

**HOPKINS CITY COUNCIL  
AGENDA  
Tuesday, February 2, 2021  
7:00 pm**

**THIS AGENDA IS SUBJECT TO CHANGE  
UNTIL THE START OF THE CITY COUNCIL MEETING**

**Schedule**      HRA Meeting, 7 p.m. – City Council Meeting immediately following HRA Meeting

**I. CALL TO ORDER**

**II. ADOPT AGENDA**

**III. PRESENTATIONS**

**IV. CONSENT AGENDA**

1. Minutes of the January 19, 2020 City Council Regular Meeting Proceedings
2. Ratify Checks Issued in January 2021; Bishop

**V. PUBLIC HEARING**

**VI. OLD BUSINESS**

**VII. NEW BUSINESS**

1. Raspberry Ridge II Rezoning, Conditional Use Permit and Site Plan Review; Lindahl
2. Police Department Update; Johnson
3. Fire Department Update; Specken

**VIII. PUBLIC COMMENT**

**IX. ANNOUNCEMENTS**

- Next City Council Work Session: Tuesday, February 9 at 6:30 p.m.
- Next Regular City Council Meeting: Tuesday, February 16 at 7:00 p.m.

**X. ADJOURN**

**DUE TO THE COVID-19 HEALTH PANDEMIC, THE CITY COUNCIL'S REGULAR MEETING PLACE IS NOT AVAILABLE TO THE PUBLIC WITHOUT RESERVATIONS IN ADVANCE. MEMBERS OF THE PUBLIC WHO DESIRE TO MONITOR THE MEETING REMOTELY, GIVE INPUT OR TESTIMONY DURING THE MEETING CAN FIND INSTRUCTIONS AT [www.hopkinsmn.com/virtualmeetings](http://www.hopkinsmn.com/virtualmeetings) OR BY CALLING CITY HALL AT 952-548-6302 (DURING NORMAL BUSINESS HOURS 8 AM TO 4:30 PM.)**

**HOPKINS CITY COUNCIL  
REGULAR MEETING PROCEEDINGS  
JANUARY 19, 2021**

**CALL TO ORDER**

Pursuant to due call and notice thereof a regular meeting of the Hopkins City Council was held on Tuesday, January 19, 2021 at 7:00 p.m. in the Council Chambers at City Hall, 1010 1<sup>st</sup> Street South.

Mayor Gadd called the meeting to order with Council Members Beck, Brausen, Halverson and Hunke attending. Others attending included City Manager Mornson, Assistant City Manager Lenz, Director of Public Works Stadler, City Planner Lindahl, Director of Planning and Development Elverum, Community Development Coordinator Youngquist and City Attorney Riggs.

Mayor Gadd provided information on the meeting format and other opening remarks.

**ADOPT AGENDA**

**Motion** by Brausen. **Second** by Hunke.

**Motion** to Adopt the Agenda.

**Ayes: Beck, Brausen, Halverson, Hunke, Gadd.**

**Nays: None. Motion carried.**

**CONSENT AGENDA**

**Motion** by Brausen. **Second** by Beck.

**Motion** to Approve the Consent Agenda.

1. Minutes of the January 5, 2021 City Council Regular Meeting Proceedings
2. Minutes of the January 12, 2021 City Council Work Session Proceedings
3. Home Energy Squad Partnership Agreement with the Center for Energy and the Environment; Youngquist
4. Assignment and Assumption of Gallery Flats Parking Lease Agreement; Stadler
5. Approve Agreement with Hennepin County for Assessing Services; Bishop
6. Approval of 2021 Union Contract with L.E.L.S. #142 Public Service Officers; Lenz

**Ayes: Beck, Brausen, Halverson, Hunke, Gadd**

**Nays: None. Motion carried.**

**PUBLIC HEARING**

**V.1. Second Reading of Ordinance 2020-1162; Lindahl**

City Planner Lindahl provided a summary of the memorandum requesting a second reading of Ordinance 2020-1162. Vacation of the easement is necessary to prepare the property for redevelopment by Beacon Interfaith Housing Collaborative who plans to construct the Vista 44 apartment building. Discussion was held regarding the project and timeline of the process.

**HOPKINS CITY COUNCIL  
REGULAR MEETING PROCEEDINGS  
JANUARY 19, 2021**

Mayor Gadd opened the Public Hearing at 7:07 p.m.

**Motion** by Halverson. **Second** by Brausen.

**Motion** to Close the Public Hearing.

**Ayes: All.**

**Nays: None. Motion carried.**

**Motion** by Beck. **Second** by Brausen.

**Motion** to adopt Resolution 2020-069, approving the second reading of Ordinance 2020-1162 vacating the north-south utility easement in Block 8, West Minneapolis Addition and authorizing its publication.

**Ayes: Beck, Brausen, Halverson, Hunke, Gadd.**

**Nays: None. Motion carried.**

## **NEW BUSINESS**

### **VII.1. Vista 44 Planned Unit Development (PUD) Agreement; Lindahl**

City Planner Lindahl provided a summary of the memorandum requesting approval and execution of the Vista 44 Planned Unit Development agreement. Mayor Gadd confirmed that City Attorney Riggs was comfortable with the changes proposed to the Planned Unit Development modification. Mr. Riggs agreed with the summary provided by Mr. Lindahl including a modified motion to allow for revisions to be made the City Attorney. Chris Dettling with Beacon Interfaith provided more information on the sister entity for tax credit purposes. Mr. Lindahl reviewed the requirements for the project.

**Motion** by Hunke. **Second** by Halverson.

**Motion** to approve the Vista 44 Planned Unit Development Agreement and authorize the Mayor and City Manager to enter into this agreement for any revisions deemed necessary by the City Attorney.

**Ayes: Beck, Brausen, Halverson, Hunke, Gadd.**

**Nays: None. Motion carried.**

### **VII.2. 2021 Finance Update; Bishop**

Finance Director Bishop provided a presentation highlighting accomplishments in 2020 and projecting out for 2021. He also provide information on the Community Engagement Plan for the 2022 Annual Budget. He noted that the Truth in Taxation hearing date will be set with the Preliminary Levy.

**HOPKINS CITY COUNCIL  
REGULAR MEETING PROCEEDINGS  
JANUARY 19, 2021**

Mayor Gadd and Council Member Brausen appreciated the work done on the budget engagement plan and transparency. Council Member Brausen requested that the presentations be added to the City website budget page. Council Member Beck concurred with the previous comments.

**ANNOUNCEMENTS**

City Manager Mornson stated that five members of the public will be allowed to attend City Council meetings by reservation starting in February. More information will be made available on the City's website. Mayor Gadd stated that the next meeting will be on February 2 at 7 p.m.

**ADJOURNMENT**

There being no further information to come before the City Council and upon a motion by Brausen, second by Hunke, the meeting was unanimously adjourned at 7:44 p.m.

Respectfully Submitted,  
Amy Domeier, City Clerk

ATTEST:

\_\_\_\_\_  
Jason Gadd, Mayor

\_\_\_\_\_  
Amy Domeier, City Clerk

# CITY OF HOPKINS

**FINANCE DEPARTMENT**

## MEMORANDUM

Date: January 28, 2021  
To: Honorable Mayor and Members of the City Council  
From: Nicholas Bishop, Finance Director  
Subject: Ratify Checks Issued in January 2021

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The checks issued between January 1, 2021 and January 28, 2021 were number 121808 through 122106, for a total distribution of \$688,683.27.

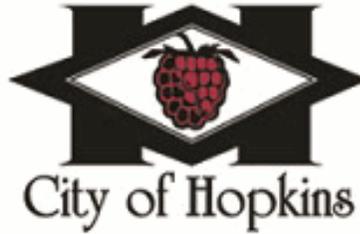
The checks issued, along with the purpose for those payments are attached for your review.

The check registers and detail of those checks can be reviewed at any time in the Finance Department.

# Accounts Payable

## Checks by Date - Summary by Check Date

User: jthoennes  
 Printed: 1/28/2021 10:56 AM



1010 First Street South  
 Hopkins, MN 55343

952-935-8474  
 M-F, 8 am-4:30 pm  
[www.hopkinsmn.com](http://www.hopkinsmn.com)

| Check No            | Vendor No | Vendor Name                    | Check Date | Void Checks | Check Amount |
|---------------------|-----------|--------------------------------|------------|-------------|--------------|
| 121808              | 30933     | ANCHOR SOLAR INVESTMENTS LLC   | 01/06/2021 | 0.00        | 1,662.57     |
| 121809              | 26951     | COMCAST                        | 01/06/2021 | 0.00        | 69.95        |
| 121810              | 05483     | EMBEDDED SYSTEMS, INC          | 01/06/2021 | 0.00        | 830.25       |
| 121811              | 30555     | MARGARET GONGOLL               | 01/06/2021 | 0.00        | 405.00       |
| 121812              | 30048     | RICH HILL                      | 01/06/2021 | 0.00        | 500.00       |
| 121813              | 31037     | IDENTITY AUTOMATION LP         | 01/06/2021 | 0.00        | 2,400.00     |
| 121814              | 28665     | METRO ALARM & LOCK             | 01/06/2021 | 0.00        | 450.00       |
| 121815              | 29177     | RENEE A MEUWISSEN              | 01/06/2021 | 0.00        | 345.00       |
| 121816              | 29703     | MID-STATES ORGANIZED CRIME INF | 01/06/2021 | 0.00        | 200.00       |
| 121817              | 13354     | MN BENEFIT ASSOCIATION         | 01/06/2021 | 0.00        | 37.18        |
| 121818              | 30600     | ROBERT OLSON                   | 01/06/2021 | 0.00        | 435.00       |
| 121819              | 16687     | PRO-TEC DESIGN INC             | 01/06/2021 | 0.00        | 240.00       |
| 121820              | 28245     | QUADIANT FINANCES USA INC      | 01/06/2021 | 0.00        | 2,000.00     |
| 121821              | 30132     | LAURA SHIUE                    | 01/06/2021 | VOID        | 3,563.00     |
| 121822              | 30091     | RAY STAFFORD                   | 01/06/2021 | 0.00        | 480.00       |
| 121823              | 30745     | STORM TRAINING GROUP           | 01/06/2021 | 0.00        | 398.00       |
| 121824              | 29205     | CHRIS STRONER                  | 01/06/2021 | 0.00        | 360.00       |
| Total for 1/6/2021: |           |                                |            | 3,563.00    | 10,812.95    |
| 121825              | 01044     | ABLE HOSE & RUBBER INC         | 01/07/2021 | 0.00        | 159.86       |
| 121826              | 30660     | PATRICIA MAUREEN ANDERSON      | 01/07/2021 | 0.00        | 224.00       |
| 121827              | 28600     | APPLE VALLEY FORD LINCOLN      | 01/07/2021 | 0.00        | 1,589.22     |
| 121828              | 01095     | DANIEL ARETZ                   | 01/07/2021 | 0.00        | 945.00       |
| 121829              | 30899     | BAUERS MINNOCO                 | 01/07/2021 | 0.00        | 33.34        |
| 121830              | 02563     | BOLTON & MENK, INC             | 01/07/2021 | 0.00        | 78,970.70    |
| 121831              | 27782     | BOUND TREE MEDICAL LLC         | 01/07/2021 | 0.00        | 872.99       |
| 121832              | 03160     | CENTERPOINT ENERGY MINNEGASC   | 01/07/2021 | 0.00        | 35.78        |
| 121833              | 30127     | CINTAS CORPORATION NO. 2       | 01/07/2021 | 0.00        | 482.27       |
| 121834              | 31032     | COVERALL NORTH AMERICA         | 01/07/2021 | 0.00        | 5,423.50     |
| 121835              | 28747     | CULLIGAN BOTTLED WATER CO      | 01/07/2021 | 0.00        | 87.76        |
| 121836              | 29303     | DIVERSIFIED COFFEE PRODUCTS    | 01/07/2021 | 0.00        | 261.02       |
| 121837              | 04600     | DPC INDUSTRIES, INC            | 01/07/2021 | 0.00        | 948.00       |
| 121838              | 31042     | EARLYBIRD ELECTRIC             | 01/07/2021 | 0.00        | 78.40        |
| 121839              | 28898     | ECM PUBLISHERS INC             | 01/07/2021 | 0.00        | 124.95       |
| 121840              | 06008     | FASTENAL CO                    | 01/07/2021 | 0.00        | 160.60       |
| 121841              | 28628     | FLEETPRIDE INC                 | 01/07/2021 | 0.00        | 156.93       |
| 121842              | 06567     | FORCE AMERICA                  | 01/07/2021 | 0.00        | 200.00       |
| 121843              | 29377     | GRAINGER, INC                  | 01/07/2021 | 0.00        | 146.15       |
| 121844              | 31041     | GREAT COMMISSION ARTISTS       | 01/07/2021 | 0.00        | 250.00       |
| 121845              | 28297     | HERITAGE SHADE TREE CONSULTAN  | 01/07/2021 | 0.00        | 806.25       |
| 121846              | 08336     | HIRSHFIELDS                    | 01/07/2021 | 0.00        | 169.95       |
| 121847              | 08576     | HOPKINS F.D. RELIEF ASSOC      | 01/07/2021 | 0.00        | 840.00       |
| 121848              | 08596     | HOPKINS PUBLIC SCHOOLS         | 01/07/2021 | 0.00        | 2,000.00     |
| 121849              | 09085     | ICMA - ROTH IRA - 706260       | 01/07/2021 | 0.00        | 1,248.17     |
| 121850              | 30269     | JANELLE JASPERS JONES          | 01/07/2021 | 0.00        | 421.00       |
| 121851              | 10585     | JOHNSTONE SUPPLY               | 01/07/2021 | 0.00        | 81.18        |

| Check No            | Vendor No | Vendor Name                     | Check Date | Void Checks | Check Amount |
|---------------------|-----------|---------------------------------|------------|-------------|--------------|
| 121852              | 27324     | MIDWEST OVERHEAD CRANE          | 01/07/2021 | 0.00        | 584.69       |
| 121853              | 30363     | MINNEAPOLIS OXYGEN COMPANY      | 01/07/2021 | 0.00        | 25.36        |
| 121854              | 29883     | NONHOF PAINTING SOLUTIONS, LLC  | 01/07/2021 | 0.00        | 3,987.94     |
| 121855              | 30300     | NORDIC SOLAR HOLDCO LLC         | 01/07/2021 | 0.00        | 9,203.45     |
| 121856              | 15521     | ON SITE SANITATION              | 01/07/2021 | 0.00        | 766.65       |
| 121857              | 26974     | O'REILLY AUTO PARTS             | 01/07/2021 | 0.00        | 59.30        |
| 121858              | 14189     | QUADIANT INC                    | 01/07/2021 | 0.00        | 139.73       |
| 121859              | 17806     | QWEST CORP                      | 01/07/2021 | 0.00        | 60.72        |
| 121860              | 09084     | ICMA RETIREMENT TRUST- 300824   | 01/07/2021 | 0.00        | 3,355.36     |
| 121861              | 19004     | SAMARITAN TIRE COMPANY          | 01/07/2021 | 0.00        | 278.00       |
| 121862              | 19520     | SNAP PRINT INC                  | 01/07/2021 | 0.00        | 200.00       |
| 121863              | 28907     | TILLER CORPORATION              | 01/07/2021 | 0.00        | 3,323.48     |
| 121864              | 20883     | TWIN CITY GARAGE DOOR INC       | 01/07/2021 | 0.00        | 3,100.00     |
| 121865              | 29458     | VERIZON WIRELESS                | 01/07/2021 | 0.00        | 2,265.93     |
| 121866              | 29466     | VERIZON WIRELESS                | 01/07/2021 | 0.00        | 1,038.56     |
| 121867              | 29475     | VERIZON WIRELESS                | 01/07/2021 | 0.00        | 210.06       |
| 121868              | 29489     | VERIZON WIRELESS                | 01/07/2021 | 0.00        | 35.01        |
| 121869              | 29490     | VERIZON WIRELESS                | 01/07/2021 | 0.00        | 802.59       |
| 121870              | 30017     | VERIZON WIRELESS                | 01/07/2021 | 0.00        | 2,936.32     |
| 121871              | 30819     | VERIZON WIRELESS                | 01/07/2021 | 0.00        | 400.10       |
| 121872              | 22321     | VIKING ELECTRIC SUPPLY INC      | 01/07/2021 | 0.00        | 11.00        |
| 121873              | 28624     | MICHEAL J WHITE                 | 01/07/2021 | 0.00        | 303.95       |
| 121874              | 25080     | XCEL ENERGY                     | 01/07/2021 | 0.00        | 634.12       |
| 121875              | 25080     | XCEL ENERGY                     | 01/07/2021 | 0.00        | 1,135.10     |
| 121876              | 25080     | XCEL ENERGY                     | 01/07/2021 | 0.00        | 56.76        |
| 121877              | 25080     | XCEL ENERGY                     | 01/07/2021 | 0.00        | 114.28       |
| 121878              | 26320     | ZIEGLER, INC                    | 01/07/2021 | 0.00        | 229.29       |
| Total for 1/7/2021: |           |                                 |            | 0.00        | 131,974.77   |
| 121879              | 28600     | APPLE VALLEY FORD LINCOLN       | 01/13/2021 | 0.00        | 581.57       |
| 121880              | 27839     | BATTERIES R US                  | 01/13/2021 | 0.00        | 41.04        |
| 121881              | 26951     | COMCAST                         | 01/13/2021 | 0.00        | 14.70        |
| 121882              | 26951     | COMCAST                         | 01/13/2021 | 0.00        | 6.30         |
| 121883              | 26951     | COMCAST                         | 01/13/2021 | 0.00        | 135.97       |
| 121884              | 31032     | COVERALL NORTH AMERICA          | 01/13/2021 | 0.00        | 3,563.00     |
| 121885              | 29006     | ENTERPRISE FLEET MANAGEMENT     | 01/13/2021 | 0.00        | 4,160.64     |
| 121886              | 08186     | HENNEPIN CTY TREASURER          | 01/13/2021 | 0.00        | 87.00        |
| 121887              | 29345     | IMPACT MAILING OF MN            | 01/13/2021 | 0.00        | 2,931.41     |
| 121888              | 30087     | INTEGRITY EMPLOYEE BENEFITS, LL | 01/13/2021 | 0.00        | 2,800.00     |
| 121889              | 30747     | KORTERRA INC                    | 01/13/2021 | 0.00        | 104.18       |
| 121890              | 13172     | METRO ELEVATOR, INC             | 01/13/2021 | 0.00        | 170.00       |
| 121891              | 13179     | METROPOLITAN COUNCIL            | 01/13/2021 | 0.00        | 123,225.39   |
| 121892              | 17806     | QWEST CORP                      | 01/13/2021 | 0.00        | 199.99       |
| 121893              | 17806     | QWEST CORP                      | 01/13/2021 | 0.00        | 858.00       |
| 121894              | 17806     | QWEST CORP                      | 01/13/2021 | 0.00        | 66.00        |
| 121895              | 17806     | QWEST CORP                      | 01/13/2021 | 0.00        | 325.00       |
| 121896              | 17806     | QWEST CORP                      | 01/13/2021 | 0.00        | 325.00       |
| 121897              | 17806     | QWEST CORP                      | 01/13/2021 | 0.00        | 80.52        |
| 121898              | 17806     | QWEST CORP                      | 01/13/2021 | 0.00        | 127.00       |
| 121899              | 17806     | QWEST CORP                      | 01/13/2021 | 0.00        | 64.00        |
| 121900              | 17806     | QWEST CORP                      | 01/13/2021 | 0.00        | 48.00        |
| 121901              | 17806     | QWEST CORP                      | 01/13/2021 | 0.00        | 64.00        |
| 121902              | 17806     | QWEST CORP                      | 01/13/2021 | 0.00        | 66.00        |
| 121903              | 17806     | QWEST CORP                      | 01/13/2021 | 0.00        | 128.00       |
| 121904              | 17806     | QWEST CORP                      | 01/13/2021 | 0.00        | 64.00        |
| 121905              | 17806     | QWEST CORP                      | 01/13/2021 | 0.00        | 64.00        |

