

Phillip Qualy
3021 Emerson Avenue So
Minneapolis, MN 55408.

March 17, 2016

The Honorable
City Council President Barbara Johnson
City of Minneapolis
350 South Fifth Street
Minneapolis, MN 55415

Via: Email Scanned PDF File.

RE: Minneapolis City Council Agenda: Request to Lay-Over Proposed Graves Moxy Hotel.

Dear Council President Johnson,

Today my neighbors and I have learned the proposed Graves Moxy Hotel at 1121 West Lake Street does not currently have the required and necessary hotel guest parking spaces.

Enclosed herewith, please find copies of emails from Minneapolis CPED project manager Ms. Kimberly Holien stating the proposed project -only has potential parking locations- at this time. So as to be clear, the proposed 123 room hotel has only six on-site parking spaces.

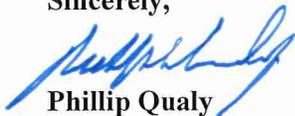
As the residents who live on block of the proposed project, we have requested the opportunity to review the applicant's updated Travel Demand Management Parking study. No updated travel and parking plan with final project information exists. No variance from the project parking requirements exists. No other parking information has been provided in an updated format for timely review by residents or going before the City Council.

Also enclosed herewith, please also find our Emerson Group document responding to public comments concerning safety issues at the project sight, intersection of Lake Street and Emerson Avenue, the applicant's anticipated valet parking plan, and transit corridor.

With this letter, my neighbors and I respectfully request the Minneapolis City Council to hold or lay-over the proposed Graves/Moxy Hotel project on the City Council agenda until such a time the applicant has, in fact, the required parking for the proposed project.

The aforementioned project remains highly controversial. Thank you.

Sincerely,



Phillip Qualy
3021 Emerson Avenue South
Minneapolis, Minnesota 55408

enclosure

cc: Mr. Thomas Johnson, Counsel, Gray Plant Mooty.
Ms. Kimberly Holien, CPED Minneapolis
Emerson, Fremont, Dupont, at Lake Street Neighbors.

Phillip Qualy
3021 Emerson Avenue So
Minneapolis, MN 55408.

March 2, 2016

The Honorable
City Council Member Lisa Bender
City of Minneapolis
350 South Fifth Street
Minneapolis, MN 55415

Via: Email Scanned PDF File.

RE: Zoning and Planning Commission Agenda: Proposed Graves Hotel Group Application.

Dear Council Member Bender,

Enclosed herewith, please find a copy of the Minneapolis Star and Tribune commentary titled "Uptown Minneapolis hotel proposal has broad implications", of which I am author.

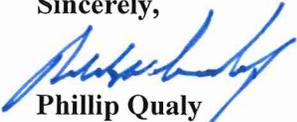
Please find a copy of a memo received from the Ackerberg Group earlier today stating the proposed hotel has no agreement for parking at the Calhoun Square parking ramp. Further, they were not aware of any such information from the Graves/Moxy hotel group and they do not have space available to park cars from the proposed hotel project.

The proposed 123 room hotel has five on-site parking spaces. Apparently, incorrect information in the applicant's Travel Demand Management Parking study has been provided. No other parking information has been provided in an updated format for timely review before the City of Minneapolis Zoning and Planning hearing tomorrow.

We request all Graves/Moxy hotel applications be denied in their entirety. The aforementioned project remains highly controversial. Thank you for your review.

With kindest regards, and,

Sincerely,



Phillip Qualy
3021 Emerson Avenue South
Minneapolis, Minnesota 55408
612-239-4414

enclosure

cc: Mr. Thomas Johnson, Gray Plant Mooty.
Ms. Kimberly Holien, CPED Minneapolis
Emerson, Fremont, Dupont, at Lake Street Neighbors.

UTU-SMART-TD Minnesota

From: "UTU-SMART-TD Minnesota" <utumlegbd@visi.com>
Date: Wednesday, March 02, 2016 2:16 PM
To: "Brian Trinh" <briantrinh@Ackerberg.com>
Subject: Propsoed Graves Hotel Parking Information Inquiry/Ackerberg Response and INquiry-Star Tribune Article

Hello Brian,

We received the information referenced below from the developer. I am forwarding to our legal counsel, Mr. Thomas Johnson, Gray, Plant, Mooty, for his review. This is certainly significant. I will let you know as soon as possible as this is an issue we want to be aware of. Thank you for bringing this to our attention.

Phillip Qualy
612-239-4414

From: [Brian Trinh](#)
Sent: Wednesday, March 02, 2016 11:21 AM
To: utumlegbd@visi.com
Subject: Star Tribune Article

Hi Philip!

Hope you are doing well. Can you tell me where you go the information about the parking leasing?

□□□The proposed hotel is six and five stories, with 123 guest rooms and a restaurant. With only five on-site parking spaces and 35 leased parking spaces at the Calhoun Square parking ramp several blocks away, with potential traffic impacts on the Lake Street and Emerson Avenue intersection and with valet routes through residential neighborhoods, safety and compatibility concerns remain unanswered.□□□

Because that is incorrect. This is the first we have heard about this and is actually impossible for us to lease that many spaces out.



Brian Trinh | Marketing Manager
Calhoun Square | 3001 Hennepin Ave. | Minneapolis, MN 55408
D 612.465.0283 C 952.217.7143
www.ackerberg.com briantrinh@ackerberg.com

Joel-

My client received the email below in response to the op-ed piece which ran in today's StarTribune. It concerns the availability of off-site parking for the proposed Moxy hotel on Emerson and Lake. As you can see, there is no agreement to allow valet parking for the hotel in Calhoun Square as represented by the developer. This was confirmed by the Parking Manager for Calhoun Square.

Without an agreement in place for off-site parking, the proposed project does not meet the minimum requirements for parking under the City ordinance. Please bring this to the attention of the Z&P Committee tomorrow since the rezoning application should not move forward without such an agreement in place.

Thanks much,

Tom

From: [Brian Trinh](#)
Sent: Wednesday, March 02, 2016 11:21 AM
To: uturnlegbd@visi.com
Subject: Star Tribune Article

Hi Philip!

Hope you are doing well. Can you tell me where you go the information about the parking leasing?

"The proposed hotel is six and five stories, with 123 guest rooms and a restaurant. With only five on-site parking spaces and 35 leased parking spaces at the Calhoun Square parking ramp several blocks away, with potential traffic impacts on the Lake Street and Emerson Avenue intersection and with valet routes through residential neighborhoods, safety and compatibility concerns remain unanswered."

Because that is incorrect. This is the first we have heard about this and is actually impossible for us to lease that many spaces out.



Brian Trinh | Marketing Manager
Calhoun Square | 3001 Hennepin Ave. | Minneapolis, MN 55408
D 612.465.0283 C 952.217.7143
www.ackerberg.com briantrinh@ackerberg.com

From: Johnson, Thomas L.
Sent: Wednesday, March 02, 2016 5:19 PM
To: 'joel.fussy@minneapolismn.gov'
Subject: RE: Proposed Graves Hotel Parking Information/ Ackerberg Email Response and Inquiry-Star Tribune Article

Joel-

Since sending you the email below, I've talked with Stu Ackerberg. He confirmed that there is no agreement to use the Calhoun Square ramp and that there is not space available at Calhoun Square to meet the hotel's needs under the parking requirement. He believes there has been some discussion about the hotel leasing spaces at the Mosaic ramp adjacent the Greenway. However, no agreement is in place nor is it known whether the spaces required for the hotel will be available.

Additionally, the traffic management plan now part of the rezoning application was conducted assuming the parking would occur in Calhoun Square. That will need to be re-done. Finally, there will need to be an assessment by City staff as to whether valet services to the Mosaic Ramp would meet all the other ordinance requirements, including whether it is within 800 feet from the proposed hotel consistent with the maximum distance requirement in the ordinance.

Thomas Johnson
Attorney

Gray Plant Mooty
500 IDS Center
80 South Eighth Street
Minneapolis, MN USA 55402

Phone: 612.632.3207
Fax: 612.632.4207

Thomas.Johnson@gpmlaw.com



Dear Mr. Noga,

Per our conversation prior and your recommendation to memorialize our understanding immediately, please confirm our conversation where in you have stated:

- 1) You are the manager in charge of parking ramp operations for the Calhoun Square parking ramp and for the Ackerberg Group.
- 2) You have read the memo below from Mr. Trinh, which references a Minneapolis Star and Tribune Commentary article referencing the Graves Moxy Hotel (Travel Demand Management Parking data submitted to the city claiming that project's parking requirements will be satisfied by utilizing 35 parking spaces at Calhoun Square ramp), of which I am the author.
- 3) From our conversation, your group and for Ackerberg Calhoun Square parking ramp, there is no agreement, nor has there ever been discussion, with the Graves/Moxy Hotel Group, for a parking agreement for their hotel parking to utilize the Calhoun Square parking ramp.

Please confirm that items one, two, and three are correct. Thank you for your prompt response.

Sincerely,

Phillip Qualy
3021 Emerson Avenue South
Minneapolis, MN 55408
612-239-4414

cc: Mr. Trihn
Ms. Richter
Ms. LaVere
Mr. Thomas Johnson

From: [Damon Noga](#)
Sent: Wednesday, March 02, 2016 3:23 PM
To: [Brian Trinh](#) ; [UTU-SMART-TD Minnesota](#)
Cc: [Angela Richter](#) ; [Nicole LaVere](#)
Subject: RE: Proposed Graves Hotel Parking Information Inquiry/Ackerberg Response and Inquiry-Star Tribune Article

Thanks for the introduction Brian.

Phillip I just called and left you a voicemail, feel free to call me back when you have an opportunity at 612-270-6767.

Thanks,

Damon

Sent via the Samsung Galaxy S® 6, an AT&T 4G LTE smartphone

----- Original message -----

From: Brian Trinh <briantrinh@Ackerberg.com>

Date: 3/2/2016 2:51 PM (GMT-06:00)

3/2/2016

**Proposed Project Graves Moxy Hotel.
1121 West Lake Street**

**Neighborhood Response from Public Transit Way Comments
and
Non-Provision of Updated Travel Demand Management
Parking Study by Minneapolis CPED.**

**Mr. Phillip Qualy and Emerson Group Neighbors.
March 2016.**

The proposed Graves Moxy Hotel project was passed by the Minneapolis Planning Commission by a 6-3 vote on February 8th, 2016, and the Minneapolis Zoning and Planning Committee by a vote of 5-0 vote on March 3, 2016. One day prior to the City Council's first official action regarding the applicant's project, members of the residential neighborhood learned the applicant's Travel Demand Management Parking study had incorrect, if not erroneous parking information. The City's sub-committee allowed the project to proceed upon the condition the applicant only return before the full City Council, with parking requirements satisfied for the proposed project. At this time, the proposed Graves Moxy Hotel project has not secured nor satisfied the minimum parking requirements necessary. No updated Travel Demand Management Parking study has been presented from the Minneapolis CPED or Public Works Traffic for public and residential neighbor's review.

This document will serve to review and clarify several areas of residential concern regarding transportation safety and transit corridor analysis.

- 1) The proposed Graves Moxy Hotel Project does not have a signed valet and parking contract as required for project approval.

Neighborhood residents have asked the City Council to lay-over consideration of project applications until the required parking is contracted and a Travel Demand Management Parking study is resubmitted for public review.

Please review Exhibit One, email communications between neighborhood representative Phillip Qualy (undersigned) and CPED Ms. Kimberly Holien, and CPED Kimberly Holien and Mr. Joshua Jansen and Mr. Stephan Smith, with Alliant Engineering, Inc., apparently limiting information to CPED. Please also find email communication from the Ackerberg Group regarding non-availability of parking at their Calhoun Square parking ramp.

- 2) Residential neighbors remain very concerned for the safety of hotel guests, traveling motorists, bicyclists, and pedestrians due to potential congestion at the corner of Lake Street and Emerson Avenue.

Upon review of all information provided to date, any delays with hotel guest arrival and departure via auto and/or valet service will cause arrivals to stop and wait on Emerson Avenue within fifty feet of the corner at Lake Street. With back-up of five or more cars, motorists traveling eastward at speed and turning right, southward, will encounter stopped cars on Emerson Avenue in their traffic lane without sight-line or advance warning.

- 2) Continued: The last Travel Demand Management Parking study noted hotel arrivals and departures via auto are projected to total approximately seventy four per day. However that study did not detail hours of the day autos would be expected. Within the proposed project, there is limited area with no area for reverse movement. Residential neighbors are concerned the majority hotel guest arrivals will occur between 4:PM and 7: PM which coincides with rush hour traffic departing from, and in, the Uptown District.

Lake Street is designated as Hennepin County Highway Three. We are not aware, nor have been afforded any copy, of Hennepin County or MnDOT travel review documents. Please review Exhibit Two-A-B-C.

Residential neighbors are united in our concern for our safety due to the proposed project's blind entrance to: a) our alley, and, b) Lake Street. The applicant proposes a one-way commercial traffic exit within a two-way public alley. Residential autos moving in the alley may face a broad-side collision from exiting hotel cars. We strongly recommend a left turn curb-cut from the applicant's project parking lot to turn autos to the north.

Residential autos turning southward into the alley may face a head-on situation with exiting hotel autos with no way to reverse onto Lake Street.

