

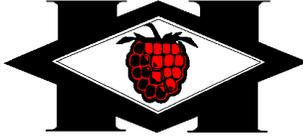
**HOPKINS CITY COUNCIL
WORK SESSION
AGENDA**

Tuesday, March 8, 2022

6:30 pm

Hopkins City Hall – Council Chambers

- 6:30 p.m. Redistricting Plan Update; Domeier
- 7:00 p.m. American Rescue Plan Act (ARPA) Spending Plan; Bishop
- 7:30 p.m. Hopkins Park Plaza Concept Discussion; Elverum
- 8:00 p.m. Trilogy Real Estate Group, Blake Road Station Update; Elverum
- Other
- Adjournment



CITY OF HOPKINS

Memorandum

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

From: Amy Domeier, City Clerk

Date: March 8, 2022

Subject: Redistricting Plan Update

PURPOSE

Staff will provide an update on the proposed redistricting plans for the City of Hopkins.

INFORMATION

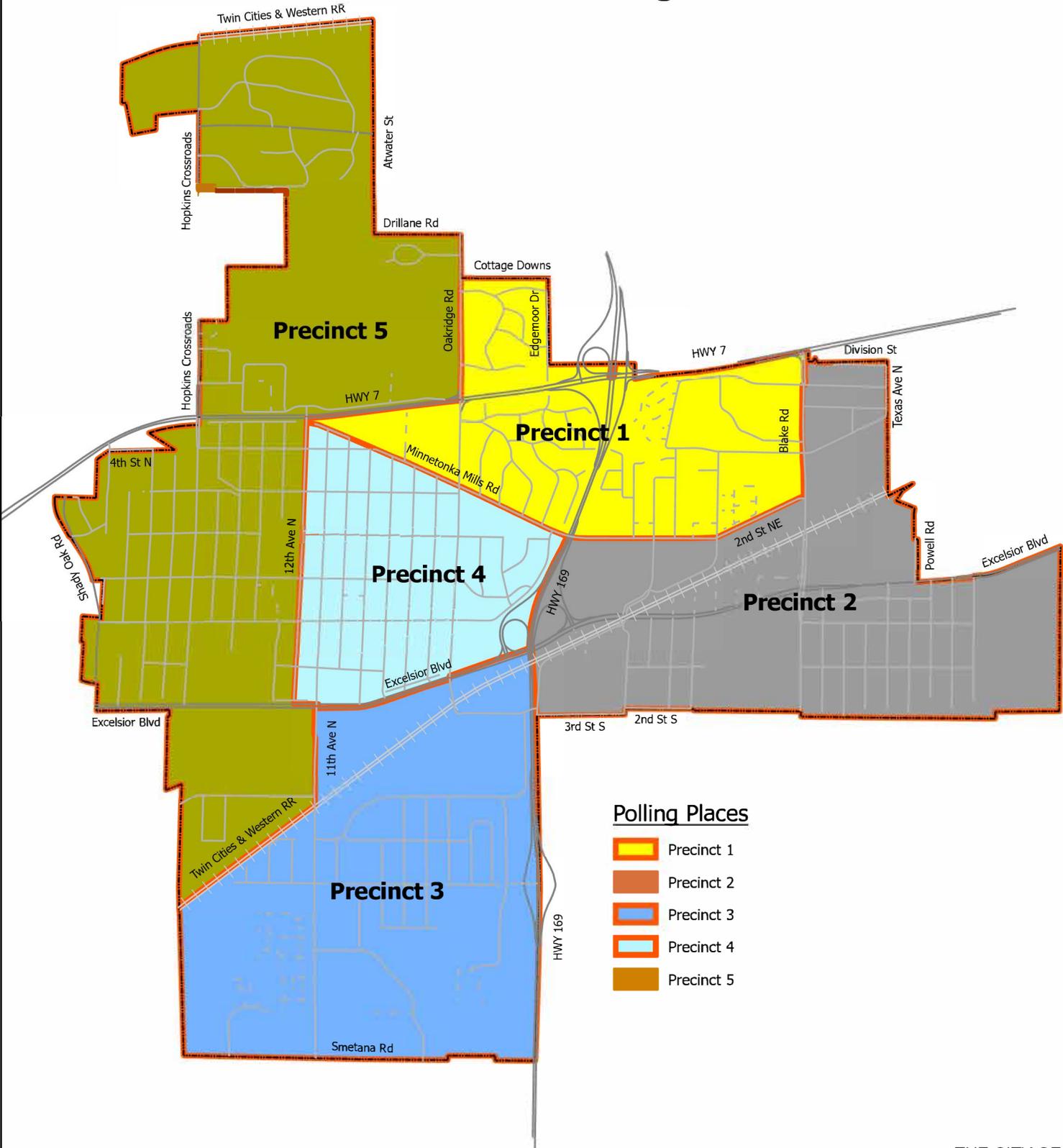
Redistricting is the process of redrawing the boundaries of election districts. The purpose of redistricting is to make sure that the people of each district are equally represented. Redistricting happens every 10 years. The Minnesota Special Panel on Redistricting released new Congressional and Legislative boundaries on February 15, 2022. Hopkins was not split by a Congressional or Legislative district.

While the City did not have any changes to our Congressional or Legislative boundaries within our currently established precincts the next step for Hopkins is to redistrict precincts. While we could keep the same precinct boundaries, we used this opportunity to review current precincts and accommodate population changes. The state also requires Hopkins to designate polling places. Staff took the following factors in consideration when developing the proposed redistricting map: reviewing the current precinct boundaries, potential polling locations, population and future growth projections, accessibility to polling locations, easily identifiable and explainable precinct boundary lines, census block limitations, and the popularity of early voting.

FUTURE ACTION

The City Council will consider resolutions for the precinct reestablishment and polling place designations on March 15. The deadline for municipal redistricting is March 29.