| Check No             | Vendor No | Vendor Name                     | Check Date | Void Checks | Check Amount |
|----------------------|-----------|---------------------------------|------------|-------------|--------------|
| 121906               | 17806     | QWEST CORP                      | 01/13/2021 | 0.00        | 58.97        |
| 121907               | 17806     | QWEST CORP                      | 01/13/2021 | 0.00        | 64.24        |
| 121908               | 17806     | QWEST CORP                      | 01/13/2021 | 0.00        | 95.07        |
| 121909               | 28779     | SAFEASSURE CONSULTANTS INC      | 01/13/2021 | 0.00        | 7,230.49     |
| 121910               | 30495     | SPEEDWAY LLC                    | 01/13/2021 | 0.00        | 65.00        |
| Total for 1/13/2021: |           |                                 |            | 0.00        | 147,814.48   |
| 121911               | 28600     | APPLE VALLEY FORD LINCOLN       | 01/14/2021 | 0.00        | 100.00       |
| 121912               | 31044     | APPLIED BUSINESS COMMUNICATIO   | 01/14/2021 | 0.00        | 440.00       |
| 121913               | 29817     | GARY BINGER                     | 01/14/2021 | 0.00        | 2,900.00     |
| 121914               | 28123     | CRITTERS UNLIMITED INC          | 01/14/2021 | 0.00        | 95.00        |
| 121915               | 03800     | CULLIGAN - METRO                | 01/14/2021 | 0.00        | 488.78       |
| 121916               | 01523     | EARL F. ANDERSEN, INC           | 01/14/2021 | 0.00        | 328.95       |
| 121917               | 06336     | FIRST HOSPITAL LAB INC          | 01/14/2021 | 0.00        | 56.38        |
| 121918               | 07185     | GENUINE PARTS                   | 01/14/2021 | 0.00        | 135.09       |
| 121919               | 07564     | GOPHER STATE ONE-CALL, INC      | 01/14/2021 | 0.00        | 108.00       |
| 121920               | 29377     | GRAINGER, INC                   | 01/14/2021 | 0.00        | 278.84       |
| 121921               | 08038     | HAWKINS, INC                    | 01/14/2021 | 0.00        | 100.00       |
| 121922               | 08166     | HENNEPIN CTY TREASURER          | 01/14/2021 | 0.00        | 229.90       |
| 121923               | 08223     | HENNEPIN CTY TREASURER          | 01/14/2021 | 0.00        | 12,237.17    |
| 121924               | 30362     | HENRICKSEN & COMPANY INC        | 01/14/2021 | 0.00        | 6,272.67     |
| 121925               | 08585     | HOPKINS PET HOSPITAL            | 01/14/2021 | 0.00        | 1,740.23     |
| 121926               | 09578     | INNOVATIVE OFFICE SOLUTIONS     | 01/14/2021 | 0.00        | 371.65       |
| 121927               | 30768     | JAMES DUNCAN AND ASSOCIATES IN  | 01/14/2021 | 0.00        | 1,560.00     |
| 121928               | 11583     | KONE INC                        | 01/14/2021 | 0.00        | 1,592.23     |
| 121929               | 29529     | LEXISNEXIS RISK SOLUTIONS       | 01/14/2021 | 0.00        | 88.41        |
| 121930               | 13012     | MACQUEEN EQUIPMENT INC          | 01/14/2021 | 0.00        | 1,769.52     |
| 121931               | 30005     | MEDART- CENTRAL POWER DISTRIBI  | 01/14/2021 | 0.00        | 14.09        |
| 121932               | 13167     | MENARDS - EDEN PRAIRIE          | 01/14/2021 | 0.00        | 89.91        |
| 121933               | 13377     | MN DEPT OF NATURAL RESOURCES C  | 01/14/2021 | 0.00        | 7,581.23     |
| 121934               | 15880     | OWENS SERVICE CORP- CHEMTEX     | 01/14/2021 | 0.00        | 1,216.65     |
| 121935               | 29468     | PARALLEL TECHNOLOGIES           | 01/14/2021 | 0.00        | 393.75       |
| 121936               | 16166     | PETTY CASH                      | 01/14/2021 | 0.00        | 92.35        |
| 121937               | 31043     | ROHN INDUSTRIES INC             | 01/14/2021 | 0.00        | 50.00        |
| 121938               | 18800     | RUFFRIDGE JOHNSON EQUIPMENT     | 01/14/2021 | 0.00        | 160.21       |
| 121939               | 19296     | SHAKOPEE GRAVEL INC             | 01/14/2021 | 0.00        | 368.21       |
| 121940               | 29200     | SPRINGBROOK SOFTWARE INC        | 01/14/2021 | 0.00        | 1,127.50     |
| 121941               | 19777     | STREICHERS                      | 01/14/2021 | 0.00        | 474.30       |
| 121942               | 29205     | CHRIS STRONER                   | 01/14/2021 | 0.00        | 360.00       |
| 121943               | 20560     | TOLL GAS & WELDING SUPPLY       | 01/14/2021 | 0.00        | 11.35        |
| 121944               | 29795     | TRANE                           | 01/14/2021 | 0.00        | 125.19       |
| 121945               | 30093     | TRANSUNION RISK ALTERNATIVE DA  | 01/14/2021 | 0.00        | 190.00       |
| 121946               | 20687     | TRI-STATE BOBCAT INC            | 01/14/2021 | 0.00        | 744.00       |
| 121947               | 20887     | TWIN CITY WATER CLINIC          | 01/14/2021 | 0.00        | 272.00       |
| 121948               | 28837     | UNIVERSAL ATHLETIC              | 01/14/2021 | 0.00        | 299.98       |
| 121949               | 23003     | WASTE MANAGEMENT OF WI-MN       | 01/14/2021 | 0.00        | 9,568.00     |
| 121950               | 29547     | WESTBROOKE PATIO HOMES          | 01/14/2021 | 0.00        | 36,081.61    |
| 121951               | 25080     | XCEL ENERGY                     | 01/14/2021 | 0.00        | 923.95       |
| 121952               | 25080     | XCEL ENERGY                     | 01/14/2021 | 0.00        | 43.49        |
| 121953               | 25080     | XCEL ENERGY                     | 01/14/2021 | 0.00        | 10,430.11    |
| 121954               | 25080     | XCEL ENERGY                     | 01/14/2021 | 0.00        | 22.89        |
| Total for 1/14/2021: |           |                                 |            | 0.00        | 101,533.59   |
| 121955               | 30728     | AMERICAN FEDERATION OF STATE, C | 01/21/2021 | 0.00        | 918.78       |
| 121956               | 31045     | NANCY ANDERSON NAVIS            | 01/21/2021 | 0.00        | 60.50        |

| Check No | Vendor No | Vendor Name                      | Check Date | Void Checks | Check Amount |
|----------|-----------|----------------------------------|------------|-------------|--------------|
| 121957   | 28600     | APPLE VALLEY FORD LINCOLN        | 01/21/2021 | 0.00        | 386.59       |
| 121958   | 02031     | B & W SPECIALTY COFFEE CO        | 01/21/2021 | 0.00        | 498.60       |
| 121959   | 27782     | BOUND TREE MEDICAL LLC           | 01/21/2021 | 0.00        | 196.08       |
| 121960   | 30127     | CINTAS CORPORATION NO. 2         | 01/21/2021 | 0.00        | 469.32       |
| 121961   | 26951     | COMCAST                          | 01/21/2021 | 0.00        | 404.74       |
| 121962   | 26951     | COMCAST                          | 01/21/2021 | 0.00        | 149.74       |
| 121963   | 29520     | ECOLAB                           | 01/21/2021 | 0.00        | 192.34       |
| 121964   | 07564     | GOPHER STATE ONE-CALL, INC       | 01/21/2021 | 0.00        | 50.00        |
| 121965   | 07681     | GRAINGER, INC                    | 01/21/2021 | 0.00        | 47.24        |
| 121966   | 07698     | GREEN LIGHTS RECYCLING INC       | 01/21/2021 | 0.00        | 358.81       |
| 121967   | 08625     | HOPKINS POLICE ASSOCIATION       | 01/21/2021 | 0.00        | 1,320.00     |
| 121968   | 30774     | MARK HUCKA                       | 01/21/2021 | 0.00        | 173.13       |
| 121969   | 09801     | I.U.O.E. CENTRAL PENSION FUND    | 01/21/2021 | 0.00        | 1,760.00     |
| 121970   | 09085     | ICMA - ROTH IRA - 706260         | 01/21/2021 | 0.00        | 1,248.17     |
| 121971   | 09534     | INTERSTATE BATTERY SYSTEM        | 01/21/2021 | 0.00        | 710.85       |
| 121972   | 31047     | GORDON KLINGBEIL                 | 01/21/2021 | 0.00        | 55.25        |
| 121973   | 12012     | LAW ENFORCEMENT LABOR SERVICE    | 01/21/2021 | 0.00        | 508.00       |
| 121974   | 30392     | CIGNA LIFE INS COMP OF AMERICA - | 01/21/2021 | 0.00        | 423.32       |
| 121975   | 30391     | CIGNA LIFE INS COMP OF AMERICA - | 01/21/2021 | 0.00        | 2,681.26     |
| 121976   | 30390     | CIGNA LIFE INS COMP OF AMERICA - | 01/21/2021 | 0.00        | 2,643.32     |
| 121977   | 30023     | CIGNA LIFE INS COMP OF N AMERICA | 01/21/2021 | 0.00        | 917.70       |
| 121978   | 30165     | THOMAS LORENTZ                   | 01/21/2021 | 0.00        | 51.75        |
| 121979   | 31046     | MICHAEL MARTINEAU                | 01/21/2021 | 0.00        | 176.75       |
| 121980   | 28665     | METRO ALARM & LOCK               | 01/21/2021 | 0.00        | 90.00        |
| 121981   | 13173     | METRO CHIEF FIRE OFFICERS ASSN   | 01/21/2021 | 0.00        | 100.00       |
| 121982   | 27050     | METRO CITIES                     | 01/21/2021 | 0.00        | 7,051.00     |
| 121983   | 13404     | MN STATE FIRE DEPARTMENT ASSOC   | 01/21/2021 | 0.00        | 450.00       |
| 121984   | 26974     | O'REILLY AUTO PARTS              | 01/21/2021 | 0.00        | 26.88        |
| 121985   | 31048     | ROLAND PEAK                      | 01/21/2021 | 0.00        | 58.08        |
| 121986   | 16161     | PEPSI-COLA                       | 01/21/2021 | 0.00        | 159.99       |
| 121987   | 30355     | PLYMOUTH POLICE DEPARTMENT       | 01/21/2021 | 0.00        | 3,874.09     |
| 121988   | 08568     | RESOURCE WEST                    | 01/21/2021 | 0.00        | 15.40        |
| 121989   | 09084     | ICMA RETIREMENT TRUST- 300824    | 01/21/2021 | 0.00        | 3,362.77     |
| 121990   | 19777     | STREICHERS                       | 01/21/2021 | 0.00        | 99.98        |
| 121991   | 20120     | TDS METROCOM - MN                | 01/21/2021 | 0.00        | 347.80       |
| 121992   | 20687     | TRI-STATE BOBCAT INC             | 01/21/2021 | 0.00        | 572.07       |
| 121993   | 21523     | UNION LOCAL 49                   | 01/21/2021 | 0.00        | 770.00       |
| 121994   | 31049     | DEB VOLD                         | 01/21/2021 | 0.00        | 48.13        |
| 121995   | 31040     | VSP                              | 01/21/2021 | 0.00        | 441.23       |
| 121996   | 31050     | PATRICIA WEIGEL                  | 01/21/2021 | 0.00        | 82.75        |
| 121997   | 28624     | MICHEAL J WHITE                  | 01/21/2021 | 0.00        | 73.05        |
| 121998   | 01328     | AIRGAS USA                       | 01/21/2021 | 0.00        | 168.89       |
| 121999   | 29298     | BCA CRIMINAL JUSTICE TRAINING    | 01/21/2021 | 0.00        | 750.00       |
| 122000   | 31054     | THERESA BOE                      | 01/21/2021 | 0.00        | 17.00        |
| 122001   | 31051     | AMBER BROS                       | 01/21/2021 | 0.00        | 34.00        |
| 122002   | 03160     | CENTERPOINT ENERGY MINNEGASC     | 01/21/2021 | 0.00        | 9,590.77     |
| 122003   | 03160     | CENTERPOINT ENERGY MINNEGASC     | 01/21/2021 | 0.00        | 1,240.55     |
| 122004   | 28981     | CHESTNUT CAMBRONNE PA            | 01/21/2021 | 0.00        | 15,890.87    |
| 122005   | 31032     | COVERALL NORTH AMERICA           | 01/21/2021 | 0.00        | 3,563.00     |
| 122006   | 04328     | DISPLAY SALES                    | 01/21/2021 | 0.00        | 190.00       |
| 122007   | 31052     | HEIDI EATON                      | 01/21/2021 | 0.00        | 17.00        |
| 122008   | 27569     | EMERGENCY AUTOMOTIVE TECHNO      | 01/21/2021 | 0.00        | 3,334.67     |
| 122009   | 27987     | CYNTHIA FLEURY                   | 01/21/2021 | 0.00        | 420.00       |
| 122010   | 29377     | GRAINGER, INC                    | 01/21/2021 | 0.00        | 546.71       |
| 122011   | 29820     | GROUP HEALTH PLAN INC            | 01/21/2021 | 0.00        | 92.00        |
| 122012   | 31053     | JENNY GUNDALE                    | 01/21/2021 | 0.00        | 228.00       |
| 122013   | 29748     | HENNEPIN COUNTY PUBLIC WORKS     | 01/21/2021 | 0.00        | 9,990.83     |

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| 122014               | 08166     | HENNEPIN CTY TREASURER          | 01/21/2021 | 0.00        | 2,701.90     |
| 122015               | 08166     | HENNEPIN CTY TREASURER          | 01/21/2021 | 0.00        | 1,823.55     |
| 122016               | 08186     | HENNEPIN CTY TREASURER          | 01/21/2021 | 0.00        | 87.00        |
| 122017               | 31056     | HOPKINS MENS SHED               | 01/21/2021 | 0.00        | 553.00       |
| 122018               | 29249     | JR'S ADVANCED RECYCLERS         | 01/21/2021 | 0.00        | 137.50       |
| 122019               | 31055     | BRUCE KAYSER                    | 01/21/2021 | 0.00        | 17.00        |
| 122020               | 31057     | LYNN M MECHURA ANDERSON         | 01/21/2021 | 0.00        | 105.00       |
| 122021               | 29468     | PARALLEL TECHNOLOGIES           | 01/21/2021 | 0.00        | 11,885.24    |
| 122022               | 16801     | PUMP & METER SERVICE, INC       | 01/21/2021 | 0.00        | 4,687.18     |
| 122023               | 18164     | RED WING BUSINESS ADVANTAGE AC  | 01/21/2021 | 0.00        | 581.83       |
| 122024               | 29143     | SHRED IT USA                    | 01/21/2021 | 0.00        | 57.96        |
| 122025               | 19777     | STREICHERS                      | 01/21/2021 | 0.00        | 5,658.20     |
| 122026               | 19824     | SUNSHINE CAR WASH               | 01/21/2021 | 0.00        | 45.76        |
| 122027               | 29466     | VERIZON WIRELESS                | 01/21/2021 | 0.00        | 1,038.56     |
| 122028               | 29489     | VERIZON WIRELESS                | 01/21/2021 | 0.00        | 35.01        |
| Total for 1/21/2021: |           |                                 |            | 0.00        | 109,514.44   |
| 122029               | 01125     | ADT SECURITY SERVICES           | 01/28/2021 | 0.00        | 335.04       |
| 122030               | 28422     | ADVANCED IMAGING SOLUTIONS      | 01/28/2021 | 0.00        | 4,569.60     |
| 122031               | 28600     | APPLE VALLEY FORD LINCOLN       | 01/28/2021 | 0.00        | 148.84       |
| 122032               | 02031     | B & W SPECIALTY COFFEE CO       | 01/28/2021 | 0.00        | 148.98       |
| 122033               | 26976     | BUCKEYE INTERNATIONAL INC       | 01/28/2021 | 0.00        | 60.32        |
| 122034               | 29416     | CDW GOVERNMENT                  | 01/28/2021 | 0.00        | 1,120.00     |
| 122035               | 28430     | CENTURY LINK                    | 01/28/2021 | 0.00        | 42.17        |
| 122036               | 30127     | CINTAS CORPORATION NO. 2        | 01/28/2021 | 0.00        | 300.66       |
| 122037               | 30038     | CIVICPLUS, INC.                 | 01/28/2021 | 0.00        | 1,901.82     |
| 122038               | 26951     | COMCAST                         | 01/28/2021 | 0.00        | 142.42       |
| 122039               | 31032     | COVERALL NORTH AMERICA          | 01/28/2021 | 0.00        | 1,860.50     |
| 122040               | 28123     | CRITERS UNLIMITED INC           | 01/28/2021 | 0.00        | 180.00       |
| 122041               | 03800     | CULLIGAN - METRO                | 01/28/2021 | 0.00        | 77.84        |
| 122042               | 01523     | EARL F. ANDERSEN, INC           | 01/28/2021 | 0.00        | 449.39       |
| 122043               | 28898     | ECM PUBLISHERS INC              | 01/28/2021 | 0.00        | 214.20       |
| 122044               | 29398     | ENTERPRISE FLEET MANAGEMENT     | 01/28/2021 | 0.00        | 2,564.08     |
| 122045               | 06008     | FASTENAL CO                     | 01/28/2021 | 0.00        | 45.10        |
| 122046               | 29377     | GRAINGER, INC                   | 01/28/2021 | 0.00        | 182.96       |
| 122047               | 28609     | GRANICUS INC                    | 01/28/2021 | 0.00        | 716.76       |
| 122048               | 29745     | GRAYBAR ELECTRIC COMPANY, INC.  | 01/28/2021 | 0.00        | 26.99        |
| 122049               | 08038     | HAWKINS, INC                    | 01/28/2021 | 0.00        | 2,808.29     |
| 122050               | 29302     | HENNEPIN CTY TREASURER          | 01/28/2021 | 0.00        | 1,065.00     |
| 122051               | 08620     | HOPKINS ROTARY                  | 01/28/2021 | 0.00        | 450.00       |
| 122052               | 30717     | IMAGETREND INC                  | 01/28/2021 | 0.00        | 2,626.50     |
| 122053               | 30376     | INTERNATIONAL IDENTIFICATION IN | 01/28/2021 | 0.00        | 59.29        |
| 122054               | 09002     | I-STATE TRUCK CENTER            | 01/28/2021 | 0.00        | 372.21       |
| 122055               | 03369     | LEAGUE OF MN CITIES             | 01/28/2021 | 0.00        | 95.00        |
| 122056               | 12160     | LEAGUE OF MN CITIES             | 01/28/2021 | 0.00        | 527.79       |
| 122057               | 13012     | MACQUEEN EQUIPMENT INC          | 01/28/2021 | 0.00        | 393.75       |
| 122058               | 26974     | O'REILLY AUTO PARTS             | 01/28/2021 | 0.00        | 228.16       |
| 122059               | 15880     | OWENS SERVICE CORP- CHEMTEX     | 01/28/2021 | 0.00        | 8,900.00     |
| 122060               | 30199     | PULSE ELECTRIC                  | 01/28/2021 | 0.00        | 585.00       |
| 122061               | 28245     | QUADIENT FINANCES USA INC       | 01/28/2021 | 0.00        | 2,000.00     |
| 122062               | 14188     | QUADIENT LEASING INC            | 01/28/2021 | 0.00        | 2,346.09     |
| 122063               | 17806     | QWEST CORP                      | 01/28/2021 | 0.00        | 1,169.08     |
| 122064               | 17806     | QWEST CORP                      | 01/28/2021 | 0.00        | 94.94        |
| 122065               | 17806     | QWEST CORP                      | 01/28/2021 | 0.00        | 51.88        |
| 122066               | 17806     | QWEST CORP                      | 01/28/2021 | 0.00        | 85.00        |
| 122067               | 17806     | QWEST CORP                      | 01/28/2021 | 0.00        | 117.94       |

| Check No                   | Vendor No | Vendor Name                    | Check Date | Void Checks | Check Amount |
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| 122068                     | 17806     | QWEST CORP                     | 01/28/2021 | 0.00        | 100.88       |
| 122069                     | 17806     | QWEST CORP                     | 01/28/2021 | 0.00        | 167.29       |
| 122070                     | 18327     | REINDERS INC                   | 01/28/2021 | 0.00        | 605.15       |
| 122071                     | 19004     | SAMARITAN TIRE COMPANY         | 01/28/2021 | 0.00        | 1,851.00     |
| 122072                     | 29143     | SHRED IT USA                   | 01/28/2021 | 0.00        | 64.00        |
| 122073                     | 19520     | SNAP PRINT INC                 | 01/28/2021 | 0.00        | 370.00       |
| 122074                     | 19561     | SOJOURNER PROJECT, INC         | 01/28/2021 | 0.00        | 15,000.00    |
| 122075                     | 29115     | MANUEL SOTELO                  | 01/28/2021 | 0.00        | 1,910.00     |
| 122076                     | 19567     | SOUTHWEST SUB CABLE COMM       | 01/28/2021 | 0.00        | 2,644.00     |
| 122077                     | 19765     | SVC STANDARD SPRING AND ALIGNM | 01/28/2021 | 0.00        | 274.43       |
| 122078                     | 30152     | SUPERIOR TECHNOLOGY GROUP      | 01/28/2021 | 0.00        | 2,835.00     |
| 122079                     | 20883     | TWIN CITY GARAGE DOOR INC      | 01/28/2021 | 0.00        | 175.00       |
| 122080                     | 29466     | VERIZON WIRELESS               | 01/28/2021 | 0.00        | 6,039.89     |
| 122081                     | 29473     | VERIZON WIRELESS               | 01/28/2021 | 0.00        | 340.19       |
| 122082                     | 30017     | VERIZON WIRELESS               | 01/28/2021 | 0.00        | 1,497.88     |
| 122083                     | 26160     | ZEE MEDICAL SERVICE            | 01/28/2021 | 0.00        | 133.65       |
| 122084                     | 30230     | BARNA, GUZY & STEFFEN, LTD.    | 01/28/2021 | 0.00        | 180.00       |
| 122085                     | 30905     | CHARLIE BROWN                  | 01/28/2021 | 0.00        | 74.36        |
| 122086                     | 29416     | CDW GOVERNMENT                 | 01/28/2021 | 0.00        | 16,967.80    |
| 122087                     | 29416     | CDW GOVERNMENT                 | 01/28/2021 | 0.00        | 42,000.00    |
| 122088                     | 30127     | CINTAS CORPORATION NO. 2       | 01/28/2021 | 0.00        | 182.77       |
| 122089                     | 29342     | CITY OF MINNETONKA             | 01/28/2021 | 0.00        | 1,530.41     |
| 122090                     | 29342     | CITY OF MINNETONKA             | 01/28/2021 | 0.00        | 15,492.75    |
| 122091                     | 04168     | DEM-CON LANDFILL, INC          | 01/28/2021 | 0.00        | 1,136.12     |
| 122092                     | 04690     | DRISKILLS FOODS                | 01/28/2021 | 0.00        | 14.44        |
| 122093                     | 05282     | EHLERS AND ASSOCIATES, INC     | 01/28/2021 | 0.00        | 11,720.00    |
| 122094                     | 05481     | EMERGENCY APPARATUS MAINT INC  | 01/28/2021 | 0.00        | 6,851.14     |
| 122095                     | 08179     | HENNEPIN CTY TREASURER         | 01/28/2021 | 0.00        | 838.60       |
| 122096                     | 27454     | HENNEPIN CTY TREASURER         | 01/28/2021 | 0.00        | 4,230.63     |
| 122097                     | 08627     | HOME DEPOT CREDIT SERVICES     | 01/28/2021 | 0.00        | 84.75        |
| 122098                     | 31059     | INTEGRATED FIRE & SECURITY INC | 01/28/2021 | 0.00        | 867.10       |
| 122099                     | 11161     | KENNEDY & GRAVEN, CHARTERED    | 01/28/2021 | 0.00        | 6,340.00     |
| 122100                     | 13047     | MARCO                          | 01/28/2021 | 0.00        | 297.00       |
| 122101                     | 13031     | MATTS AUTO SERVICE, INC        | 01/28/2021 | 0.00        | 868.00       |
| 122102                     | 13275     | MICRO CENTER                   | 01/28/2021 | 0.00        | 314.98       |
| 122103                     | 29317     | OFFICE OF MN IT SERVICES       | 01/28/2021 | 0.00        | 164.02       |
| 122104                     | 31058     | ERIK J OLSON                   | 01/28/2021 | 0.00        | 2,660.00     |
| 122105                     | 29473     | VERIZON WIRELESS               | 01/28/2021 | 0.00        | 339.98       |
| 122106                     | 29490     | VERIZON WIRELESS               | 01/28/2021 | 0.00        | 806.24       |
| Total for 1/28/2021:       |           |                                |            | 0.00        | 187,033.04   |
| Report Total (299 checks): |           |                                |            | 3,563.00    | 688,683.27   |



**BACKGROUND**

**Development Proposal.** The Hopkins Village Apartments site was originally developed in 1971. The 1.9 acre site includes an 11 story apartment building and associated 151 stall surface parking lot. The building totals 161 units made up of a mixture of one and two bedroom affordable apartments for seniors. In 2016, the City approved a request from the applicant to subdivide off the existing surface parking lot for future development. The applicant has now come forward with plans for development of the newly created property, which includes a 4-story, 43-unit multiple family affordable apartment building targeted to families at 50 percent of the Area Median Income (AMI). Of the 43 units, there are 11 – 1BR, 18 – 2B and 14 – 3BR. The applicant increased the number of 3-bedroom units from eight in the concept plan to 14 in the current plan in response to the City’s housing goals in the 2040 comprehensive plan.