Residential neighbors wish to set forth under the currently proposed and potential valet parking locations from Lake Street or hotel parking lot, motorist and valet contractors will have to merge three lanes to the left in one half-block to be in position for a left turn at Lake Street and Dupont Avenue. Residents wish to remind all parties of Minnesota Statutes that govern merging lanes and traffic safety:

169.18 DRIVING RULES.

§ Subdivision 1. Keep to the right. Upon all roadways of sufficient width a vehicle shall be driven upon the right half of the roadway, except as follows:

Subd. 7. [One-way] Laned highway. When any roadway has been divided into two or more clearly marked lanes for traffic, the following rules, in addition to all others consistent herewith, shall apply:

(a) A vehicle shall be driven as nearly as practicable entirely within a single lane and shall not be moved from such lane until the driver has first ascertained that such movement can be made with safety.

169.19 TURNING, STARTING, AND SIGNALING.

Subd. 4. Change of course. No person shall turn a vehicle at an intersection unless the vehicle is in proper position upon the roadway as required in this section, or turn a vehicle to enter a private road or driveway or otherwise turn a vehicle from a direct course or move right or left upon a highway unless and until the movement can be made with reasonable safety after giving an appropriate signal in the manner hereinafter provide.

As a condition of project approval, residential neighbors strongly recommend a condition upon the applicant's proposed project Travel Management Demand Parking study to require all hotel valet parking arrival and departures be designated to occur on Lake Street. This will allow more distance to merge lanes on Lake Street and avoid back-ups into the Emerson at Lake Intersection.

3) Residential neighbors disagree with public statement that Lake Street is the identifiable and primary transit corridor to serve the proposed hotel project.

The applicant sets forth in the last Travel Demand Management Parking study that only thirty-five percent of hotel guests will arrive via their own vehicle. The applicant further sets forth the balance of patrons, or approximately sixty five percent will arrive via transit or bicycle. The applicant does not set forth what percentage of hotel guests are projected to arrive via taxi or Uber mode.

While we question the estimates accuracy, correct analysis of the transit corridor is critical to a successful hotel project. Residential neighbors believe the actual transit corridor lies within the Uptown Activity Center between Lake Street and Twenty Eighth Street. Enclosed herewith, please review Exhibits Three A- G.

Our residential neighborhood recognizes and concurs that West Lake Street:

- Is a primary business and automobile corridor,
- Is the primary and direct route to Interstate 35-W and St. Paul,
- Has one bus line service on the route, the MTC "21" Route.

Residential neighbors also recognize and concur the Greenway is the primary transit corridor for bicycle, walking, and future fixed guideway and rail transit.

- The Uptown Metro Transit Center is in the Uptown Activity Center at 29th Street at Hennepin Avenue.
- Eight bus lines junction at the Uptown Transit Center including express transit service to St. Paul and other locations.
- The Midtown Greenway holds one of the premier regional bicycle and walkway corridors in the nation.
- As Bryant Avenue is the designated -north and south- bicycle route, the Greenway or the redesigned and emerging 29th Street intersection is a safer route to negotiate than Lake Street.
- The forthcoming Interstate 35-W Interchange will encompass and junction with the Midtown Greenway with bicycle, fixed guide-way and rail transit. This is regional interchange that will connect the broader western and southern metro economies.

Residential neighbors believe the applicant's proposed location for the hotel project will limit access necessary for a successful project. The proposed project should be built in the Uptown Activity Center as set forth in the Uptown Small Area Plan. By relocating the project near the transit center with direct and unobstructed access to the chain of lakes and parkways, the project will be far more attractive and valuable to a prospective and repeat hotel customer base.

4) As the applicant's proposed hotel project currently has none of the required parking necessary in ordinance, reliance on "four possible locations" does not contemplate the future parking, consignment, reassignment, or sale of those "potential locations".

Residential neighbors do not agree with CPED or the referenced Public Works-Traffic regarding Travel Management Demand Parking assumptions. We respectfully request the City of Minneapolis to recognize our safety concerns. We request any approval of the applicant's project to be conditioned with all valet service strictly limited to Lake Street.

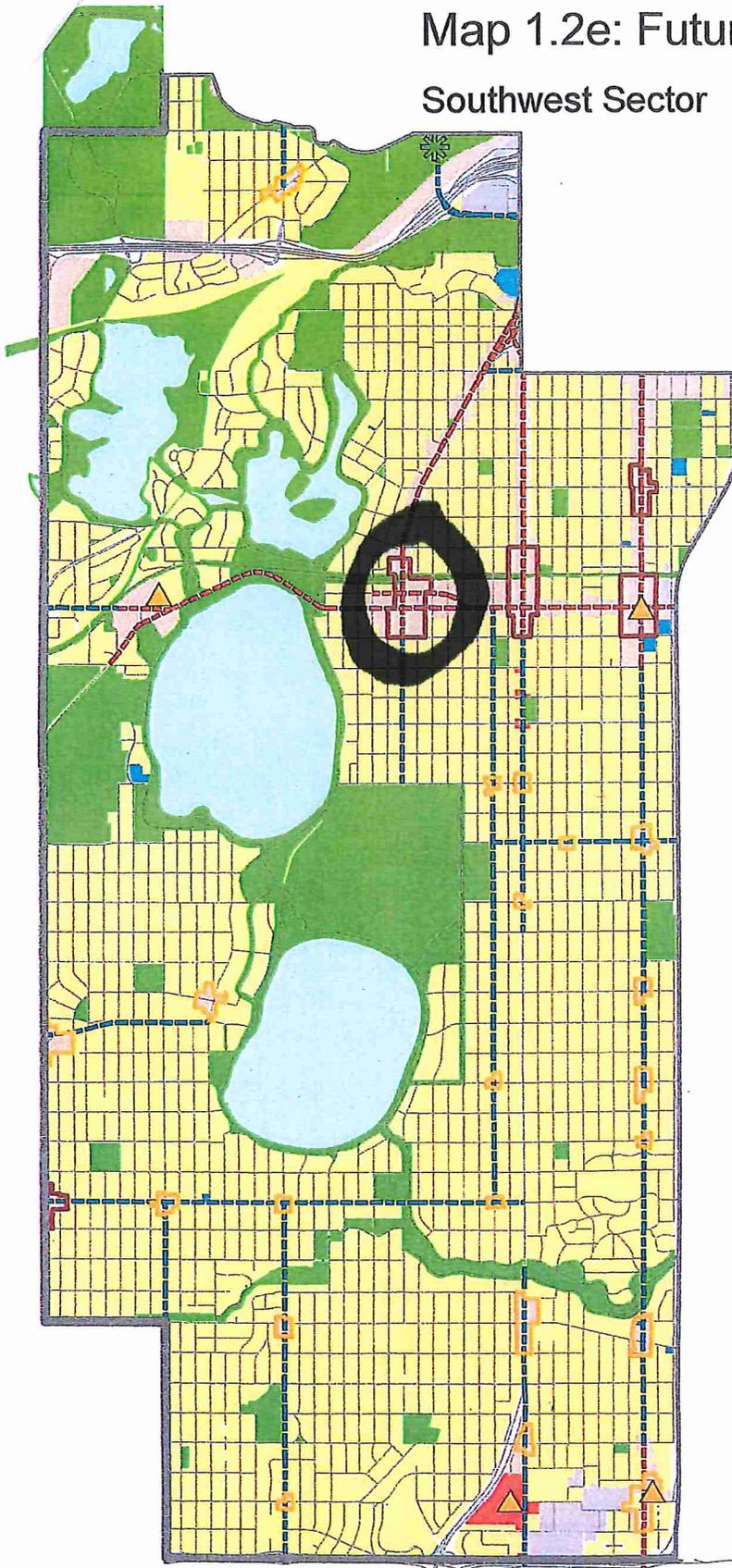
Map 1.2e: Future Land Use

Southwest Sector



Legend

- Transit Station
- Growth Center
- Major Retail Center
- Activity Center
- Neighborhood Commercial Node
- Industrial Employment District
- Commercial Corridor
- Community Corridor
- Urban Neighborhood
- Mixed Use
- Commercial
- Public and Institutional
- Transitional Industrial
- Industrial
- Parks and Open Space
- Water



Urban neighborhood contains a range of residential densities, with a limited amount of other uses appropriate in a residential setting.

For more details on categories, see narrative in land use chapter.



Source:
City of
Minneapolis

Created by:
Minneapolis Community
Planning and Economic
Development Department
Planning Division
Adopted by City Council
October 2, 2009



From: [Holien, Kimberly](#)
Sent: Thursday, March 17, 2016 4:17 PM
To: <mailto:pjqualy@comcast.net>
Subject: FW: Moxy Hotel TDMP

Attached is the updated information for the valet at the Moxy Hotel that has been provided thus far. More detailed information and a signed lease will be required prior to the issuance of any building permits. I have consulted with Public Works- Traffic and the consensus is that this information is adequate for where we are at in this stage of the process and would not change the traffic analysis conclusion.

Kimberly Holien
Principal Planner

City of Minneapolis ♦♦♦ Community Planning and Economic Development
250 S. Fourth Street ♦♦♦ Room 300
Minneapolis, MN 55415

Office: 612-673-2402
kimberly.holien@minneapolismn.gov
www.minneapolismn.gov/cped



From: Josh Jansen [<mailto:jjansen@collagearch.com>]
Sent: Thursday, March 17, 2016 12:23 PM
To: Holien, Kimberly; 'Ben Graves'; 'Jim Graves'; pkeely@collagearch.com
Subject: FW: Moxy Hotel TDMP

Here is the document you requested Kimberly.

Please let us know if there is anything else you need.

Exhibit 1-B



Joshua Jansen
651.472.0052

From: Stephen H. Smith [<mailto:shsmith@alliant-inc.com>]
Sent: Thursday, March 17, 2016 11:23 AM
To: Josh Jansen <jjansen@collagearch.com>
Cc: Jim Graves <jgraves@graveshospitality.com>; Lindsay Graves <Lindsay@lindsaygraves.com>; Matt Mering <mmering@graveshospitality.com>; Lisa Zollars <lzollars@graveshospitality.com>
Subject: RE: Moxy Hotel TDMP

Josh,

Per your request, attached is a diagram of each parking option and travel path. Please let me know if you have any questions or comments. Feel free to contact me via phone or email.

Thanks,
Stephen

Stephen Smith
PROJECT ENGINEER I
Alliant Engineering, Inc.
612.767.9341 OFFICE | 612.758.3099 FAX
www.alliant-inc.com

From: Josh Jansen [<mailto:jjansen@collagearch.com>]
Sent: Tuesday, March 15, 2016 8:54 AM
To: Stephen H. Smith <shsmith@alliant-inc.com>
Subject: RE: Moxy Hotel TDMP

No I just need a diagram showing the parking options and the path of travel that will not impact the neighborhood.



Joshua Jansen
651.472.0052

Exhibit 1-C

From: [Holien, Kimberly](#)
Sent: Thursday, March 17, 2016 8:44 AM
To: [Phil Qualy](#)
Subject: RE: Graves Group/Parking Update as to New Parking Location-Revised TDMP Report.

I am expecting something by Friday. I will let you know when it is received.

Kimberly Holien
Senior Planner

City of Minneapolis – Community Planning and Economic Development
250 S. Fourth Street – Room 300
Minneapolis, MN 55415

Office: 612-673-2402
kimberly.holien@minneapolismn.gov
www.minneapolismn.gov/cped



From: Phil Qualy [mailto:pjqualy@comcast.net]
Sent: Wednesday, March 16, 2016 4:26 PM
To: Holien, Kimberly
Subject: Re: Graves Group/Parking Update as to New Parking Location-Revised TDMP Report.
Importance: High

Hello Kimberly,

Per my call earlier, can you update me as to:

Has the required parking for the proposed project at 1121 West Lake Street been gained and contracted?

Has a TMDP Study been resubmitted to CPED?

Will we have time to review that TMDP study?

Let me know please. I appreciate your time and attention. Thank you.

Phillip Qualy
612-239-4414

From: [Holien, Kimberly](#)
Sent: Monday, March 14, 2016 11:24 AM
To: [Phil Qualy](#)
Subject: RE: Graves Group/Parking Update as to New Parking Location-Revised TDMP Report.

Good morning, Phil. My apologies for the delay in getting back to you.

The applicant is looking at three possible locations for the valet parking at this point. They are actively updating all of

Exhibit 1-D

Thank you.

Kimberly Holien
Senior Planner

City of Minneapolis – Community Planning and Economic Development
250 S. Fourth Street – Room 300
Minneapolis, MN 55415

Office: 612-673-2402
kimberly.holien@minneapolismn.gov
www.minneapolismn.gov/cped



From: Phil Qualy [<mailto:pigualy@comcast.net>]
Sent: Thursday, March 10, 2016 3:50 PM
To: Holien, Kimberly
Subject: Graves Group/Parking Update as to New Parking Location-Revised TDMP Report.
Importance: High

Hello Kimberly,

Could you please advise as to the status of Graves Group / C & C Valet Parking locations for the required 35 parking spaces?
Has the developer and contractor contracted and submitted a new location for hotel parking?

Also, I understand the required CPED Travel Management Parking study has to be revised with time for review, analysis and response. Has this occurred? Could you please send me a copy the TDMP report? I look forward to your response.

Thank you,

Phillip Qualy
3021 Emerson Avenue So.
Minneapolis, MN 55408
612-239-4414

From: [Holien, Kimberly](#)
Sent: Wednesday, March 02, 2016 4:40 PM
To: [Phil Qualy](#)
Subject: Re: Ackerberg Group Statement-No Parking for Graves Group/Star Tribune Commentary

I am looking into this. Thank you for forwarding.

