distance.

I truly hope this proposal is approved by the city council.

Thanks,  
Britta.

--

britta savik  
account director

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