4300 UPTON AVE S

Linden Hills Zoning & Housing Committee Meeting

November 14, 2022

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EXISTING CONTEXT

ZONING SUMMARY

District: C1 – Neighborhood Commercial District
Zoning Overlay: PO - Pedestrian Oriented District
(Sites are just outside the SH Shoreland overlay of Lake Harriet Primary Zoning)

Built Form Overlay: Corridor 4
Base FAR: 2.4
Max. # of Development Premiums Value: 0.4
Max. FAR with all premiums (up to 3): 3.6
Max. Building Height: 56 feet (4 stories)
Max. Lot Coverage: 100%
Max. Impervious Surface: 100%

DEVELOPMENT POTENTIAL

The following assumes that the two properties at 4300 and 4312 Upton will be combined.

4312 UPTON
Lot Area: 13,500 sf
Existing Building Area: 5,362 sf

4300 UPTON
Lot Area: 5,671 sf
Existing Contributing Building Area: Approx. 6,200 sf

COMBINED PARCEL
Lot Area: 19,171 sf
Existing Building Area: 11,562 sf

Base FAR: 19,171 x 2.4 = 46,010 sf
Less Existing Building Area = 34,448 sf

PARKING

Maximum parking allowed is 1 space per 300 sf of Gross Floor Area (GFA).

SCALE

District: C1 – Neighborhood Commercial District
Zoning Overlay: PO - Pedestrian Oriented District
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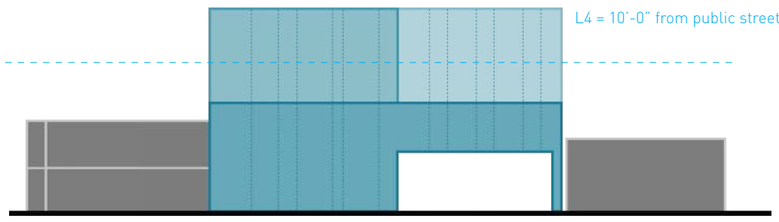
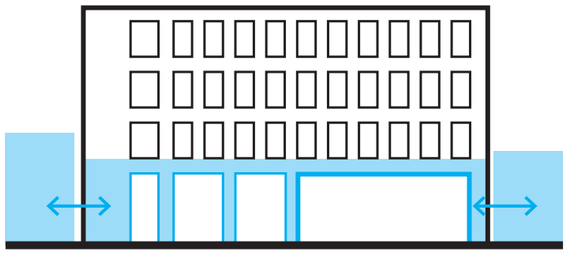


MASSING

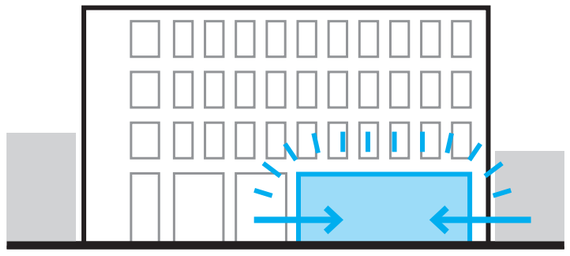
Built Form Overlay - Corridor 4 calls for vertical directional emphasis 551.175 (2) - Fourth story step back.
The fourth story of any commercial building or multiple-family dwelling, and any story above the fourth, shall be stepped back ten (10) feet from any building wall that faces a public street.

SNOW
KREILICH
ARCHITECTS

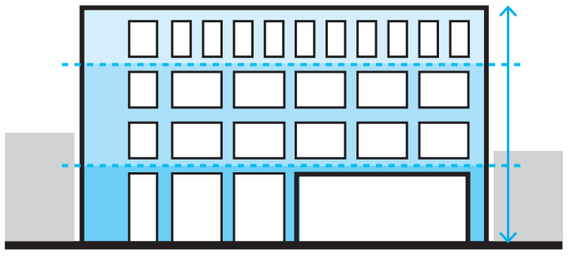
CONCEPT



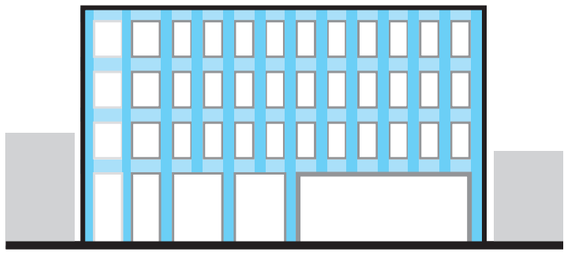
PLINTH
- How does the plinth relate to levels above?
- How does the plinth respond to the street frontage?
- Is there a plinth-specific material?



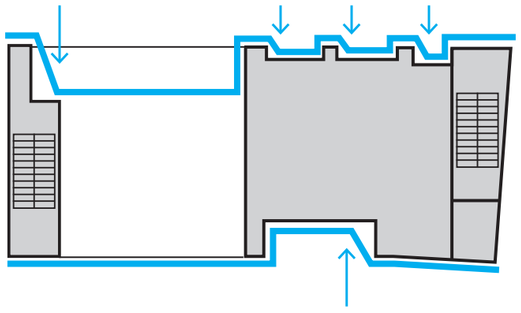
PORTAL
- How does the portal contribute to neighborhood?
- How does it frame & connect the courtyard w/ the street?



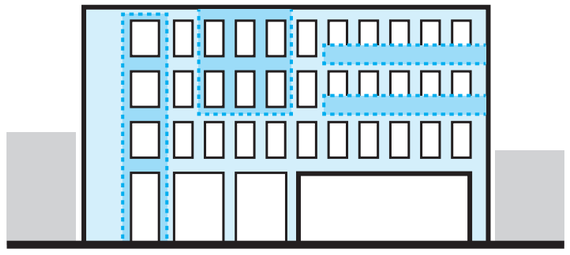
BASE - MIDDLE - TOP
- Is there subtle expression of base/middle/top?
- How is this achieved: scale, material, composition?