Proposed Hopkins Voting Precincts



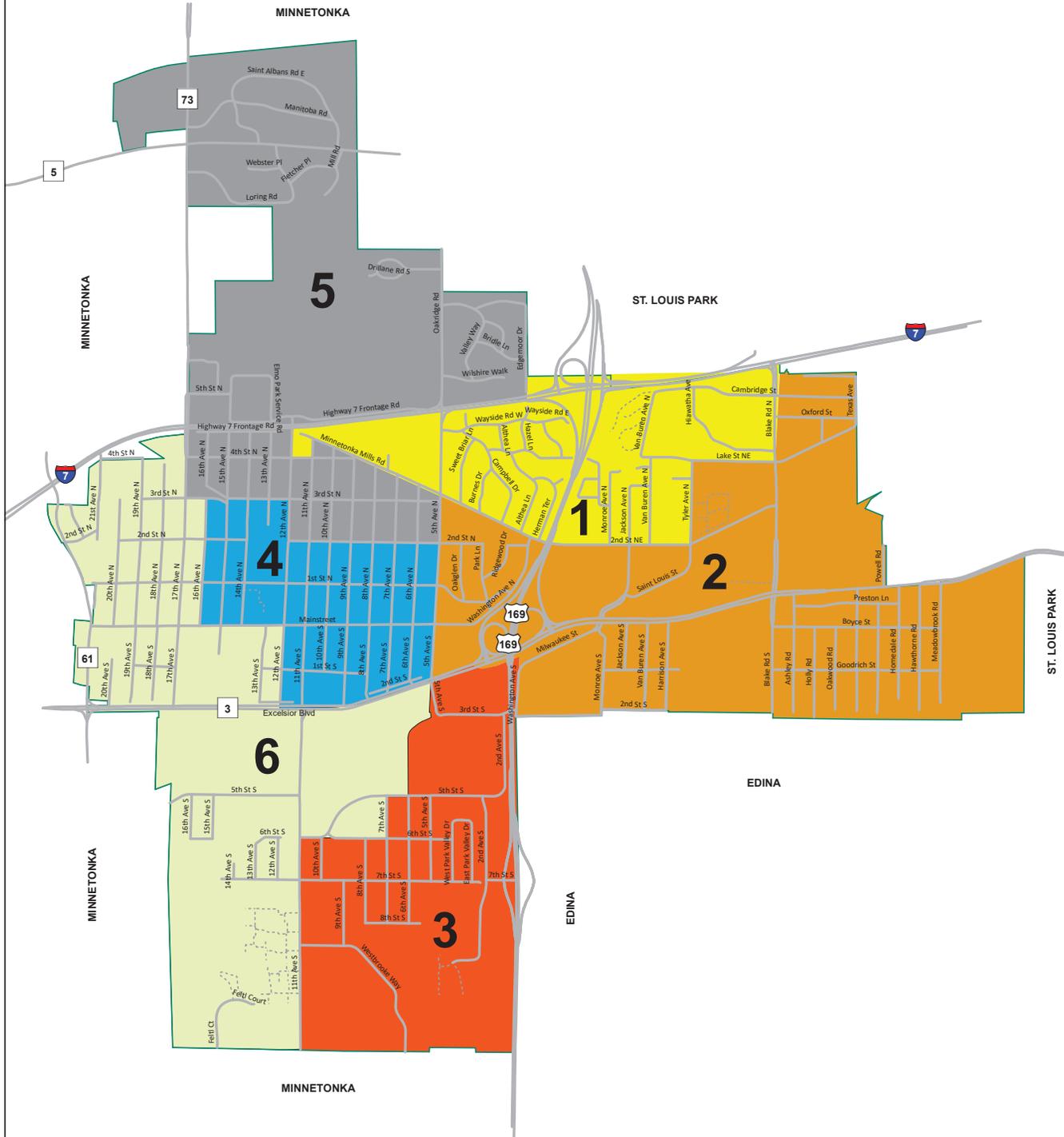
Polling Places

- Precinct 1
- Precinct 2
- Precinct 3
- Precinct 4
- Precinct 5

THE CITY OF
HOPKINS, MINNESOTA
HENNEPIN COUNTY



OLD PRECINCT MAP

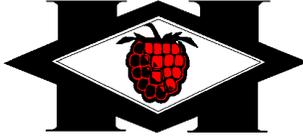


Polling Places

- Precinct 1 - Spirit of Peace (formerly known as Mizpah UCC), 412 5th Avenue N
- Precinct 2 - Zion Lutheran Church, 241 5th Ave N
- Precinct 3 - Hopkins Pavilion, 11000 Excelsior Blvd
- Precinct 4 - Hopkins Activity Center, 33 14th Ave N
- Precinct 5 - Alice Smith Elementary School, 801 Minnetonka Mills Rd
- Precinct 6 - Hopkins Fire Station, 101 17th Avenue S

THE CITY OF
HOPKINS, MINNESOTA
 HENNEPIN COUNTY





CITY OF HOPKINS

Memorandum

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

From: Nick Bishop, Finance Director

Date: March 8, 2022

Subject: American Rescue Plan Act (ARPA) Spending Plan

PURPOSE

The purpose of this update is to review a preliminary version of the ARPA Spending Plan. Staff is requesting input from City Council before a final version of the plan is presented for approval on April 5th.

INFORMATION

The plan is based on City Council priorities, community input and staff recommendations. A preliminary discussion of these items was held at the February 15th work session. This draft plan was created based on the feedback.

The City has been allocated \$2,018,224 of ARPA funds to be used by 12/31/2024. The allocation has been split into 4 different spending categories.

Public Safety

Hire 1 additional officer beginning on 1/1/2023. ARPA can support this position in 2023 & 2024. This would require general tax levy support in 2025.	\$ 260,000
Mental Health & Community Safety	\$ 240,000
	<hr style="width: 100%; border: 0.5px solid black;"/> \$ 500,000

Economic Development

Hire 1 additional planner beginning on 7/1/2022. This position would act as a planner, grant administrator and support economic development. ARPA can support this position in 2022-2024. This would require general tax levy support in 2025.	\$	275,000
Economic Development Programs/Grants	\$	225,000
	\$	500,000

Revenue Loss

Art Center	\$	318,224
Depot (set aside, but not committing until consultation with Depot partners)	\$	35,000
Parking	\$	15,000
Pavilion	\$	250,000
	\$	618,224

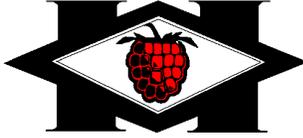
Miscellaneous

Youth Work Force Development Program: A three year program developed with Hopkins Public Schools to focus on youth workforce readiness and recruitment for city positions.	\$	100,000
Diversity, Equity and Inclusion (DEI): A City Wide plan to focus on DEI in 2022-2024.	\$	100,000
	\$	200,000
Total Allocated	\$	1,818,224

This plan leaves \$200,000 of unallocated funds. Some potential uses are police capital requests, Hopkins History Center at 907 Mainstreet or providing support to community organizations.

FUTURE ACTION

The April 5th City Council Meeting is being proposed to approve the plan. City staff would begin implementing the plan on April 6th.



CITY OF HOPKINS

Memorandum

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

From: Kersten Elverum, Planning & Economic Development Director
Jason Lindahl, City Planner

Date: March 8, 2022

Subject: Hopkins Park Plaza Concept Discussion

PURPOSE

Hopkins Park Plaza, LLC would like to discuss redevelopment of a portion of their current site located on Mainstreet between 5th and 6th Avenues. No action is necessary by the City Council for this item.

INFORMATION

The ownership of the Hopkins Park Plaza property has presented a concept for a redevelopment of a portion of their property that also includes three City of Hopkins-owned parcels: 501 & 525 Mainstreet and 15 - 6th Avenue North. Attached please find the property owner's narrative and concept drawings. According to this information, the property owner would like to acquire the three HRA lots on this block, demolish three of their existing buildings and develop two new multiple unit apartment buildings on approximately 1.7 acres of the block. They would leave three of the existing buildings in place and have indicated a willingness to make additional improvement to these buildings and guarantee a certain level of affordability for a percentage of these units.

According to the property owner, one building will consist of 85 units and will be restricted to tenants 55 years of age and older. This building will consist of one bedroom, one bedroom plus den, two bedroom and two bedroom plus den units ranging in size from 760 to 1,350 square feet. The larger unit sizes respond to the demands of the 55+ age group in the Hopkins area. This building will feature numerous amenity and common areas, including an outdoor recreational plaza. The second building will have 87 units, primarily studio and alcove-style apartments ranging in size from 475 to 630 square feet, with a small number of one bedroom units.

The concept was refined to reflect feedback provided at the January 7th City Council goal setting session. Initially they had contemplated a redevelopment of the entire existing development and a building height of 5 stories. The feedback from the City Council was a concern over the height, preferring a 4-story development at Mainstreet and dropping down to 3 stories at 1st Street North. There was also a feeling that without affordability or any other community benefit, there was not a compelling case

for the creation of a Tax Increment Financing District or land donation. The revised concept that the owner's representatives would like to share at the March 8, 2022, City Council work session attempts to address these concerns.

In order to move forward with development, the owner would need cooperation from the City of Hopkins on the transfer of City-owned property and as indicated in the attached narrative, the use of Tax Increment Financing. The amount of financial assistance is unknown at this time.

According to the property owner, their timeline for beginning the city review process for this concept is at least the 3rd quarter of 2022. Given that timeline, staff has informed them they should be applying the working draft of the new zoning code to their plans. The attached plans appear generally consistent with the anticipated new zoning standards (use, height, setback, exterior design and parking) for this area. Staff will process any land use applications received using the zoning regulations in place at the time and if a new zoning code is not in place would anticipate the use of a planned unit development (PUD) for any potential zoning deviations.

FUTURE ACTION

The owner is asking for feedback from the City Council on the willingness to partner on this development proposal before they move forward with a more refined concept and a review of a project proforma that would indicate the level of public financial assistance needed. If the City Council indicates support, future action would include land use approvals and the negotiation of a development agreement.

ATTACHMENTS

- Site Location Map
- Narrative
- Concept Drawings

Site Location Map - Hopkins Park Plaza



PROJECT OVERVIEW

Hopkins Park Plaza – 5th on Main Concept Proposal

Hopkins Park Plaza LLC proposes to redevelop a portion of its current site located on Mainstreet between Fifth and Six Avenues in downtown Hopkins.

The Developer currently owns six buildings on the block. The Hopkins Housing and Redevelopment Authority (HRA) owns three lots on the same block interspersed among the Developer's buildings. The Developer proposes to acquire the three lots from the HRA, demolish three of the current buildings on the current campus and develop two new buildings on an approximately 75,351 square feet of the block.