It should be noted that the subdivision approval included a condition that requires the applicant to pay park dedication at the time of a building permit for the subject property. Based on the proposed 43 unit design, that fee would be \$129,000 (\$3,000/unit X 43 units = \$129,000).

**Concept Plan Review.** The Planning & Zoning Commission and City Council reviewed the concept plan for this project during the respective meetings in October of 2020. Both generally supported the concept and offered the comments listed below. The application now before the City incorporates most, but not all, the City’s recommendations.

- General support for the workforce type housing intended to house those making 60-80 percent of the Area Median Income (AMI).
- Support for including eight larger 3-bedroom units
- A 5-story building is ok provided the architecture fits in with Mainstreet.
- The Council preferred the Version 1 design over the Version 3 design because of the “storefront” appearance on the ground floor is more compatible with Mainstreet.
- The applicant should add more “historic” architectural features to make the building more compatible with Mainstreet including more brick on the street side corner elements, a “storefront” appearance along the street side ground floor and the bump-outs on floors 2 through 5 should be extended to the ground floor.
- The applicant should update the parking and traffic study to reflect the new site design and unit count. The applicant should make every effort to insure parking from their development occurs on their site and does not impact the surrounding neighborhood.
- The applicant should add buffering and landscaping to help screen the parking area from adjacent properties.

**Neighborhood Meeting.** The City’s public engagement process for this development goes above and beyond the typical statutory requirements for a public hearing and review by the Planning & Zoning Commission and approval by the City Council. It also requires the applicant to host a neighborhood meeting before the public hearing to explain the project, answer questions and take any comments. During COVID, staff asks developers to hold virtual meetings and take comments through their website. According to the applicant, they received 6 comments which are summarized below and attached for your reference.

- Shane Conaty – Opposed to rental affordable housing.
- Leah Grover – Concerned based on lack of parking.
- Joe Hruska – Concerned based on lack of parking. Mr. Hruska provided similar comments

directly to the City as noted above.

- Gene Maxwell – Concerned about a lack of parking. Mr. Maxwell is offering to let construction workers park in his newly acquired lot at 5<sup>th</sup> Avenue and Mainstreet.
- Roz Peterson – Concerned about a lack of parking.
- Bob and Mary Kay Burns – Generally supportive of the development proposal.

**Planning & Zoning Commission Action.** The Planning & Zoning Commission reviewed this item (Planning Application 2021-01) during their January 26, 2021 meeting. During the meeting, the Commission heard a presentation from staff and held a public hearing that produced no direct comments. However, the City did receive two comments on this item, one prior to the public hearing and another before the City Council meeting. The first was an email from Joe Hruska (31 – 6<sup>th</sup> Avenue South) with concerns about parking (see attached). The second came through a phone call from Hope and Bruce Bjelland (750 Mainstreet – Market Place Lofts) who also expressed concerns about parking. Staff will provide an update on all public comments received during the City Council meeting.

During the Planning & Zoning Commission meeting, discussion focused on parking, pedestrian access from 6<sup>th</sup> Avenue South and the building's exterior design. Commissioners had concerns about the amount of parking and staff reviewed the parking analysis done by both the City's zoning standards and the parking and traffic study done by SRF Consulting (attached) that found the site will have 11 more stalls than required to accommodate the estimated parking demand.

The Commission also discussed the conditions of approval that required installation of a pedestrian way connecting 6<sup>th</sup> Avenue South with the existing Hopkins Village building and roofline and exterior materials on the east (6<sup>th</sup> Avenue South) side of the proposed Raspberry Ridge II development. Since the meeting, the applicant has revised their plans to include a striped pedestrian way from 6<sup>th</sup> Avenue South through the middle of the surface parking lot to the existing Hopkins Village building. They have also revised the roofline along the east (6<sup>th</sup> Avenue South) side of the proposed building to include additional ornamentation to comply with the Downtown Overlay District Roofs and Parapets requirements (see below). Staff is agreeable to these changes.

**Legal Authority.** This proposal includes two different types of land use applications. The PUD rezoning application is considered a legislative action. When considering a legislative action, the City is assigning zoning classifications or creating development standards to regulate the development of certain types of use and/or structures. Under the law, the City has wide flexibility to create standards that will ensure the type of development it desires; however, these regulations must be reasonable and supported by a rational basis relating to promoting the public health, safety and welfare.

By comparison, site plan and conditional use permit applications are considered quasi-judicial actions. For this type of application, the City is acting as a judge to determine if the regulations within the Comprehensive Plan, Zoning Ordinance and Subdivision Ordinance are being followed. Generally, if the applications meet these requirements they should be approved.

### **PLANNED UNIT DEVELOPMENT REVIEW**

The purpose of a planned unit development is to allow flexibility from traditional development standards in return for a higher quality development. Typically, the City looks for a developer to

exceed other zoning standards, building code requirements or meet other goals of the Comprehensive Plan. In exchange for the flexibility offered by the planned unit development, the applicant is expected to detail how they intend to provide a higher quality development or meet other City goals.

Staff recommends approval of rezoning the site from B-2, Central Business District to B-2, Central Business District with a Planned Unit Development (PUD). Rezoning to a PUD would allow the applicant to deviate from some of the zoning regulations as detailed in the table below in exchange for construction of affordable housing targeted to families at 50 percent of the Area Median Income (AMI), inclusion of 14 three (3) bedroom units, sustainability construction measures including compliance with the Enterprise Green Communities standards and an indoor bicycle storage room with a repair station.

| <b>Requested Planned Unit Development Deviations</b>        |   |   |
|---|---|---|
| <b>Zoning Category</b>                                      | <b>Zoning Requirement</b>                                 | <b>Requested Deviation</b>                    |
| Conditional Use Permit                                      | Residential Dwellings Prohibited On 1 <sup>st</sup> Floor | Allow Residential Dwellings on First Floor    |
| Parking Stall Size  | 9' by 18'   | 8' or 8.5' by 18'                             |
| Exterior Materials on the Side of a Building Along a Street | 100% Brick  | 74% Brick                                     |
| Transparent Materials on First Floor Along a Street         | 30% Transparent or Glass                                  | 26 % Glass Along 6 <sup>th</sup> Avenue South |

**CONDITIONAL USE PERMIT REVIEW**

The B-2, Central Business District allows residential uses (in this case, a multiple family apartment building) as a conditional use. In evaluating a conditional use permit (CUP) applications, the Planning & Zoning Commission and City Council shall consider and require compliance with the general standards for conditional use permits found in City Code Part III, Chapter 102, Article III, Section 102-94 and the specific standards for residential uses in the B-2 district detailed in City Code Part III, Chapter 102, Article VII, Section 102-216. The general conditional use permit standards are similar to the site plan review standards and analyzed in that section below. The specific CUP standards for residential uses in the B-2 district are reviewed below. With the exceptions noted in this staff report, staff finds the proposed development consistent with the CUP requirements.

1. That residential dwelling units abutting a right-of-way of 50 feet or more in width cannot occupy the first floor.

*Finding:* As proposed, this development would not meet this standard as it includes residential uses on the ground floor along 6<sup>th</sup> Avenue South. During the concept plan review the City recommended removing the first floor units from Mainstreet but was agreeable to walkup units along the east (6<sup>th</sup> Avenue South) and west sides of the building. The current plans removed the first floor units from Mainstreet and still has units along both 6<sup>th</sup> Avenue South and the west sides of the building but they are no longer walkup units with direct access outside.

2. That there is at least one underground parking space per unit.

*Finding:* The applicant’s plans conforms with this standard as it includes 43 units and 43

enclosed parking stalls. However, these stalls do not meet the minimum size requirements (see Vehicle Parking section above) and the applicant is seeking relief from this standard through the PUD.

3. That all dwellings must have an entrance leading directly out of the building.

*Finding:* The applicant's plans conforms to this standard as each unit will have an entrance leading directly out of the building through the internal hallway system.

4. That the density allowed shall be as in an R-5 District.

*Finding:* The applicant's plans conforms to this standard. The R-5 district allows densities up to 44 units/acre. The subject property is 1 acre in size and the applicant is proposing to build 43 units.

### **SITE PLAN REVIEW**

The zoning regulations establishes site plan review procedures and provides regulations pertaining to the enforcement of site design standards consistent with the requirements in Article IV, Section 102-128. These procedures are established to promote high quality development, to ensure the long-term stability of residential neighborhoods and enhance the built and natural environment within the city as new development and redevelopment activities occur. The specific site plan goals include:

1. To ensure the application of quality design principles within new and redevelopment projects.
2. To protect the long-term public interest by ensuring the internal and external relationship of property improvements.
3. To ensure the active participation and review of site plans by the affected public.
4. To mitigate to the extent possible adverse impacts of one development upon another.
5. To ensure new development contains elements of internal cohesiveness to promote good neighborhood atmosphere.
6. Implement the comprehensive plan.
7. Promote the orderly and safe flow of vehicular and pedestrian traffic.
8. Protect public safety.

The subject property is also located with the Downtown Overlay District and therefore subject to the specific development standards in Article VVII. The development review criteria from both the Site Plan Review and Downtown Overlay District are provided below.

**Land Use.** The proposed 43 unit multiple family apartment building use is consistent with the subject property's future land use designation. The 2040 Comprehensive Plan – Cultivate Hopkins guides this property as Downtown Center. The City envisions this area as the central economic, social and civic district for Hopkins and the region. Maintaining downtown Hopkins' unique identity and sense of place must be a central consideration when planning for future growth. Mixed uses (vertical or horizontal) are encouraged. Overall, this land use

category should include medium to larger scale neighborhood and regional uses at densities of 75 to 150 units an acres within one-quarter mile of a light rail station. The estimated mix of uses throughout the land use category should be 40% commercial and 60% residential.

**Zoning.** The subject property is zoned B-2, Central Business District and is also located within the Downtown Overlay district. The Downtown Overlay District details the site design and architectural standards for Mainstreet and the surrounding Downtown area. The spirit and intent of the overlay district is to preserve the small-town, unique character of Mainstreet Hopkins; complement the existing historic architecture; enhance the pedestrian orientation of Downtown Hopkins; encourage streetscape design that is inviting and on a human scale; and communicate the community's vision for the Mainstreet area. The zoning standards intend cultivate this vision are reviewed below.

**Signage.** Signage standards in the Downtown Overlay District require signs be compatible with the style, composition, materials, colors and details of the building and with signs on other nearby buildings. Internally illuminated, ground or rooftop signs are prohibited. Projecting signs are allowed provided they do not exceed 12 square feet or 3 feet in width. The maximum area of a single sign in the B-2 Central Business zoning district is 60 square feet.

The applicant has yet to finalize their sign plan; however, the building elevations show wall signage near the buildings main entrance along Mainstreet. Staff recommends the applicant consider incorporating historic and/or creative place making elements in their signage that will help connect the new building to the broader Hopkins community. Some examples could including historic vertical wall signage more consistent with the traditional Mainstreet environment, a mural sign or a public art piece. Sign plans must be submitted to City staff for a separate administrative sign permit review and must be consistent with the B-2, Central Business district and the Downtown Overlay district standards.

**Building Height.** New buildings, buildings and additions and redeveloped or remodeled buildings must complement the existing pattern of building heights. Buildings in the Overlay District may not exceed four stories or 45 feet in height. The applicant's plans call for a 4-story building that is just over 42 feet which is consistent with the City's zoning standards.

**Building Setback.** Buildings in the Overlay District will together create the wall of buildings effect associated with traditional Main Street areas. The applicant's plan generally conform to this standard with the building positioned near its northern (Mainstreet) and eastern (6<sup>th</sup> Avenue South) property lines following the surrounding downtown development pattern.

In addition, the B-2 district provides more detailed setbacks for each side of the building. Those standards require a 1 foot front, zero foot side and 10 foot rear yard setback. The proposed building exceeds these standards with an 8.5' front (Mainstreet), 8' street side (6<sup>th</sup> Avenue South), 5.7' west side and 175' south side setback.

**Roofs and Parapets.** Rooflines will mimic the separate yet complementary character and design of historic Main Street buildings. Sloped roofs are not allowed unless the roof form is concealed by a parapet or false front. Exceptions may be granted if the sloped roof is used on top of a multi-story building to help reduce the overall height of the facade and define the residential character of the upper floors.

The proposed building meets this standard along Mainstreet by including two tower elements with deep cornices that rise above the standard parapet with projecting eyebrows. In response to a Planning & Zoning Commission condition of approval, the applicant revised the roofline/parapets along the east (6<sup>th</sup> Avenue South) elevation to include additional ornamentation on the bumped-out sections of the building to comply with this standard. This change is acceptable to staff and this condition of approval has been removed from the City Council site plan resolution.

**Utility Areas, Mechanical Equipment and Screening.** Utility areas, mechanical equipment, and screening will be designed so that they do not detract from the aesthetic appeal of the district. The screening of exterior trash, storage areas, service yards, loading areas, transformers, heating, and air conditioning units must use the same materials, color and/or style as the primary building in order to be architecturally compatible with the primary building and the building it is adjacent to. If the utility area is separate from the building it serves, it should be consistent with the city streetscape theme. All roof equipment will be screened from public view so as not to be visible from the street. All exterior trash and storage areas, service yards, loading, areas, heating, and air conditioning units must be screened from view. Camouflaging heating and air conditioning units is an acceptable screening method.

The applicant's plans show an interior trash storage area in the new building and an existing trash enclosure for the existing Hopkins Village building. The applicant must provide more detail as to how and where the trash will be placed for pickup. This placement must be located on the applicant's property and shall not interfere with normal vehicle or pedestrian movement through the site. This issue was also identified by the parking and traffic study.

The applicant's site plan also shows a transformer on the south side of the building but no other information about screening the rooftop mechanical equipment. The applicant shall demonstrate this equipment will be screened consistent with zoning requirements. One option for the transformer could be to wrap it with a graphic that turns it into a public art piece.

**Facades.** To break up the monotonous appearance of long facades, the exterior of buildings will be designed with visual breaks. A building more than 45 feet in width will be divided into increments of no more than 45 feet through articulation of the facade. This can be achieved through combinations of the following techniques: divisions or breaks in materials; window bays, separate entrances and entry treatments; variation in roof lines; or building setbacks. Staff finds the proposed façade design complies with this standard.

**Windows and Doors.** The Downtown Overlay District requires that a minimum of 30 percent of the ground level façade and side of buildings adjacent to public streets consist of transparent materials. Windows are required on upper levels, and should provide privacy while aesthetically and functionally serving the building. Reflective glass or glass tinted more than 40 percent is not allowed. The applicant's plan demonstrate the Mainstreet ground floor will be 35 percent transparent (glass) material while the 6<sup>th</sup> Avenue South ground floor will be slightly under the zoning standard at 26 percent. Staff finds the slight deviation along 6<sup>th</sup> Avenue acceptable in the balance of the planned unit development enhancements offered by the developer.

**Materials and Detailing.** The Downtown Overlay District requires building renovations be constructed to be long lasting and use materials that maintain the distinct character and harmony of the downtown. During the concept plan review, the City recommended the applicant revise

the Mainstreet and 6<sup>th</sup> Avenue South sides of the building to be 100 percent brick and add color variation to better maintain the distinct character and harmony of downtown. The applicant's plans now show 74 percent brick on the Mainstreet and 6<sup>th</sup> Avenue South elevation with the balance of these sides of the building to be fiber cement panels. By comparison, the south side of the building is 38 percent brick and 60 percent fiber cement panels and the west side is 21 percent brick and 71 percent fiber cement. The balance of the south and west elevations is burnished concrete masonry unit (CMU). While this design falls short of the City's recommendation, staff finds it acceptable in the balance of the planned unit development enhancements offered by the developer.

**Franchise Architecture.** To maintain the unique character of the city downtown, buildings will not be constructed or renovated using franchise architecture. Franchise architecture is not allowed. The term "franchise architecture" means building design that is trademarked or identified with a particular franchise, chain or corporation and is generic or standard in nature. This standard typically applies to commercial buildings and is not applicable in this case.

**Streetscape.** The streetscape shall be uniform so that it acts to provide continuity throughout the downtown. When a redevelopment project disturbs existing streetscape elements, those items must be replaced with approved city streetscape elements compatible with the character of downtown Hopkins.

The recent Mainstreet improvement project installed sidewalk and street lighting in front of this site that are consistent with those streetscape elements along the rest of Mainstreet and both the Planning and Engineering staff (see Engineering Comments section below) find that these elements shall not be disturbed by this project. This site also has significant mature trees that should be maintained. According to the applicant's narrative, this project will not impact the existing streetscape elements along Mainstreet and the existing lighting and mature trees in these areas will be protected.

**Exterior Lighting.** Lighting in the Overlay District should serve to illuminate facades, entrances, and signage to provide an adequate level of personal safety while enhancing the aesthetic appeal of the buildings. Building and signage lighting must be indirect, with the light sources hidden from direct pedestrian and motorist view. The district standards encourage shaded gooseneck lamps for sign illumination.

The applicant has submitted a lighting and photometric plan that details lighting around the proposed building but does not cover the parking lot. The limited area shown on this plan appears to meet the lighting requirements with the exception of the entrance at the southeast corner of the building. Staff recommends a condition of approval require the applicant to submit and receive approval of an exterior lighting and photometric plan for the entire site prior to issuance of a building permit. These plans shall demonstrate downward directed light fixtures, poles no higher than twenty (20) feet and light levels equal to or less than 1.0 lumens at any non-residential property line or 0.5 lumens at any residential property line.

**Landscaping.** The applicant's landscape plan includes significant planting throughout the site and meets the City's minimum landscaping requirements with the exception of the area abutting the east side of the surface parking lot along 6<sup>th</sup> Avenue South. During the concept plan review the City recommended the applicant add buffering and landscaping to help screen the parking area from adjacent properties. Staff now recommends a condition of approval require the

applicant to revise their landscaping plan to install either an ornamental fence or low spreading evergreen shrubs to screen the parking lot from the adjacent public right-of-way along 6<sup>th</sup> Avenue South. To insure the installation and survival of the required landscaping, the applicant shall be required to provide a landscape letter of credit equal to 1.5 times the cost of all plantings. The City shall hold this security until all plantings improvements are installed and have survived at least one full growing season.

**Pedestrian & Bicycle Access.** Overall, the site should have good pedestrian and bicycle access that supports the City's transit supportive and pedestrian friendly vision for Downtown and the areas within ¼ mile of a light rail station. The proposed building is positioned abutting both Mainstreet and 6<sup>th</sup> Avenue South and its main entrance will be directly connected to the sidewalk along Mainstreet and the rest of the City's sidewalk system. The applicant's plans also call for a private sidewalk connecting Mainstreet, the private reaction area in between the two buildings and the east entrance to the existing Hopkins Village building. The applicant's plans also includes an undefined number of indoor long-term and outdoor short-term bicycle parking stalls in support of their PUD application.

It should be noted that the traffic and parking study recommended installation of an additional private sidewalk from 6<sup>th</sup> Avenue South to the east entrance of the existing Hopkins Village building (see Vehicle Parking section below). Such a facility is consistent with the City's transit supportive and pedestrian friendly vision for Downtown and the areas within ¼ mile of a light rail station. The Planning and Zoning Resolution included a condition of approval requiring the applicant install this sidewalk. During the Planning & Zoning Commission meeting, the commissioners agreed with staff's recommendation to require a pedestrian connection but were open to its location. As a compromise, the applicant offered to strip a 5' wide pedestrian way through the middle of the surface parking lot from the city sidewalk along 6th Avenue South to the existing Hopkins Village building. Staff is agreeable to this design and this condition of approval has been removed from the site plan City Council resolution.

**Vehicle Parking.** The proposed development meets the number of required off-street parking stalls as determined by both the City's zoning standards and a site specific parking and traffic study. Construction of the proposed 43 unit building will reduced existing surface parking lot by 60 stalls (from 151 to 91 stalls). The proposed building will include 43 enclosed parking spaces bringing the total stalls on the site to 134 (91 surface and 43 enclosed parking stalls).

The City's off-street parking standards are detailed in both Article XV – Off-Street Parking and Section 102-560 of the Downtown Overlay district. Residential parking requirements are detailed in the conditional use permit section (1 underground space for each unit). The off-street parking standards also requires senior buildings to provide at least one-half (0.5) space per unit.

Based on these standard, the existing Hopkins Village building must have at least 81 surface parking stalls (161 units X 0.5 stalls/unit). So, with the existing parking lot having 151 stalls, the existing Hopkins Village building has a surplus of required parking under the zoning regulations. By comparison, the proposed Raspberry Ridge II building must have at least 43 enclosed parking stalls (43 units X 1 stall/unit). All totaled, the site will have 134 parking stalls (91 surface and 43 enclosed) or 10 more than required under the zoning regulations and a parking ratio of 1.25 stalls/unit.

The applicant agreed to conduct a site specific parking and traffic study (see attached). This study also found the site will have sufficient off-street parking to accommodate both the existing Hopkins Village and proposed Raspberry Ridge II developments. Specific conclusions from the study include:

1. Results of the existing intersection capacity analysis indicates that all study intersections currently operate at an acceptable overall LOS C or better during the a.m. and p.m. peak hours.
2. The proposed development is expected to generate a total of approximately 18 a.m. peak hour, 22 p.m. peak hour, and 283 daily trips.
3. Results of the year 2023 build condition intersection capacity analysis indicates that all study intersections are expected to continue to operate at an acceptable overall level of service C or better during the a.m. and p.m. peak hours.
4. No roadway improvements are necessary to accommodate the proposed development from a roadway capacity perspective.
5. The observed existing peak parking demand for the site (i.e. Hopkins Village I) was 80 spaces, which equates to a 68-space surplus today.
6. The average and 85th percentile parking demand for the proposed development (i.e. Hopkins Village II) is approximately 43 and 57 spaces, respectively, which equates to a range of a three (3) space deficit to an 11-space surplus.
7. The parking demand for the entire Hopkins Village site (I and II) is estimated to range from approximately 123 to 137 spaces, which equates to a range of a three (3) space deficit to an 11-space surplus. Note this is prior to any potential transit or multimodal parking reductions.
8. The proposed parking supply is expected to be adequate to accommodate the proposed development during most peak parking times, although the developer should look at opportunities to provide additional parking on site, if possible, including:
  - a. Limit parking spaces used to store snow during winter months.
  - b. Residents of Hopkins Village should be encouraged or assigned to compact parking spaces if they have a smaller vehicle.
  - c. There is expected to be available on-street parking capacity to accommodate the minimal (three (3) space) deficit if it occurs.
9. Truck turning movements should be reviewed to ensure that garbage/delivery trucks have adequate accommodations to negotiate internal parking lot aisles.
10. Any landscaping and signage should be located to not create any sight distance issues at the proposed driveways.
11. On-street parking regulations should be reviewed and modified if additional on-street parking adjacent to the proposed development is needed.
12. Providing a sidewalk connection from 6th Avenue to Hopkins Village I should be considered to provide improved connectivity.