From: Phil Qualy <pigualy@comcast.net>
Sent: Wednesday, March 2, 2016 3:51:32 PM
To: Holien, Kimberly
Subject: Ackerberg Group Statement-No Parking for Graves Group/Star Tribune Commentary

Exhibit 1-E

We request the applicant's project applications be denied in their entirety for failure to provide minimum required parking. Please advise as to receipt.

Thank you.

Phillip Qualy
612-239-4414

From: [Brian Trinh](#)

Sent: Wednesday, March 02, 2016 11:21 AM

To: utumnlqbd@visi.com

Subject: Star Tribune Article

Hi Phillip!

Hope you are doing well. Can you tell me where you got the information about the parking leasing?

"The proposed hotel is six and five stories, with 123 guest rooms and a restaurant. With only five on-site parking spaces and 35 leased parking spaces at the Calhoun Square parking ramp several blocks away, with potential traffic impacts on the Lake Street and Emerson Avenue intersection and with valet routes through residential neighborhoods, safety and compatibility concerns remain unanswered."

Because that is incorrect. This is the first we have heard about this and is actually impossible for us to lease that many spaces out.



Brian Trinh | Marketing Manager

Calhoun Square | 3001 Hennepin Ave. | Minneapolis, MN 55408

D 612.465.0283 C 952.217.7143

www.ackeberg.com briantrinh@ackeberg.com

Exhibit 1-F



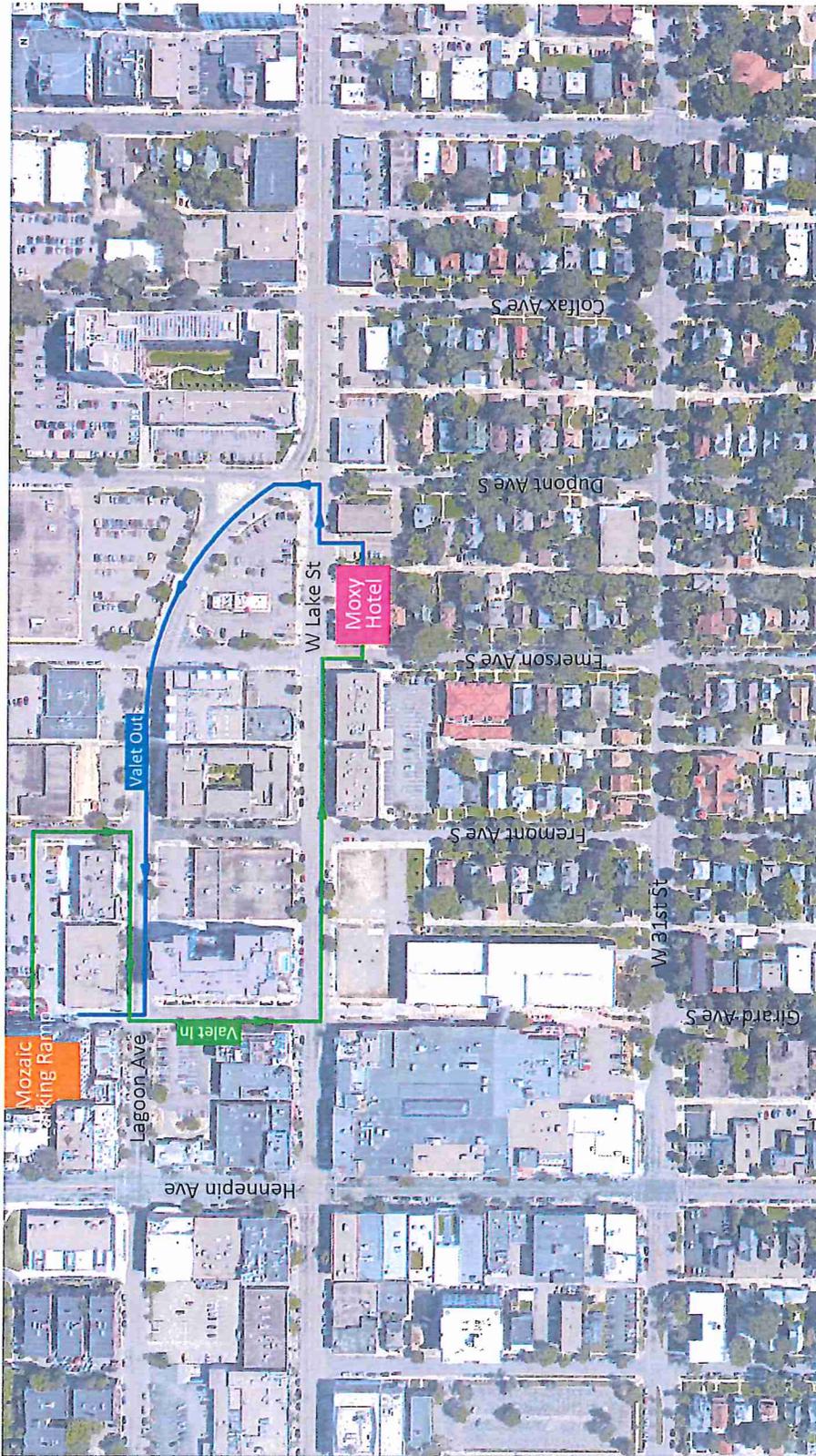
POTENTIAL PARKING LOCATION

MOXY HOTEL PROJECT TDMP



Calhoun Square Parking Ramp X
 Valet Route X

Exhibit 1-G



POTENTIAL PARKING LOCATION

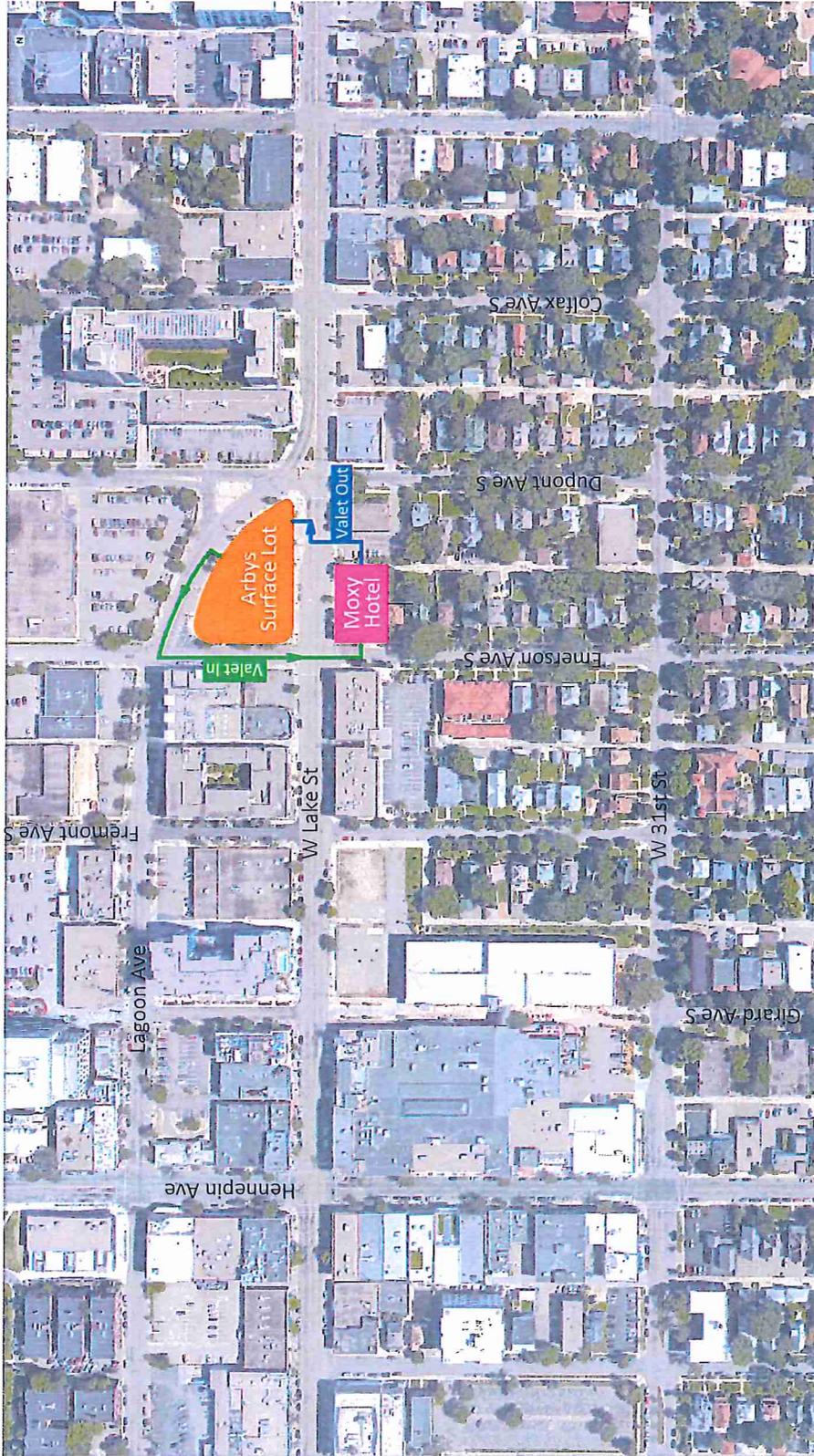
Mozaic Parking Ramp X
 Valet Route X

Exhibit 1-H

MOXY HOTEL PROJECT TDMP



Exhibit 1-I

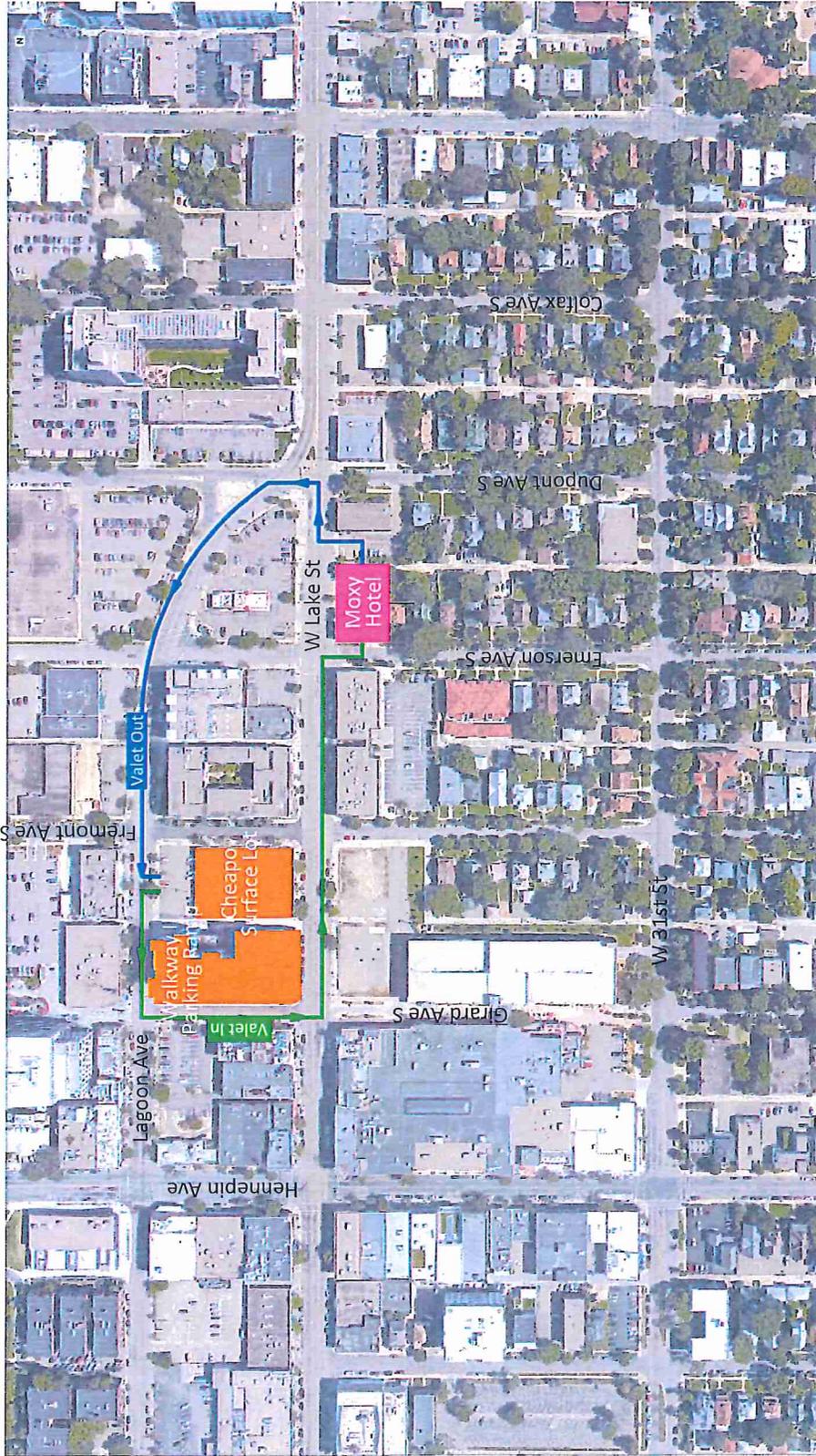


POTENTIAL PARKING LOCATION

MOXY HOTEL PROJECT TDMP



Arbys Surface Lot X
Valet Route X X



POTENTIAL PARKING LOCATION

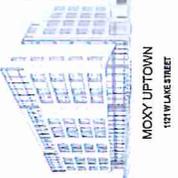
Exhibit 1-5

MOXY HOTEL PROJECT TDMP



ALLIANT
ENGINEERING

*Cheapo Surface Lot or
Walkway II Parking Ramp
Valet Route* X



MOXY UPTOWN
101 W. LAKE STREET



DATE: 11/20/2018
 I HEREBY CERTIFY THAT THIS PLAN IS A PRELIMINARY DESIGN OR SPECIFICATION AND THAT I AM AN ANNUALLY LICENSED ARCHITECT REGISTERED UNDER THE LAWS OF THE STATE OF ILLINOIS.