The development will be comprised of two buildings, each four stories in height. One building will consist of 85 units and will be restricted to tenants 55 years of age and older. This building will consist of one bedroom, one bedroom plus den, two bedroom and two bedroom plus den units ranging in size from 760 to 1,350 square feet. The larger unit sizes respond to the demands of the 55+ age group in the Hopkins area. This building will feature numerous amenity and common areas, including an outdoor recreational plaza. Hopkins has a strong demand for units of this type. Rents will likely average \$2.33 per square foot, depending on unit size and location.

The second building will have 87 units, primarily studio and alcove-style apartments ranging in size from 475 to 630 square feet, with a small number of one bedroom units. Rents will likely average \$2.74 per square foot. It, too, will have common amenity areas and an outside plaza.

The two buildings will serve different communities and will generally feature separate amenity areas. The buildings will share a common parking platform providing approximately 300 parking spaces.

Storm water will be managed with underground storage and filtration tanks; one on the north side of the site and one on the south side.

The Project can be constructed within the parameters of the new zoning code currently being finalized without major variance requirements. A key element of the Project design is the ability to create the desired housing within a four story profile and at the same time enhance the Project's Mainstreet presence.

The Developer seeks input and guidance from the City Council as it develops the Project's concept design. As part of the entitlement package, the Developer will ask the City to convey to the Project the three HRA-owned lots and to approve tax increment financing for specified TIF qualified site improvements. Given the density limits imposed on the site and the high cost of construction, TIF support will be an essential component of the Project and but for TIF the Project will not be viable.

The Project meets a number of key City priorities and objectives, providing a strong rationale for City participation in the Project through the conveyance of the HRA lots and TIF support. These priorities and objective include:

- The enhanced and activated use of Mainstreet while furthering the Mainstreet design plan and standards;
- Providing added housing density at the levels desired by the City;
- Removing three aging and past their prime structures and, if TIF is implemented, the rehabilitating and improving the interiors and exteriors of the remaining buildings and the landscaping surrounding them;
- Providing needed market rate housing to Hopkin's residents 55 and older;
- Providing competitively priced market rate housing in smaller units matching the housing and economic requirements of the Hopkin's workforce segment;
- If TIF is supported, ensuring that the current Naturally Occurring Affordable Housing (NOAH) units are improved and enhanced;
- If TIF is supported, committing that a portion of the NOAH units remain affordable for the long term by imposing an affordable covenant on units equal to 10% of the number of new units developed.

We look forward to presenting the Project to the City Council and receiving the Council's feedback and comments.

MAINSTREET AND 5TH AVE N, HOPKINS, MN

ZONING

CURRENT PRIMARY ZONING	B-3: General Business
	R-4: PUD
CURRENT DOWNTOWN OVERLAY	N/A
PROPOSED REZONING	PUD

SITE*

TOTAL AREA	75,351 SF
SITE AREA - BUILDING FOOTPRINT (55+ BUILDING)	29,400 SF
SITE AREA - BUILDING FOOTPRINT (MICRO BUILDING)	17,125 SF

PARKING REQUIRED

PARKING REQUIRED	260 STALLS (173 UNITS x 1.5)
PARKING PROVIDED INT	317 STALLS
	8 ADA STALLS
	177 STANDARD STALLS
	132 COMPACT STALLS

PARKING PROVIDED TOTAL **317 STALLS**

BIKE PARKING REQUIRED **87 SPACES (1 per 2 UNITS)**
 PROVIDED **87 SPACES**

PARKING SCHEDULE		
Type	Level	Count
LEVEL P2		
8' x 16' - COMPACT	LEVEL P2	5
8' x 20' - COMPACT	LEVEL P2	9
9' x 16' - COMPACT	LEVEL P2	52
9' x 20' - ADA	LEVEL P2	4
9' x 20' - STANDARD	LEVEL P2	93
163		
LEVEL P1		
8' x 16' - COMPACT	LEVEL P1	5
8' x 20' - COMPACT	LEVEL P1	12
9' x 16' - COMPACT	LEVEL P1	49
9' x 20' - ADA	LEVEL P1	4
9' x 20' - STANDARD	LEVEL P1	84
154		
Grand total: 317		

AREA SCHEDULE (P1-P2)		
Name	Level	Area
BIKE	LEVEL P2	1,440 SF
CIRCULATION	LEVEL P2	1,797 SF
MEP	LEVEL P2	1,781 SF
PARKING	LEVEL P2	57,529 SF
STORAGE	LEVEL P2	1,265 SF
LEVEL P2		63,811 SF
BIKE	LEVEL P1	2,026 SF
CIRCULATION	LEVEL P1	1,797 SF
MEP	LEVEL P1	1,037 SF
PARKING	LEVEL P1	58,585 SF
TRASH	LEVEL P1	651 SF
LEVEL P1		64,096 SF
Grand total		127,906 SF

AREA SCHEDULE (55+)		
Name	Level	Area
1BR	LEVEL 1	2,309 SF
1BR+D	LEVEL 1	4,554 SF
2BR	LEVEL 1	9,220 SF
AMENITY	LEVEL 1	3,272 SF
CIRCULATION	LEVEL 1	3,172 SF
LOBBY	LEVEL 1	5,001 SF
MEP	LEVEL 1	345 SF
TRASH	LEVEL 1	105 SF
LEVEL 1		27,979 SF
1BR	LEVEL 2	2,309 SF
1BR+D	LEVEL 2	4,554 SF
2BR	LEVEL 2	16,259 SF
2BR+D	LEVEL 2	1,358 SF
CIRCULATION	LEVEL 2	3,172 SF
MEP	LEVEL 2	345 SF
TRASH	LEVEL 2	105 SF
LEVEL 2		28,103 SF
1BR	LEVEL 3	2,309 SF
1BR+D	LEVEL 3	4,554 SF
2BR	LEVEL 3	16,259 SF
2BR+D	LEVEL 3	1,358 SF
CIRCULATION	LEVEL 3	3,172 SF
MEP	LEVEL 3	345 SF
TRASH	LEVEL 3	105 SF
LEVEL 3		28,103 SF
1BR	LEVEL 4	2,309 SF
1BR+D	LEVEL 4	4,554 SF
2BR	LEVEL 4	16,259 SF
2BR+D	LEVEL 4	1,358 SF
CIRCULATION	LEVEL 4	3,172 SF
MEP	LEVEL 4	345 SF
TRASH	LEVEL 4	105 SF
LEVEL 4		28,103 SF
Grand total		112,287 SF

AREA SCHEDULE (MICRO)		
Name	Level	Area
ALCOVE	LEVEL 1	8,850 SF
CIRCULATION	LEVEL 1	2,767 SF
LOBBY	LEVEL 1	2,371 SF
MEP	LEVEL 1	349 SF
STUDIO	LEVEL 1	1,943 SF
TRASH	LEVEL 1	273 SF
LEVEL 1		16,553 SF
ALCOVE	LEVEL 2	10,774 SF
CIRCULATION	LEVEL 2	2,112 SF
MEP	LEVEL 2	349 SF
STUDIO	LEVEL 2	3,130 SF
TRASH	LEVEL 2	273 SF
LEVEL 2		16,639 SF
ALCOVE	LEVEL 3	10,774 SF
CIRCULATION	LEVEL 3	2,112 SF
MEP	LEVEL 3	349 SF
STUDIO	LEVEL 3	3,130 SF
TRASH	LEVEL 3	273 SF
LEVEL 3		16,639 SF
ALCOVE	LEVEL 4	10,774 SF
CIRCULATION	LEVEL 4	2,112 SF
MEP	LEVEL 4	349 SF
STUDIO	LEVEL 4	3,130 SF
TRASH	LEVEL 4	273 SF
LEVEL 4		16,639 SF
Grand total		66,468 SF