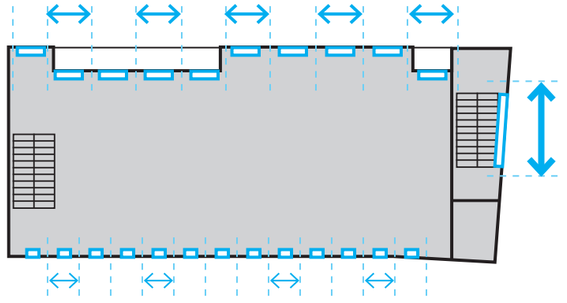
PIER / SPANDREL / PARAPET
- Is there a vertical/horizontal depth expression?
- Is the masonry detailing at spandrel / piers / parapet refined versus typical areas?



OPENINGS
- What is the exterior tectonic of the envelope?
- Can we treat the portal, loggias, windows, and storefront openings in a coherent way?



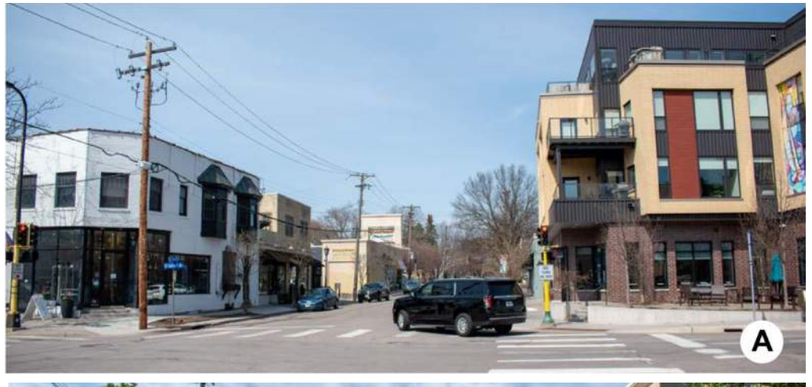
TERRACES / LOGGIAS
- How do terraces/loggias inform the scale of the facade?
- How are their use-cases connected to the office program?



NORTH / SOUTH / EAST
- How does the south façade relate to courtyard?
- How does the north facade respond to the street?

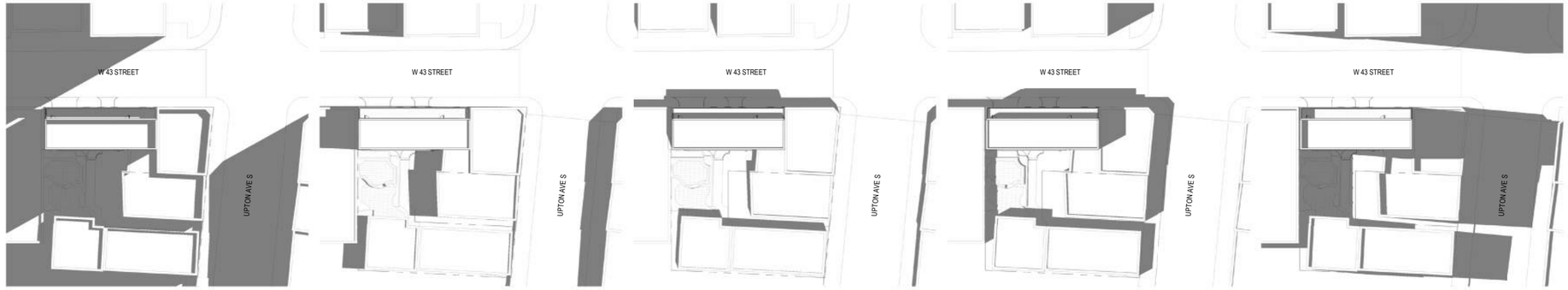
PRIMARY vs SECONDARY
- Lintel / sills: cast stone, brick, metal pan?
- Spandrel: brick, cast stone,
- Coping: metal, brick, or cast stone?