REGISTERED ARCHITECT
 REGISTRATION NO. 033918

Collage Architecture
 Paul Kelly
 101 W. Lake Street
 11th Floor
 Chicago, IL 60601
 312.467.8888
 312.467.8889
 312.467.8890
 312.467.8891
 312.467.8892
 312.467.8893
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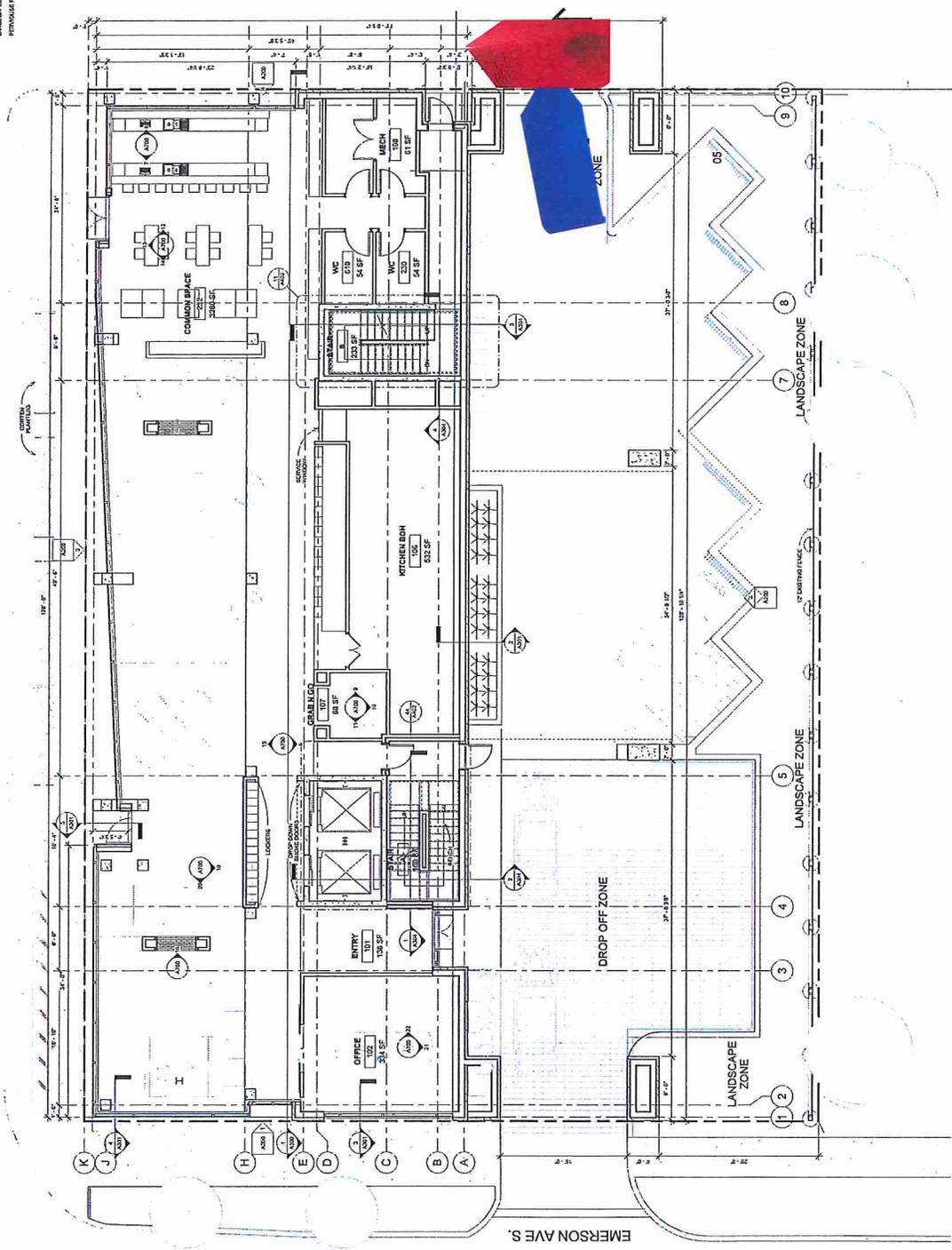
PRICING SET

NO.	DESCRIPTION	DATE	BY	CHKD BY
1	101 W. LAKE STREET	11/20/2018	PAUL KELLY	PAUL KELLY
2	101 W. LAKE STREET	11/20/2018	PAUL KELLY	PAUL KELLY
3	101 W. LAKE STREET	11/20/2018	PAUL KELLY	PAUL KELLY
4	101 W. LAKE STREET	11/20/2018	PAUL KELLY	PAUL KELLY
5	101 W. LAKE STREET	11/20/2018	PAUL KELLY	PAUL KELLY
6	101 W. LAKE STREET	11/20/2018	PAUL KELLY	PAUL KELLY
7	101 W. LAKE STREET	11/20/2018	PAUL KELLY	PAUL KELLY
8	101 W. LAKE STREET	11/20/2018	PAUL KELLY	PAUL KELLY
9	101 W. LAKE STREET	11/20/2018	PAUL KELLY	PAUL KELLY
10	101 W. LAKE STREET	11/20/2018	PAUL KELLY	PAUL KELLY

STREET LEVEL PLAN
 A101

SITE AREA CALCULATIONS
 PROJECT SITE AREA = 11,846 SF / 27.46 AC
 BUILDING FOOTPRINT = 3,778 SF
 INT. LOT AREA = 4,872 SF
 LANDSCAPED RELATIONSHIP = 1,048 SF = 25% OF INT. LOT AREA
 PERMISSIBLE PARKING SPACES = 127 (1 SF = 350 SF OF INT. LOT AREA)

W. LAKE STREET



EMERSON AVE S.

Exhibit **2-B**

1" = 20'-0" (1/8" = 1'-0")
 STREET LEVEL PLAN



INFORMATION

hi **FREQUENCY**

Say hi to less waiting.

Hop on the Hi-Frequency network. Stopovers on routes 3, 6, 10, 18, 19, 21, 64, 84 and 515, and all of Route 54 and the METRO Blue and Green lines operate at least every 15 minutes weekdays from 6 a.m. - 7 p.m. and Saturdays from 9 a.m. - 6 p.m.



Eastbound-Rumbo al Este

Minneapolis/St Paul

Times listed are at Uptown Transit Center

Monday - Friday - Lunes a Viernes

Rush Hour Times Shaded

AM	8:51 A	PM	2:35 A	4:56 E	8:18 A
4:02 A	9:03 D	12:06 D	2:42 E	5:04 A	8:30 D
4:42 A	9:11 A	12:12 A	2:44 D*	5:12 D	8:30 A
5:15 A	9:23 D	12:21 D	2:47 A	5:19 A	8:50 D
5:31 A	9:31 A	12:27 A	2:57 E	5:28 D	8:58 A
5:49 A	9:43 D	12:36 D	3:02 A	5:35 E	9:10 D
6:05 A	9:51 A	12:42 A	3:12 E	5:40 A	9:18 A
6:19 A	10:04 D	12:51 D	3:16 E*	5:50 D	9:30 C
6:33 A	10:12 A	12:57 A	3:17 A	5:58 A	9:38 A
6:47 A	10:23 D	1:06 D	3:26 E	6:10 D	9:50 D
7:02 A	10:31 A	1:12 A	3:31 E*	6:18 A	10:02 A
7:15 A	10:43 D	1:21 D	3:32 A	6:30 D	10:17 D
7:23 E*	10:51 A	1:27 A	3:41 E	6:38 A	10:32 A
7:31 A	11:03 D	1:33 E	3:47 A	6:50 D	10:47 D
7:41 E*	11:11 A	1:41 A	3:56 E	6:58 A	11:02 A
7:45 A	11:21 D	1:50 E	4:02 A	7:10 D	11:17 E
7:54 A	11:27 A	1:55 A	4:11 E	7:18 A	11:34 A
8:04 D	11:36 D	2:02 E	4:17 A	7:30 D	11:47 C
8:11 A	11:42 A	2:07 A	4:26 E	7:38 A	AM
8:23 D	11:51 D	2:16 E	4:32 A	7:50 D	12:10 A
8:31 A	11:57 A	2:22 A	4:41 E	7:58 A	12:52 C
8:43 D		2:30 E	4:47 A	8:10 D	1:23 C

Saturday-Sabado

AM	9:28 A	PM	2:23 A	4:53 A	8:04 A
3:54 A	9:40 D	12:02 D	2:32 D	5:02 D	8:19 C
5:02 A	9:48 A	12:08 A	2:38 A	5:08 A	8:34 A
5:32 A	10:00 D	12:17 D	2:47 D	5:17 D	8:51 C
5:58 A	10:08 A	12:23 A	2:53 A	5:24 A	9:06 A
6:23 A	10:17 D	12:32 D	3:02 D	5:35 D	9:21 C
6:40 E	10:23 A	12:38 A	3:08 A	5:43 A	9:36 A
6:56 A	10:32 D	12:47 D	3:17 D	5:56 D	9:53 C
7:11 A	10:38 A	12:53 A	3:23 A	6:04 A	10:08 A
7:26 A	10:47 D	1:02 D	3:32 D	6:16 D	10:26 C
7:41 A	10:55 A	1:08 A	3:38 A	6:24 A	10:41 A
7:56 A	11:02 D	1:17 D	3:47 D	6:36 D	10:56 A
8:06 A	11:08 A	1:23 A	3:53 A	6:43 A	11:11 C
8:18 D	11:17 D	1:32 D	4:02 D	6:54 D	11:30 A
8:23 A	11:23 A	1:38 A	4:08 A	7:02 A	11:50 C
8:38 D	11:32 D	1:47 D	4:17 D	7:14 D	AM
8:48 A	11:38 A	1:53 A	4:23 A	7:24 A	12:06 A
9:00 D	11:47 D	2:02 D	4:32 D	7:34 D	12:46 C
9:06 A	11:53 A	2:08 A	4:38 A	7:44 A	1:07 A
9:20 D		2:17 D	4:47 D	7:54 D	

Sunday/Holiday-Domingo/Dias Festivos

AM	9:44 A	12:15 E	2:53 E	5:29 A	8:52 A
4:03 A	9:56 F	12:22 A	3:01 A	5:41 E	9:07 E
5:02 A	10:04 A	12:34 E	3:13 E	5:49 A	9:22 A
5:59 A	10:15 E	12:42 A	3:21 A	6:00 E	9:37 E
6:29 A	10:23 A	12:54 E	3:33 E	6:12 E	9:57 A
6:52 A	10:35 E	1:01 A	3:41 A	6:26 A	10:29 A
7:12 A	10:43 A	1:13 E	3:53 E	6:32 E	10:59 A
7:31 A	10:55 E	1:21 A	4:01 A	6:44 E	11:46 A
7:54 A	11:03 A	1:33 E	4:13 E	6:52 A	AM
8:19 A	11:15 E	1:41 A	4:21 A	7:07 E	12:17 A
8:39 A	11:23 A	1:53 E	4:33 E	7:22 A	1:17 C
8:54 E	11:35 E	2:01 A	4:41 A	7:37 E	
9:04 A	11:43 A	2:13 E	4:53 E	7:52 A	
9:14 E	11:55 E	2:21 A	5:01 A	8:07 E	
9:24 A	PM	2:33 E	5:11 E	8:22 A	
9:34 E	12:08 A	2:41 A	5:22 E	8:37 E	

WHERE THE BUSES GO:

21A: To downtown St Paul via Lake St, Marshall Ave, Snelling Ave, University Ave, Hamline Ave, Selby Ave, Kellogg Blvd, Smith Ave, 5th St

21C: To Snelling Ave and University Ave via Lake St, Marshall Ave, Snelling Ave

21D: To Summit Ave and Finn St (St Thomas University) in St Paul via Lake St, Marshall Ave, Cretin Ave.

Exhibit **3-A**



MetroTransit

UPTOWN STATION

Vein Treatments PRP

SALSA A LA SO...