AREA SCHEDULE (55+) TOTAL UNITS			
Name	Level	Area	Count
1BR	LEVEL 1	2,309 SF	3
1BR+D	LEVEL 1	4,554 SF	5
2BR	LEVEL 1	9,220 SF	8
LEVEL 1		16,083 SF	16
1BR	LEVEL 2	2,309 SF	3
1BR+D	LEVEL 2	4,554 SF	5
2BR	LEVEL 2	16,259 SF	14
2BR+D	LEVEL 2	1,358 SF	1
LEVEL 2		24,479 SF	23
1BR	LEVEL 3	2,309 SF	3
1BR+D	LEVEL 3	4,554 SF	5
2BR	LEVEL 3	16,259 SF	14
2BR+D	LEVEL 3	1,358 SF	1
LEVEL 3		24,479 SF	23
1BR	LEVEL 4	2,309 SF	3
1BR+D	LEVEL 4	4,554 SF	5
2BR	LEVEL 4	16,259 SF	14
2BR+D	LEVEL 4	1,358 SF	1
LEVEL 4		24,479 SF	23
Grand total		89,521 SF	85

AREA SCHEDULE (MICRO) TOTAL UNITS			
Name	Level	Area	Count
ALCOVE	LEVEL 1	8,850 SF	14
MEP	LEVEL 1	349 SF	1
STUDIO	LEVEL 1	1,943 SF	4
LEVEL 1		11,141 SF	19
ALCOVE	LEVEL 2	10,151 SF	16
MEP	LEVEL 2	349 SF	1
STUDIO	LEVEL 2	3,130 SF	6
LEVEL 2		13,630 SF	23
ALCOVE	LEVEL 3	10,151 SF	16
MEP	LEVEL 3	349 SF	1
STUDIO	LEVEL 3	3,130 SF	6
LEVEL 3		13,630 SF	23
ALCOVE	LEVEL 4	10,151 SF	16
MEP	LEVEL 4	349 SF	1
STUDIO	LEVEL 4	3,130 SF	6
LEVEL 4		13,630 SF	23
Grand total		52,031 SF	88