EXISTING CONTEXT

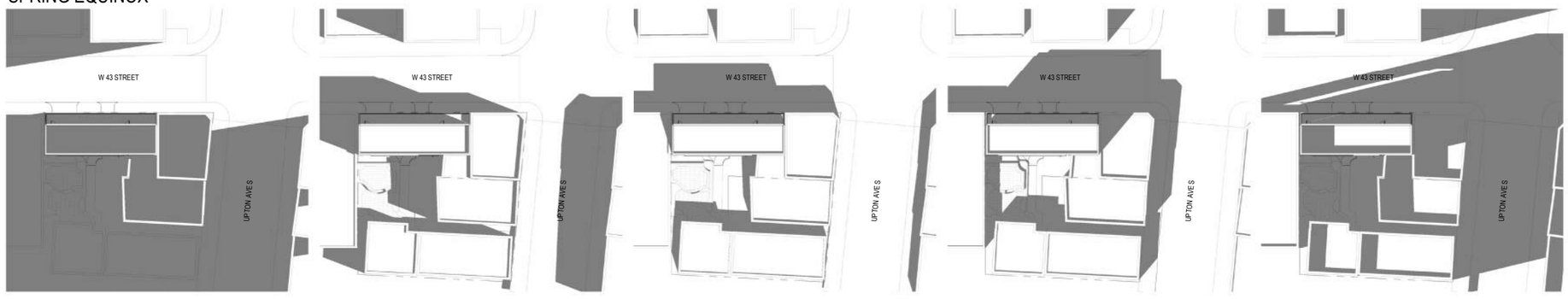


SHADING STUDIES - PROPOSED MASSING

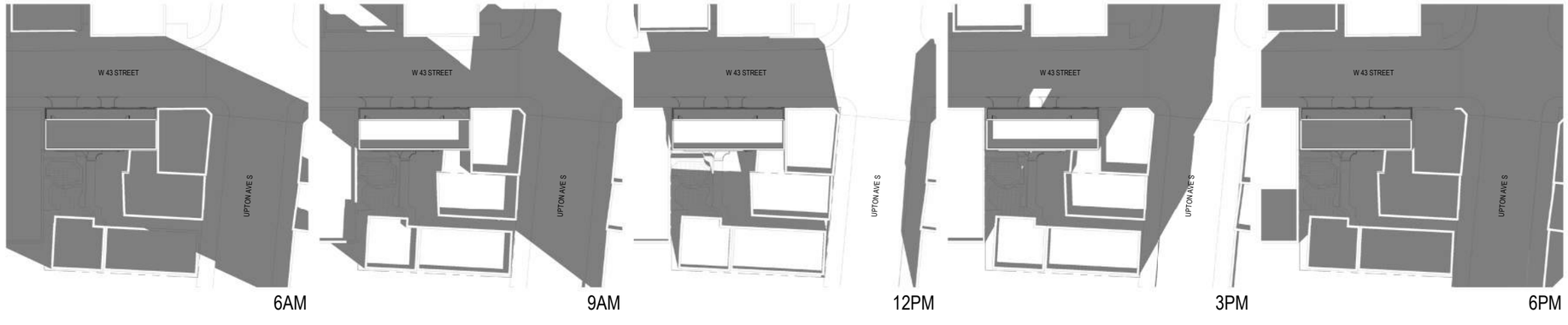
SUMMER SOLSTICE



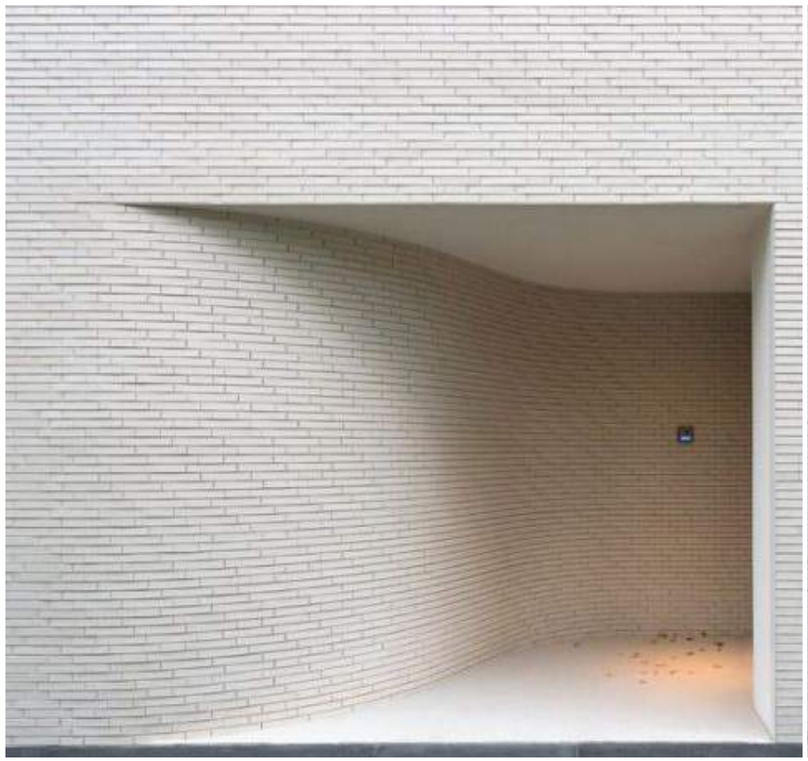
SPRING EQUINOX

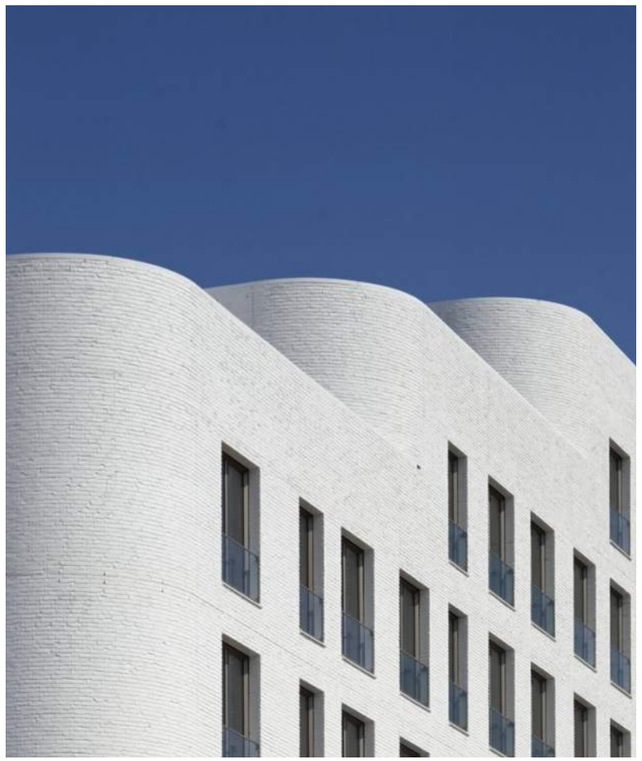


WINTER SOLSTICE



INSPIRATION





MATERIAL PALETTE