EXHIBIT 3-B

Route Schedules

Stop Number

5160

12

Westbound

Minneapolis/Hopkins

Times listed are at Uptown Transit Station

Monday - Friday-Lunes a Viernes

Rush Hour Times Shaded

AM	11:24 D	1:22 D	8:00 C	10:25 F
9:27 D	11:54 D	1:52 D	8:30 D	11:30 D
9:54 D	PM	2:12 H	9:00 F	
10:24 D	12:25 D	2:42 D	9:30 D	
10:54 D	12:55 D	3:01 H	10:00 D	

Saturday-Sabado

AM	8:55 D	12:25 D	4:23 D	8:29 D
5:31 D	9:24 D	12:54 D	4:53 D	8:59 D
6:01 D	9:54 D	1:24 D	5:24 D	9:28 D
6:21 F	10:24 D	1:53 D	5:54 D	10:24 F
6:57 D	10:54 D	2:18 F	6:28 D	11:28 D
7:25 D	11:25 D	2:53 D	6:56 D	AM
7:55 D	11:55 D	3:23 D	7:26 D	12:28 D
8:25 D	PM	3:53 D	7:59 D	

Sunday/Holiday-Domingo/Dias Festivos

AM	8:38 D	PM	3:24 D	7:09 D
5:21 D	9:23 D	12:24 D	4:09 D	7:54 D
6:21 F	10:08 D	1:09 D	4:54 D	8:39 D
7:07 D	10:54 D	1:54 F	5:39 D	9:24 D
7:52 D	11:39 D	2:39 F	6:24 D	10:24 F

WHERE THE BUSES GO:

- 12C: To Westbrook Apts. in Hopkins and Opportunity Court in Minnetonka via Route 12B to Mainstreet and 11th Ave. then Mainstreet, 17th Ave., Excelsior Blvd., 11th Ave., Siretana Rd., Opportunity Ct.
- 12D: To Westbrook Apts. in Hopkins and Opportunity Court in Minnetonka via Route 12B to Mainstreet and 11th Ave. then 11th Ave., Siretana Rd., Opportunity Ct.
- 12F: To United Health in Minnetonka via Route 12C to Opportunity Ct. then Opportunity Ct., Bren Rd.
- 12H: To United Health in Minnetonka via route 12D to Mainstreet and 11th Ave. then 11th Ave., Siretana Rd., Opportunity Ct., Bren Rd., Shady Oak Rd., Red Circle Dr., Yellow Circle Dr., Blue Circle Dr., Bren Rd.

On weekdays from 5 AM to 9 AM and after 3:01 PM to 7:31 PM board westbound Route 12 buses across Hennepin at Gate A

Stop Number

5160

23

Eastbound-Rumbo al Este

Minneapolis/St. Paul

Times listed are at Uptown Transit Station

Monday - Friday-Lunes a Viernes

Rush Hour Times Shaded

AM	7:57 C	PM	3:27 H	6:47 C
5:12 C	8:17 H	12:10 H	3:47 C	7:16 H
5:36 C	8:36 C	12:40 C	4:07 H	7:46 C
6:07 C	9:07 H	1:09 H	4:27 H	8:16 H
6:36 C	9:39 C	1:39 C	4:47 H	8:46 C
6:54 C+	10:09 H	2:09 H	5:08 C	9:16 H
7:13 H	10:40 C	2:27 C	5:28 H	9:46 C
7:25 B+	11:10 H	2:47 C	5:48 C	10:21 C
7:37 H	11:40 C	3:07 H	6:17 H	11:14 H

Saturday-Sabado

AM	8:59 H	12:27 C	3:27 C	7:01 C
5:10 C	9:29 C	12:47 H	3:47 H	7:31 H
5:36 C	9:59 H	1:07 H	4:07 C	8:01 C
6:06 C	10:30 C	1:27 C	4:27 H	8:31 H
6:36 C	10:59 H	1:47 H	4:47 H	9:02 C
7:03 H	11:29 C	2:07 H	5:04 C	9:32 H
7:33 C	11:49 H	2:27 C	5:27 H	10:02 C
8:00 H	PM	2:47 H	5:59 C	10:30 C
8:30 C	12:07 H	3:07 H	6:31 H	

Sunday/Holiday-Domingo/Dias Festivos

AM	8:59 H	PM	3:29 H	7:01 C
5:05 C	9:29 C	12:29 C	3:59 C	7:32 H
5:47 C	10:00 H	12:59 H	4:29 H	8:17 C
6:40 C	10:30 C	1:29 C	4:59 C	9:00 H
7:25 H	10:59 H	1:59 H	5:29 H	9:45 C
8:03 H	11:29 C	2:29 C	5:59 C	10:28 C
8:30 C	11:59 H	2:59 H	6:29 H	

WHERE THE BUSES GO:

- 23B: To 48th Ave. and 43rd St. (Beckham) via Hennepin Ave., 36th St., Bryant Ave. S., 38th St., 46th Ave.
- 23C: To Veterans' Home via route 23B
- 23H: To Kenneth St. and Ford Parkway via route 23B, 46th St., Ford Pkwy.

- + Trip continues to Kenneth and Ford Pkwy. arriving at 7:43 A.M.
- * Trip operates school days only.

Stop Number

52857

21

Eastbound-Rumbo al Este

Minneapolis/St. Paul

Times listed are at Uptown Transit Center

Monday - Friday-Lunes a Viernes

Rush Hour Times Shaded

AM	8:51 A	PM	2:55 A	4:55 E	8:18 A
4:03 A	9:23 D	12:05 D	2:42 E	5:04 A	8:30 D
4:42 A	9:11 A	12:12 A	2:41 D*	5:12 D	8:39 A
5:13 A	9:23 D	12:21 D	2:47 A	5:19 A	8:50 D
5:31 A	9:31 A	12:27 A	2:57 E	5:28 D	8:58 A
5:49 A	9:43 D	12:36 D	3:02 A	5:38 E	9:10 D
6:05 A	9:51 A	12:42 A	3:12 E	5:40 A	9:15 A
6:19 A	10:04 D	12:51 D	3:18 E*	5:50 D	9:30 D
6:33 A	10:12 A	12:57 A	3:17 A	5:56 A	9:36 A
6:47 A	10:24 D	1:06 D	3:26 E	6:10 D	9:50 D
7:02 A	10:31 A	1:12 A	3:31 E*	6:19 A	10:02 A
7:15 A	10:43 D	1:21 D	3:32 A	6:30 D	10:17 D
7:22 E*	10:51 A	1:27 A	3:41 E	6:33 A	10:32 A
7:31 A	11:03 D	1:36 E	3:47 A	6:50 D	10:47 D
7:41 E*	11:11 A	1:41 A	3:56 E	6:58 A	11:02 A
7:45 A	11:21 D	1:50 E	4:04 A	7:10 D	11:17 E
7:54 A	11:27 A	1:56 A	4:11 E	7:18 A	11:34 A
8:04 D	11:36 D	2:02 E	4:17 A	7:30 D	11:47 C
8:11 A	11:42 A	2:07 A	4:26 E	7:38 A	AM
8:23 D	11:51 D	2:16 E	4:32 A	7:50 D	12:10 A
8:31 A	11:57 A	2:22 A	4:41 E	7:58 A	12:52 C
8:43 D		2:30 E	4:47 A	8:10 D	1:23 C

Saturday-Sabado

AM	9:29 A	PM	2:23 A	4:53 A	8:04 A
3:54 A	9:40 D	12:02 D	2:32 D	5:02 D	8:19 C
5:02 A	9:48 A	12:06 A	2:38 A	5:08 A	8:34 A
5:32 A	10:00 D	12:17 D	2:47 D	5:17 D	8:51 C
5:59 A	10:09 A	12:20 A	2:53 A	5:24 A	9:04 A
6:23 A	10:17 D	12:22 D	3:02 D	5:35 D	9:21 A
6:40 E	10:23 A	12:30 A	3:08 A	5:43 A	9:36 A
6:56 A	10:32 A	12:47 D	3:17 D	5:56 D	9:53 C
7:11 A	10:38 A	12:53 A	3:23 A	6:04 A	10:08 A
7:26 A	10:47 D	1:02 D	3:32 D	6:16 D	10:25 C
7:41 A	10:53 A	1:08 A	3:38 A	6:24 A	10:41 A
7:56 A	11:02 D	1:17 D	3:47 D	6:36 D	10:56 A
8:08 A	11:08 A	1:23 A	3:53 A	6:43 A	11:11 C
8:18 D	11:17 D	1:32 D	4:02 D	6:54 D	11:30 A
8:28 A	11:23 A	1:38 A	4:08 A	7:02 A	11:50 C
8:38 D	11:32 D	1:47 D	4:17 D	7:14 D	AM
8:48 A	11:38 A	1:53 A	4:25 A	7:24 A	12:06 A
9:00 D	11:47 D	2:02 D	4:32 D	7:34 D	12:40 C
9:09 A	11:53 A	2:08 A	4:38 A	7:44 A	1:07 A
9:20 D		2:17 D	4:47 D	7:54 D	

Sunday/Holiday-Domingo/Dias Festivos

AM	9:44 A	12:15 E	2:53 E	5:29 A	8:52 A
4:03 A	9:56 E	12:22 A	3:01 A	5:41 E	9:07 E
5:02 A	10:04 A	12:34 E	3:13 E	5:49 A	9:22 A
5:29 A	10:15 E	12:42 A	3:21 A	6:01 E	9:37 E
6:29 A	10:23 A	12:54 E	3:33 E	6:12 E	9:57 A
6:52 A	10:35 E	1:01 A	3:41 A	6:20 A	10:29 A
7:12 A	10:48 A	1:13 E	3:53 E	6:32 E	10:59 A
7:21 A	10:56 E	1:21 A	4:01 A	6:41 E	11:50 A
7:54 A	11:03 A	1:33 E	4:13 E	6:52 A	AM
8:19 A	11:15 E	1:41 A	4:21 A	7:07 E	12:17 A
8:39 A	11:23 A	1:53 E	4:33 E	7:22 A	1:17 C
8:54 E	11:35 E	2:01 A	4:41 A	7:37 E	
9:04 A	11:43 A	2:13 E	4:53 E	7:52 A	
9:14 E	11:55 E	2:21 A	5:01 A	8:07 E	
9:24 A	PM	2:33 E	5:11 E	8:22 A	
9:34 E	12:03 A	2:41 A	5:22 E	8:37 E	

WHERE THE BUSES GO:

- 21A: To downtown St. Paul via Lake St., Marshall Ave., Snelling Ave., University Ave., Hamline Ave., Selby Ave., Kellogg Blvd., Smith Ave., 5th St.
- 21C: To Snelling Ave. and University Ave. via Lake St., Marshall Ave., Snelling Ave.
- 21D: To Summit Ave. and Finn St. (St. Thomas University) in St. Paul via Lake St., Marshall Ave., Crestin Ave., Summit Ave., Finn St.
- 21E: To 27th Ave. S. and Transit Way (27th and Lake St.) via Lake St., 26th Ave., Transit Way.

- * Operates school days only.

53

Eastbound-Rumbo al Este

Minneapolis/St. Paul

Times listed are at Uptown Transit Station

Monday - Friday-Lunes a Viernes

Rush Hour Times Shaded

AM	6:30	6:58	7:27	6:30
6:04	6:44	7:12	7:56	

Saturday and Sunday/Holiday

Sabado y Domingo/Dias Festivos

No Service

WHERE THE BUSES GO:

- 53: Limited Stop to University Ave. and Mississippi St. via Lake St., Chicago Lake Transit Center, Marshall Ave., Snelling Ave., I-94, downtown St. Paul, 5th St., Wall St., 7th St., Lafayette Rd., University Ave.

Buses stop only at designated stops: Lake St., Marshall and Snelling.

612-373-3333
metrotransit.org

- Route and schedule information
- NextTrip real-time departures
- Customer Relations
- Lost & Found (570 6th Ave. N., Minneapolis)
- Carpool/vanpool & employer programs

TTY Service for hearing impaired customers
612-341-0140. Route and schedule information

Fares

Rush Hours

Mon-Fri 6 to 9 a.m. and 3 to 6:30 p.m.

Local Bus & METRO \$2.25

Express Bus \$3.00

Non-Rush Hours

Local Bus & METRO \$1.75

Express Bus \$2.25

Reduced Fares \$0.75

Youth 6-12
Seniors 65+
Medicare card holders

In effect at all times

Downtown Zone \$0.50

Persons with disabilities \$0.75

Children 5 and under are free when accompanied by a paid fare (limit 3)

Reduced Fares: See fares above. Reduced fares for Youth, Seniors and Medicare card holders apply during non-rush hours only. For persons with disabilities, reduced fares apply at all times.

To receive a reduced fare:

- Bus - Please tell the bus driver before you pay your fare if you qualify for a reduced fare.
- Rail - be ready to show police officers that you qualify for a reduced fare.

Qualifying ID

- Seniors (65+): Show a Minnesota driver's license/state ID with a endorsement.
- Medicare card holders: Show a Medicare card along with a Minnesota driver's license/state ID.
- Persons with Disabilities: Show your Metro Mobility card or transfer, Metro Transit temporary ID with a photo ID or Minnesota driver's license/state ID with an or endorsement. For information on certification, call Customer Relations at 612-373-3333.

Go-To Cards: They're the fastest, easiest way to pay fares. Get your rechargeable Go-To Card at Metro Transit stores, at select retailers or at metrotransit.org.

Fareboxes: Buses accept U.S. bills and coins. Change is not available.

Transfers: All fares (excluding the Downtown Zone) include a transfer. This gives you unlimited rides on buses and METRO lines for 2 1/2 hours. Ask for one when you pay your cash fare. Transfers are automatically embedded on fare cards and METRO tickets. Transfers from buses and METRO lines to Northstar require an additional fare.