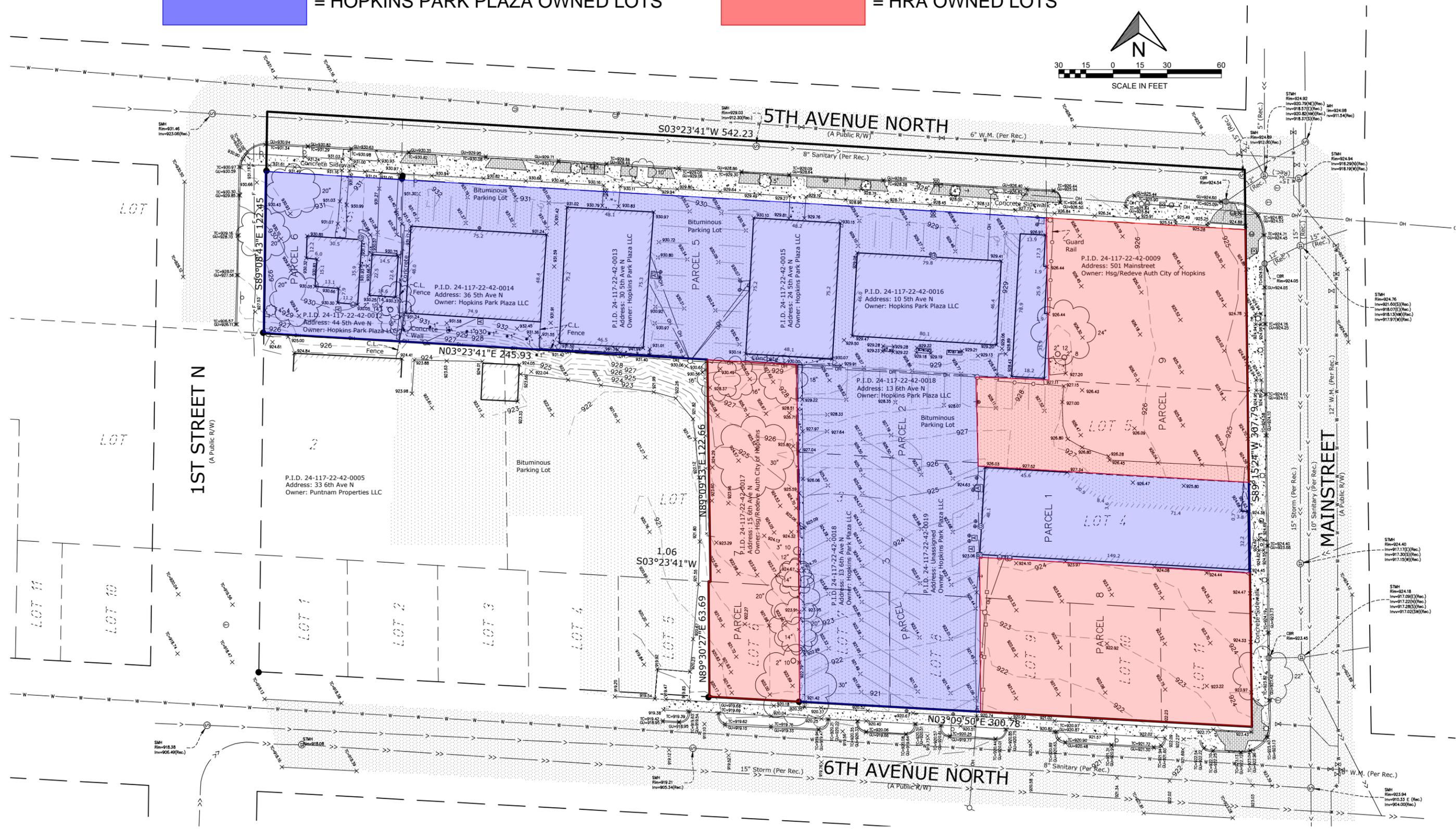


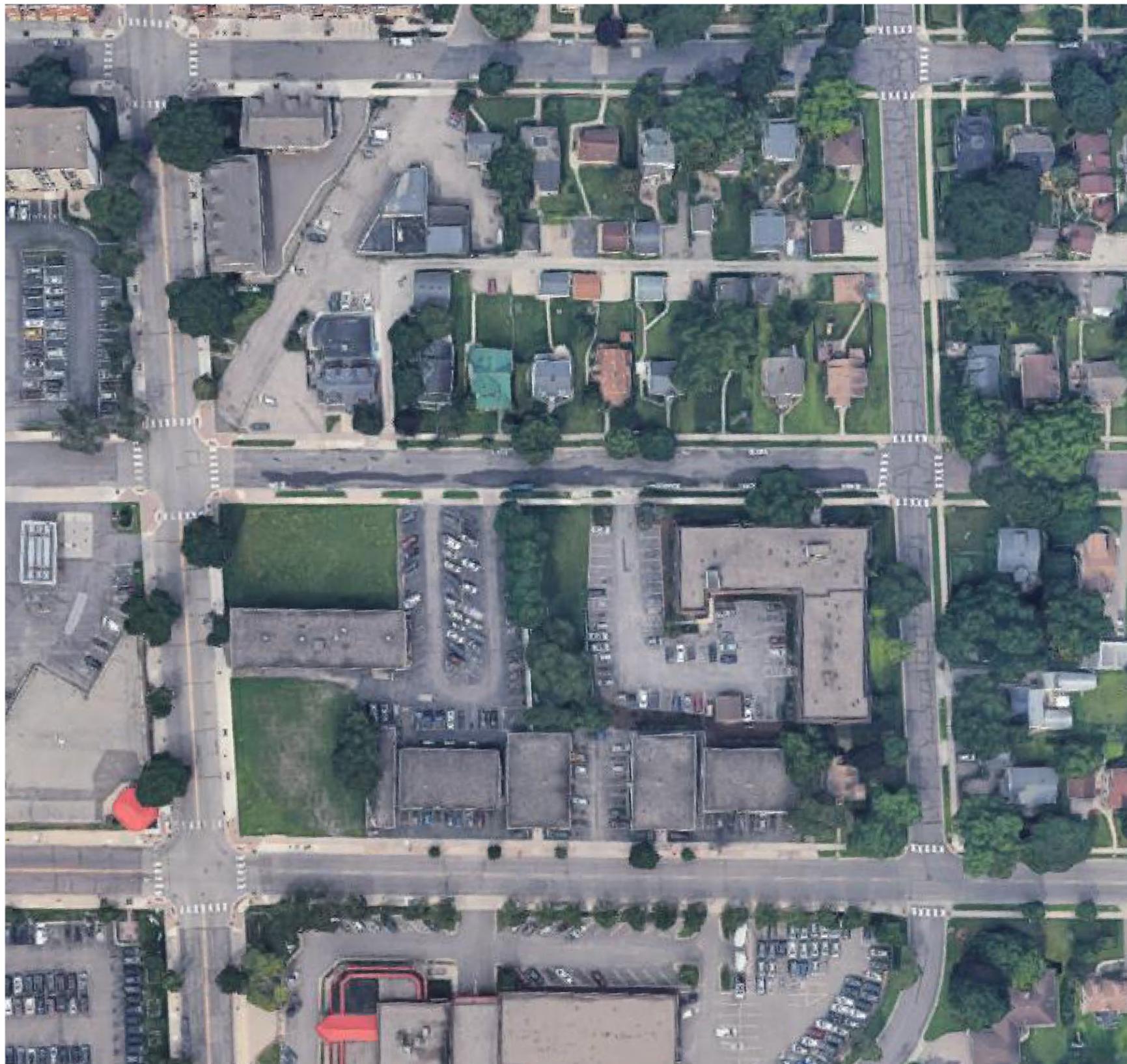


= HOPKINS PARK PLAZA OWNED LOTS

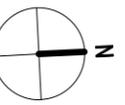


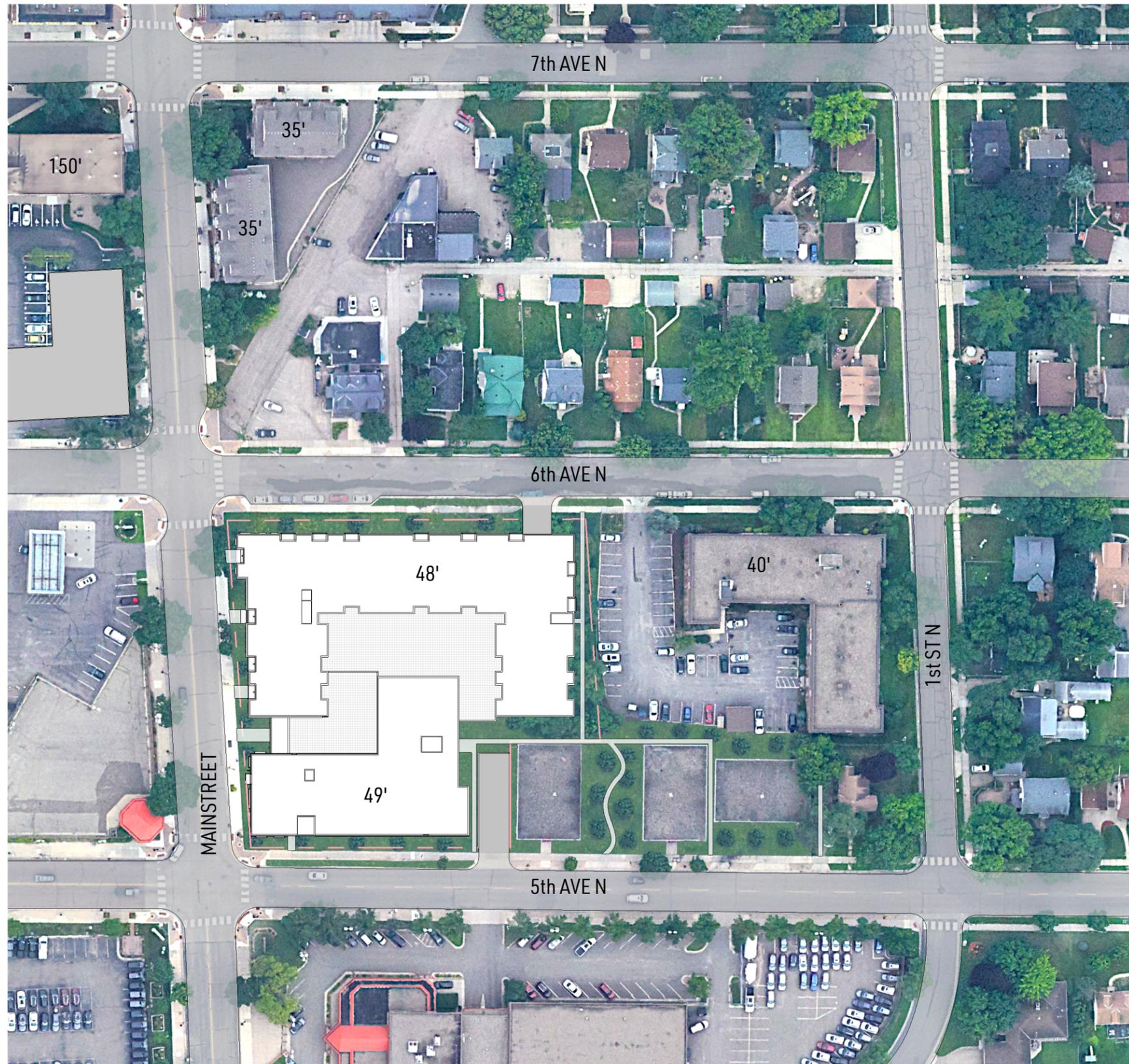
= HRA OWNED LOTS



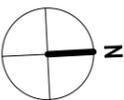


EXISTING CONDITIONS - SATELLITE VIEW
1" = 100'-0"