FACADE - SPANDREL
WHITE MASONRY IN SOLDIER BOND

FACADE - LEVELS 2 & 3
WHITE MASONRY IN RUNNING BOND

CANOPY & WINDOW FRAMES
BRONZE ANODIZED ALUMINUM

FACADE - LEVELS 1 & 4
OPTION 1: PRECAST ARCHITECTURAL CONCRETE, WHITE STAIN

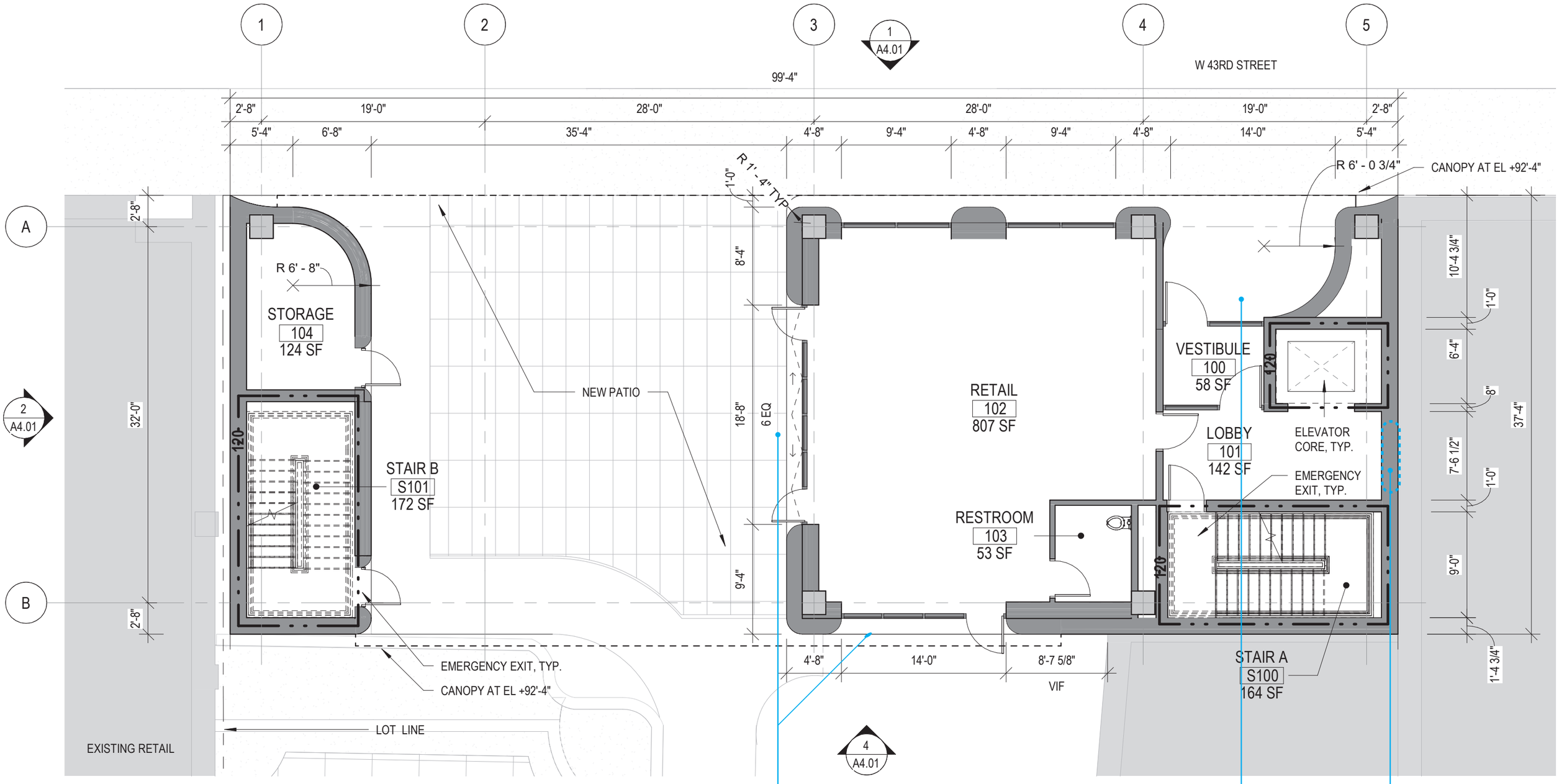
OPTION 2: EXTERIOR STUCCO FINISH SYSTEM, OFF-WHITE

