

Project Name: 4300 Upton Avenue S
CPED Project Number: 15521
CPED Senior City Planner: Mei-Ling Smith (Mei-Ling.Smith@minneapolismn.gov)

Questions from LHINC:	Project Team Response:
1 20:25:38 From Stephanie Hawkinson - Edina to Everyone: How will parking will addressed that will not adversely effect the small, independent businesses? Martina reduced the parking in the area and the other parking along the trolley tracks heading west all have designated parking. The Small Area Plan call for the protection and support of the small independent businesses and the preservation of the historic nature of the district. The new, larger developments are negatively impacting some of the smaller businesses, especially with the loss of parking, and the restrictions on parking that remains.	As a matter of clarification, Martina did not take spaces away from anyone. Ms. Hawkinson's tenant's guests were previously parking in spaces that were owned by Martina which then became Martina patio seating, but those were never public spaces. Further, the church owns 25 parking spaces which Martina leases from them. Previously guests and tenants were parking in the church spaces without compensating the church. Again, those parking spaces were never public spaces, they have always been privately owned. While this project complies with the applicable vehicle parking and loading requirements, the Ownership team has been working with neighborhood partners with the goal to provide additional short-term parking during business hours.
2 20:27:33 From Lisa MacMartin to Everyone: I'm relieved that Zumbro would move back into the new building. Is this a done deal?	Yes, that is what Zumbro would like and that is what we as Ownership want, and we have a preliminary agreement.
3 20:32:45 From Ian Harrison to Everyone: To be crystal clear, will this project take parking away? add parking? while the project is under construction, how many spaces will be obstructed and/or removed during construction and what does the construction timeline look like should this be approved?	<i>(Regarding parking, please see response for Question #1 above.)</i>
4 20:34:40 From Lisa MacMartin to Everyone: Will the former photography gallery beside Heartfelt be part of this project? If not, what will happen with this space? What will be the timing/timeline of the construction?	That space is not part of this new construction project at 4300/4312 Upton.
5 20:37:55 From Stephanie Hawkinson - Edina to Everyone: To extend Ian's question and to clarify mine - will this take additional parking away from the small businesses that depend upon whatever remains. I understand that the Comp Plan and zoning have no minimum requirement, but the small area plan calls for the preservation of the type of businesses that are there - like it or not, those business depend upon people who get to them by driving. People who use offices park for 8+ hours/day. People who shop at Larue, or Heartfelt, or the Tibet shop park for a short amount of time.	<i>(Regarding parking, please see response for Question #1 above.)</i>
6 20:40:28 From Lisa MacMartin to Everyone: Is there a rendering of the southern side of the building?	There is not a rendering of the south side of the building at this time. Please reference the Southern Building Elevation on PG 16 of the presentation submitted to LHINC for reference.
7 20:41:54 From Alex Philstrom to Everyone: Please speak about the building's climate impact. Will it be net zero?	While the project is not currently planning to formally seek sustainable certification such as LEED or Net Zero, the design team will be working in the next phase of design to evaluate and improve energy efficiency and reduce the impact of the building. Snow Kreilich is a signatory of the AIA 2030 Commitment, which is an actionable climate strategy that provides a set of standards and goals for reaching net zero emissions in the built environment, with the commitment to net zero emissions by 2030. To track with that commitment, the project would target a 78% predicted energy savings from baseline.
8 20:43:14 From Stephanie Hawkinson - Edina to Everyone: Pay? (This was in reference to John's explanation of potential parking in Settergren's lot)	<i>(Regarding parking, please see response for Question #1 above.)</i>
9 20:53:29 From Constance Pepin to Everyone: What is the process for the two lots to be combined to make this project possible? What criteria must a project meet to justify a request to combine parcels?	The applicant will submit the tax parcel combination request form to CPED and submit proof of the filing with Hennepin County. This is an administrative approval. The Land Use Application filed with CPED treats the parcels as combined and seeks approval as a combined parcel.
10 21:06:12 From John to Everyone: What the heck happens to the property at 4306? How do they service things like, say, garbage collection?	4306 Upton is not part of this project and they have their own trash collection. We have had some follow-up questions regarding the trash collection at the project in question, at 4300/4312 Upton specifically: Trash service will operate essentially as it does today. The owners built a new trash enclosure this summer that houses the dumpsters/recycling that will service the combined parcels.
11 21:06:37 From Constance Pepin to Everyone: What criteria must a project meet to justify a request to combine parcels?	<i>(Regarding the combination of parcels, please see response for Question #9 above.)</i>