It should be noted that while the applicant’s plans meet the number of required off-street parking stalls, only 21 of these stalls meet the minimum size requirements of the zoning ordinance. And they only meet the compact stall size standards. The zoning ordinance requires off-street parking stalls to be at least 9’ by 20’ with up to 25% compact stalls with dimensions of at least 8’ by 16’ provided such stalls are clearly marked as compact cars. The number of stalls provided in each size type are detailed in the table below. The applicant is seeking relief from the parking stall size standards through the PUD and staff is agreeable to this request.

| <b>Parking Stall Size Summary</b> |                                  |                                      |
|-----------------------------------|----------------------------------|--------------------------------------|
| <b>Stall Size</b>                 | <b>Number of Enclosed Stalls</b> | <b>Number Outdoor Surface Stalls</b> |
| 8’ by 16’                         | 0                                | 21                                   |
| 8’ by 18’                         | 10                               | 0                                    |
| 8.5’ by 18’                       | 0                                | 66                                   |
| 9’ by 18’                         | 33                               | 0                                    |
| Van Accessible                    | 0                                | 1                                    |
| Standard Accessible               | 0                                | 3                                    |
| <b>Total</b>                      | <b>43</b>                        | <b>91</b>                            |

**Engineering Comments.** In regards to the subject project, Engineering and Public Works department has the following comments:

- The applicant must develop a winter maintenance plan for snow removal in the post construction condition. The plan should address staging in various areas and snow storage/removal, as there is limited on-street parking for lot occupants to use while the lot is cleared. Also, the loss of parking spaces during the winter may be problematic per the traffic and parking analysis completed by SRF dated December 23, 2020.
- Water service for the new building should be provided from the 12-inch diameter main in Mainstreet. The water main on 6th Avenue South is an old 6-inch diameter line. The applicant may want to consider also bringing in an 8-inch water service line, rather than a 6-inch.
- Sanitary sewer service should connect to the existing main in 6th Avenue South. There is no active sanitary sewer line along the frontage of this property in Mainstreet.
- A review of the city’s water model will need to be completed. There are other planned developments in downtown Hopkins, and the review should take into account the anticipated impacts from those in the analysis.
- Restoration of streets, sidewalks, and driveway aprons must meet city specifications and standards, and the limits of restoration shall be reviewed and approved by the city in advance of the work.
- Restoration along Mainstreet shall match the general aesthetic of that existing in the corridor.
- The site is within the Nine Mile Creek Watershed District and the applicant will need to obtain a storm water permit from the District.

**ALTERNATIVES**

1. Vote to Approve. By voting to approve rezoning, site plan and conditional use permit applications, this item will move forward for a second reading on the planned unit

development (PUD) rezoning scheduled for the February 16, 2021 meeting.

2. Voting to Deny. By voting to deny the rezoning, site plan and conditional use permit applications, this item will not move forward. Should the City Council consider this option, it must also identify specific findings that support this alternative.
3. Continue for further information. If the City Council finds that further information is needed, the items should be continued.

Site Location Map – Hopkins Village II Development



**CITY OF HOPKINS**  
**Hennepin County, Minnesota**

**RESOLUTION 2021-003**

**A RESOLUTION APPROVING THE FIRST READING OF ORDINANCE 2021-1163  
REZONING THE PROPERTY WITH PID 24-117-22-43-0240 FROM B-2, CENTRAL  
BUSINESS DISTRICT TO B-2, CENTRAL BUSINESS DISTRICT WITH A PLANNED UNIT  
DEVELOPMENT, SUBJECT TO CONDITIONS**

**WHEREAS**, the applicant, Trellis Community Housing Corporation, initiated an application requesting to rezone the property at the southwest corner of Mainstreet and 6<sup>th</sup> Avenue South (PID 24-117-22-43-0240) from B-2, Central Business District to B-2, Central Business District with a Planned Unit Development (PUD), subject to conditions, and

**WHEREAS**, this property is legally described as Lot 002, Block 001, Hopkins Village, Hennepin County, Minnesota; and

**WHEREAS**, the procedural history of the application is as follows:

1. That the above stated application was initiated by the applicant on December 23, 2020; and,
2. That the Hopkins Planning & Zoning Commission, pursuant to published and mailed notice, held a public hearing on the application and reviewed such application on January 26, 2021: all persons present were given an opportunity to be heard; and,
3. That written comments and analysis of City staff were considered; and,
4. That the Hopkins Planning & Zoning Commission reviewed this application during their January 26, 2021 meeting and recommended approval by the City Council, subject to conditions; and
5. That the Hopkins City Council reviewed this application during their February 2, 2021 meeting and agreed with the findings of the Planning & Zoning Commission.

**WHEREAS**, staff recommended approval of the above stated application based on the findings outlined in the staff report dated February 2, 2021.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Hopkins hereby approves the First Reading of Ordinance 2021-1163 rezoning the property at the southwest corner of Mainstreet and 6<sup>th</sup> Avenue South with PID 24-117-22-43-0240 from B-2, Central Business District to B-2, Central Business District with a Planned Unit Development (PUD), subject to the conditions listed below.

1. Execution of a Planned Unit Development Agreement.
2. Approval of the associated conditional use permit to allow a residential use in the B-2, Central Business District and conformance with all related conditions.
3. Approval of the associated site plan application and conformance with all related conditions.
4. Approval of the development by the Nine Mile Creek Watershed District and conformance with all related conditions.

Adopted this 2<sup>nd</sup> day of February, 2021.

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Jason Gadd, Mayor

**CITY OF HOPKINS**  
**Hennepin County, Minnesota**

**RESOLUTION 2021-004**

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT ALLOWING A  
RESIDENTIAL USE IN THE B-2, CENTRAL BUSINESS DISTRICT ON THE PROPERTY  
WITH PID 24-117-22-43-0240, SUBJECT TO CONDITIONS**

**WHEREAS**, the applicant, Trellis Community Housing Corporation, initiated an application for a conditional use permit allowing a residential use in the B-2, Central Business District on the property at the southwest corner of Mainstreet and 6th Avenue South (PID 24-117-22-43-0240), and;

**WHEREAS**, this property is legally described as Lot 002, Block 001, Hopkins Village, Hennepin County, Minnesota; and

**WHEREAS**, the procedural history of the application is as follows:

1. That the above stated application was initiated by the applicant on December 23, 2020; and,
2. That the Hopkins Planning & Zoning Commission, pursuant to published and mailed notice, held a public hearing on the application and reviewed such application on January 26, 2021: all persons present were given an opportunity to be heard; and,
3. That written comments and analysis of City staff were considered; and,
4. That the Hopkins Planning & Zoning Commission reviewed this application during their January 26, 2021 meeting and recommended approval by the City Council, subject to conditions; and
5. That the Hopkins City Council reviewed this application during their February 2, 2021 meeting and agreed with the findings of the Planning & Zoning Commission

**WHEREAS**, staff recommended approval of the above stated application based on the findings outlined in the staff report dated February 2, 2021.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Hopkins hereby approves a conditional use permit allowing a residential use in the B-2, Central Business District on the property at the southwest corner of Mainstreet and 6th Avenue South (PID 24-117-22-43-0240), subject to the conditions listed below.

1. Conformance with all general conditional use permit standards in City Code Part III, Chapter 102, Article III, Section 102-94 and the specific standards for residential uses in the B-2 district detailed in City Code Part III, Chapter 102, Article VII, Section 102-216.
2. Approval of the associated rezoning application and execution of a Planned Unit Development (PUD) Agreement.
3. Approval of the associated site plan application and conformance with all related conditions.
4. Approval of all necessary permits from the Building, Engineering and Fire Departments.

5. Approval of the development by the Nine Mile Creek Watershed District and conforms with all related conditions.
6. Payment of all applicable development fees including, but not limited to SAC, park dedication and City Attorney fees.

Adopted this 2<sup>nd</sup> Day of February, 2021.

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Jason Gadd, Mayor

**CITY OF HOPKINS**  
**Hennepin County, Minnesota**

**RESOLUTION 2021-005**

**A RESOLUTION APPROVING THE SITE PLAN FOR THE RASPBERRY RIDGE II  
MULTIPLE FAMILY APARTMENT BUILDING ON THE SUBJECT PROPERTY WITH PID  
24-117-22-43-0240, SUBJECT TO CONDITIONS**

**WHEREAS**, the applicant, Trellis Community Housing Corporation, initiated an application for site plan approval to allow a 4-story 43-unit infill development on the property at the southwest corner of Mainstreet and 6th Avenue South (PID 24-117-22-43-0240), and;

**WHEREAS**, this property is legally described as Lot 002, Block 001, Hopkins Village, Hennepin County, Minnesota; and

**WHEREAS**, the procedural history of the application is as follows:

1. That the above stated application was initiated by the applicant on December 23, 2020; and,
2. That the Hopkins Planning & Zoning Commission, pursuant to published and mailed notice, held a public hearing on the application and reviewed such application on January 26, 2021: all persons present were given an opportunity to be heard; and,
3. That written comments and analysis of City staff were considered; and,
4. That the Hopkins Planning & Zoning Commission reviewed this application during their January 26, 2021 meeting and recommended approval by the City Council, subject to conditions; and
5. That the Hopkins City Council reviewed this application during their February 2, 2021 meeting and agreed with the findings of the Planning & Zoning Commission.

**WHEREAS**, staff recommended approval of the above stated application based on the findings outlined in the staff report dated February 2, 2021.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Hopkins hereby approves a site plan for the Raspberry Ridge II multiple family apartment building on the subject property with PID 24-117-22-43-0240, subject to the conditions listed below.

1. Conformance with all applicable standards of the B-2, Central Business District and the Downtown Overlay District.
2. Approval of the associated rezoning application and execution of a Planned Unit Development (PUD) Agreement.
3. Approval of the associated conditional use permit to allow a residential use in the B-2, Central Business District and conformance with all related conditions.
4. The applicant shall provide more detail as to how and where the trash will be placed for pickup prior to approval of the PUD agreement. This placement must be located on the

applicant's property and shall not interfere with normal vehicle or pedestrian movement through the site.

5. The applicant shall demonstrate all equipment will be screened in conformance with all zoning requirements prior to issuance of a building permit. One option for the transformer could be to wrap it with a graphic that turns it into a public art piece.
6. The existing streetscape elements and mature trees along the Mainstreet and 6<sup>th</sup> Avenue South sides of the site shall be maintained in their current condition or replaced at the applicant expense.
7. Submission and approval of exterior lighting and photometric plans prior to issuance of a building permit. These plans shall cover the entire site and demonstrate downward directed light fixtures, poles no higher than twenty (20) feet and light levels equal to or less than 1.0 lumens at any non-residential property line or 0.5 lumens at any residential property line.
8. Provide a landscape letter of credit equal to 1.5 times the cost of all plantings prior to execution of the PUD agreement. The City shall hold this security until all plantings have survived at least one full growing season.
9. The applicant shall revise their landscaping plan to include installation of either an ornamental fence or low spreading evergreen shrubs to screen the surface parking lot from the adjacent public right-of-way along 6th Avenue South prior to approval of the PUD agreement.
10. Approval of all necessary permits from the Building, Engineering and Fire Departments.
11. Approval of the development by the Nine Mile Creek Watershed District and conforms with all related conditions.
12. Payment of all applicable development fees including, but not limited to SAC, park dedication and City Attorney fees.
13. Establishment or modification of any necessary cross access or parking easement to ensure both Lots 1 and 2, Hopkins Village addition have full access to all parking, maneuvering and access point to the public right-of-way for each property.

Adopted this 2<sup>nd</sup> day of February, 2021.

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Jason Gadd, Mayor

**CITY OF HOPKINS  
Hennepin County, Minnesota**

**ORDINANCE NO. 2021-1163**

**AN ORDINANCE REZONING THE PROPERTY WITH PID 24-117-22-43-0240 FROM B-2,  
CENTRAL BUSINESS DISTRICT TO B-2, CENTRAL BUSINESS DISTRICT WITH A  
PLANNED UNIT DEVELOPMENT**

THE COUNCIL OF THE CITY OF HOPKINS DOES HEREBY ORDAIN AS FOLLOWS:

1. That the present zoning classification of B-2, Central Business District, upon the following described premises is hereby repealed, and in lieu thereof, said premises is hereby zoned B-2, Central Business District with a Planned Unit Development (PUD).
2. The legal description of the property to be rezoned is as follows: LOT 002, BLOCK 001, Hopkins Village Addition.

|                              |                   |
|------------------------------|-------------------|
| First Reading:               | February 2, 2021  |
| Second Reading:              | February 16, 2021 |
| Date of Publication:         | February 25, 2021 |
| Date Ordinance Takes Effect: | February 25, 2021 |

ATTEST:

\_\_\_\_\_  
Jason Gadd, Mayor

\_\_\_\_\_  
Amy Domeier, City Clerk



## Memorandum

DATE: January 21, 2021  
TO: City of Hopkins Planning  
FROM: Lisa Germann, Project Manager  
RE: Raspberry Ridge II – Site Plan Review Application  
Project Narrative

### Overview

Raspberry Ridge II (fka Hopkins Village II) is a proposed apartment building (R2) that will contain 43 total apartment units (11-1BR, 18-2BR, 14-3BR), 43 interior parking spaces, resident common areas and one elevator. It will be located on the southwest quadrant of Main Street and Sixth Avenue South on 1.0742 acres currently used as surface parking for the adjacent high-rise apartment building, Hopkins Village.

The building will be four stories and approximately 62,112 gross square feet. Of that 47,643 gsf is associated with residential occupancy and 14,469 gsf with the enclosed parking. Height will be approximately 39'-7 1/2" to top of roof deck. Basement and first floor structure will consist of concrete plank bearing on CMU walls. Second through four floors will be wood framing and floor/roof joists. Exterior cladding will include a combination of brick and fiber cement panel. Windows will be fiberglass, single hung units. Roof will be fully adhered TPO with tapered insulation to internal roof drains and overflow scuppers.

### Zoning

The site is zoned B-2, Central Business District within the Downtown Overlay District. Residential use is permitted in B-2 district with a Conditional Use Permit with the following conditions, all except the first is satisfied with this design:

- 1) Residential Dwelling Units are not located on first floor (grade) where building fronts a street that is 50' or wide. First floor dwelling units are located on all elevations except the primary/Main Street elevation. Units fronting Sixth Avenue are noncompliant. **A PUD is being requested due to noncompliance.**
- 2) Underground parking is provided at one-to-one ratio (unit-to-parking space).
- 3) Dwelling units have entrance leading directly out of the building.
- 4) Density must not exceed that allowed under zoning district R-5.

The Downtown Overlay District requirements include primarily design standards intended to maintain the historic character of Main Street. Standards applicable to this project are described below and include signage, building height, setbacks, roofs and parapet design, screening, façade design, openings, materials and detailing, streetscape, lighting and parking.

### Signage

This application does not include a signage permit application, but it is acknowledged that this will be required. It is anticipated that building (wall) mounted signage near the main building entrance on the north elevation, west end, will be proposed. Signage will be designed to comply with city standards.

### Building Height and Stories

As noted above, top of roof deck height is 39'-7 1/2" and the building is 4 stories tall. The tallest parapet height is 42'-0 5/8". The proposed building height and number of stories meets the maximum 45'-0" height / 4 stories outlined in the Downtown Overlay District.

### **Building Setback**

The front yard setback along Main Street varies from 8.54' at the west corner to 13.76' at the east corner; the side yard setback along Sixth Street is consistently 8.19'. The front yard setback meets the Overlay District requirements, but exceeds allowable distance outlined in the B-2 District. The side yard setback is compliant for both. ***A PUD is being requested due to non-compliance.***

### **Roofs and Parapets**

The building has been designed to break up the massing and roofline along Main Street and Sixth Avenue. The design includes two tower elements with deep cornices, which rise above the standard parapet with projecting eyebrow.

### **Utility Areas, Mechanical Equipment and Screening**

The project includes interior trash collection/storage (within the building), exterior pad mounted transformer and rooftop mechanical units. Screening for the transformer and rooftop units will be provided as required.

### **Facades**

The building design uses a variety of materials, projecting wall planes (bays), canopies, varying roof heights and parapet details to create a building elevation that is complimentary to the historic architecture of this District.

### **Windows and Doors**

Common active spaces have been relocated along Main Street and to the corner of Main/Sixth, with storefront windows and doors that continue the commercial 'feel' of this street. First floor dwelling units have been relocated to secondary elevations (east and west). The current design exceeds the Downtown Overlay District requirement of 30 percent glass at ground level, as well as windows at upper stories of all building elevations that exceed 15 percent of the wall area.

### **Material and Detailing**

The exterior material palette employs brick and fiber cement, used in conjunction with varied wall planes and roof height to align with the historic architecture along Main Street. Brick is the primary cladding material on the north and east elevations that front Main Street and Sixth Avenue, with fiber cement panel as the secondary material. Brick wraps the west and south corners, with fiber cement used as the primary cladding material on areas of those elevations that are not visible from the public right of way. The brick wall is further articulated through the use of color, banding and eyebrow to reinforce the street front.

### **Streetscape**

This project does not impact existing streetscape elements along Main Street. Existing street lighting and mature trees will be protected.

### **Exterior Lighting**

Preliminary site lighting design has been completed and a photometric study with detail will be provided for review by the city.

### **Vehicle Parking**

Parking has been designed to accommodate both the existing Hopkins Village and the proposed Raspberry Ridge II properties and has been reviewed against the local Zoning Code and the 'Traffic and Parking Study' by SRF, dated April 7, 2020. The study was completed using a prior building design with 9 fewer dwelling units (34 rather than 43) and will be updated to confirm accuracy and assumptions below.

The City of Hopkins B-2 Central Business District requires 1 covered parking space for each dwelling unit, plus 1 guest parking space per 15 units. This equates to 43 covered spaces and 3 surface stalls for this development.

Covered parking spaces are provided in the basement and first floor enclosed parking area within the building, at a quantity of 43 stalls. This complies with the zoning code requirements.

Off street parking will be reduced in capacity from 151 spaces to 91 spaces to accommodate construction of the proposed building. The parking lot will be reconfigured to include 66 standard, 21 compact, 3 standard accessible and 1 van accessible

spaces. With 91 stalls and assuming 0.5:1 ratio for the Hopkins Village property, the parking lot provides 80 spaces for the existing building and 11 stalls for the proposed building. These surface stalls increase the parking ratio for the proposed development to 1.25:1.

The zoning code notes standard stall size of 9'-0" x 20'-0" with up to 25% compact stalls permitted. The proposed development includes 8'-5" x 18'-0" standard stalls and 8'-0" x 18'-0" compact stalls. The proposed standard stall size is smaller than required by the city, but in compliance with state and neighboring municipality requirements (Minnetonka, St. Louis Park, Minneapolis, St. Paul). ***A PUD is being requested due to non-compliance.***

### **PUD Application**

The project is requesting a PUD in exchange for approving the first floor dwelling units, setback and parking stall size variances noted above. The project team has incorporated the following improvements to the project:

- Indoor bike storage with repair station located just off the main entrance. This highly visible amenity encourages healthy lifestyle and alternative forms of transportation to resident of the building and the city.
- High quality affordable housing targeted to families
- Increased, prioritized and maximized 3br units
- Sustainability measures including:
  - Compliance with Enterprise Green Communities with Minnesota Overlay
  - High performing, energy efficient building design:
    - Building Envelope: Meets or exceeds MN Energy Code
      - Roof: R-30 CI, TPO membrane with SRI 78 or higher
      - Walls: U-0.051, 2x8 framing with R-25 batt insulation
      - Foundation: R-10 CI
    - Exterior Doors/Frames: Thermally broken aluminum and insulated hollow metal (depending on location)
    - Windows: Energy Star rated for Northern Zone
    - Appliances: Energy Star rated
    - HVAC: High efficiency heating/cooling units including:
      - Dwelling units: minimum 95% efficient heating, 12.0 SEER cooling
      - Common areas: 80% - 95% efficient heating, 14.0 - 16.0 SEER cooling
      - Service Water Heating: 95% efficient
    - Sub-metered electric meters for all dwelling units
    - High efficiency lighting, including:
      - Interior – LED fixtures; common area lighting controlled by occupancy or vacancy sensor.
      - Exterior –LED fixtures, dark-sky approved, controlled by timeclock, photocell or occupancy sensor.
    - Water conserving fixtures, including:
      - Toilet: 1.25 gpf
      - Shower: 1.5 gpm
      - Lav Faucet: 0.5 gpm
      - Kitchen Faucet: 1.5 gpm
  - Landscaping: All new plants provided will be either native or adapted to the region, soil and micro-climate.
  - Material use:
    - Low/No VOC paints, coatings, primers, sealants and adhesives
    - Wood products that emit low/no formaldehyde
    - Environmentally preferable flooring
    - Mold resistant materials that have durable, cleanable surfaces and moisture resistant backing
    - Separate bins and chutes for the collection of trash and recycling
    - A construction waste management plan with a goal of at least 75% of materials recycled, salvaged or diverted.
  - Healthy, active design
    - 5% of the dwelling units designed to meet Type A, fully accessible guidelines.

- Accessible and inviting stairway to encourage use.
- Indoor fitness room for residents
- Outdoor recreation space with play opportunities for children and gathering space for adults.
- Although not part of this land use application, the Owner is replacing Hopkins Activity Center's two-story roof as part of the Raspberry Ridge Renovation project being done in conjunction with this project.

c: LHB File No. 190468

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RASPBERRY RIDGE II  
APARTMENTS  
650 MAIN STREET



SPERRY RIDGE II  
APARTMENTS  
650 H STREET





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RASPBERRY RIDGE II



**WEST ELEVATION**

1/16" = 1'-0"



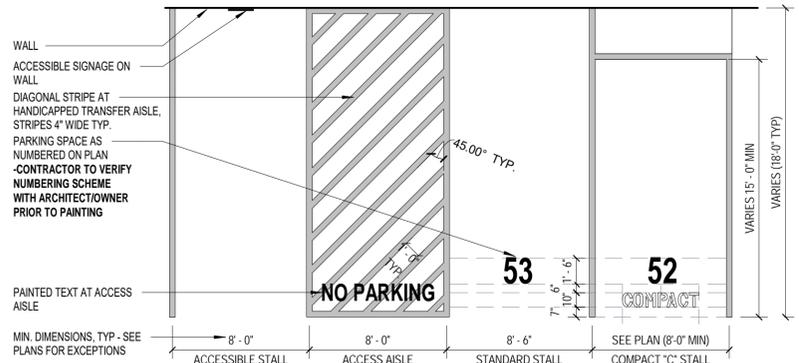
**SOUTH ELEVATION**

1/16" = 1'-0"

**EXTERIOR  
ELEVATIONS**

Project No. 190468

01-06-21



**GENERAL SHEET NOTES**

- SEE G001 AND G002 FOR CODE PLANS & INFORMATION
- SEE G010 FOR PROJECT NOTES INCLUDING:
  - GENERAL BUILDING PLAN NOTES
  - GENERAL UNIT PLAN NOTES
  - GENERAL KITCHEN NOTES
  - GENERAL BATHROOM NOTES
  - GENERAL ELEVATOR NOTES
  - GENERAL DETAIL NOTES
  - GENERAL PUBLIC STAIR NOTES
  - GENERAL PARKING PLAN NOTES
  - GENERAL SHAFT DETAIL NOTES
  - GENERAL ROOF NOTES
- SEE SHEET A701 FOR TYPICAL MOUNTING HEIGHTS

**KEYED SHEET NOTES**

- FLOOR DRAIN
- INSULATE UNDERSIDE OF PLANK ABOVE IN HATCHED AREA, SEE
- MECHANICAL AREA WELL
- BIKE RACK
- TRASH/RECYCLING CHUTE
- OUTLINE OF CANOPY ABOVE
- CANOPY DOWNSPOUT
- 25' DEEP PLASTIC LAMINATE COUNTERTOP
- WASHER/DRYERS
- CLOSET HANGING ROD AND SHELF, SEE
- POWER DOOR OPERATOR BUTTONS
- FLOOR MOP SINK
- PARKING GARAGE EXHAUST FAN
- STAINLESS STEEL CORNER GUARD
- TENANT DIRECTORY/INTERCOM SYSTEM
- PAINT "NO PARKING" ON ACCESS AISLE FLOOR, SEE 2 / A100
- MECHANICAL SHAFT TO ROOF
- MOP HOLDER
- FDC CONNECTION
- SURFACE MOUNTED FIRE EXTINGUISHER, SEE
- SEMI RECESSED FIRE EXTINGUISHER CABINET
- SEGMENTAL RETAINING WALL, SEE LANDSCAPE
- RECESSED METAL FLOOR MAT, SEE
- ELECTRIC METERS
- GAS METERS
- CONCRETE CURB STOP
- TRENCH DRAIN
- MECHANICAL LOUVER, SEE MECH. FOR SIZE/HT. ABOVE FLOOR
- SUMP PIT, SEE MECH.