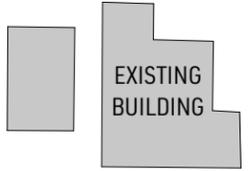
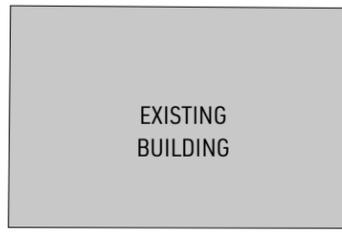
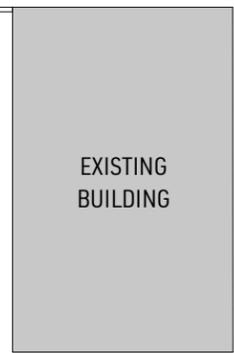
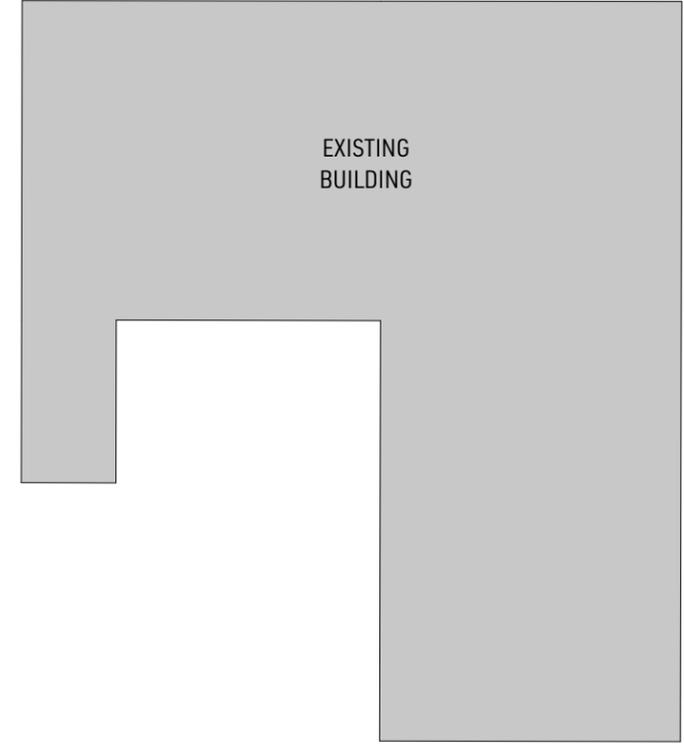
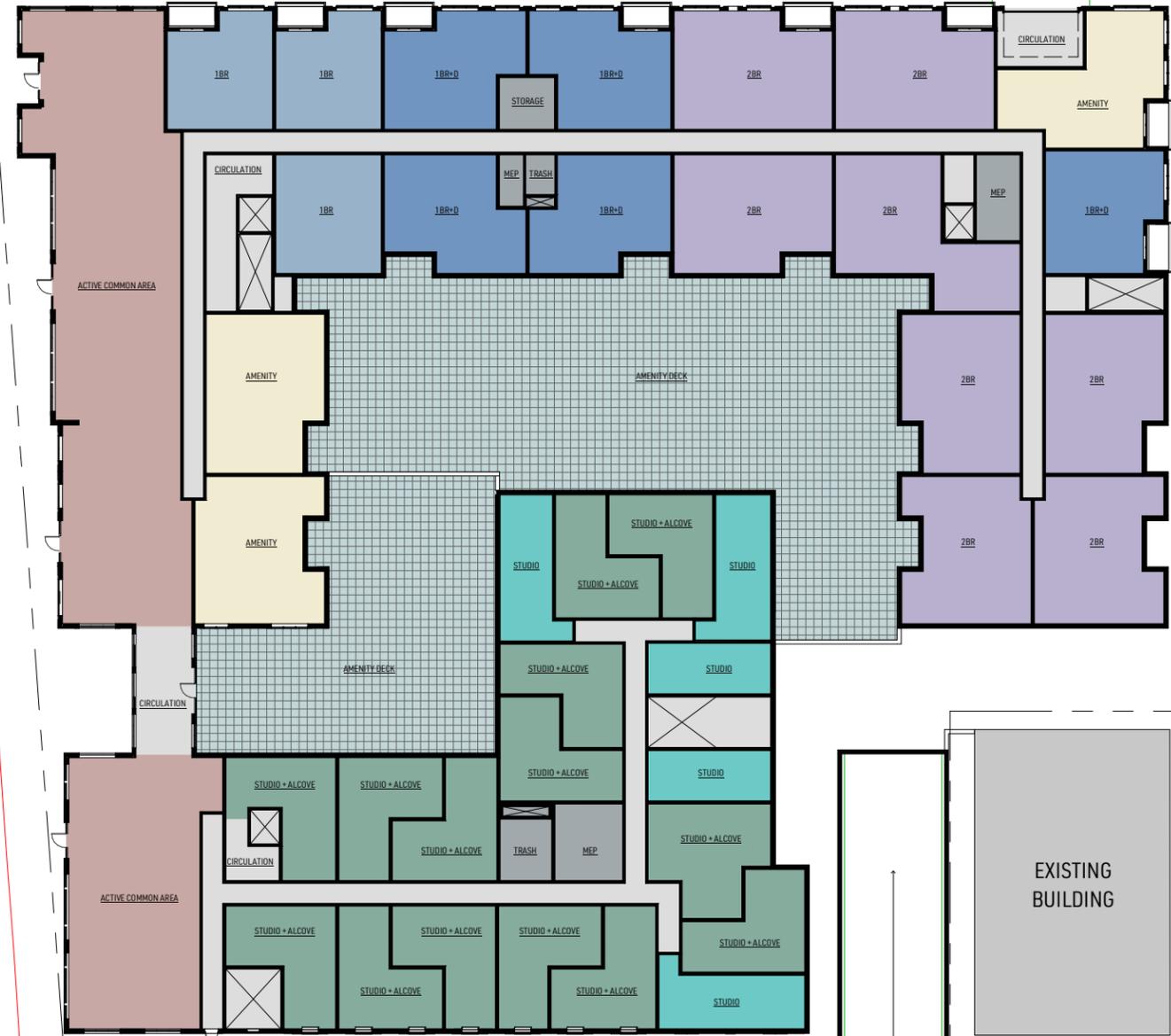
CONCEPT SITE PLAN - LEVEL 1
1" = 100'-0"



6th AVE N

MAINSTREET

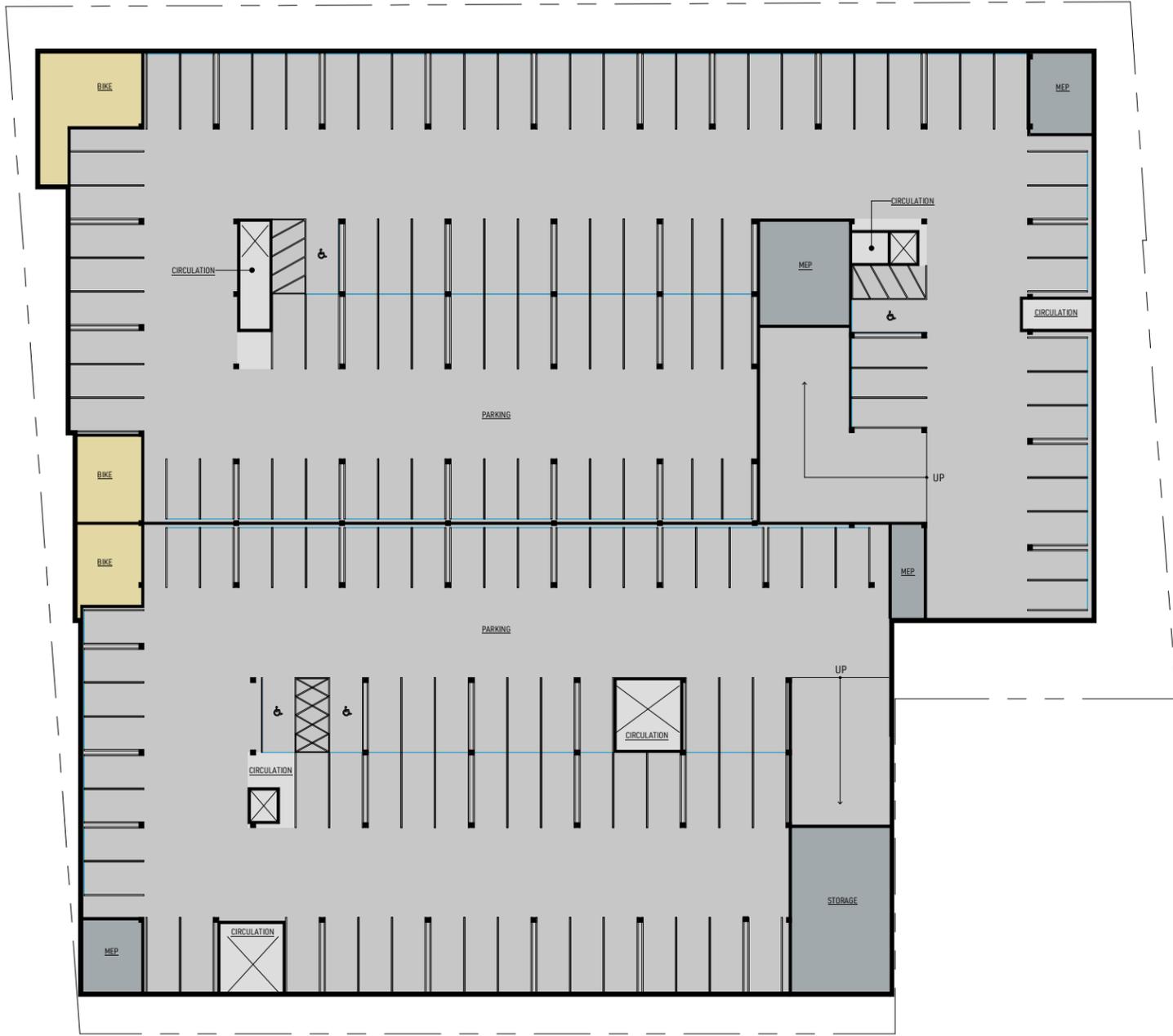
1st STREET N



5th AVE N

CONCEPT FLOOR PLAN - LEVEL 1
1" = 40'-0"





CONCEPT FLOOR PLAN - LEVEL P2
1" = 40'-0"



CONCEPT FLOOR PLAN - LEVEL P1
1" = 40'-0"





CONCEPT VIEW - CORNER OF MAINSTREET AND 6TH AVE NORTH



CONCEPT VIEW - CORNER OF MAINSTREET AND 5TH AVE NORTH



CONCEPT ELEVATION - MAINSTREET
1/16" = 1'-0"



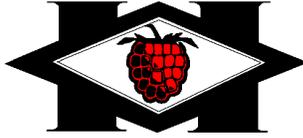
CONCEPT VIEW - 6TH AVE NORTH FACADE AT MID-BLOCK



CONCEPT VIEW - CORNER OF 6TH AVE NORTH AND MAINSTREET



CONCEPT ELEVATION - 6th AVENUE NORTH
1" = 20'-0"



CITY OF HOPKINS

Memorandum

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

From: Kersten Elverum, Planning & Economic Development Director
Jason Lindahl, City Planner

Date: March 8, 2022

Subject: Trilogy Real Estate Group, Blake Road Station Update

PURPOSE

Trilogy Real Estate Group will update the City Council on their plans for the second phase of the Blake Road Station development (Site B) and its environmental cleanup needs. No action is necessary by the City Council for this item.