FLOOR - LEVEL 1
WHITE TERRAZZO

4300 UPTON

SITE PLAN

LEVEL 1 PLAN

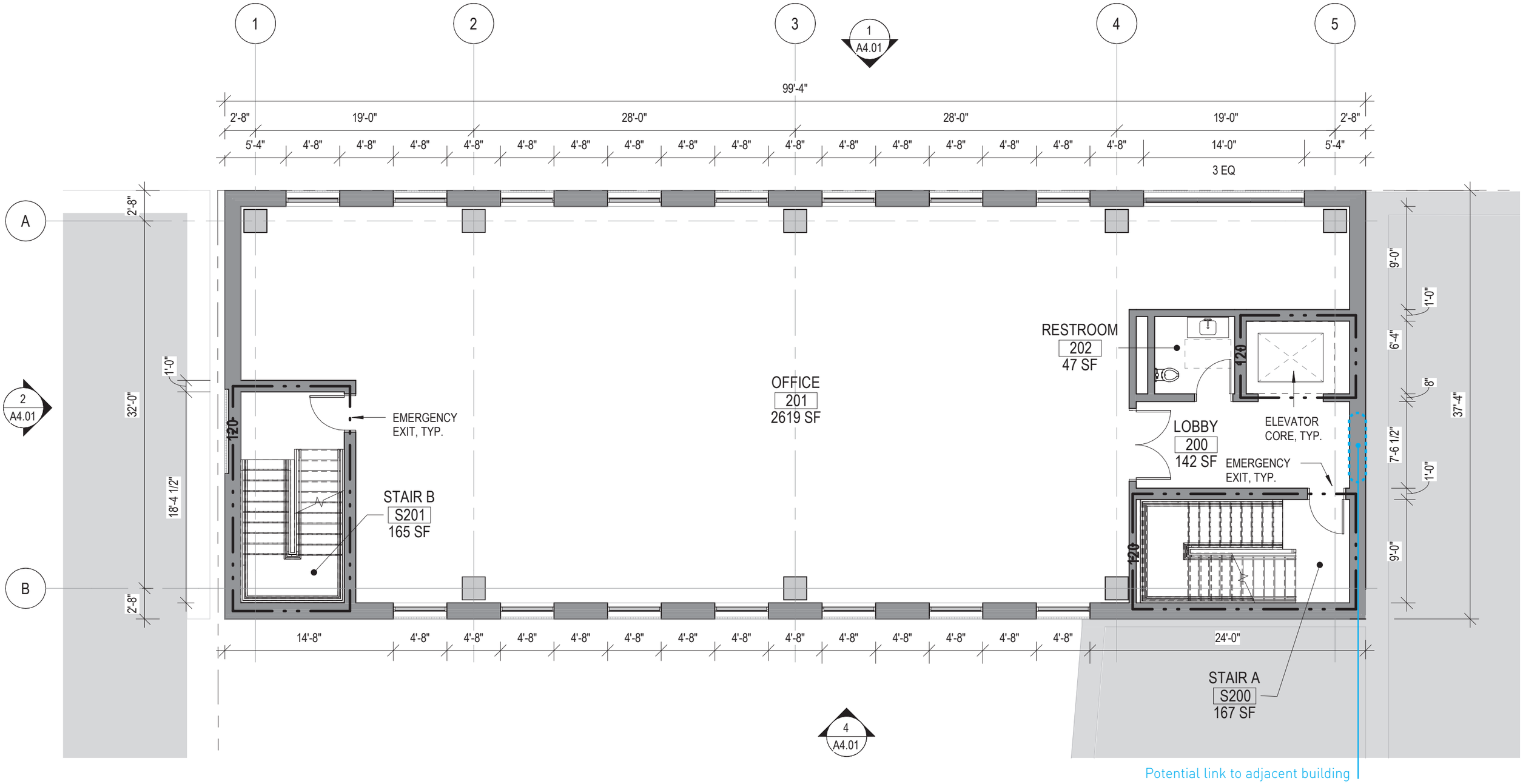


Storefront w/ access to courtyard space

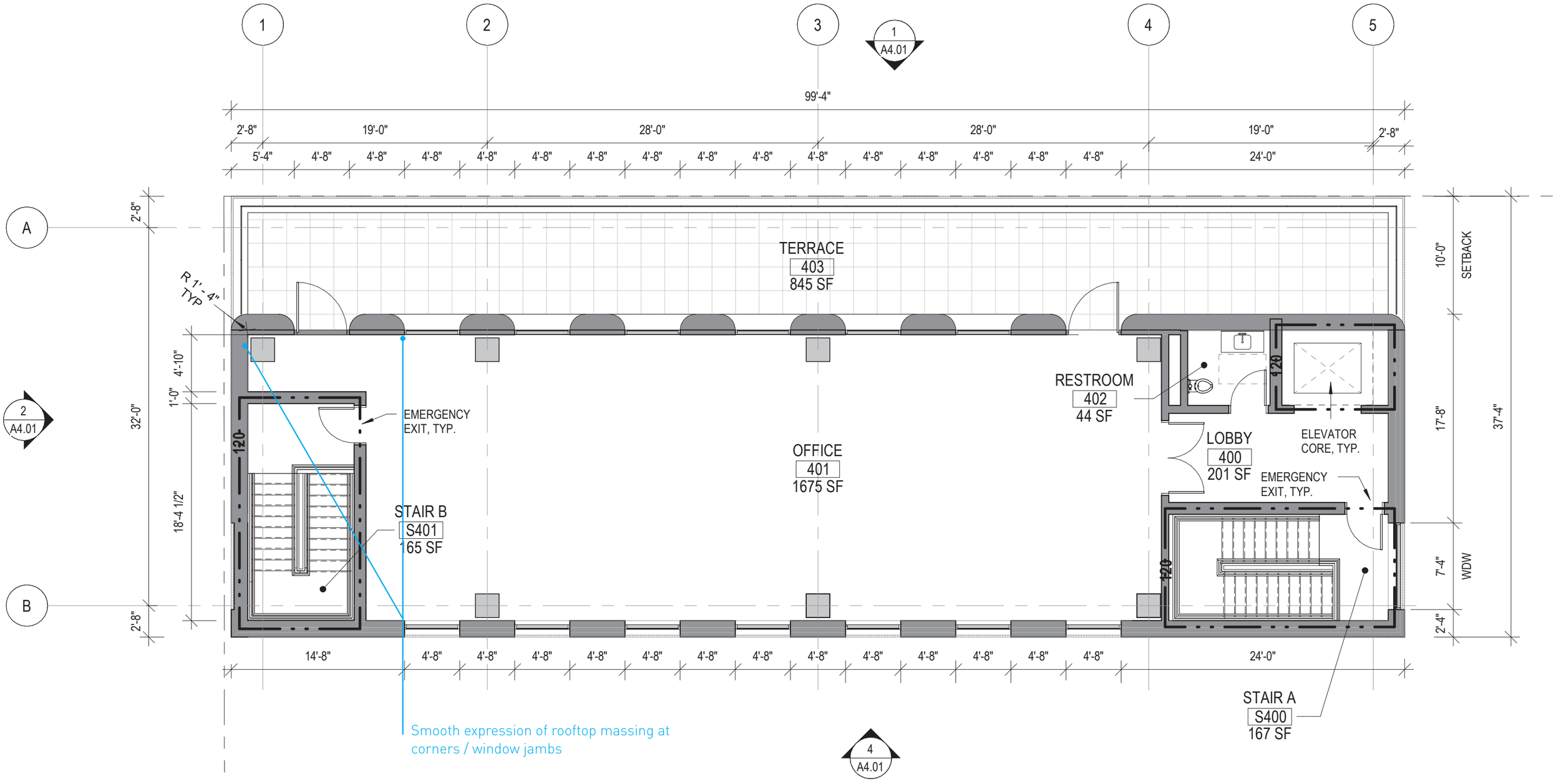
Entrance Vestibule w/ overhead awning

Potential link to adjacent building

LEVEL 2 & 3 PLAN

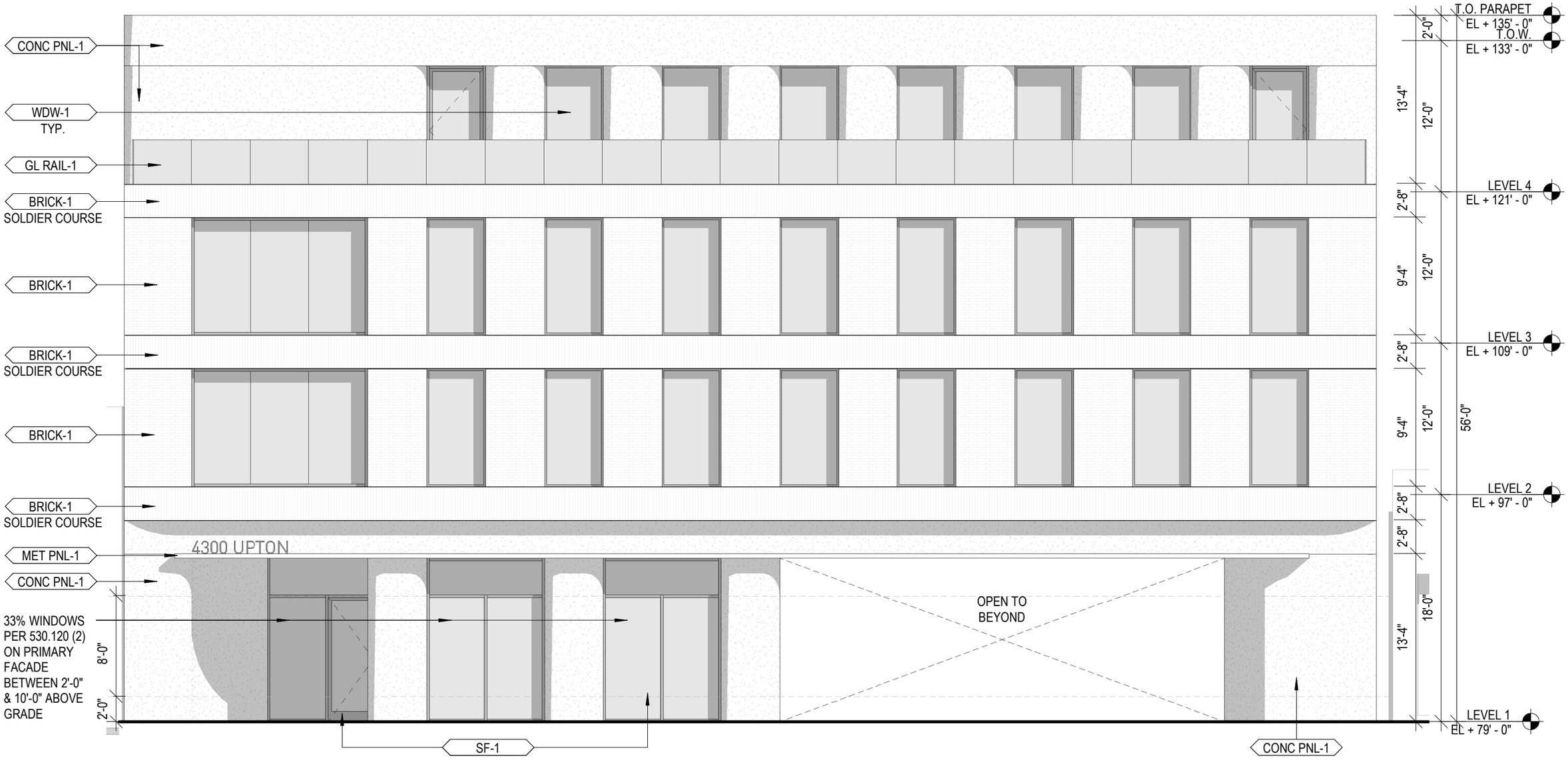


LEVEL 4 PLAN


1
2
3
4
5
1
A4.01
99'-4"
2'-8"
19'-0"
28'-0"
28'-0"
19'-0"
2'-8"
5'-4"
4'-8"
4'-8"
4'-8"
4'-8"
4'-8"
4'-8"
4'-8"
4'-8"
4'-8"
4'-8"
4'-8"
4'-8"
4'-8"
4'-8"
24'-0"
A
B
2'-8"
32'-0"
18'-4 1/2"
2'-8"
2
A4.01
R 1'-4" TYP
4'-10"
1'-0"
TERRACE
403
845 SF
EMERGENCY
EXIT, TYP.
120
STAIR B
S401
165 SF
OFFICE
401
1675 SF
RESTROOM
402
44 SF
LOBBY
400
201 SF
ELEVATOR
CORE, TYP.
EMERGENCY
EXIT, TYP.
120
STAIR A
S400
167 SF
10'-0"
SETBACK
17'-8"
37'-4"
7'-4"
WDW
2'-4"
14'-8"
4'-8"
4'-8"
4'-8"
4'-8"
4'-8"
4'-8"
4'-8"
4'-8"
4'-8"
4'-8"
4'-8"
4'-8"
4'-8"
24'-0"
Smooth expression of rooftop massing at
corners / window jambs
4
A4.01