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701 Washington Ave. N, Ste 200 | Minneapolis, MN 55401 | 612.338.2029

CLIENT:  
**Raspberry Ridge Limited Partnership**

614 North First Street  
Suite 100  
Minneapolis, MN 55401

THIS SQUARE APPEARS 1/2"x1/2" ON FULL SIZE SHEETS

| NO | DATE       | ISSUED FOR          |
|----|------------|---------------------|
| 6  | 12.21.2020 | HUD REVIEW          |
| 5  | 11.20.2020 | PRELIMINARY PRICING |
| 4  | 10.02.2020 | CITY DESIGN CONCEPT |
| 3  | 08.11.2020 | PRICING             |

| NO | DATE | REVISION |
|----|------|----------|
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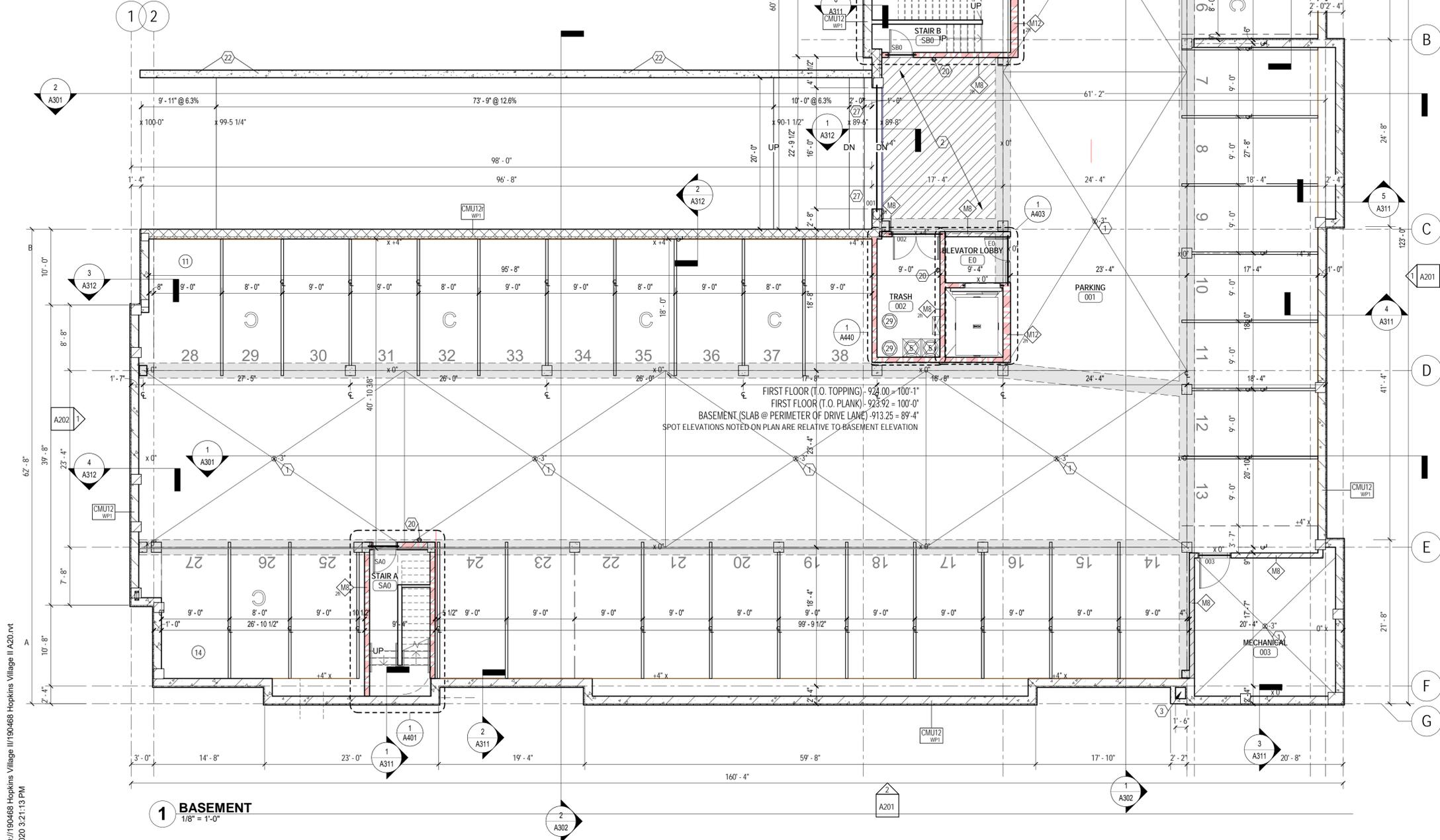
PROJECT NAME:  
**Raspberry Ridge II BID PACKAGE 2**

**Raspberry Ridge II**  
Mainstreet and 6th Avenue South  
Hopkins, MN 55343

DRAWING TITLE:  
**BASEMENT FLOOR PLAN**

DRAWN BY: Author  
CHECKED BY: Checker  
PROJ. NO: 190438  
DRAWING NO:

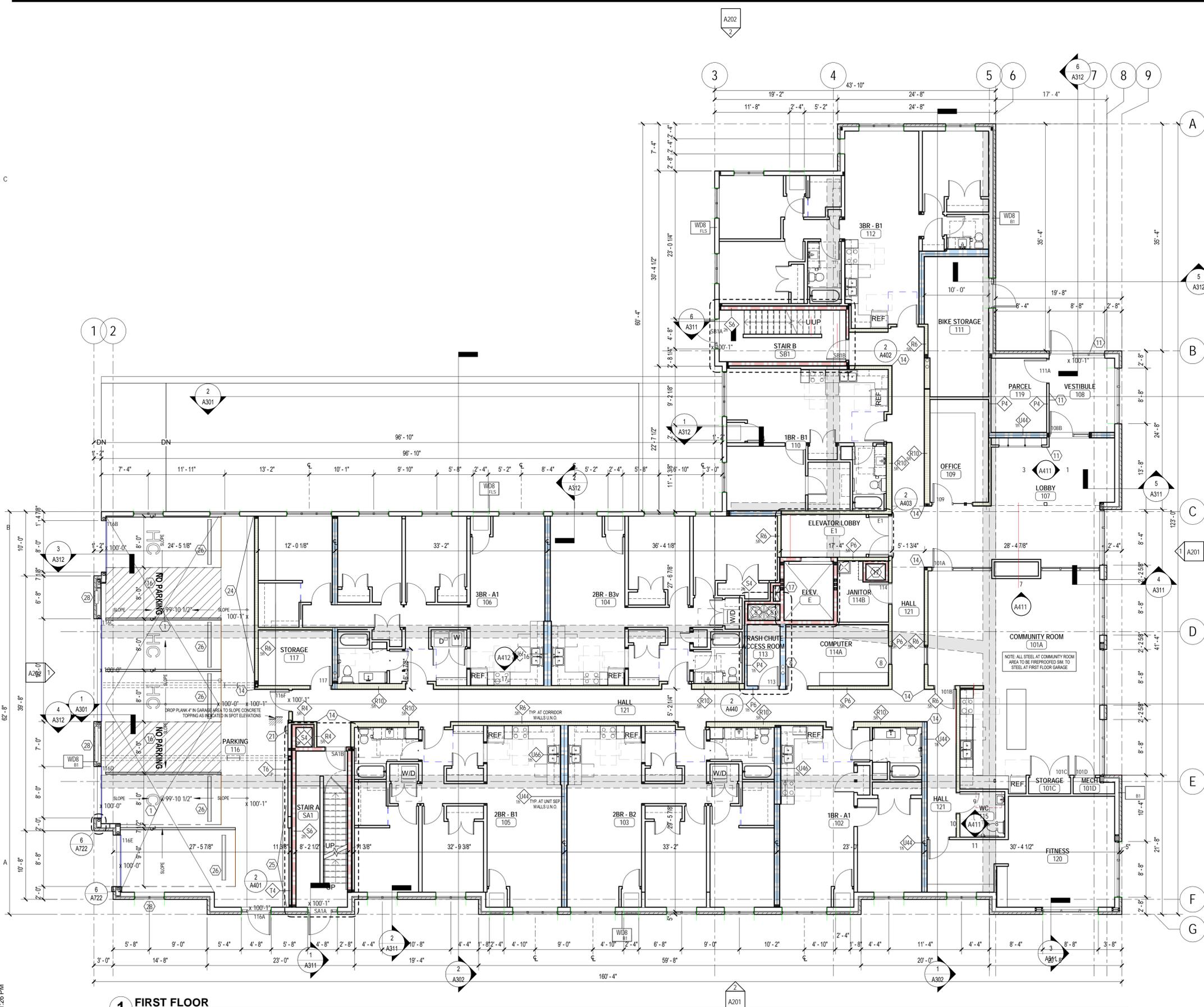
**A100**



| GRID            | LOCATION                                |
|-----------------|---|
| 1,2,8,9,A,B,F,G | F.O. BELOW GRADE CMU WALL AND MASONRY   |
| 3               | F.O. SHEATHING                          |
| 4,5,D,E         | CL OF PRECAST COLUMNS                   |
| 6               | F.O. PRECAST BEAM AND MASONRY           |
| 7               | F.O. BELOW GRADE CMU WALL               |
| C               | F.O. BELOW GRADE CMU AND F.O. SHEATHING |

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12/21/2020 3:21:26 PM



**1 FIRST FLOOR**  
1/8" = 1'-0"

**GENERAL SHEET NOTES**

- SEE G001 AND G002 FOR CODE PLANS & INFORMATION
- SEE G010 FOR PROJECT NOTES INCLUDING:
  - GENERAL BUILDING PLAN NOTES
  - GENERAL UNIT PLAN NOTES
  - GENERAL KITCHEN NOTES
  - GENERAL BATHROOM NOTES
  - GENERAL ELEVATOR NOTES
  - GENERAL DETAIL NOTES
  - GENERAL PUBLIC STAIR NOTES
  - GENERAL PARKING PLAN NOTES
  - GENERAL SHAFT DETAIL NOTES
  - GENERAL ROOF NOTES
- SEE SHEET A701 FOR TYPICAL MOUNTING HEIGHTS

**KEYED SHEET NOTES**

- FLOOR DRAIN
- INSULATE UNDERSIDE OF PLANK ABOVE IN HATCHED AREA. SEE
- MECHANICAL AREA WELL
- BIKE RACK
- TRASH/RECYCLING CHUTE
- OUTLINE OF CANOPY ABOVE
- CANOPY DOWNSPOUT
- 25' DEEP PLASTIC LAMINATE COUNTERTOP
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- CLOSET HANGING ROD AND SHELF. SEE
- POWER DOOR OPERATOR BUTTONS
- FLOOR MOP SINK
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- TENANT DIRECTORY/INTERCOM SYSTEM
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- SUMP PIT. SEE MECH.



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CLIENT:  
**Raspberry Ridge  
Limited Partnership**

614 North First Street  
Suite 100  
Minneapolis, MN 55401

THIS SQUARE APPEARS 1/2"x1/2"  
ON FULL SIZE SHEETS

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| 5  | 11.20.2020 | PRELIMINARY PRICING |
| 4  | 10.02.2020 | CITY DESIGN CONCEPT |
| 3  | 08.11.2020 | PRICING             |

| NO | DATE | REVISION |
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PROJECT NAME:  
**Raspberry Ridge II  
BID PACKAGE 2**

**Raspberry Ridge II**  
Mainstreet and 6th Avenue South  
Hopkins, MN 55343

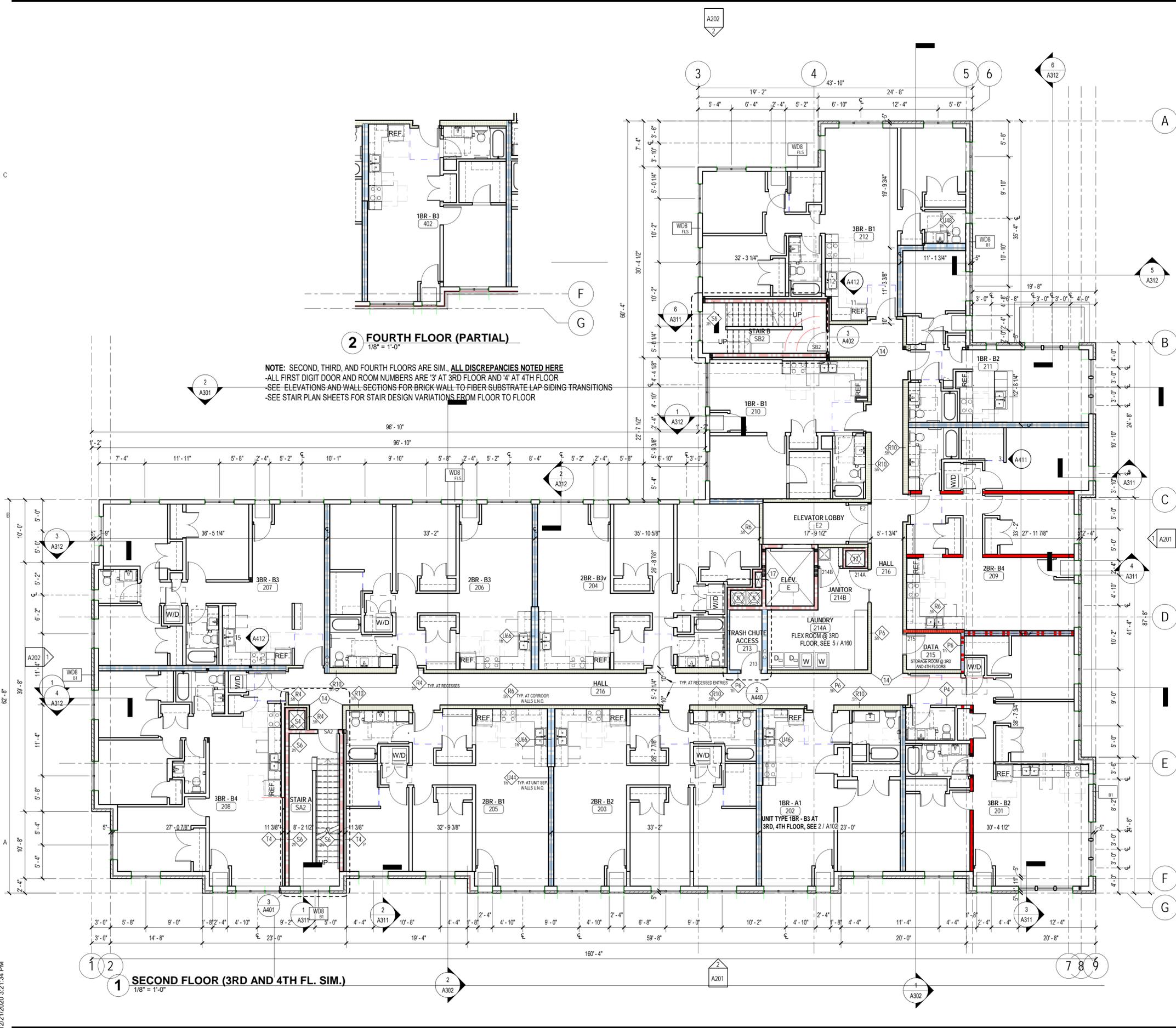
DRAWING TITLE:  
**FIRST FLOOR PLAN**

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| 3              | F.O. SHEATHING                          |
| 4,5,D,E        | CL OF PRECAST COLUMNS                   |
| 6              | F.O. PRECAST BEAM AND MASONRY           |
| 7              | F.O. BELOW GRADE CMU WALL               |
| C              | F.O. BELOW GRADE CMU AND F.O. SHEATHING |

DRAWN BY: Author  
CHECKED BY: Checker  
PROJ. NO: 190438  
DRAWING NO:

**A101**

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**GENERAL SHEET NOTES**

- SEE G001 AND G002 FOR CODE PLANS & INFORMATION
- SEE G010 FOR PROJECT NOTES INCLUDING
  - GENERAL BUILDING PLAN NOTES
  - GENERAL UNIT PLAN NOTES
  - GENERAL KITCHEN NOTES
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**KEYED SHEET NOTES**

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- MECHANICAL LOUVER, SEE MECH. FOR SIZE/HT. ABOVE FLOOR
- SUMP PIT, SEE MECH.



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THIS SQUARE APPEARS 1/2"x1/2"  
ON FULL SIZE SHEETS

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|----|------------|---------------------|
| 6  | 12.21.2020 | HUD REVIEW          |
| 5  | 11.20.2020 | PRELIMINARY PRICING |
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| 3  | 08.11.2020 | PRICING             |

| NO | DATE | REVISION |
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PROJECT NAME:  
**Raspberry Ridge II  
BID PACKAGE 2**

**Raspberry Ridge II  
Mainstreet and 6th Avenue South  
Hopkins, MN 55343**

DRAWING TITLE:  
**SECOND FLOOR PLAN  
(3RD & 4TH FL. SIM.)**

| GRID            | LOCATION                                |
|-----------------|---|
| 1,2,8,9,A,B,F,G | F.O. BELOW GRADE CMU WALL AND MASONRY   |
| 3               | F.O. SHEATHING                          |
| 4,5,D,E         | CL. OF PRECAST COLUMNS                  |
| 6               | F.O. PRECAST BEAM AND MASONRY           |
| 7               | F.O. BELOW GRADE CMU WALL               |
| C               | F.O. BELOW GRADE CMU AND F.O. SHEATHING |

DRAWN BY: Author  
CHECKED BY: Checker  
PROJ. NO: 190438  
DRAWING NO:

**A102**



## Memorandum

SRF No. 13463.00

**To:** Jason Lindahl  
City of Hopkins

**From:** Matt Pacyna, PE, Principal  
Zach Toberna, EIT, Engineer

**Date:** January 12, 2021

**Subject:** Hopkins Village II Traffic and Parking Study

### Introduction

SRF has completed a traffic and parking study for the proposed residential development located in the southwest quadrant of the Mainstreet and 6th Avenue intersection in Hopkins, MN (Figure 1). The main objectives of this study are to review existing operations within the study area, evaluate traffic and parking impacts to the adjacent roadway network, and recommend any necessary improvements to accommodate the proposed development. The following sections provide the assumptions, analysis, and study conclusions offered for consideration.

### Existing Conditions

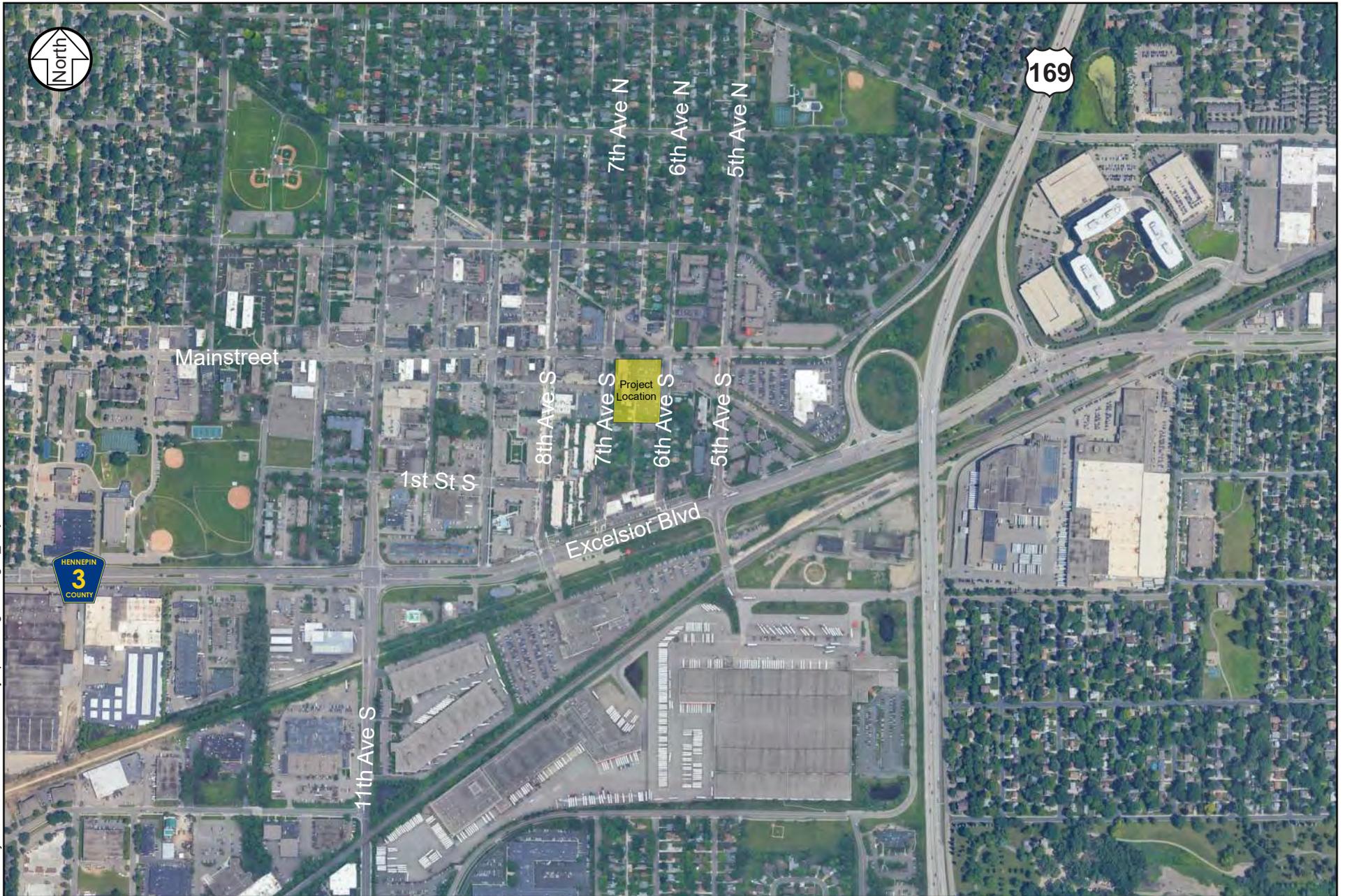
The existing conditions were reviewed to establish a baseline to identify any future impacts associated with the proposed development. The evaluation of existing conditions includes various data collection efforts and an intersection capacity analysis, which are outlined in the following sections. Detailed information regarding parking impacts are discussed later in this memorandum.