INFORMATION

In August 2021, the City Council approved Trilogy Real Estate Group's overall rezoning and planned unit development (PUD) requests along with the site plan for the first phase of this development (Site A). Construction on Site A began in December 2021.

Trilogy now seeks site plan review and planned unit development (PUD) amendment approvals for the second phase of the Blake Road Station development (Site B). The plans for Site B are generally consistent with the original Blake Road Station master plan and include a 7-story, mixed-use commercial and residential multiple unit apartment building located at the northwest corner of Excelsior Boulevard and Blake Road. Plans for Site B are attached and illustrate a 250-unit building with approximately 10,000 square feet of commercial space and 339 enclosed parking spaces to serve both the commercial and residential uses.

Representatives from Trilogy will be at the work session to update the City Council on the plans for the Blake Road Station development and Site B, including an anticipated request for environmental cleanup funds.

FUTURE ACTION

The applicant's site plan and PUD amendment applications are scheduled to go before the Planning & Zoning Commission on March 22 and City Council on April 5. Trilogy staff and their consultant team are also scheduled to hold the neighborhood meeting for this application on March 8 (prior to tonight's City Council work session).

ATTACHMENTS

- Site Location Map
- Site B Plans

Site Location Map for Blake Road Station





- MULTIFAMILY RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL/WAREHOUSE
- EDUCATION/RECREATION



1. FROM WEST OF EXCELSIOR BLVD, LOOKING NORTHEAST



2. EXCELSIOR BLVD, LOOKING NORTHWEST



3. FROM EXCELSIOR BLVD & BLAKE RD, LOOKING NORTHWEST

NOT FOR
CONSTRUCTION

LUA Submittal
2/18/2022

ORIGINAL ISSUE:
02/11/22
REVISIONS:
No. Description Date

221561.00
PROJECT NUMBER
Author _____ Checker _____
DRAWN BY _____ CHECKED BY _____
KEY PLAN

BLAKE STATION SITE B

CONTEXT MAP & IMAGES

T1-2

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota

Signature _____

Typed or Printed Name _____

License # _____ Date _____

**NOT FOR
CONSTRUCTION**



MASTER PLAN



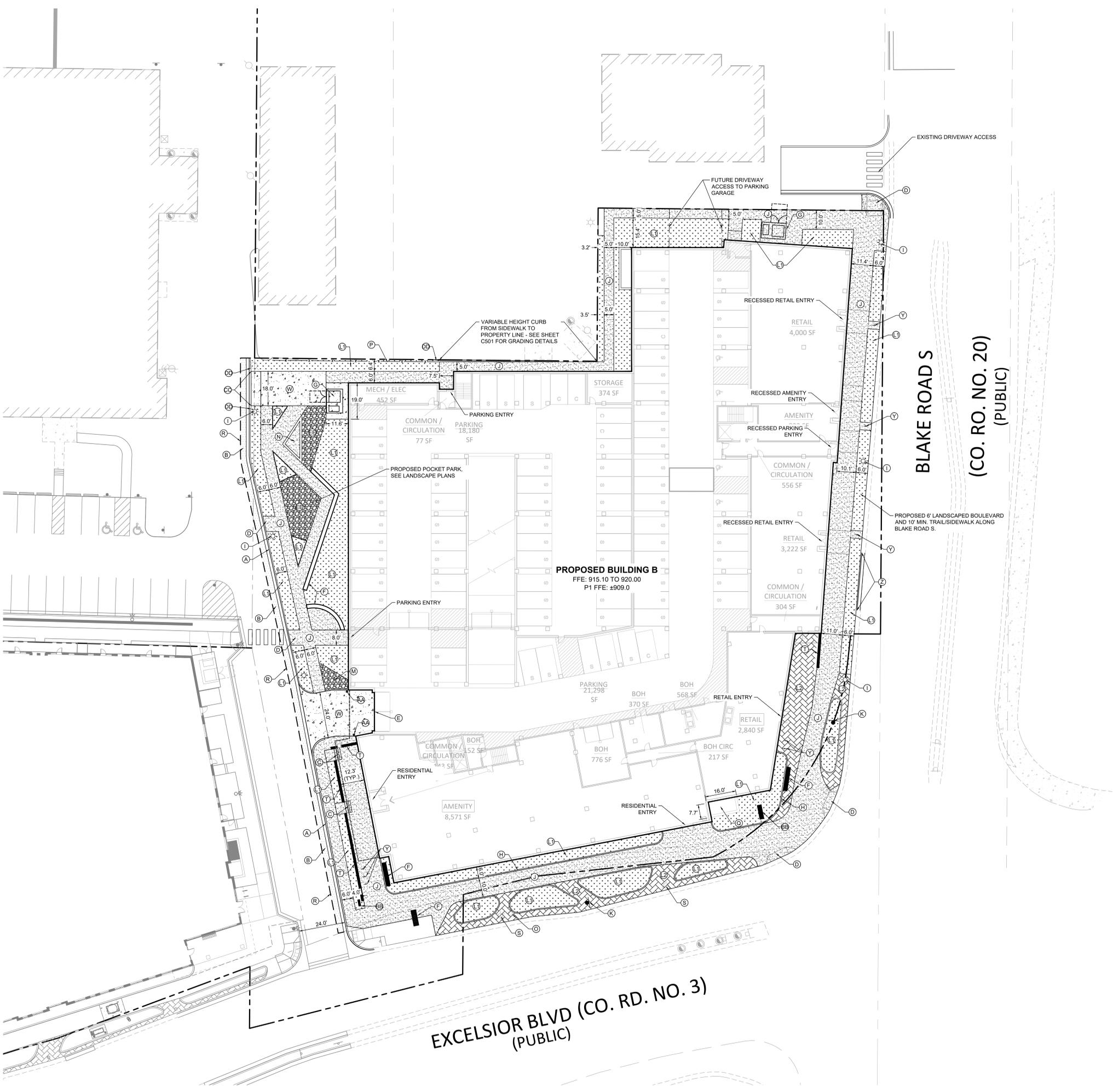
LUA Submittal
2/18/2022

ORIGINAL ISSUE:	02/11/22
REVISIONS:	No. Description Date

221561.00	PROJECT NUMBER
Author	Checker
DRAWN BY	CHECKED BY
KEY PLAN	

BLAKE STATION SITE B

MASTER PLAN
T1-3



LEGEND

[Symbol]	PROPERTY LINE
[Symbol]	RETAINING WALL
[Symbol]	PROPOSED CURB AND GUTTER
[Symbol]	PROPOSED LANDSCAPING, SEE LANDSCAPE PLAN
[Symbol]	PROPOSED CRUSHED STONE LANDSCAPING, SEE LANDSCAPE PLAN
[Symbol]	PROPOSED HARDSCAPE, SEE LANDSCAPE PLANS
[Symbol]	PROPOSED STANDARD DUTY ASPHALT
[Symbol]	PROPOSED CONCRETE PAVEMENT
[Symbol]	PROPOSED CONCRETE SIDEWALK

PROPERTY SUMMARY

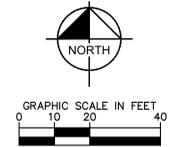
BLAKE & EXCELSIOR - SITE B	
TOTAL PROPERTY AREA	7.39 AC
RIGHT OF WAY DEDICATION	0.00 AC
BUILDING A PARCEL	1.62 AC
BUILDING B PARCEL	2.27 AC
BUILDING C PARCEL (FUTURE)	3.50 AC
PROPOSED IMPERVIOUS AREA (BUILDING B PARCEL)	85,393 SF (1.96 AC)
PROPOSED PERVIOUS AREA (BUILDING B PARCEL)	8,939 SF (0.21 AC)
TOTAL DISTURBED AREA (INCLUDES OFF-SITE IMPROVEMENTS)	98,331 SF (2.26 AC)

ZONING SUMMARY

EXISTING ZONING	B-3 GENERAL BUSINESS
PROPOSED ZONING	PUD

- SITE PLAN NOTES**
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
 - CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
 - ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURBS UNLESS OTHERWISE NOTED.
 - EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
 - SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY SAMBATEK, DATED 02/12/2020. KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED THEREIN.
 - CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
 - NO PROPOSED LANDSCAPING SUCH AS TREES OR SHRUBS, ABOVE AND UNDERGROUND STRUCTURES, OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHTS OF WAY UNLESS SPECIFICALLY NOTED ON PLANS OTHERWISE.
 - REFER TO FINAL PLAT OR ALTA SURVEY FOR EXACT LOT AND PROPERTY BOUNDARY DIMENSIONS.
 - ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
 - ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.