612-373-3333
metrotransit.org

 **Metro Transit**
a service of the Metropolitan Council

Exhibit **3-C**

Route Schedules

Stop Number
50195

6
Northbound-Rumbo al Norte
Minneapolis

Times listed are at Uptown Transit Station

Monday - Friday-Lunes a Viernes

Rush Hour Times Shaded

AM	8:15*	11:42 U	3:15*	6:44
4:40 U*	8:17 U	11:52	3:21*	6:52 U
5:14 U	8:26	PM	3:22 U	7:14
5:30	8:34 U	12:02 U	3:25*	7:23 U
5:43 U	8:41	12:12	3:33	7:44
6:02	8:49 U	12:22 U	3:41 U	7:59 U
6:15 U	8:59	12:32	3:50	8:14
6:28	9:06 U	12:42 U	4:01 U	8:30 U
6:40 U	9:18	12:52	4:13	8:46
6:48	9:24 U	1:02 U	4:23 U	9:01 U
6:58 U	9:35	1:12	4:33	9:16
7:07 U	9:42 U	1:22 U	4:43 U	9:31 U
7:16	9:52	1:32	4:53	9:45
7:23 U	10:02 U	1:42 U	5:03 U	10:02 U
7:28	10:12	1:52	5:10	10:17
7:32	10:22 U	2:02 U	5:20	10:36 U
7:38 U	10:32	2:12	5:28 U	10:59 U
7:41	10:42 U	2:21 U	5:35	11:25
7:46	10:52	2:33	5:49	11:32 U*
7:50 U	11:02 U	2:43 U	5:59 U	AM
7:55	11:12	2:53	6:09	12:47 U*
8:01 U	11:22 U	3:03 U	6:19	
8:09	11:32	3:13	6:31 U	

Saturday-Sabado

AM	9:29 U	1:15	5:15	9:04 U
4:40 U*	9:44	1:29 U	5:30 U	9:19
5:24	10:51 U	1:44	5:45	9:34 U
5:41 U	10:15	1:59 U	5:57 U	9:49
6:11 U	10:30 U	2:14	6:10	10:04 U
6:41	10:45	2:29 U	6:22	10:15
7:00 U	11:00 U	2:44	6:37 U	10:35 U
7:15	11:15	2:59 U	6:52	10:55 U
7:30 U	11:30 U	3:14	7:07 U	11:25
7:45	11:45	3:29 U	7:22	11:50 U*
8:01 U	PM	3:44	7:37 U	AM
8:16	12:00 U	3:59 U	7:52	12:46 U*
8:30 U	12:15	4:14	8:07 U	
8:45	12:30 U	4:29 U	8:19	
8:59 U	12:45	4:44	8:34 U	
9:14	1:00 U	4:59 U	8:49	

Sunday/Holiday-Domingo/Dias Festivos

AM	10:01 U	1:17	4:46	8:18
6:29	10:16	1:32 U	5:01 U	8:32 U
6:47 U	10:31 U	1:47	5:16	8:47
7:09	10:46	2:02 U	5:31 U	9:02 U
7:25 U	11:01 U	2:16	5:46	9:17
7:47	11:16	2:31 U	6:02 U	9:32 U
8:01 U	11:31 U	2:46	6:17	9:47
8:16	11:46	3:01 U	6:32 U	10:02 U
8:30 U	PM	3:16	6:47	10:17
8:45	12:03 U	3:31 U	7:02 U	10:39 U
9:00 U	12:17	3:46	7:17	10:59 U
9:15	12:32 U	4:01 U	7:33 U	11:52 U*
9:30 U	12:47	4:16	7:49	
9:45	1:02 U	4:31 U	8:04 U	

WHERE THE BUSES GO:

6 To downtown Minneapolis via Hennepin Ave.
6U To 27th Ave SE and University Ave via route 6 to downtown, Hennepin Ave., University Ave.

- * In downtown bus travels via 8th St., Nicollet Mall, 7th St. back to Hennepin Ave.
- * Operates school days only.

12
Northbound-Rumbo al Norte
Minneapolis

Times listed are at Uptown Transit Station

Monday - Friday-Lunes a Viernes

Rush Hour Times Shaded

AM	7:05*	8:30*	3:59	6:30
5:33*	7:21*	PM	4:16	6:61
6:56*	7:35*	2:42	4:39	6:30
6:24*	7:52*	3:12	4:59	
6:48*	8:07*	3:35	5:14	

Saturday and Sunday/Holiday

Sabado y Domingo/Dias Festivos

No Service

WHERE THE BUSES GO:

12 To downtown Minneapolis via Hennepin Ave.

- * Limited stops to downtown - no stops on Hennepin Ave. between Uptown Transit Station and Franklin Ave.

114
Northbound-Rumbo al Norte
Minneapolis/U of M

Times listed are at Uptown Transit Station

Monday - Friday-Lunes a Viernes

Rush Hour Times Shaded

AM	8:04	9:10	11:46	PM
7:59	8:29	9:31	1:52	
7:19	8:27	9:39	5:35	
7:24	8:30	10:41		

WHERE THE BUSES GO:

114 To the University of Minnesota

NOTE: Only trips in **BOLD TYPE** operate during U of M breaks. May and summer sessions except on holidays (see below) and Metro Transit reduced service days. All other trips do not operate during these times.

NOTE: Service operates Monday-Friday except on the following holidays: New Year's Day, Martin Luther King Day, Memorial Day, Independence Day, Labor Day, Thanksgiving, the day after Thanksgiving, Christmas Eve, Christmas, the day after Christmas and University holidays when classes are excused and University offices are closed.

17
Northbound-Rumbo al Norte
Minneapolis

Times listed are at Uptown Transit Station

Monday - Friday-Lunes a Viernes

Rush Hour Times Shaded

AM	7:44	10:02	1:23	4:28	7:59 W
5:20 W	7:43	10:17 W	1:38 W	4:41 W	8:30 W
5:39 W	7:57 W	10:33	1:52	4:53	9:00 W
6:00	8:02	10:48 W	2:09 W	5:05 W	9:30 W
6:19 W	8:05	11:03	2:24	5:21	10:00 W
6:33 W	8:13	11:17 W	2:40 W	5:31 W	10:30 W
6:47 W	8:23 W	11:33	2:56	5:43	10:55 W
6:59	8:33	11:43 W	3:07 W	5:57 W	11:44 W
7:06 W	8:48 W	PM	3:22	6:12	AM
7:14	9:01	12:05	3:33 W	6:28 W	12:44 W
7:20	9:10	12:22 W	3:44	6:44	
7:28	9:22 W	12:36	3:56 W	6:53 W	
7:30 W	9:34	12:50 W	4:05	7:09	
7:38	9:48 W	1:07 W	4:17 W	7:29 W	

Saturday-Sabado

AM	9:07 W	11:48 W	2:02	4:32 W	7:32 W
5:40 W	9:29 W	PM	2:17 W	4:47	8:02 W
6:18 W	9:46	12:03	2:32	5:02 W	8:32 W
6:48 W	10:00 W	12:15 W	2:47 W	5:17	9:02 W
7:13	10:17	12:33	3:02	5:32 W	9:32 W
7:33 W	10:30 W	12:47 W	3:17 W	5:47	9:52 W
7:53	10:47	1:02	3:32	6:02 W	10:53 W
8:10 W	11:00 W	1:17 W	3:47 W	6:22 W	11:44 W
8:30 W	11:17 W	1:32	4:02 W	6:42 W	AM
8:50	11:33	1:47 W	4:17	7:02 W	12:44 W

Sunday/Holiday-Domingo/Dias Festivos

AM	10:06 W	1:21 W	3:20 W	5:21 W	8:34 W
6:44 W	11:07 W	1:35	3:35	5:36	9:05 W
6:44 W	11:07 W	1:51 W	3:50 W	5:51 W	10:04 W
7:37 W	11:36 W	2:05	4:05	6:06 W	10:54 W
8:06 W	PM	2:21 W	4:20 W	6:37 W	11:45 W
8:36 W	12:06 W	2:35	4:35	7:07 W	AM
9:06 W	12:36 W	2:51 W	4:50 W	7:37 W	12:38
9:36 W	1:06	3:05	5:05	8:04 W	

WHERE THE BUSES GO:

17 To downtown Minneapolis via Hennepin Ave., 24th St., Nicollet Mall, Washington Ave., Marquette Ave., 1st St.
17W To 27th Ave. NE and Washington St. NE via route 17 to 1st St. then 1st St., Central Ave., Morroe, Broadway St. NE, Washington St. NE.

612-373-3333
metrotransit.org

- Route and schedule information
- NextTrip real-time departures
- Customer Relations
- Lost & Found (570 6th Ave. N., Minneapolis)
- Carpool/vanpool & employer programs

TTY Service for hearing impaired customers
612-341-0140 Route and schedule information

Fares

Rush Hours

Mon-Fri 6 to 9 a.m. and 3 to 6:30 p.m.

Local Bus & METRO \$2.25

Express Bus \$3.00

Non-Rush Hours

Local Bus & METRO \$1.75

Express Bus \$2.25

Reduced Fares \$0.75

Youth 6-12
Seniors 65+
Medicare card holders

In effect at all times

Downtown Zone \$0.50

Persons with disabilities \$0.75

Children 5 and under are free when accompanied by a paid fare (limit 3)

Reduced Fares: See fares above. Reduced fares for Youth, Seniors and Medicare card holders apply during non-rush hours only. For persons with disabilities, reduced fares apply at all times.

To receive a reduced fare:

- Bus - Please tell the bus driver before you pay your fare if you qualify for a reduced fare.
- Rail - be ready to show police officers that you qualify for a reduced fare.

Qualifying ID

Seniors (65+) Show a Minnesota driver's license/state ID with a **D** endorsement.
Medicare card holders: Show a Medicare card along with a Minnesota driver's license/state ID.

Persons with Disabilities: Show your Metro Mobility card or transfer, Metro Transit temporary ID with a photo ID or Minnesota driver's license/state ID with an **D** or **U** endorsement. For information on certification, call Customer Relations at 612-373-3333.

Go-To Cards: They're the fastest, easiest way to pay fares. Get your rechargeable Go-To Card at Metro Transit stores, at select retailers or at metrotransit.org.

Fareboxes: Buses accept U.S. bills and coins. Change is not available.

Transfers: All fares (excluding the Downtown Zone) include a transfer. This gives you unlimited rides on buses and METRO lines for 2 1/2 hours. Ask for one when you pay your cash fare. Transfers are automatically embedded on fare cards and METRO tickets. Transfers from buses and METRO lines to Northstar require an additional fare.