### Data Collection

Vehicle turning movement and pedestrian/bicyclist counts were collected by SRF during the a.m. and p.m. peak periods of the week of January 27, 2020 at the following intersections:

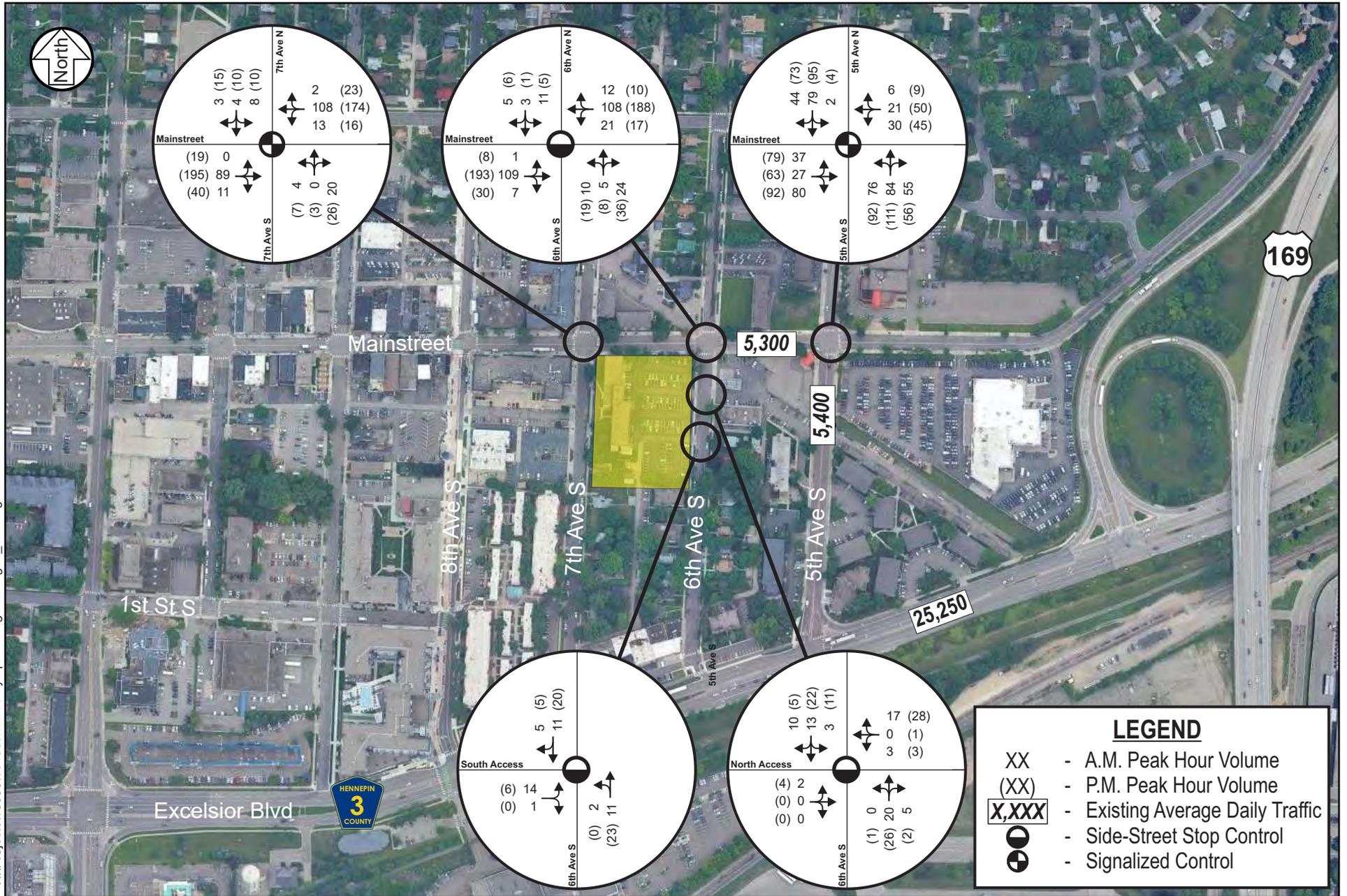
- Mainstreet and 5th Avenue S
- Mainstreet and 6th Avenue S
- Mainstreet and 7th Avenue S
- 6th Avenue S and Hopkins Village Driveways (2)

Observations were also completed to identify area roadway characteristics (i.e. roadway geometry, speed limits, and traffic controls) and parking utilization and regulations. Currently, all roadways within the study area are two-lane undivided facilities with 30-mile per hour (mph) posted speed limits. Note that 5th Avenue S is classified as a major collector roadway, while other area roadways are classified as local streets. The intersections along Mainstreet at 5th Avenue S and 7th Avenue S are both signalized. All other study intersections are side-street stop controlled. No overnight parking is allowed along Mainstreet, while parking is allowed along 6th Avenue and 7th Avenue. Detailed parking utilization information is provided later in this document. Existing geometrics, traffic controls, and volumes within the study area are shown in Figure 2. The existing plat for the site is included in the Appendix, which illustrates an existing alley easement thru the site.



## Project Location

Hopkins Village II Traffic/Parking Study  
City of Hopkins



## Intersection Capacity Analysis

An existing intersection capacity analysis was completed using Synchro/SimTraffic software to establish a baseline condition to which future traffic operations could be compared. Capacity analysis results identify a Level of Service (LOS) which indicates how well an intersection is operating. Intersections are graded from LOS A through LOS F. The LOS results are based on average delay per vehicle, which correspond to the delay threshold values shown in Table 1. LOS A indicates the best traffic operation, while LOS F indicates an intersection where demand exceeds capacity. Overall intersection LOS A through LOS D is generally considered acceptable in the Twin Cities area.

**Table 1. Level of Service Criteria for Signalized and Unsignalized Intersections**

| LOS Designation | Signalized Intersection<br>Average Delay/Vehicle (seconds) | Unsignalized Intersection<br>Average Delay/Vehicle (seconds) |
|-----------------|--|--|
| A               | ≤ 10   | ≤ 10   |
| B               | > 10 - 20  | > 10 - 15  |
| C               | > 20 - 35  | > 15 - 25  |
| D               | > 35 - 55  | > 25 - 35  |
| E               | > 55 - 80  | > 35 - 50  |
| F               | > 80   | > 50   |

For side-street stop/yield-controlled intersections, special emphasis is given to providing an estimate for the level of service of the side-street approach. Traffic operations at an unsignalized intersection with side-street stop/yield control can be described in two ways. First, consideration is given to the overall intersection level of service. This takes into account the total number of vehicles entering the intersection and the capability of the intersection to support these volumes.

Second, it is important to consider the delay on the minor approach. Since the mainline does not have to stop, the majority of delay is attributed to the side-street approaches. It is typical of intersections with higher mainline traffic volumes to experience high-levels of delay (i.e. poor levels of service) on the side-street approaches, but an acceptable overall intersection level of service during peak hour conditions.

Results of the existing intersection capacity analysis shown in Table 2 indicates that all study intersections currently operate at an acceptable overall LOS C or better during the a.m. and p.m. peak hours. All side-street approaches currently operate at LOS A. There are no significant queues that were observed. Although it should be noted that the 95th percentile northbound queues along 6th Avenue S at Mainstreet extend between 30 and 40 feet, which do not currently impact the existing Hopkins Village north access.

**Table 2. Existing Intersection Capacity Analysis**

| Intersection   | A.M. Peak Hour |         | P.M. Peak Hour |         |
|--|----------------|---------|----------------|---------|
|  | LOS            | Delay   | LOS            | Delay   |
| Mainstreet and 5th Avenue S <sup>(1)</sup>                   | C              | 21 sec. | B              | 17 sec. |
| Mainstreet and 6th Avenue S <sup>(2)</sup>                   | A/A            | 5 sec.  | A/A            | 5 sec.  |
| Mainstreet and 7th Avenue S <sup>(1)</sup>                   | A              | 5 sec.  | A              | 6 sec.  |
| 6th Avenue S and Hopkins Village North Access <sup>(2)</sup> | A/A            | 5 sec.  | A/B            | 5 sec.  |
| 6th Avenue S and Hopkins Village South Access <sup>(2)</sup> | A/A            | 4 sec.  | A/A            | 4 sec.  |

(1) Indicates a signalized intersection, where the overall LOS is shown.

(2) Indicates an unsignalized intersection with side-street stop control, where the overall LOS is shown followed by the worst approach LOS; the delay shown represents the worst side-street approach delay.

## Proposed Development

The proposed development is in the southwest quadrant of the Mainstreet and 6th Avenue S intersection, which is currently a parking lot for the Hopkins Village Apartments. The project would reconfigure the existing surface parking lot in the northeast portion of the site and construct a low-rise apartment building with 43 dwelling units, 43 covered parking spaces, and 11 surface spaces. Note that the proposed residential units are expected to be income limited affordable workforce housing.

The reconfigured parking lot for the existing Hopkins Village Apartments is expected to have 91 surface parking spaces remaining upon completion. The existing Hopkins Village Apartments has 148 parking spaces today, which is a 57-space reduction. The site plan for the proposed development is illustrated in Figure 3.

The proposed development was assumed to be fully completed by the end of year 2022. Access is proposed along 6th Avenue S, approximately 125 feet south of Mainstreet. Based on the proposed development site plan, there would be a net decrease of one (1) driveway along 6th Avenue S, which would add approximately one (1) on-street parking space. Further discussion regarding site access, parking, and the site plan is provided later in this memorandum.

## Year 2023 Build Conditions

To help determine impacts associated with the proposed development, traffic forecasts were developed for year 2023 build conditions (i.e. one year after anticipated completion). The year 2023 condition accounts for general area background growth and traffic generated by the proposed development. The evaluation of the year 2023 build condition focuses on an intersection capacity analysis. Parking impacts are discussed later in this memorandum.



## Background Growth

To account for general background growth in the area, an annual growth rate of one-half (0.5) percent was applied to the existing peak hour traffic volumes to develop year 2023 background forecasts. This growth rate is consistent with historical growth in the study area (based on MnDOT ADT volumes) and Southwest Light Rail Transit (SWLRT) forecasts.

## Trip Generation

To account for traffic impacts associated with the proposed development, a trip generation estimate for the proposed land use was developed for the a.m. and p.m. peak hours and on a daily basis. The estimate, shown in Table 3, was developed using the *ITE Trip Generation Manual, Tenth Edition*. Note that a 10 percent modal reduction was applied to the proposed development trip generation to account for available and planned transit options in the study area, which include Metro Transit Routes 12, 612, 615, 664, 670 and the future Green Line LRT which is expected to be operational by year 2023. This modal reduction also accounts for the walkability of Downtown Hopkins and regional trail connections near the proposed development.

**Table 3. Trip Generation Estimates**

| Proposed Land Use Type (ITE Code)   | Size     | A.M. Peak Hour Trips |             | P.M. Peak Hour Trips |             | Daily Trips  |
|-------------------------------------|----------|----------------------|-------------|----------------------|-------------|--------------|
|                                     |          | In                   | Out         | In                   | Out         |              |
| Low-Rise Multifamily Housing (220)  | 43 Units | 5                    | 15          | 15                   | 9           | 315          |
| <i>Modal Reduction (10 percent)</i> |          | <i>(-1)</i>          | <i>(-1)</i> | <i>(-1)</i>          | <i>(-1)</i> | <i>(-32)</i> |
| <b>Total Site Trips</b>             |          | <b>4</b>             | <b>14</b>   | <b>14</b>            | <b>8</b>    | <b>283</b>   |

Accounting for the modal reductions, the proposed development is expected to generate a total of approximately 18 a.m. peak hour, 22 p.m. peak hour, and 283 daily trips. These trips were distributed throughout the area based on the directional distribution shown in Figure 4, which was developed based on existing area travel patterns and engineering judgment. A majority of vehicular trips (i.e. 60 percent) to/from the proposed development are expected to use 5th Avenue to access key arterials such as Excelsior Boulevard and Highway 7. Other vehicular trips are more evenly distributed along roadways such as Mainstreet and Excelsior Boulevard (to the west). The resultant year 2023 build condition traffic forecasts are shown in Figure 5, which illustrates the expected intersection and driveway turning movement volumes during the a.m. and p.m. peak hours.

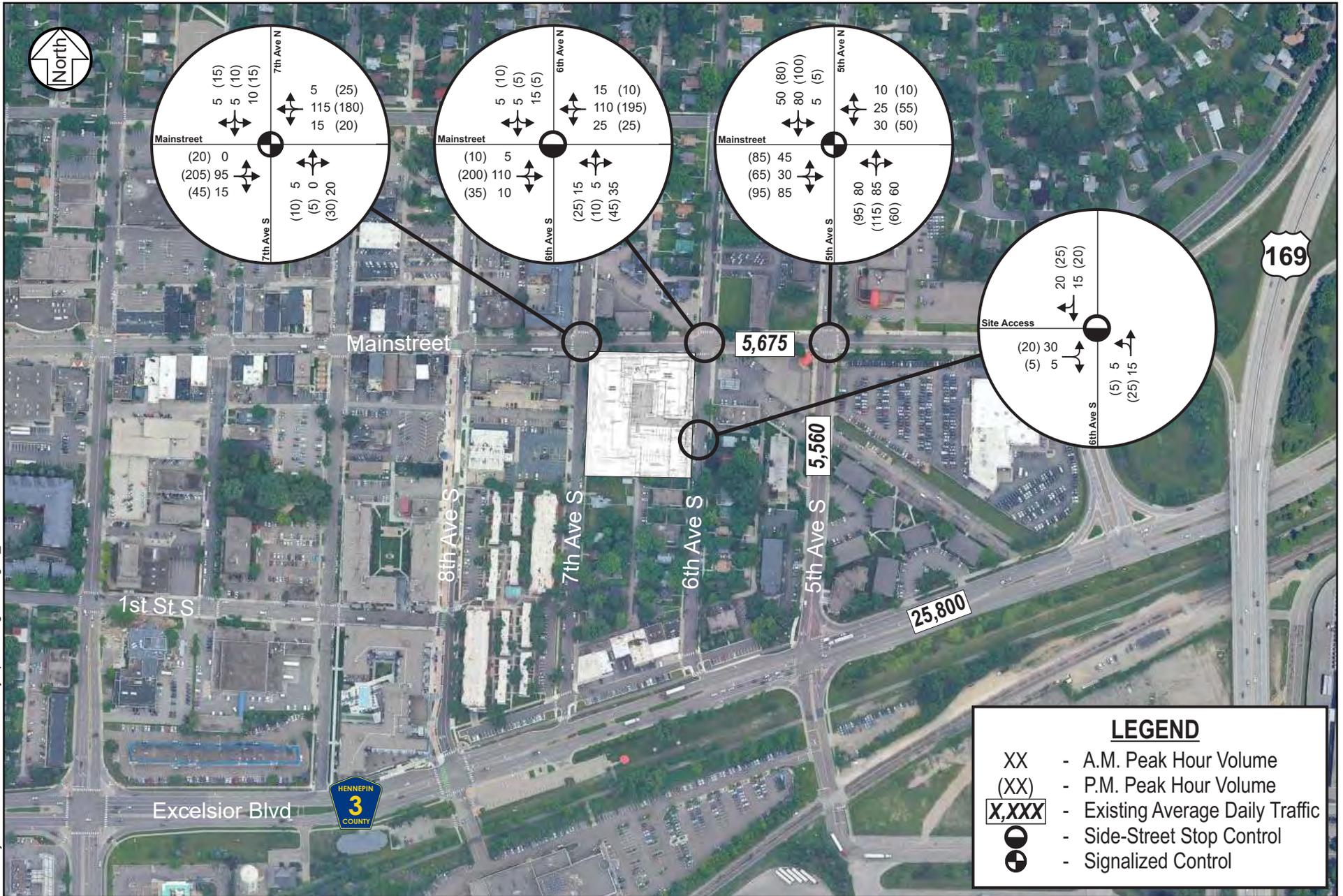


### Directional Distribution

Hopkins Village II Traffic/Parking Study  
City of Hopkins

Figure 4

H:\Projects\13000113463\TrafficStudy\update\Figures\Fig05\_Year 2023 Build Conditions.cdr



## Intersection Capacity Analysis

To determine how the adjacent roadway network will accommodate the year 2023 build conditions, an intersection capacity analysis was completed using Synchro/SimTraffic software. Results of the year 2023 build condition intersection capacity analysis shown in Table 4 indicates that all study intersections are expected to continue to operate at an acceptable overall LOS C or better during the a.m. and p.m. peak hours. Side-street approaches and driveways are also expected to operate at an acceptable LOS A or B with minimal delays. No significant queues are expected. Note that the 95th percentile northbound queues along 6th Avenue S at Mainstreet extend between 35 and 40 feet, which is not expected to impact the proposed Hopkins Village II access. Therefore, no roadway improvements are necessary to accommodate the proposed development from a roadway capacity perspective.

**Table 4. Year 2023 Build Intersection Capacity Analysis**

| Intersection   | A.M. Peak Hour |         | P.M. Peak Hour |         |
|--|----------------|---------|----------------|---------|
|  | LOS            | Delay   | LOS            | Delay   |
| Mainstreet and 5th Avenue S <sup>(1)</sup>             | C              | 21 sec. | B              | 17 sec. |
| Mainstreet and 6th Avenue S <sup>(2)mi</sup>           | A/A            | 6 sec.  | A/A            | 5 sec.  |
| Mainstreet and 7th Avenue S <sup>(1)</sup>             | A              | 4 sec.  | A              | 6 sec.  |
| 6th Avenue S and Hopkins Village Access <sup>(2)</sup> | A/B            | 11 sec. | A/B            | 12 sec. |

(1) Indicates a signalized intersection, where the overall LOS is shown.

(2) Indicates an unsignalized intersection with side-street stop control, where the overall LOS is shown followed by the worst approach LOS; the delay shown represents the worst side-street approach delay.

## Parking Review

Existing parking surveys on site were completed to determine the amount of available parking prior to the proposed development. The surveys were conducted on both a weekday and weekend during the overnight hours, which coincide with the peak parking demand for the existing and proposed residential developments. These surveys occurred in February 2020, prior to any COVID-19 impacts. Results of the existing off-street parking surveys are shown in Table 5.

**Table 5. Existing Off-Street (Site) Parking Information**

| Parking Information | Survey Period                  |                                 |                                 |
|---------------------|--------------------------------|---------------------------------|---------------------------------|
|                     | Tuesday (2/4/20)<br>12:00 a.m. | Thursday (2/6/20)<br>12:00 a.m. | Saturday (2/8/20)<br>12:00 a.m. |
| Demand              | 76                             | 73                              | 80                              |
| Supply              | 148                            | 148                             | 148                             |
| Surplus/(Deficit)   | +72                            | +75                             | +68                             |

To determine if the existing reconfigured parking lot along with the new parking supply for the proposed development will meet the demand for the entire site, a detailed parking review was completed using the City's B-2 Central Business District zoning code, the observed parking demand, and the *ITE Parking Generation Manual, 5th Edition*. The following information summarizes the parking demand review, which is illustrated in Table 6.

- 1) The City of Hopkins B-2 Central Business District Zoning requires a minimum of one (1) enclosed parking stall per unit for Hopkins Village II and one-half space per unit for Hopkins Village I (defined as homes for the elderly). Based on these standards, the proposed development is required to provide 43 enclosed parking spaces. As noted earlier, the proposed development is planning to provide 54 (43 enclosed, 11 surface) spaces, which meets the zoning requirement as a standalone site. The Hopkins Village I site is required to have a minimum of 80 spaces (based on the existing 161 units), which is expected to be accommodated with the remaining available parking on-site.
- 2) The existing observed peak parking demand for the site (i.e. Hopkins Village I) was 80 spaces, which equates to a 68-space surplus today. This parking rate is approximately 0.5 parking spaces per unit, based on the existing 161 units, which is similar to the ITE rate for affordable senior housing (ITE code 223).
- 3) Upon completion of the proposed development, there is expected to be a total parking supply of 134 spaces (91 surface lot and 43 covered spaces) for the entire site.
  - a. 54 of the 134 spaces would be designated for the Hopkins Village II development, which leaves 80 spaces for the Hopkins Village I development.
- 4) The average and 85th percentile parking demand for the proposed development (i.e. Hopkins Village II) based on ITE Land Use Code 223 is approximately 43 and 57 spaces, respectively.
  - a. This equates to a range from a three (3)-space deficit to an 11 space surplus for the proposed Hopkins Village II development.
- 5) The parking demand for the entire Hopkins Village site (I and II) is estimated to range from approximately 123 to 137 spaces, which equates to a three (3)-space deficit to an 11 space surplus.
  - a. Note that this approach does not account for any parking demand reductions associated with the existing and proposed Hopkins Village developments, which could occur over time, particularly once SWLRT is operational.
  - b. Parking data collected by the Institute of Transportation Engineers (ITE) at several similar developments with and without the presence of a rail line within a half-mile indicates that the having a rail transit option nearby can reduce the expected parking demand for the proposed development by approximately 10 to 20 percent.

- c. Note that this approach does not consider other key factors that could further reduce the parking demand for the proposed development. These factors include several restaurants, retail stores, and a supermarket within a quarter mile of the proposed development. In addition, there is a regional trail approximately 500 feet from the proposed development which provides access and connectivity to other employment, entertainment, and recreational areas in the region. These factors could reduce the parking demand by up to an additional 15 percent based on trip generation information from ITE.

**Table 6. Parking Review Summary**

| <b>Development</b>  | <b>Parking Spaces</b> |
|---|-----------------------|
| Existing Peak Parking Demand (Hopkins Village I)            | 80                    |
| Proposed Development Parking Demand (Hopkins Village II) *  | 43 to 57              |
| <b>Total Site Parking Demand (Hopkins Village I and II)</b> | <b>123 to 137</b>     |
| Proposed Supply (Hopkins Village I and II)                  | 134                   |
| <b>Surplus / (Deficit)</b>                                  | <b>(-3) to +11</b>    |

\* The range represents the average and 85th percentile parking demand based on the ITE Parking Generation Manual.