- KEYNOTE LEGEND**
- (A) B612 CURB AND GUTTER
 - (B) STANDARD DUTY ASPHALT PAVEMENT
 - (C) PROPOSED STOOP/STAIRS/RISERS, REFERENCE ARCHITECTURAL PLANS FOR DETAILS
 - (D) ACCESSIBLE CURB RAMP
 - (E) PROPOSED GARAGE DOOR, REFERENCE ARCHITECTURAL PLANS FOR DETAILS
 - (F) PROPOSED BENCH/SITE FURNITURE, REFERENCE GRADING PLAN FOR ELEVATIONS AND LANDSCAPE PLANS FOR DETAILS
 - (G) PROPOSED TRANSFORMER PAD, UTILITY SCREEN/ENCLOSURES, REFERENCE ARCHITECTURAL PLANS FOR DETAILS
 - (H) PROPOSED PLANTER BED, REFERENCE LANDSCAPE ARCHITECTURAL PLANS FOR DETAILS
 - (I) PROPOSED STREET LIGHT, REFERENCE LIGHTING PLANS FOR DETAILS
 - (J) PROPOSED SIDEWALK
 - (K) RELOCATED TRAFFIC SIGN, SEE DEMO PLAN FOR EXISTING LOCATIONS
 - (L) PROPOSED LANDSCAPE AREA, REFERENCE LANDSCAPE ARCHITECTURAL PLANS FOR DETAILS
 - (M) PROPOSED HARDSCAPE AREA, REFERENCE LANDSCAPE ARCHITECTURAL PLANS FOR DETAILS
 - (N) PET RELIEF AREA, SEE ARCH PLANS
 - (O) RAISED STAGE FEATURE, SEE LANDSCAPE PLANS
 - (P) EXISTING TRAFFIC SIGN TO REMAIN
 - (Q) PROPOSED FENCE
 - (R) EXHAUST WELL, SEE ARCH PLANS
 - (S) SAWCUT LINE/MATCH EXISTING PAVEMENT
 - (T) SALVAGED AND RELOCATED STREET LIGHT - CONTRACTOR TO SALVAGE AND PROVIDE LIGHT POLES TO CITY FOR STORAGE. CONSTRUCT LIGHT POLE BASES AND PROVIDE CONDUIT WIRING, REINSTALL LIGHT POLES
 - (U) PROPOSED RETAINING WALL, REFERENCE GRADING PLAN FOR ELEVATION DETAILS AND LANDSCAPE PLANS FOR WALL TYPE
 - (V) FIRE LANE SIGN, SEE DETAIL
 - (W) NOT USED
 - (X) CONCRETE PAVEMENT DRIVEWAY ENTRANCE
 - (Y) SALVAGE AND RELOCATE EXISTING BENCH
 - (Z) PROPOSED BIKE RACKS, REFERENCE ARCHITECTURAL PLANS FOR DETAILS
 - (AA) B624 CURB AND GUTTER
 - (AB) PROPOSED BOLLARD
 - (AC) PROPOSED MONUMENT SIGNAGE, REFERENCE ARCHITECTURAL PLANS
 - (AD) SURMOUNTABLE B612 CURB
 - (AE) TRANSITION CURB
 - (AF) CRUSHED STONE LANDSCAPED AREA, REFERENCE LANDSCAPE PLANS FOR DETAILS



BLAKE STATION SITE B

Hopkins, MN

Kimley»Horn
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 767 EUBANK STREET, SUITE 100, ST. PAUL, MN 55114
 PHONE: 651-645-4197
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esg
 ARCHITECTURE & DESIGN

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 www.esgarch.com

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed engineer under the laws of the State of Minnesota

Signature
 WILLIAM D. MATZEK
 Typed or Printed Name
 42661 XX/XX/XXXX
 License # Date

NOT FOR CONSTRUCTION

LUA SUBMITTAL
 2/18/2022

ORIGINAL ISSUE:
 12/14/2021

REVISIONS:
 No. Description Date

160573033
 PROJECT NUMBER

BPG DRAWN BY WDM CHECKED BY

KEY PLAN

BLAKE ROAD STATION - SITE B

SITE PLAN - SITE B

C401

EXCELSIOR BLVD (CO. RD. NO. 3)
 (PUBLIC)

BLAKE ROAD S
 (CO. RD. NO. 20)
 (PUBLIC)

PROPOSED BUILDING B
 FFE: 915.10 TO 920.00
 P1 FFE: ±909.0

NOT FOR CONSTRUCTION



VIEW EAST ON EXCELSIOR BOULEVARD



POCKET PARK



COMMERCIAL PATIO ON BLAKE ROAD



VIEW WEST ON EXCELSIOR BOULEVARD

LUA Submittal
2/18/2022

ORIGINAL ISSUE:
01/31/22

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221561.00
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KEY PLAN

BLAKE STATION SITE B

PERSPECTIVE VIEWS

A3-1

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ELEVATION VIEW	TOTAL AREA	GLASS AREA	GLASS %	BRICK AREA	BRICK %	METAL PANEL AREA	METAL PANEL %	METAL TILE AREA	METAL TILE %	FIBER CEMENT SIDING AREA	FIBER CEMENT SIDING %	TOTAL %
NORTH	21,046	5,851	28%	4,861	23%	1,090	5%	6,545	31%	3,789	18%	100%
WEST	20,330	5,124	25%	6,642	33%	1,833	9%	6,492	32%	2,072	10%	100%
SOUTH	17,538	5,397	31%	3,830	22%	1,030	6%	5,475	31%	2,836	16%	100%
EAST	23,401	8,506	36%	2,247	10%	2,202	9%	7,005	30%	5,643	24%	100%



2 SOUTH ELEVATION
A3-2 3/32" = 1'-0"



1 EAST ELEVATION
A3-2 3/32" = 1'-0"

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KEY PLAN

BLAKE STATION SITE B

SOUTH AND EAST BUILDING
ELEVATIONS

A3-2

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota

Signature

Typed or Printed Name

License # Date

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ELEVATION VIEW	TOTAL AREA	GLASS AREA	GLASS %	BRICK AREA	BRICK %	METAL PANEL AREA	METAL PANEL %	METAL TILE AREA	METAL TILE %	FIBER CEMENT SIDING AREA	FIBER CEMENT SIDING %	TOTAL %
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2 NORTH ELEVATION
A3-3 3/32" = 1'-0"



1 WEST ELEVATION
A3-3 3/32" = 1'-0"

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KEY PLAN

BLAKE STATION SITE B

WEST AND NORTH
BUILDING ELEVATIONS

A3-3

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota

Signature _____

Typed or Printed Name _____

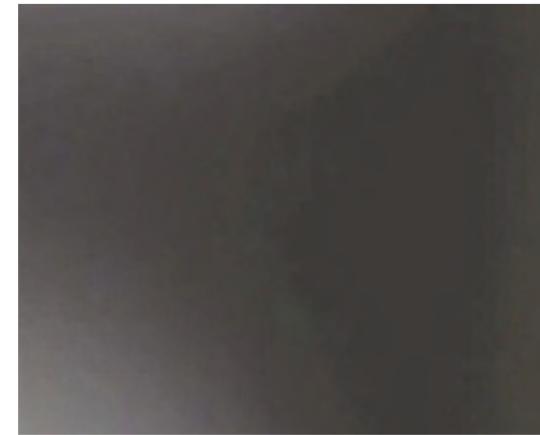
License # _____ Date _____



METAL TILE



FIBER CEMENT LAP SIDING



METAL PANEL



FACE BRICK - PRIMARY



FACE BRICK - ACCENT

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KEY PLAN

BLAKE STATION SITE B

EXTERIOR MATERIALS

A3-4