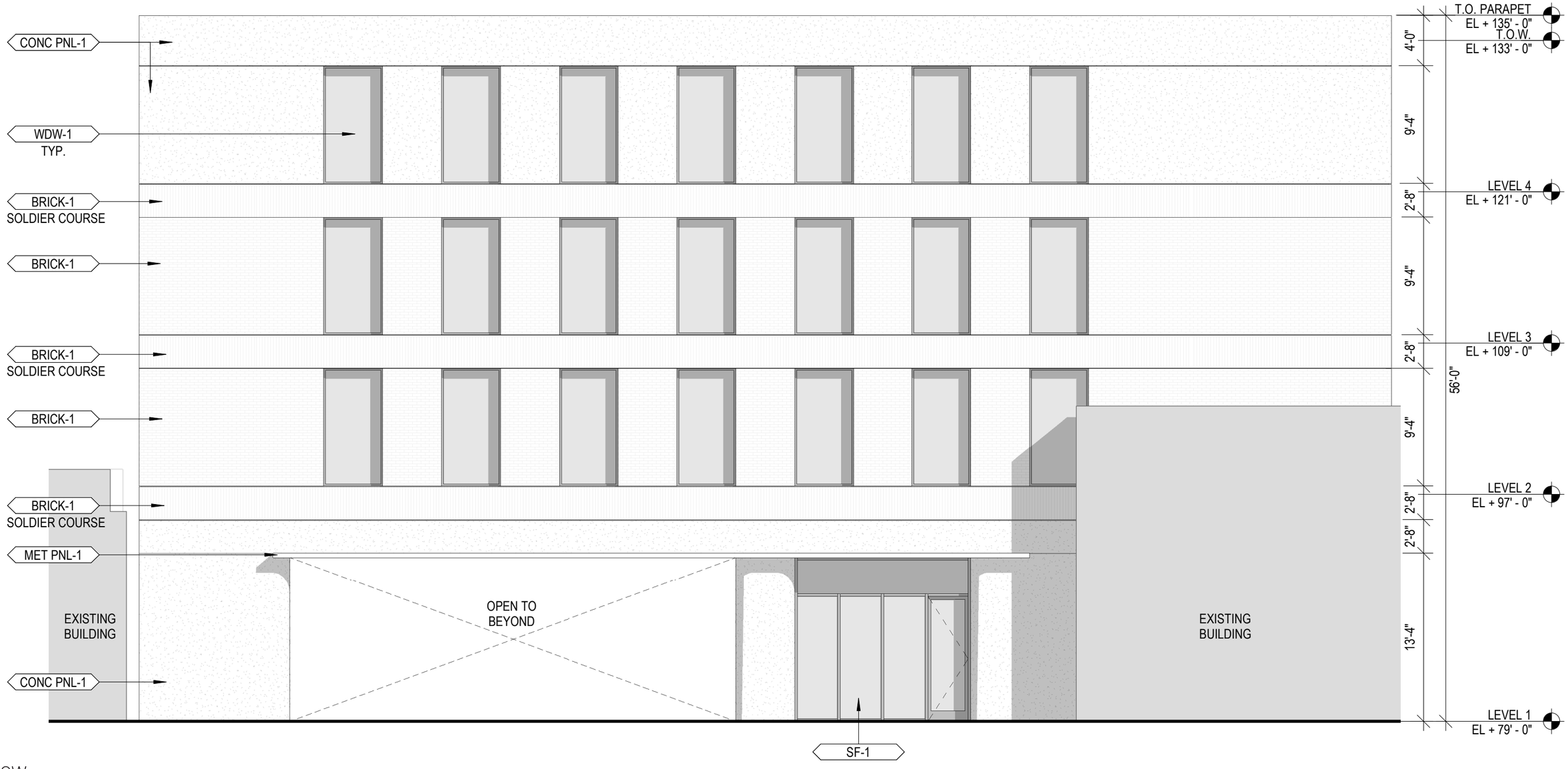
NORTH ELEVATION

MATERIAL PERCENTAGES PER ELEVATION			
ORIENTATION	GLASS %	BRICK %	PRECAST CONC %
NORTH	31 %	54 %	15 %
EAST	13 %	87 %	0 %
SOUTH	24 %	58 %	18 %
WEST	0 %	70 %	30 %



SOUTH ELEVATION

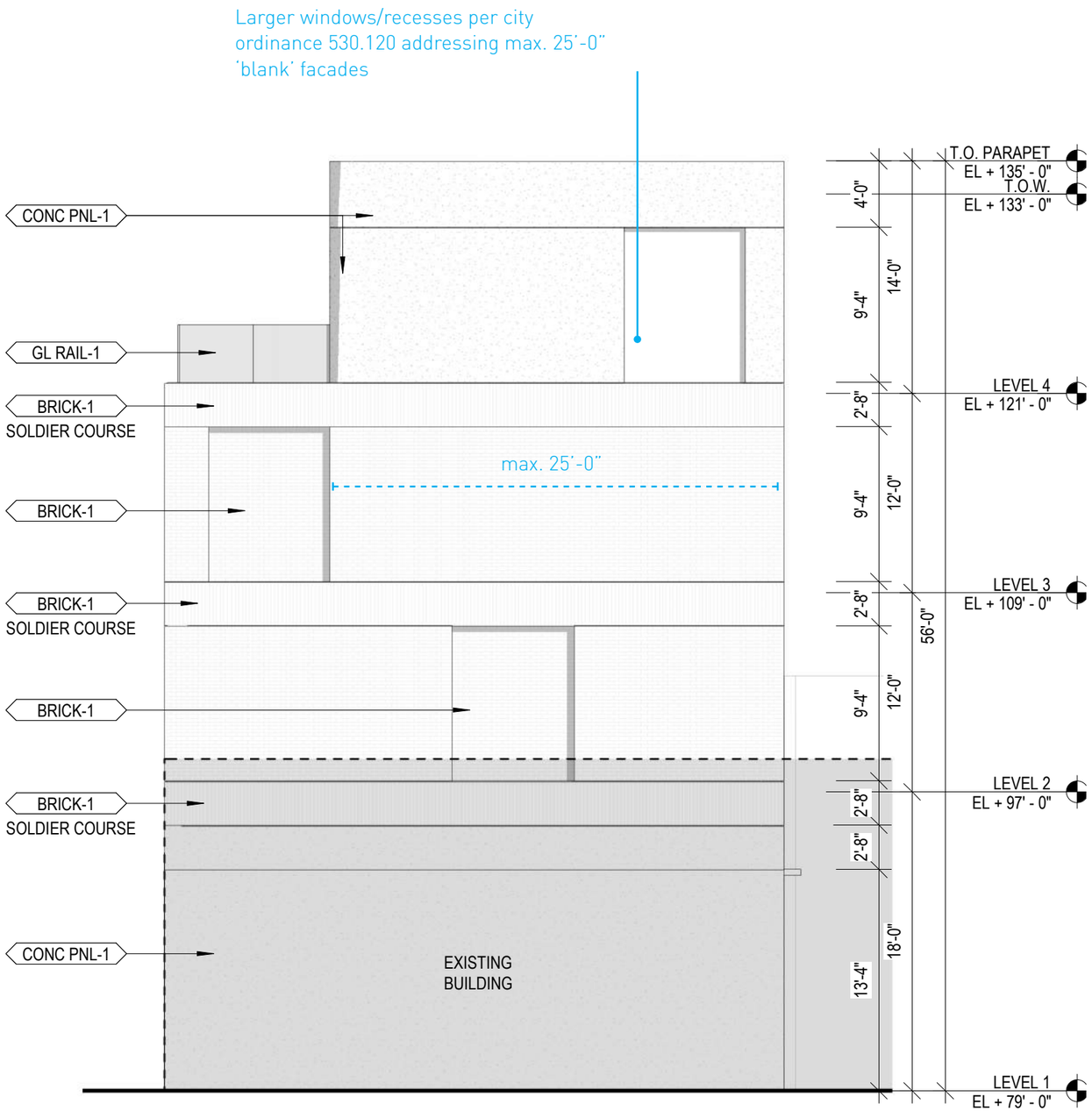
MATERIAL PERCENTAGES PER ELEVATION			
ORIENTATION	GLASS %	BRICK %	PRECAST CONC %
NORTH	31 %	54 %	15 %
EAST	13 %	87 %	0 %
SOUTH	24 %	58 %	18 %
WEST	0 %	70 %	30 %