The proposed parking supply is expected to be adequate to accommodate the proposed development, given the likelihood of potential transit/multimodal reductions in overall parking demand. However, during peak parking times, there may be up to a three (3) space deficit. The developer should take steps to ensure adequate parking on site, if possible. Snow storage on parking spaces should be limited during winter months.

Note that on-street parking utilization was reviewed along 6th Avenue and 7th Avenue, south of Mainstreet, where overnight parking is allowed (no overnight parking is allowed on Mainstreet). Results of the on-street parking surveys summarized in Table 7, which occurred during the overnight hours during February 2020, indicates there is a surplus of on-street parking spaces along 6th Avenue and 7th Avenue. The surplus spaces are within approximately 500 feet of the proposed development and could be leveraged by residents or guests of the proposed development, if needed.

**Table 7. Existing On-Street Parking Information**

| <b>Parking Information</b>               | <b>Supply</b> | <b>Demand</b>                              |   |   | <b>Surplus / (Deficit)</b> |
|--|---------------|--|---|---|----------------------------|
|  |               | <b>Tuesday<br/>(2/4/20)<br/>12:00 a.m.</b> | <b>Thursday<br/>(2/6/20)<br/>12:00 a.m.</b> | <b>Saturday<br/>(2/8/20)<br/>12:00 a.m.</b> |                            |
| 6th Avenue<br>(Mainstreet to 2nd Street) | 44            | 25   | 32  | 27  | 12 to 19                   |
| 7th Avenue<br>(Mainstreet to 2nd Street) | 43            | 31   | 36  | 32  | 7 to 12                    |

## Site Plan Review

A review of the proposed site plan was completed to identify any issues and recommend potential improvements with regard to site access, traffic circulation, and parking. The following information summarizes the findings.

### Site Access

There is one (1) driveway proposed along 6th Avenue S as compared to the two (2) driveways that currently provide access to the Hopkins Village I development. Reducing the number of driveways along 6th Avenue S to the proposed development helps to limit potential conflicts, improve safety, and minimize impacts to on-street parking availability.

### Traffic Circulation and Parking

As currently proposed, the access configuration and parking layout limits external site circulation, which improves the overall safety of the site. With the larger number of compact parking spaces, residents of both the existing and proposed Hopkins Village developments should be encouraged or assigned to use these spaces if they drive smaller vehicles to limit any potential issues with loss of parking spaces for larger vehicles.

Truck turning movements should be reviewed to ensure that garbage/delivery trucks have adequate accommodations to negotiate internal parking lot aisles, any landscaping and signage should be located to not create any sight distance issues at the proposed driveways, and on-street parking regulations should be reviewed and modified if additional on-street parking adjacent to the proposed development is needed.

### Multimodal Access

Consideration of providing a sidewalk connection from 6th Avenue to Hopkins Village I should be considered to provide improved connectivity.

## Summary and Conclusions

The following study summary and conclusions are offered for your consideration:

- 1) Results of the existing intersection capacity analysis indicates that all study intersections currently operate at an acceptable overall LOS C or better during the a.m. and p.m. peak hours.
- 2) The proposed development is expected to generate a total of approximately 18 a.m. peak hour, 22 p.m. peak hour, and 283 daily trips.
- 3) Results of the year 2023 build condition intersection capacity analysis indicates that all study intersections are expected to continue to operate at an acceptable overall LOS C or better during the a.m. and p.m. peak hours.
- 4) No roadway improvements are necessary to accommodate the proposed development from a roadway capacity perspective.

- 5) The observed existing peak parking demand for the site (i.e. Hopkins Village I) was 80 spaces, which equates to a 68-space surplus today.
- 6) The average and 85th percentile parking demand for the proposed development (i.e. Hopkins Village II) is approximately 43 and 57 spaces, respectively, which equates to a range of a three (3) space deficit to an 11-space surplus.
- 7) The parking demand for the entire Hopkins Village site (I and II) is estimated to range from approximately 123 to 137 spaces, which equates to a range of a three (3) space deficit to an 11-space surplus. Note this is prior to any potential transit or multimodal parking reductions.
- 8) The proposed parking supply is expected to be adequate to accommodate the proposed development during most peak parking times, although the developer should look at opportunities to provide additional parking on site, if possible, including:
  - a. Limit parking spaces used to store snow during winter months.
  - b. Residents of Hopkins Village should be encouraged or assigned to compact parking spaces if they have a smaller vehicle.
  - c. There is expected to be available on-street parking capacity to accommodate the minimal (three (3) space) deficit if it occurs.
- 9) Truck turning movements should be reviewed to ensure that garbage/delivery trucks have adequate accommodations to negotiate internal parking lot aisles.
- 10) Any landscaping and signage should be located to not create any sight distance issues at the proposed driveways.
- 11) On-street parking regulations should be reviewed and modified if additional on-street parking adjacent to the proposed development is needed.
- 12) Providing a sidewalk connection from 6th Avenue to Hopkins Village I should be considered to provide improved connectivity.

## **Appendix**

# HOPKINS VILLAGE

C.R. DOC. NO. \_\_\_\_\_

MARKETPLACE AND MAIN

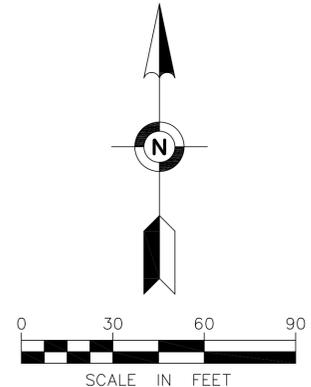
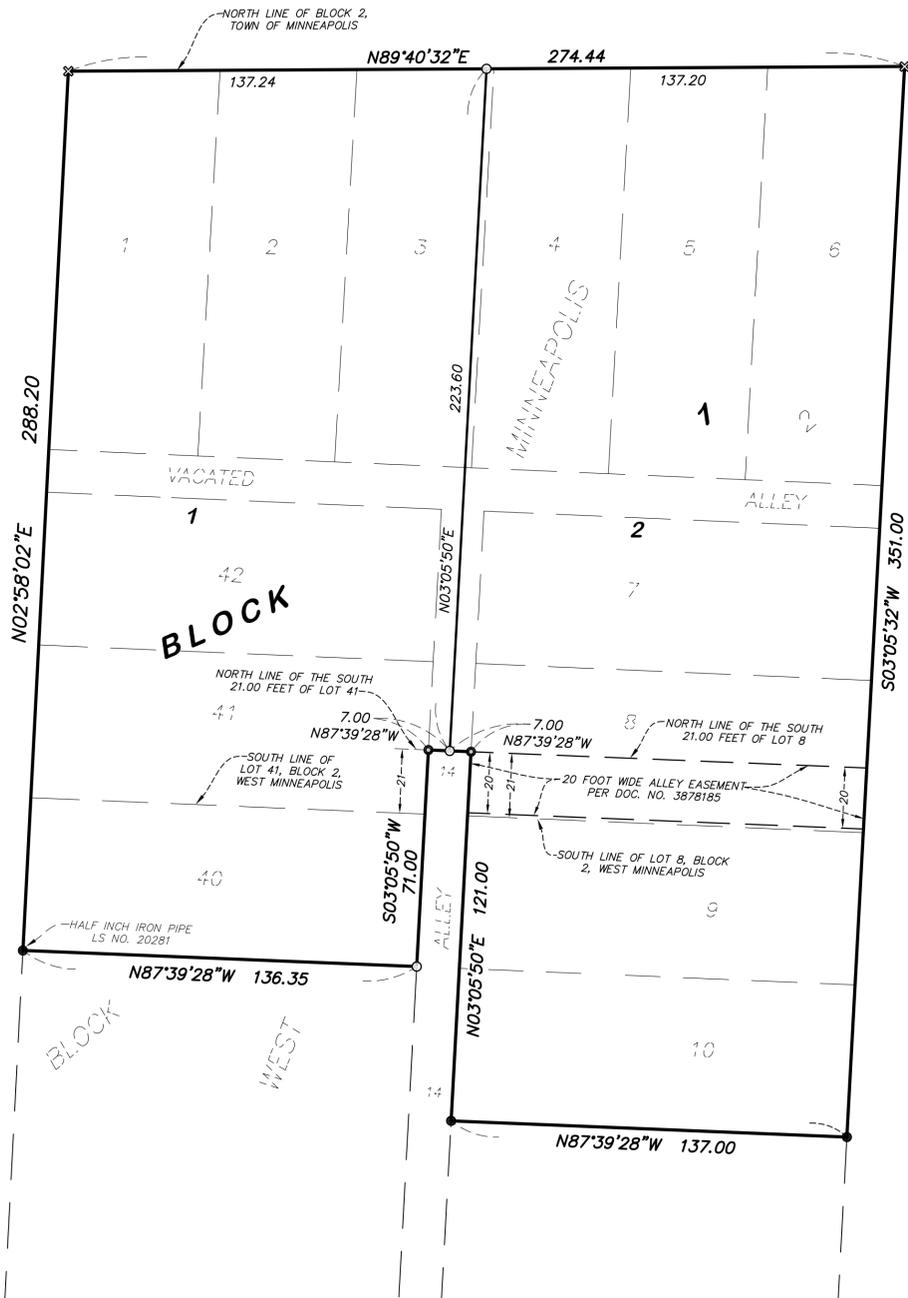
MARKETPLACE TOWNHOMES ADDITION

HENNEPIN COUNTY REGIONAL RAILROAD AUTHORITY

MAIN STREET

CIC NO 1180 MARKETPLACE LOFTS CONDOMINIUM

SOUTH AVENUE



The orientation of this bearing system is based on the north line of Block 2, West Minneapolis which is assumed to have a bearing of North 89 degrees 40 minutes 32 seconds East

- DENOTES FOUND OPEN 1/2 INCH IRON PIPE MONUMENT UNLESS OTHERWISE INDICATED
- ⊗ DENOTES FOUND CROSS IN PAVEMENT
- DENOTES 5/8 INCH BY 14 INCH LONG REBAR SET AND MARKED BY LICENSE NO. 22033
- DENOTES PK NAIL WITH BRASS DISC MARKED BY LICENSE NO. 20233
- NO. DENOTES NUMBER
- DOC. DENOTES DOCUMENT

**KNOW ALL PERSONS BY THESE PRESENTS:** That CHDC Hopkins Limited Partnership, a Minnesota limited partnership, fee owner of the following described property situate in the County of Hennepin, State of Minnesota to wit:

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Forty (40), Forty-one (41), Forty-two (42), Block Two (2), West Minneapolis, according to the recorded plat thereof, Hennepin County, Minneapolis, Minnesota.

Together with all that part of the vacated alley lying adjacent to said Lots One (1) through Six (6), inclusive;

And together with the vacated alley lying adjacent to Lots Seven (7), Eight (8), Forty-One (41) and Forty-Two (42), which lies North of the North line of the South Twenty-One (21) feet of said Lots Eight (8) and Forty-One (41) and the same line as extended Easterly and Westerly.

Has caused the same to be surveyed and platted as HOPKINS VILLAGE.

In witness whereof said CHDC Hopkins Limited Partnership, a Minnesota limited partnership, has caused these presents to be signed by its proper partner this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_.

Signed: CHDC Hopkins Limited Partnership  
By: Community Housing Development Corporation, a Minnesota nonprofit corporation, General Partner

Elizabeth Flannery, President

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_, by Elizabeth Flannery, President of Community Housing Development Corporation, a Minnesota nonprofit corporation, General Partner of CHDC Hopkins Limited Partnership, a Minnesota limited partnership, on behalf of the partnership.

Notary Public \_\_\_\_\_ County, \_\_\_\_\_  
My commission expires \_\_\_\_\_

I, Lee J. Nord do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat; that all monuments depicted on the plat have been or will be correctly set within one year as indicated on the plat; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on the plat; that all public ways are shown and labeled on the plat.

Lee J. Nord, Licensed Land Surveyor  
Minnesota License No. 22033

STATE OF MINNESOTA  
COUNTY OF HENNEPIN

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_, by Lee J. Nord, Licensed Land Surveyor.

Notary Public, \_\_\_\_\_ County, \_\_\_\_\_  
My Commission Expires January 31, 201\_\_

CITY COUNCIL, CITY OF HOPKINS, MINNESOTA

This plat of HOPKINS VILLAGE has been approved and accepted by the City Council of Hopkins, Minnesota, at a meeting thereof, held this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subdivision 2.

CITY COUNCIL OF HOPKINS, MINNESOTA

\_\_\_\_\_, Mayor \_\_\_\_\_, Clerk

RESIDENT AND REAL ESTATE SERVICES  
Hennepin County, Minnesota

I hereby certify that taxes payable in 201\_\_ and prior years have been paid for the land described on this plat. Dated this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_.

Mark V. Chaplin, Hennepin County Auditor \_\_\_\_\_, Deputy

SURVEY DIVISION  
Hennepin County, Minnesota

Pursuant to MINN. STAT. Sec. 383B.565 (1969), this plat has been approved this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_.

Chris F. Mavis, Hennepin County Surveyor \_\_\_\_\_

COUNTY RECORDER  
Hennepin County, Minnesota

I hereby certify that the within plat of HOPKINS VILLAGE was recorded in this office this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_, at \_\_\_\_\_ o'clock \_\_\_\_ M.

Martin McCormick, County Recorder \_\_\_\_\_, Deputy



From: [Bob Burns](#)  
To: [Dan Walsh](#)  
Cc: [Mary Kay Burns](#)  
Subject: Re: Notice  
Date: Tuesday, January 12, 2021 10:13:45 AM

Thanks Dan,

We appreciate it, and it looks very nice!

**Bob Burns**  
623 Mainstreet  
Hopkins, MN 55343

From: Dan Walsh <dwalsh@trellis.com>  
Sent: Tuesday, January 12, 2021 10:03 AM  
To: Bob@burns.us <bob@burns.us>  
Cc: Mary Kay Burns <marykay@burns.us>  
Subject: RE: Notice

Bob,

Thanks for reaching out and sorry the link doesn't work for you. I will investigate, but it does work for me. The link goes to a web site with pictures and information on the development and a box to submit questions and feedback. I have pasted all the text and images below (including a map). Do these work? If you have further questions or feedback, I am happy to continue corresponding by email or touching base by phone.

Thanks again,

Dan

### Coming Spring 2022

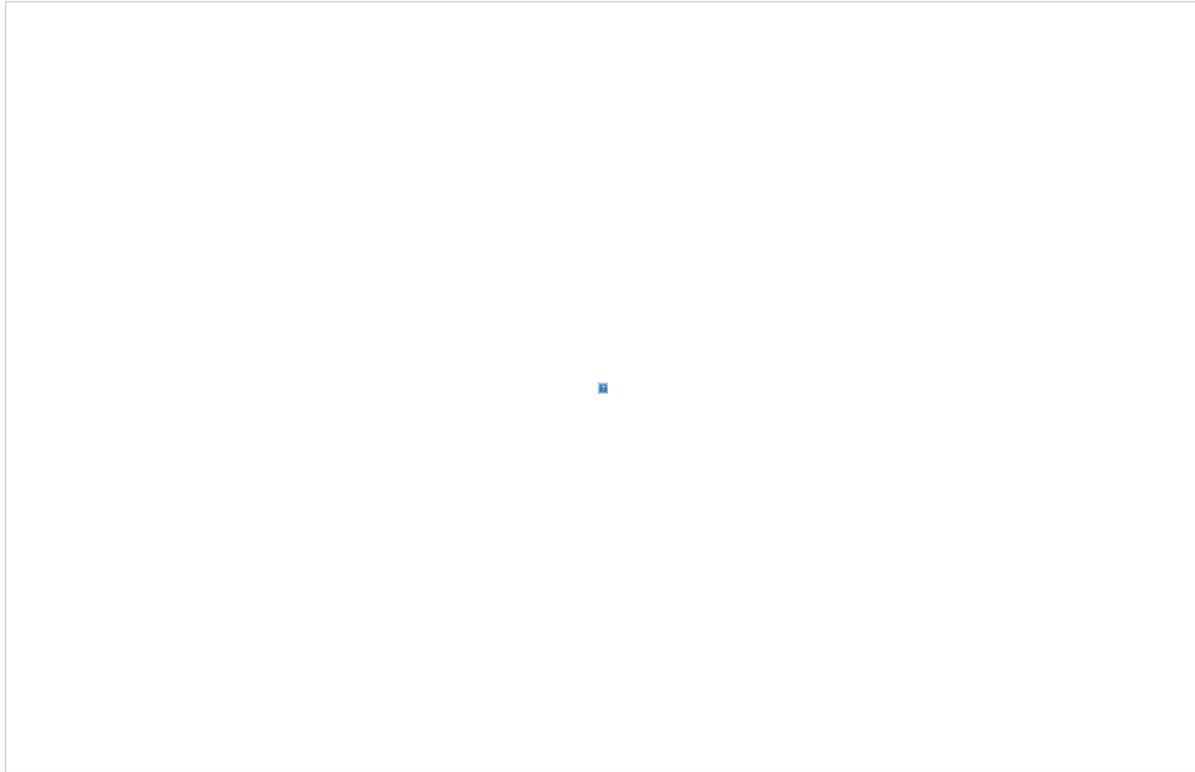
**Property Name:** Raspberry Ridge II

**Location:** Southwest corner of Mainstreet and 6th Avenue South, Hopkins

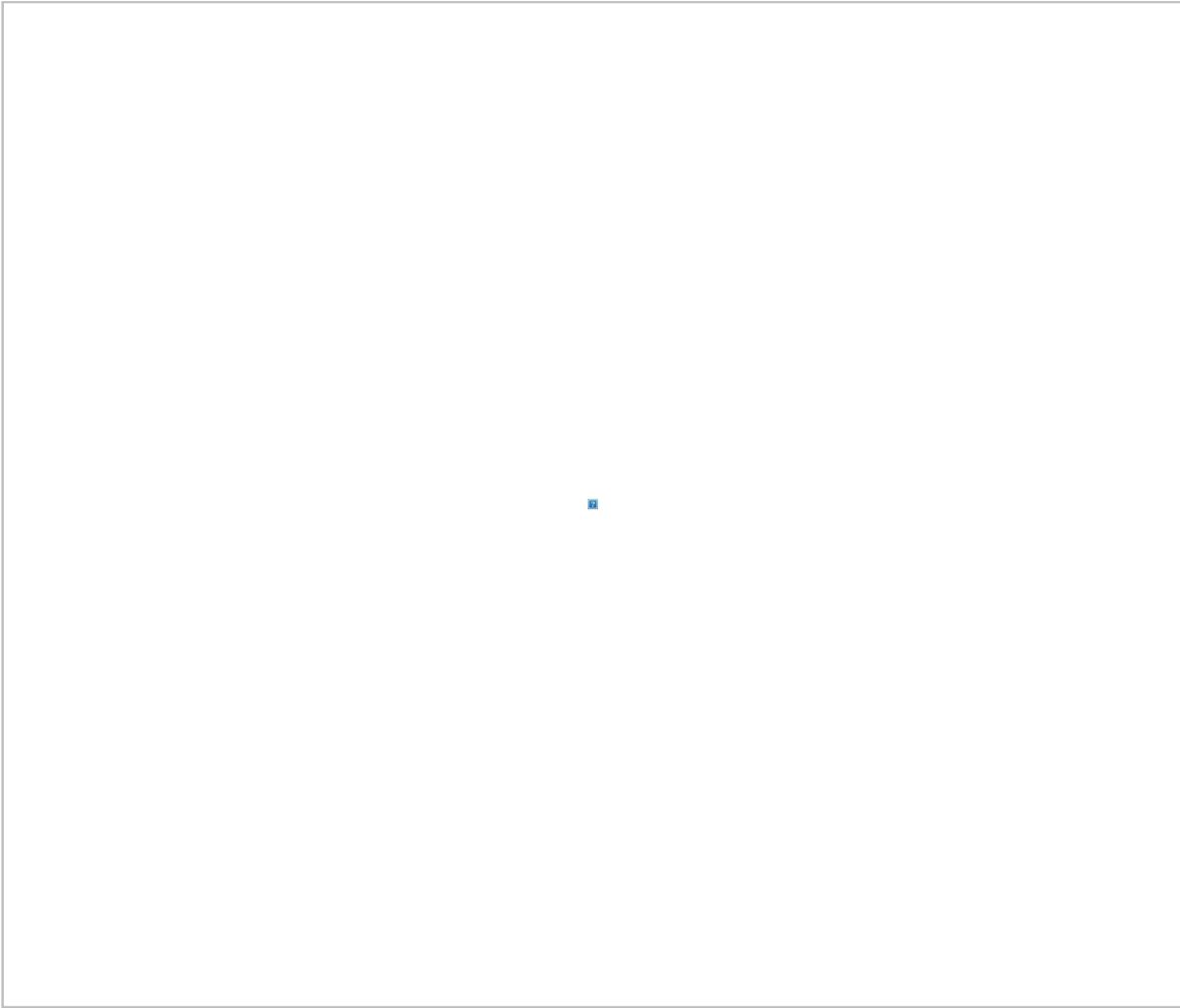
**Developer, Long Term Owner and Manager:** Trellis Co.

**Description:** New urban workforce apartments for families at affordable prices offering amenities, plenty of privacy and the opportunity to be part of a welcoming community. Apartments include free underground and surface parking. Units will have open layouts and beautifully designed kitchens with dishwashers, microwaves and washers-dryers. Residents will also enjoy many common amenities including a community room, computer room, fitness center, playground and plaza, secure bike fix-it/storage room and secure package room to ensure deliveries without even needing to leave the comforts of home. The 43-unit four-story building has secure access entry and on-site management and maintenance to ensure the new homes are as maintenance and care-free as possible!

**Site Plan** - The building will be situated along the existing sidewalks on the southwest corner of Mainstreet and 6th Avenue South. Parking will be behind the building and screened with dense plantings. One access drive on 6th Avenue South, serving parking in the surface lot and under the new building, simplifies traffic flow and increases street parking.