612-373-3333
metrotransit.org

Metro Transit
a service of the Metropolitan Council

Exhibit **3-D**

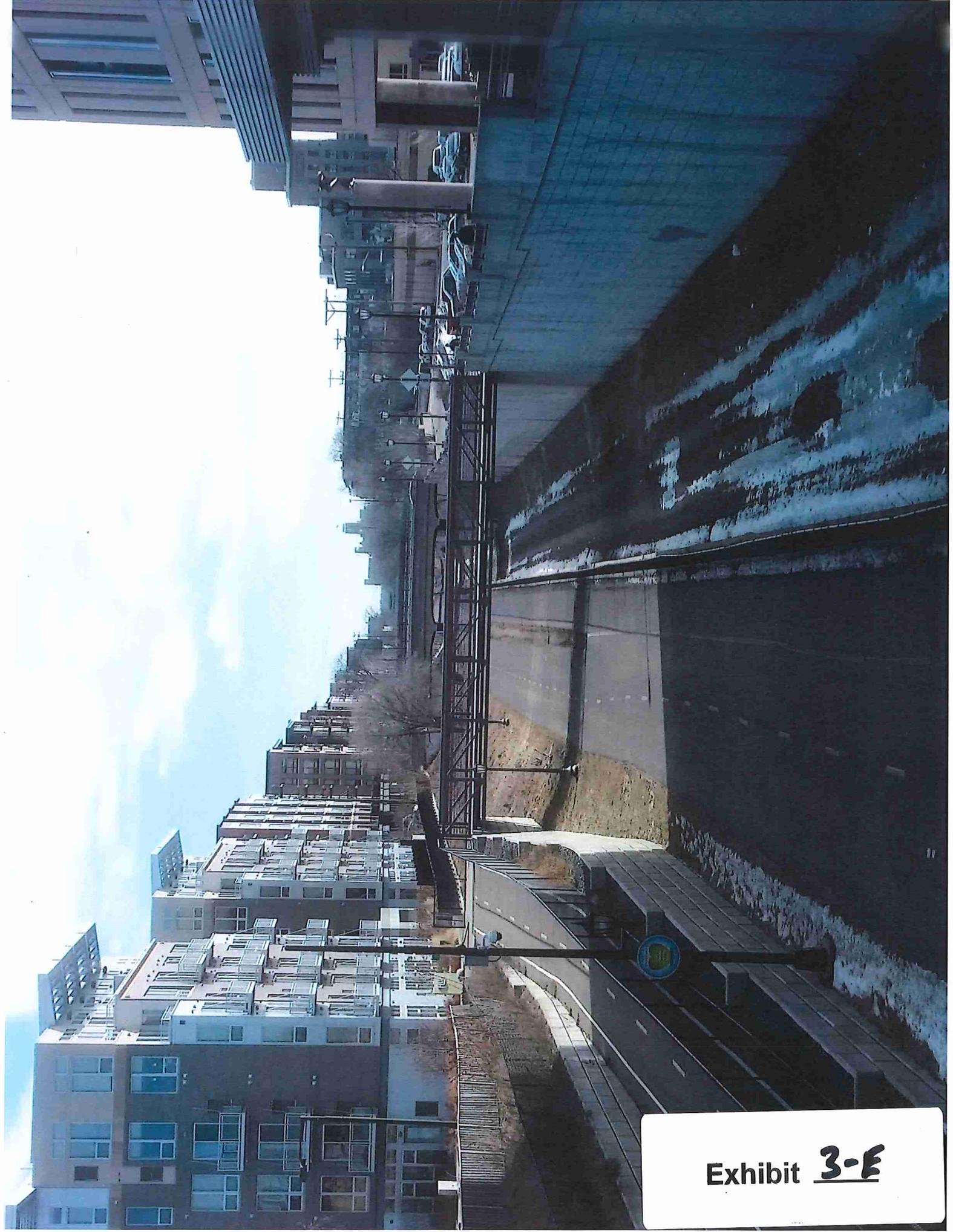
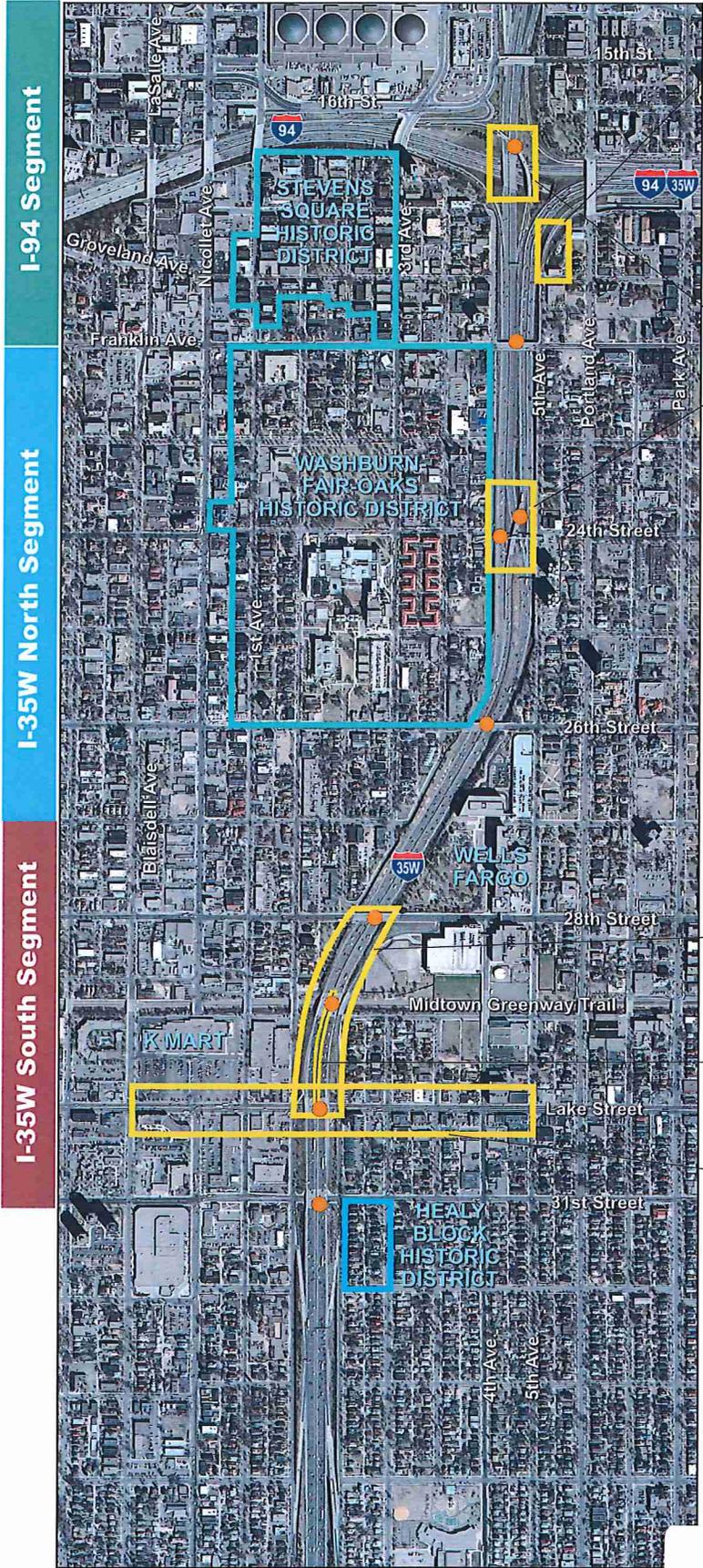


Exhibit 3-E

Project Area Segments



New Ramp Bridge – The 5th Avenue entrance to NB I-35W requires a new ramp bridge over the new system connection to EB I-94.

Replacement of 2 Freeway System Bridges – The bridges indicated below are nearly 45 years old and are both structurally and functionally deficient. Both bridges also carry significant traffic and are priorities for replacement and reconfiguration.

- I-94 WB Flyover from I-35W NB – This flyover is commonly congested and is the site of frequent crashes.
- I-35W SB Braid Bridge and 24th St. Pedestrian Bridge – Replacement of the Braid Bridge is expected to interact with possible replacement of the 24th St. pedestrian bridge, which is above the Braid Bridge.

(Bridge replacements are proposed at locations denoted with "●.")

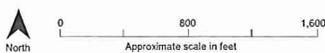
- New Lake St. and 28th St. Access** –
- To NB I-35W from Lake St.
 - To Lake St. from SB I-35W
 - To 28th St. from NB I-35W

Area under consideration for new BRT station location – BRT station implementation must provide pedestrians with connections to both Lake St. and the Midtown Greenway.

Lake St. Improvements from Blaisdell Ave. to 5th Ave. – Design must include an effective connection from Lake St., which runs beneath I-35W, to the planned freeway-level BRT station.

LEGEND

- Bridge Replacements Proposed
- ▭ Historic Districts



From: [Anders Imboden](#)
To: [Council Comment](#); [Bender, Lisa](#)
Subject: Deny appeal of Moxy Hotel Uptown (16-00288)
Date: Tuesday, March 01, 2016 3:46:43 PM

Dear Council Member Bender and members of the Minneapolis City Council's Zoning & Planning Committee,

I'm writing to ask that you deny the appeal filed by a group of residents against the Planning Commission's approval of various land use applications for the proposed Moxy Hotel at Lake & Emerson in Uptown. I also urge you to approve a rezoning of the site to the C3A district.

I grew up a few blocks from the proposed hotel and continue to reside in the same house when I am not away for work. I have seen the neighborhood grow and change on the surface, but all of my life, it has been a bustling commercial area surrounded by pleasant and primarily multifamily/renter neighborhoods. A modest hotel on one of the community's and Minneapolis's busiest corridors, Lake Street, cannot only be seen as "out of character" with the area unless--as the appellants have done--you only look at the appellants' own houses while completely ignoring the rest of the community.

The appeal also leans heavily on the Uptown Small Area Plan, which I also participated in creating as a community member. Of course, the plan, which was developed almost a decade ago under different market conditions and with disproportionate input from those privileged few who so often dominate neighborhood affairs, is cited selectively by the appellants. The proposed hotel is quite consistent with the plan's vision of a dense and economically vibrant Uptown centered on the main corridors of Hennepin Avenue and Lake Street.

Most troubling to me is that the appellants represent a group of residents who have bullied and intimidated their neighbors, including during the community review process for this project. Their crocodile tears over neighbors' "trust" being violated by the Planning Commission or City Council is beyond frustrating, especially when I think about a family member of mine who was recently threatened at a neighborhood meeting by Mr. Qualy, the first named appellant, for considering supporting the proposal.

I urge you to reject the appellants' narrow and reactionary arguments against this modest urban hotel along one of our city's most visited corridors. Their intimidatory tactics and privileged, parochial focus on their single-family homes reflect how divorced they are from the perspectives and needs of Uptown and Minneapolis at large. This is a project worth supporting, and is consistent with the City of Minneapolis's plans for sustainable growth.

Sincerely,

Anders Imboden

From: [Schaffer, Brian C.](#)
To: [Holien, Kimberly](#)
Cc: [Armstrong, Diana L](#)
Subject: FW: Customer feedback
Date: Friday, March 04, 2016 10:15:49 AM
Attachments: [image001.png](#)
[image003.png](#)
[image005.png](#)
[image007.png](#)
[image009.png](#)
[image013.png](#)
[image015.png](#)

FYI... public comment related to Moxie project – appeals/rezoning at 3/3 Z&P

From: Dekker, Matthew W
Sent: Thursday, March 03, 2016 4:55 PM
To: Schaffer, Brian C.
Subject: Customer feedback

Hi Brian,

Just passing on customer feedback of the hotel proposed on lake and Emerson.

I would simply like to voice my concern with the proposed location of the Graves Hotel and zoning uses of the land. I recently moved into the Emerson neighborhood between Lake and 31st Street. My house will be one of the greatest impacted by this new development. I'm not against a hotel in uptown, I just think there are already properly zoned areas that the hotel could go into, such as in the vacant lot by the Calhoun mall and Calhoun parking garage. That would then allow people to park in the ramp and keep the streets open for residents. They could even put it next to the main bus stop location on Hennepin near the Salsa La Salsa building or even in that same lot. Restaurants come and go in that location many times, why not try something new there to stick. The Uptown Small Area Plan was worked on diligently by my neighbors, and when we moved in, we were told that this zoning plan that was agreed to by the city, would help keep the identity of our neighborhood as a residential neighborhood and not have to worry about house by house being replaced by commercial use and then the once neighborhood feel is completely gone. I'm not saying don't do a hotel in uptown, just do it in the already properly zoned areas. Once one variance comes, what's to say more and more don't follow. Need to set the precedence now for years to come.

Thank you for your time and consideration in reading this.

Kevin Sullivan
kevin@gartland.com

Thanks,

[Matt Dekker](#)

311 Contact Center Supervisor

City of Minneapolis - 311

3000 Minnehaha Ave

Minneapolis, MN 55406

Office: 612-673-5976

Matthew.Dekker@minneapolismn.us



From: [Holien, Kimberly](#)
To: [Council Committee Coordinators](#)
Subject: FW: Hotel at Emerson Ave S and W. Lake Street
Date: Wednesday, March 02, 2016 10:59:03 AM

The attached e-mail was submitted as correspondence for items 1 and 2 on tomorrow's Zoning and Planning Committee agenda.

Kimberly Holien
Senior Planner

City of Minneapolis – Community Planning and Economic Development
250 S. Fourth Street – Room 300
Minneapolis, MN 55415

Office: 612-673-2402
kimberly.holien@minneapolismn.gov
www.minneapolismn.gov/cped



From: Wee, Michael R.
Sent: Wednesday, March 02, 2016 10:51 AM
To: Holien, Kimberly
Cc: Ellis, Bradley E.
Subject: Hotel at Emerson Ave S and W. Lake Street

Kimberly,
Below is a comment received as an email through 311:

Dear members of the Zoning and Planning Committee,

My name is Greg Olson and I live at 3041 Emerson Ave S with my wife, Dalay Olson. We are emailing you to ask for your support in denying the rezoning proposal (and therefore granting our appeal) for the potential hotel project at the North end of the Emerson block. We support sustainable growth in our neighborhood, but fully believe that any construction plans should adhere to the Uptown Small Area Plan. We believe the USAP provides a fantastic template for future growth of Uptown, and to reverse zoning laws for the financial benefit of a private real developer, would be a great mistake.

The lot simply does not fit the size and scale of their currently proposed project. It would not only ruin the aesthetics that make Uptown so appealing, but it would also be a short-sighted decision that would pave the way for future developers to continue building for the sole benefit of their own wallets, not for the greater good of our neighborhood and city as a whole.

Thank you for your consideration.

Greg and Dalay Olson

Greg P. Olson CFP®
Morgan Stanley Wealth Management
Financial Advisor
225 South Sixth Street
Suite 5100
Minneapolis, MN 55402
Work: 612.340.6766
Cell: 651.269.4293
Fax: 612.340.1773
Toll Free: 800.786.6770
NMLS #1301118
gregory.olson@ms.com

Michael Wee, AICP
Senior Planner
City of Minneapolis – Community Planning and Economic Development
250 S. Fourth Street – Room 300
Minneapolis, MN 55414

Office: 612-673-5468
Fax: 612-673-2526
michael.wee@minneapolismn.gov
www.minneapolismn.gov/cped

If you are not the intended recipient of this e-mail: (1) do not read the content of the message; (2) immediately notify the sender that you incorrectly received the message; and (3) do not disseminate, distribute or copy this e-mail.



From: [Nelson, Kate R.](#)
To: [Armstrong, Diana L](#)
Subject: FW: Minneapolis Z&P Hearing/Strib Commentary-False or Incorrect Parking Submission-1121 West Lake Street-Proposed Graves Mocy Hotel-3-3-2016
Date: Thursday, March 03, 2016 8:58:19 AM
Importance: High

FYI for the public record.

From: Phil Qualy [mailto:pjqualy@comcast.net]
Sent: Wednesday, March 02, 2016 7:12 PM
To: Nelson, Kate R.
Subject: Minneapolis Z&P Hearing/Strib Commentary-False or Incorrect Parking Submission-1121 West Lake Street-Proposed Graves Mocy Hotel-3-3-2016
Importance: High

Hello Kate,

Regarding the proposed Graves/Moxy Hotel currently scheduled before the City of Minneapolis Z&P hearing tomorrow at 9 AM, would you be so kind as to forward the attached information to Council Member Andrew Johnson? Please find:

1) Minneapolis Star Tribune Commentary regarding this project dated March 1, 2016. A broad group of residents oppose this project including over 470 persons on Change.org. We do not oppose a hotel; rather the specific tenets of our Small Area Plan and Minneapolis Comprehensive plan must be upheld to assure balanced and sustainable growth.