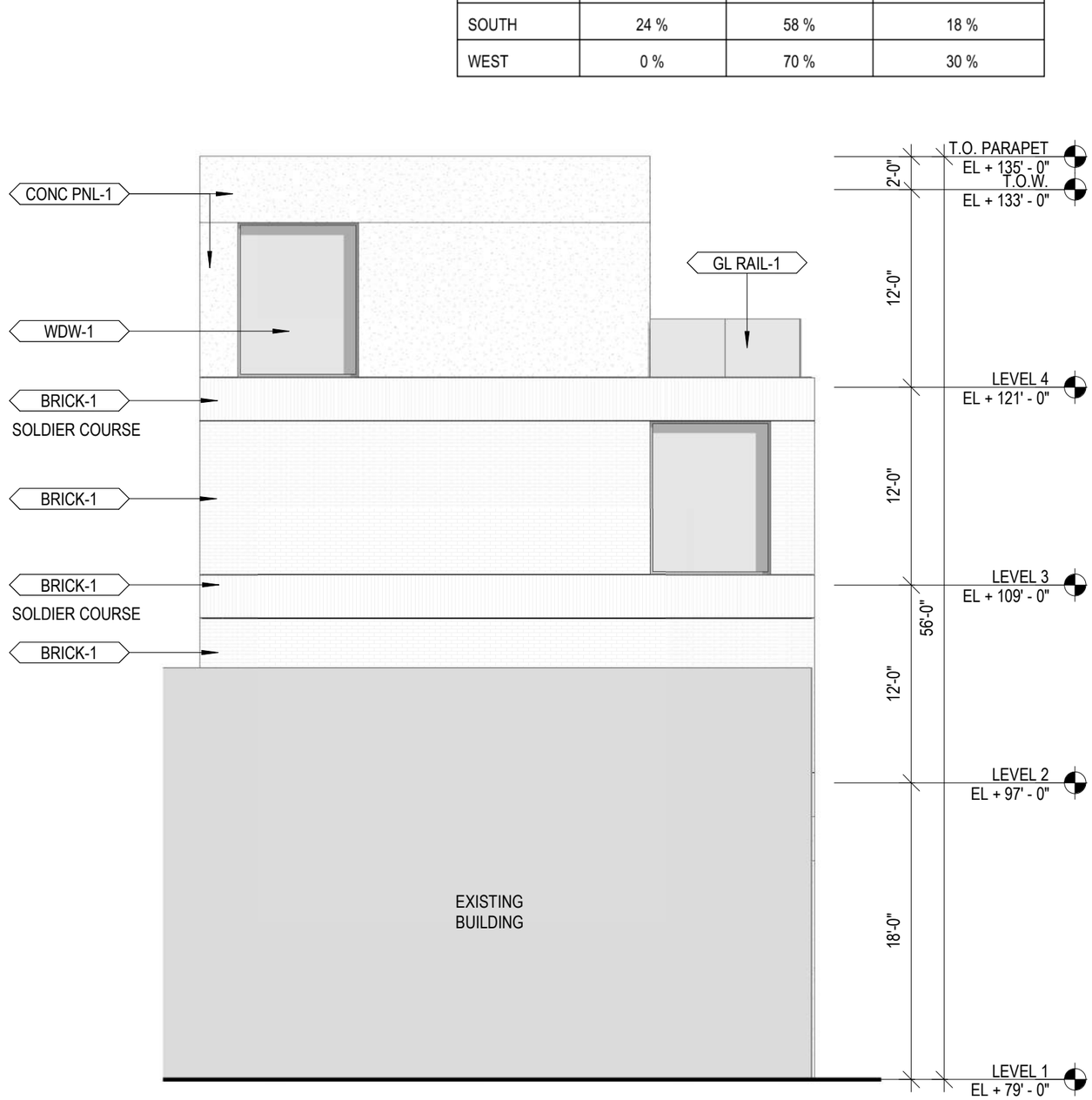


ANN TAYLOR

EAST & WEST ELEVATIONS

MATERIAL PERCENTAGES PER ELEVATION			
ORIENTATION	GLASS %	BRICK %	PRECAST CONC %
NORTH	31 %	54 %	15 %
EAST	13 %	87 %	0 %
SOUTH	24 %	58 %	18 %
WEST	0 %	70 %	30 %





SNOW KREILICH ARCHITECTS

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