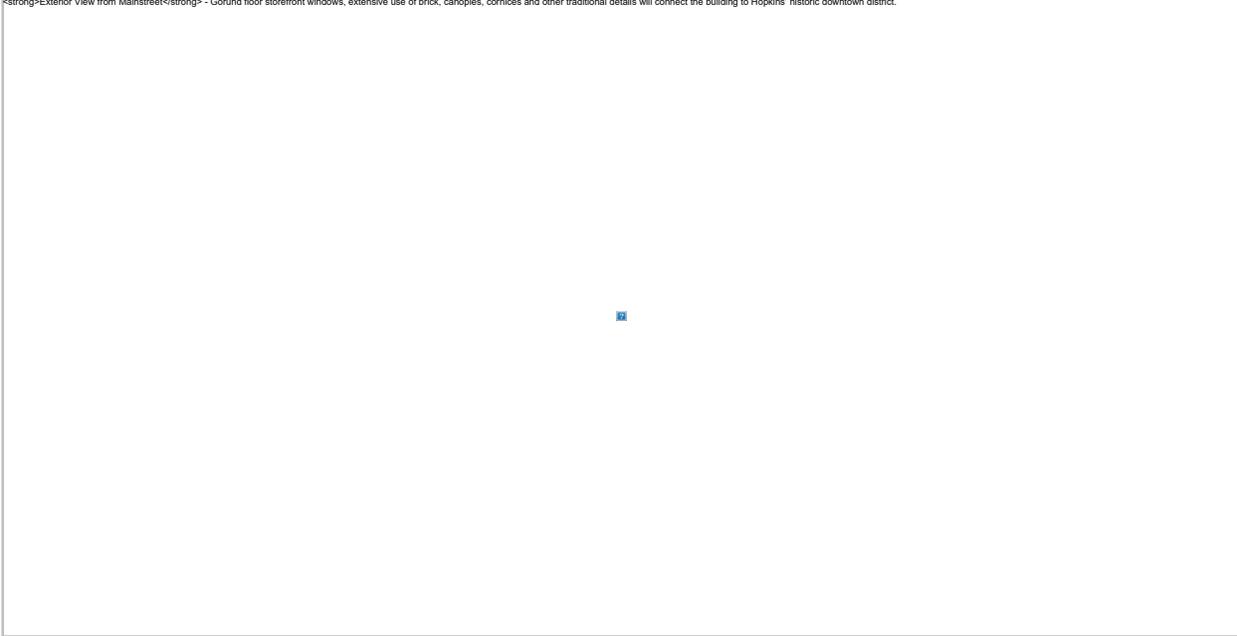


**1st Floor Plan** - Common, active areas of the building including a community room, fitness room and bike storage/fix-it station will be located along the more public Mainstreet side of the building (to the right in this drawing). First floor apartments will be oriented along 6th Avenue South (along the bottom of the drawing) with parking access at the rear of the building.



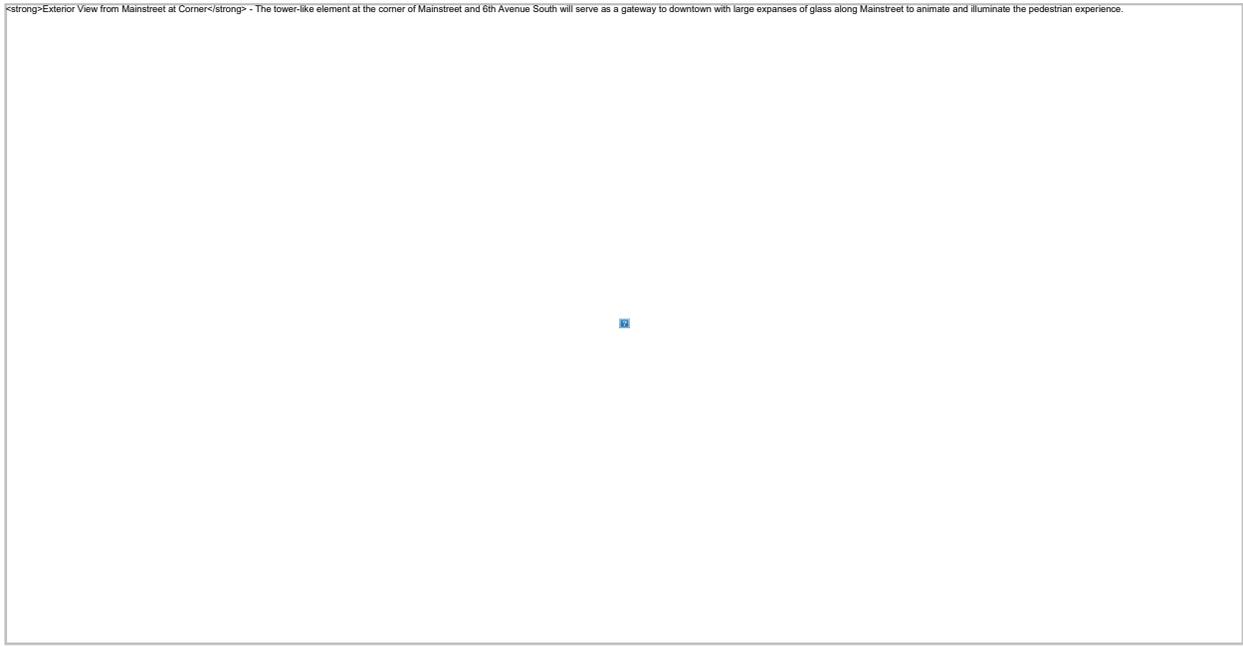
**Exterior View from Mainstreet** - Ground floor storefront windows, extensive use of brick, canopies, cornices and other traditional details will connect the building to Hopkins' historic downtown district.

**Exterior View from Mainstreet** - Ground floor storefront windows, extensive use of brick, canopies, cornices and other traditional details will connect the building to Hopkins' historic downtown district.

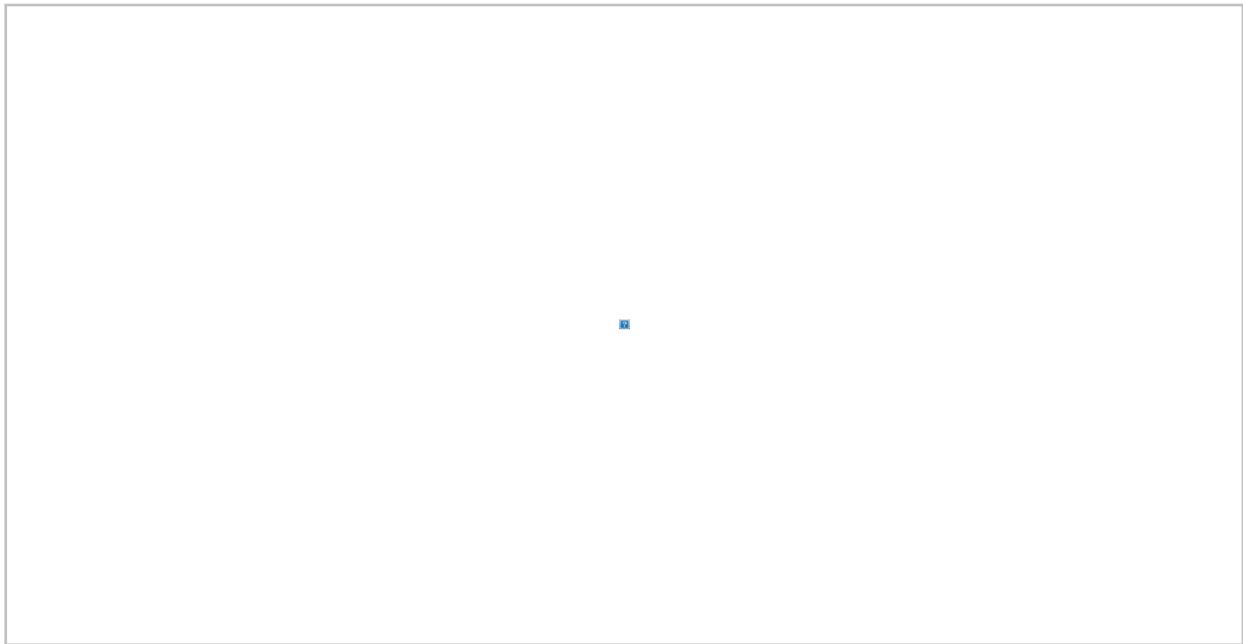


**Exterior View from Mainstreet at Corner** - The tower-like element at the corner of Mainstreet and 6th Avenue South will serve as a gateway to downtown with large expanses of glass along Mainstreet to animate and illuminate the pedestrian experience.

**Exterior View from Mainstreet at Corner** - The tower-like element at the corner of Mainstreet and 6th Avenue South will serve as a gateway to downtown with large expanses of glass along Mainstreet to animate and illuminate the pedestrian experience.



**Exterior View from 6th Avenue South** - The scale along the east side of the building will be lower and more horizontal, to reflect the existing residential scale of 6th Avenue South. The use of brick, canopies, cornices and other traditional details continues on this less prominent side of the building.



We invite your questions, comments, and/or feedback about this development.

**Dan Walsh** | Vice President, Housing Development  
Direct (612) 274-7817 | Cell (612) 710-1232  
[dwalsh@trellismp.org](mailto:dwalsh@trellismp.org)



614 1st Street North, Suite 100  
Minneapolis, Minnesota, 55401  
[trellismp.org](http://trellismp.org)

**From:** Bob@burnsy.us <bob@burnsy.us>  
**Sent:** Tuesday, January 12, 2021 9:14 AM  
**To:** Dan Walsh <dwalsh@trellismp.org>  
**Cc:** Mary Kay Burns <marykay@burnsy.us>  
**Subject:** Notice

Hi Dan,

We received your letter yesterday regarding a new development in Hopkins, on 7th Street.

Unfortunately, there was not a map included in the envelope, and when I went to the link provided in the letter - <https://tinyurl.com/rasberryrdgpc-feedback> that did not work either.

Can you help us out?

Thanks Dan,

**Bob Burns**  
621 Mainstreet  
Hopkins, MN 55343

**From:** [Dan Walsh](#)  
**To:** [Gene Maxwell External](#)  
**Subject:** Conversation re: new development

---

Gene,

Thanks for the call. Planning for street parking during construction and parking for construction workers are both important issues, and we agree with both of your proposals. We will be in touch regarding the parking for construction workers. Summary of what we talked about is below:

Street parking: 30 minute parking near midnite market and closer to main st and resident permit parking down 6<sup>th</sup> avenue.

Parking for construction workers and place to put a trailer at the 5<sup>th</sup> and Main site with the vacant red building.

Thank you again,

Dan

**Dan Walsh | Vice President, Housing Development**  
Direct 612-274-7817 | [dwalsh@trellismn.org](mailto:dwalsh@trellismn.org)



**From:** [Dan Walsh](#)  
**To:** [joehruska@msn.com](mailto:joehruska@msn.com)  
**Subject:** 9 7th ave feedback  
**Date:** Saturday, January 16, 2021 3:51:24 PM

---

Joe,

Thanks for your feedback. I hear your concern about parking, which is an important issue and one we have worked hard to get right. We do not plan to have cars park on 6<sup>th</sup> Avenue. I think the “simplifying” comment on the site plan is the removal of the existing curb cuts. There will be underground parking and indoor/first-floor podium spaces in the new building. The new building will have roughly 1.25 spaces per unit. The surface parking lot will have 91 spaces +/- . We really studied the parking needs of the existing building, which is a low income senior population and think the number of stalls they will have is adequate and “right sized” if that makes sense.

Dan

**Dan Walsh | Vice President, Housing Development**  
Direct 612-274-7817 | [dwalsh@trellismn.org](mailto:dwalsh@trellismn.org)



**From:** [Dan Walsh](#)  
**To:** [leahagrover@gmail.com](mailto:leahagrover@gmail.com)  
**Subject:** 9 7th ave feedback  
**Date:** Saturday, January 16, 2021 3:52:27 PM

---

Leah,

Thanks for your feedback. I hear your concern about parking, which is an important issue and one we have worked hard to get right. It is not feasible to add another level of underground parking. But, there will be underground parking and indoor/first-floor podium spaces in the new building. The new building will have roughly 1.25 spaces per unit. In addition, the surface parking lot will have 91 spaces +/- . We really studied the parking needs and think the number of stalls they will have is adequate and “right sized” if that makes sense.

Thanks again,

Dan

**Dan Walsh | Vice President, Housing Development**

Direct 612-274-7817 | [dwalsh@trellismn.org](mailto:dwalsh@trellismn.org)



**From:** [Roz Peterson](#)  
**To:** [Dan Walsh](#)  
**Subject:** Re: Workforce Apt building  
**Date:** Friday, January 15, 2021 11:12:39 AM

---

Nice—thank so much Dan!

Roz Peterson, CCIM  
Cerron Commercial Properties  
[Rozp@cerron.com](mailto:Rozp@cerron.com) 612.708.5281

On Jan 15, 2021, at 11:08 AM, Dan Walsh <[dwalsh@trellismn.org](mailto:dwalsh@trellismn.org)> wrote:

Roz,

We intend on holding the property indefinitely. Our business model is to build value over time. We were founded in 1991, now own approximately 40 properties mostly in the metro and have always bought-and-held our properties.

Dan

**Dan Walsh | Vice President, Housing Development**  
Direct (612) 274-7817 | Cell (612) 710-1232  
[dwalsh@trellismn.org](mailto:dwalsh@trellismn.org)

<[TrellisCoSig\\_20f0f033-7525-4cb7-a243-dbc22478660.jpg](#)>

614 1st Street North, Suite 100  
Minneapolis, Minnesota, 55401  
[trellismn.org](http://trellismn.org)

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**From:** Roz Peterson <[RozP@cerron.com](mailto:RozP@cerron.com)>  
**Sent:** Friday, January 15, 2021 11:00 AM  
**To:** Dan Walsh <[dwalsh@trellismn.org](mailto:dwalsh@trellismn.org)>  
**Subject:** Re: Workforce Apt building

Thanks for all the information. Sorry-one more question. Do you plan on keeping the property for an investment or selling as a developer? Thanks!

Roz Peterson, CCIM  
Cerron Commercial Properties  
[Rozp@cerron.com](mailto:Rozp@cerron.com) 612.708.5281

On Jan 15, 2021, at 10:25 AM, Dan Walsh <[dwalsh@trellismn.org](mailto:dwalsh@trellismn.org)> wrote:

Roz, we do not plan on charging for underground parking.

Have a good weekend,

Dan

**Dan Walsh | Vice President, Housing Development**

Direct (612) 274-7817 | Cell (612) 710-1232

[dwalsh@trellismn.org](mailto:dwalsh@trellismn.org)

<TrellisCoSig\_20f0f033-7525-4cb7-a243-dbcb22478660.jpg>

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**From:** Roz Peterson <[RozP@cerron.com](mailto:RozP@cerron.com)>

**Sent:** Wednesday, January 13, 2021 8:37 PM

**To:** Dan Walsh <[dwalsh@trellismn.org](mailto:dwalsh@trellismn.org)>

**Subject:** Re: Workforce Apt building

Thanks so much for your response. Do you plan on charging for underground parking or will it be included?

Roz Peterson, CCIM

Cerron Commercial Properties

[Rozp@cerron.com](mailto:Rozp@cerron.com) 612.708.5281

On Jan 13, 2021, at 12:13 PM, Dan Walsh

<[dwalsh@trellismn.org](mailto:dwalsh@trellismn.org)> wrote:

I hear you. We won't be seeking additional off-site parking spots. We have worked hard to ensure right-

sized parking that will be handled on-site. I hear your concern though and agree parking is important.

Dan

**Dan Walsh | Vice President, Housing  
Development**

Direct (612) 274-7817 | Cell (612) 710-1232

[dwalsh@trellismn.org](mailto:dwalsh@trellismn.org)

<TrellisCoSig\_20f0f033-7525-4cb7-a243-dbcb22478660.jpg>

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**From:** Roz Peterson <[RozP@cerron.com](mailto:RozP@cerron.com)>

**Sent:** Tuesday, January 12, 2021 2:36 PM

**To:** Dan Walsh <[dwalsh@trellismn.org](mailto:dwalsh@trellismn.org)>

**Cc:** Tim Peterson <[timskidoo@gmail.com](mailto:timskidoo@gmail.com)>

**Subject:** Re: Workforce Apt building

Yes. I'm guessing you would want more than that. I know it is not enough at our center which has been part of my problem. The Blind Spot was supposed to give us parking in the original development agreement but is he charges a lot of money for parking. The city also does not allow parking without a permit which also puts a lot of pressure on free parking. I'm just worried that workforce housing will need 2 stalls per 2 bedroom unit in the suburbs. We have parking issues because Hopkins does not require a lot of stalls.

Roz Peterson, CCIM  
Cerron Commercial Properties  
612-708-5281  
[Rozp@cerron.com](mailto:Rozp@cerron.com)

On Jan 12, 2021, at 1:48 PM, Dan Walsh  
<[dwalsh@trellismn.org](mailto:dwalsh@trellismn.org)> wrote:

Roz,

There will be underground parking and indoor/first-floor podium spaces in the new building. The new building will have roughly 1.25 spaces per unit. The surface parking lot will have 91 spaces +/- meaning roughly 0.5 spaces per unit plus staff and visitor spaces. We really studied the parking needs of the existing building, which is a low income senior population and think the number of stalls they will have is adequate and "right sized" if that makes sense.

Does that help?

Dan

**Dan Walsh | Vice President, Housing Development**

Direct (612) 274-7817 | Cell (612) 710-1232

[dwalsh@trellismn.org](mailto:dwalsh@trellismn.org)

<TrellisCoSig\_20f0f033-7525-4cb7-a243-dbc22478660.jpg>

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Minneapolis, Minnesota, 55401  
[trellismn.org](http://trellismn.org)

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**From:** Roz Peterson <[RozP@cerron.com](mailto:RozP@cerron.com)>

**Sent:** Tuesday, January 12, 2021 1:09 PM

**To:** Dan Walsh <[dwalsh@trellismn.org](mailto:dwalsh@trellismn.org)>

**Subject:** RE: Workforce Apt building

Thanks Dan—the site plan is helpful. How much parking will be available for how many units? I see you are adding 43 units but taking the parking for the existing building. Will there be underground parking then?

Roz Peterson

Cerron Commercial Properties

21476 Grenada Avenue Lakeville, MN 55044

Cell: 612-708-5281 Office Direct: 952-583-

6136

[www.cerron.com](http://www.cerron.com)

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**From:** Dan Walsh <[dwalsh@trellismn.org](mailto:dwalsh@trellismn.org)>

**Sent:** Tuesday, January 12, 2021 12:44 PM

**To:** Roz Peterson <[RozP@cerron.com](mailto:RozP@cerron.com)>

**Subject:** RE: Workforce Apt building

Roz,

Thanks for reaching out and sorry the link doesn't work for you. I will investigate, but it does work for me. The link goes to a web site with pictures and information on the development and a box to submit questions and feedback. I have pasted all the text and images below (including a map). Do these work? If you have further questions or feedback, I am happy to continue corresponding by email or touching base by phone.

Parking is a critical issue for sure. We are not demolishing any existing buildings. We are reconfiguring the existing surface parking lot and including underground parking and a handful of podium spaces in our proposed development.

Thanks again,

Dan

## Coming Spring 2022

Property Name: Raspberry Ridge II

Location: Southwest corner of Mainstreet and 6th Avenue South, Hopkins

Developer, Long Term Owner and Manager: Trellis Co.

Description: New urban workforce apartments for families at affordable prices offering amenities, plenty of privacy and the opportunity to be part of a welcoming community.

Apartments include free underground and surface parking. Units will have open layouts and beautifully designed kitchens with dishwashers, microwaves and washers-dryers. Residents will also enjoy many common amenities including a community room, computer room, fitness center, playground and plaza, secure bike fix-it/storage room and secure package room to ensure deliveries without even needing to leave the comforts of home. The 43-unit four-story building has secure access entry and on-site management and maintenance to ensure the new homes are as maintenance and care-free as possible!

**Site Plan** - The building will be situated along the existing sidewalks on the southwest corner of Mainstreet and 6th Avenue South. Parking will be behind the building and screened with dense plantings. One access drive on 6th Avenue South, serving parking in the surface lot and under the new building, simplifies traffic flow and

increases street parking.

<image001.jpg>

**1st Floor Plan** - Common, active areas of the building including a community room, fitness room and bike storage/fix-it station will be located along the more public Mainstreet side of the building (to the right in this drawing). First floor apartments will be oriented along 6th Avenue South (along the bottom of the drawing) with parking access at the rear of the building.

<image002.jpg>

**Exterior View from Mainstreet** - Ground floor storefront windows, extensive use of brick, canopies, cornices and other traditional details will connect the building to Hopkins' historic downtown district.

<image003.jpg>

**Exterior View from Mainstreet at Corner** - The tower-like element at the corner of Mainstreet and 6th Avenue South will serve as a gateway to downtown with large expanses of glass along Mainstreet to animate and illuminate the pedestrian experience.

<image004.jpg>

### **Exterior View from 6th Avenue**

**South** - The scale along the east side of the building will be lower and more horizontal, to reflect the existing residential scale of 6th Avenue South. The use of brick, canopies, cornices and other traditional details continues on this less prominent side of the building.

<image005.jpg>

We invite your questions, comments, and/or feedback about this development.

### **Dan Walsh | Vice President, Housing Development**

Direct (612) 274-7817 | Cell (612) 710-1232

[dwalsh@trellismn.org](mailto:dwalsh@trellismn.org)

<image006.jpg>

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Minneapolis, Minnesota, 55401  
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**From:** Roz Peterson <[RozP@cerron.com](mailto:RozP@cerron.com)>

**Sent:** Tuesday, January 12, 2021 12:01 PM

**To:** Dan Walsh <[dwalsh@trellismn.org](mailto:dwalsh@trellismn.org)>

**Subject:** Workforce Apt building

Hi Dan

I am one of the owners of Marketplace Lofts—

retail portion. I received your notice however there was no map and the link did not work for me. Can you provide the site plan and any other information please? My main concern is parking. There are lots of problems with ample parking in the area and I have lost tenants because of it. Are you tearing down the existing building?

Roz Peterson  
Cerron Commercial Properties  
21476 Grenada Avenue Lakeville, MN 55044  
Cell: 612-708-5281 Office Direct: 952-583-6136  
[www.cerron.com](http://www.cerron.com)

**From:** [Dan Walsh](#)  
**To:** [mnhomefinders@gmail.com](mailto:mnhomefinders@gmail.com)  
**Subject:** 9 7th ave feedback  
**Date:** Saturday, January 16, 2021 3:52:55 PM

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Shane,

Thanks for your feedback. We don't think we will be bringing more crime as we will have full-time management on-site, good site lighting, key fob access and security cameras etc.

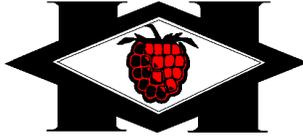
Trellis also does not intend to ever sell the building. We make long term investments and work hard to make sure our properties contribute to the neighborhoods and cities they are located in.

Thanks again,

Dan

**Dan Walsh | Vice President, Housing Development**  
Direct 612-274-7817 | [dwalsh@trellismn.org](mailto:dwalsh@trellismn.org)





**Police Department**

**CITY OF HOPKINS**

## **Memorandum**

To: Honorable Mayor and Council Members  
Mike Mornson, City Manager

From: Brent Johnson, Chief of Police

Date: February 2, 2021

Subject: Police Department Update

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### **PURPOSE**

The February 2, 2021 City Council Meeting will include a presentation on the Police Department as a series of Department updates.

### **INFORMATION**

The presentation will include an overview of community building and engagement methods during the past year along with crime prevention initiatives, new technology and equipment.

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# Fire Department

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## Memorandum

To: Honorable Mayor and Council Members  
Mike Mornson, City Manager

From: Dale Specken, Fire Chief

Date: January 27 2021

Subject: Fire Department Presentation

### Purpose

The February 2, 2021 City Council Meeting will include a presentation about the Fire Department.

### Information

The presentation will include an overview of 2020 Fire Department Operations and will include a discussion on operations in 2021 and into the future.