2) Letter to Chairperson Bender requesting the rezoning and all variance applications be withdrawn or denied in their entirety. This 123 room hotel does not have more than five parking spaces total.

Emails in a pdf format showing that the proposed project does not have any off-site parking agreement whatsoever.

Memo from Ackerberg Calhoun Square stating there is no agreement and they do not have the space to park hotel cars.

Memo from our counsel, Thomas Johnson, Gray Plant Mooty, to Minneapolis City Attorney Fussy confirming, conversation with Mr. Ackerberg that no parking agreement, or discussion of agreement, has occurred with the Graves/Moxy Group.

Within the Minneapolis CPED report, the Graves/Moxy Group has completed a Travel Demand Management Parking study with what is apparently incorrect or erroneous information. For our 40 immediate neighbors who have retained counsel, signed a petition to the same, and hundreds of persons who recognize this project is not appropriate as currently proposed,

- I respectfully request you to oppose rezoning and all variances for the proposed Graves/Moxy Hotel project.

We believe our City must uphold the Uptown Small Area Plan. If changes are needed, we should revisit the USAP and Comprehensive Plan through the statutorily mandated process with residential participation, not ad-hoc spot rezoning.

Thank you,

Phillip Qualy
3021 Emerson Avenue South
Minneapolis, MN 55408
612-239-4414

From: [Nelson, Kate R.](#)

Sent: Tuesday, February 23, 2016 3:07 PM

To: [Phil Qualy](#)

Subject: RE: Request for Meeting/Letter to Minneapolis Planning Commission-cc-President Johnson-Proposed Uptown Hotel-2-4-2016

Hi Phillip,

Thank you for your email. I touched base with our senior policy aide, Suzanne Murphy. Here is what she had to say:

I did touch base with Andrew about this issue, and since it is quasi-judicial, he would prefer that people share any information in writing. He will definitely review it, and then it can be included as part of the public record. As a policy, he does not take meetings on quasi-judicial matters. His email is andrew.johnson@minneapolismn.gov or any written materials could also be sent to our office.

Have a great day.

Kate Nelson
Policy Aide, Ward 12
Office of Council Member Andrew Johnson
350 South 5th Street, Room 307
Minneapolis, MN 55415
(612) 673-2212
kate.nelson@minneapolismn.gov

[Sign up](#) for the 12th Ward Newsletter.

Follow CM Johnson on [Facebook](#), [Twitter](#), or his [blog](#).

From: Phil Qualy [<mailto:pjqualy@comcast.net>]

Sent: Monday, February 22, 2016 2:07 PM

To: Nelson, Kate R.

Subject: Request for Meeting/Letter to Minneapolis Planning Commission-cc-President Johnson-Proposed Uptown Hotel-2-4-2016

Importance: High

Hello Kate,

It was nice to meet you last week at your office regarding the application for rezoning at 1121 West Lake Street, scheduled to come before the City of Minneapolis Zoning and Planning Committee on March 3rd. I believe we are leaving our meeting request with CM Johnson tentative based on a legal question of "quasi-judicial" subject area versus legislative subject area, which we base our request.

I understand our counsel, Mr. Johnson and Assistant City Attorney Fussy discussed our request to meet with our City Council members regarding the application for rezoning at 1121 West Lake Street. As reported, they concur the municipal subject areas of rezoning and importance of upholding City Council approved Uptown Small Area Plan are legislative in nature and scope. (We have no interest or intention of discussing the applicant's proposed variances).

For myself and area neighbors, may we please schedule to meet with Council Member Johnson at his convenience before the March 3rd Z&P Meeting? We hope to be heard at City Hall so we can assist him make his best informed decision regarding this matter.

I would be joined by three or four neighbors. If you have time on late afternoon of 24th, that would be great. Again, whatever time he may have, we will be right over to your offices or location of his choice.

Please advise as to what works best for you and the Council Member. Thank you.

Phillip Qualy
3021 Emerson Avenue South
Minneapolis, MN 55408
612-239-4414

From: [Sotela, Marcela](#)
To: [Armstrong, Diana L](#)
Subject: FW: Minneapolis Z&P Hearing/Strib Commentary-Incorrect Parking Information Submission-1121 West Lake Street-Proposed Graves Mocy Hotel-3-3-2016
Date: Thursday, March 03, 2016 9:26:52 AM
Attachments: [Strib Commentary-Uptown Hotel Proposal has Broad Implications-3-1-2016.pdf](#)
[City of Minneapolis-Proposed Graves Hotel Project-Letter to Council Member Bender-Attachments-3-2-2016.pdf](#)
[Emerson, Dupont, Fremont at Lake Neighborhood-Planning Commission Appeal-File-2-18-2016.pdf](#)
Importance: High

I'm assuming something similar to this has been submitted to the public record.

Marcela Sotela Odor | Ward 6 | City of Minneapolis
Office of Abdi Warsame | City Council
350 South 5th Street – Room 307 | Minneapolis, MN 55415-1382
612.673.2206 | marcela.sotela@minneapolismn.gov
Please consider the environment before printing this e-mail

From: Phil Qualy [mailto:pjqualy@comcast.net]
Sent: Wednesday, March 02, 2016 8:00 PM
To: Sotela, Marcela
Cc: Thomas L. Johnson
Subject: Minneapolis Z&P Hearing/Strib Commentary-Incorrect Parking Information Submission-1121 West Lake Street-Proposed Graves Mocy Hotel-3-3-2016
Importance: High

Hello Marcela,

It was very nice to meet you a few weeks back in the lobby when I was trying to schedule with the Council Member.

Regarding the proposed Graves/Moxy Hotel currently scheduled before the City of Minneapolis Z&P hearing tomorrow at 9 AM, would you be so kind as to forward the attached information to Council member Warsame? Please find:

1) Minneapolis Star Tribune Commentary regarding this project dated March 1, 2016. A broad group of residents oppose this project including over 470 persons on Change.org. We do not oppose a hotel; rather the specific tenets of our Small Area Plan and Minneapolis Comprehensive plan must be upheld to assure balanced and sustainable growth.

2) Letter to Chairperson Bender requesting the rezoning and all variance applications be withdrawn or denied in there entirety. This 123 room hotel does not have more than five parking spaces total. Attached with letter are memos:

-Emails in a pdf format showing the proposed *project does not have any off-site parking agreement whatsoever.*

-Memo from Ackerberg Calhoun Square stating there is no agreement and they do not have the space to park hotel cars.

-Memo from our counsel, Thomas Johnson, Gray Plant Mooty, to Minneapolis City Attorney

Fussy confirming, conversation

with Mr. Ackerberg that no parking agreement, or discussion of agreement, has occurred with the Graves/Moxy Group.

Within the Minneapolis CPED report, the Graves/Moxy Group has completed a Travel Demand Management Parking study with what is apparently incorrect or erroneous information. For our 40 immediate neighbors who have retained counsel, signed a petition to the same, and hundreds of persons who recognize this project is not appropriate as currently proposed,

- I respectfully request you to oppose rezoning and all variances for the proposed Graves/Moxy Hotel project.

We believe our City must uphold the Uptown Small Area Plan. If changes are needed, we should revisit the USAP and Comprehensive Plan through the statutorily mandated process with residential participation, not ad-hoc spot rezoning.

I have let Council Member Bender know we are sending this cc to your attention. We appreciate your time and attention.

Thank you,

**Phillip Qualy
3021 Emerson Avenue South
Minneapolis, MN 55408
612-239-4414**

From: [McGrath, Nancy E.](#)
To: [Armstrong, Diana L](#)
Subject: Hotel Rezoning
Date: Thursday, March 03, 2016 9:23:47 AM
Attachments: [image001.png](#)
[image003.png](#)
[image005.png](#)
[image007.png](#)
[image009.png](#)
[image013.png](#)
[image015.png](#)

Good Morning Diana!

We received the following email that was address to the Zoning Committee for review. Could you review and distribute accordingly to the committee?

Thank you!

Nancy McGrath

*Customer Service Agent II
Operations Desk*

City of Minneapolis - 311

3000 Minnehaha Ave
Minneapolis, MN 55406

Office: 612-673-3000 ext. 1432

Fax: 612-673-5970

nancy.mcgrath@minneapolismn.gov



 Please don't print this e-mail unless you really need to.

From: Kevin Sullivan
Sent: 3/2/2016 4:53:51 PM
To: 311@minneapolismn.gov
Subject: Hotel Rezoning Concern
Dear Committee Members,

I would simply like to voice my concern with the proposed location of the Graves Hotel and zoning
st

uses of the land. I recently moved into the Emerson neighborhood between Lake and 31 Street. My house will be one of the greatest impacted by this new development. I'm not against a hotel in uptown, I just think there are already properly zoned areas that the hotel could go into, such as in the vacant lot by the Calhoun mall and Calhoun parking garage. That would then allow people to park in the ramp and keep the streets open for residents. They could even put it next to the main bus stop location on Hennepin near the Salsa La Salsa building or even in that same lot. Restaurants come and go in that location many times, why not try something new there to stick. The Uptown Small Area Plan was worked on diligently by my neighbors, and when we moved in, we were told that this zoning plan that was agreed to by the city, would help keep the identity of our neighborhood as a residential neighborhood and not have to worry about house by house being replaced by commercial use and then the once neighborhood feel is completely gone. I'm not saying don't do a hotel in uptown, just do it in the already properly zoned areas. Once one variance comes, what's to say more and more don't follow. Need to set the precedence now for years to come.

Thank you for your time and consideration in reading this.

Kevin Sullivan

COMMENTARY

Uptown Minneapolis hotel proposal has broad implications

Will the city honor or disregard the planning guidelines that have been established through intensive community participation?

By Phillip Qualy | MARCH 1, 2016 — 6:03PM

Minneapolis residents should be aware of an emerging land-use dispute involving the proposed location for a hotel in Uptown. The hotel cannot move forward unless the location chosen by the developer is rezoned to allow a higher activity use. And this has implications for all neighborhoods in the city that are seeking to ensure orderly, sustainable development.

To ensure that each neighborhood has a say in its future, the city uses a small-area planning process involving residents, local businesses and community organizations. Since 2000, it has initiated a process in 48 neighborhoods for the purpose of developing small-area plans unique to each neighborhood. Each plan, once completed, is approved by the City Council, then incorporated into the city's comprehensive plan. Minnesota statute sets forth requirements for local government land-use planning that have contributed to safety and quality of life statewide.

The Uptown Small Area Plan (USAP) was adopted in 2008 (with rezoning in 2010 consistent with the USAP). Neighborhood residents, business owners and developers spent hundreds of hours participating in this process. Businesses wanted predictability, and neighborhoods wanted a balanced transition between the commercial district and residentially zoned, single-family homes.

The USAP calls for hotels in Uptown to be located in an activity center around the Hennepin-Lake intersection. It calls for concentrating growth, height, density and high-intensity uses in that activity center and in an urban village area from the north side of Lake Street to the Midtown Greenway.

This dispute is not about whether to build a hotel in Uptown. Many neighborhood residents, including me, support a hotel. However, hotels are specifically designated to be located in the activity center, not at the proposed location on the south side of Lake Street at Emerson Avenue, outside the activity center and next to two-story homes. This project diametrically conflicts with the USAP.

At the proposed location, the carefully crafted USAP prohibits hotels and calls for buildings of no more than three to four stories. The proposed hotel is six and five stories, with 123 guest rooms and a restaurant. With only five on-site parking spaces and 35 leased parking spaces at the Calhoun Square parking ramp several blocks away, with potential traffic impacts on the Lake Street and Emerson Avenue intersection and with valet routes through residential neighborhoods, safety and compatibility concerns remain unanswered.

Some people may say "come on, it's Lake Street" and cite the general policy in the city's comprehensive plan. But this disregards our more specific — and applicable — small-area plan, which aims to support a vibrant, successful, commercial district alongside sustainable residential neighborhoods. To assert that a six-story hotel built next to two-story residential homes will not harm the livability and financial values of those homes is ridiculous. Restricting hotels to the USAP activity center and limiting the current height of buildings on the south side of Lake Street as set forth in the USAP is consistent with historical and current development trends in Uptown.

Sustainable growth and healthy neighborhoods require balanced transitions and land-use planning that is orderly and predictable. The proposed hotel exhibits none of these elements. Its approval also would set a clear precedent to maximize development intensity on all of our city's commercial corridors, regardless of — and contrary to — adopted city small-area and comprehensive plans.

The city's Planning Commission has mistakenly recommended rezoning the proposed hotel site to the same zoning classification as designated for the activity center. It also gave approval for the hotel to have more than twice the square footage as presently permitted. Neighbors, including me, have appealed the commission's recommendation. Lisa Bender, the City Council member representing the area, is also chairwoman of the City Council's Zoning and Planning Committee, which is expected to consider the matter on Thursday.

For the sake of residents citywide, decades of neighborhood and business planning, and the future of meaningful community participation, we urge the City Council to reject the Uptown hotel as currently proposed. Disregarding the USAP would send a clear message to Uptown — and to all neighborhoods throughout the city — that the work homeowners and businesses put into planning for their neighborhoods is only as good as the next proposal that big developers unveil and City Hall views favorably.

Phillip Qualy is a lifelong resident of Minneapolis, an Uptown resident, a former board chairperson for the Calhoun Area Residents Action Group (CARAG), and a registered lobbyist in the field of railroad safety, environmental and health care concerns.