HOPKINS CITY COUNCIL
AGENDA
Tuesday, April 19, 2022
7:00 pm

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

I. CALL TO ORDER

II. ADOPT AGENDA

III. PRESENTATIONS

1. Special Event Update– Hopkins Food Truck Festival; Domeier
2. Police Department Update; Johnson
3. Fire Department Update; Specken

IV. CONSENT AGENDA

1. Minutes of the April 5, 2022 City Council Meeting Proceedings
2. Minutes of the April 12, 2022 City Council Work Session Proceedings
3. Resolution approving an application to the DEED Contamination Cleanup Grant Program for the Blake Road Station Phase B project; Youngquist
4. Resolution 2022-034 supporting Minnehaha Creek Watershed District's application for a Hennepin County Environmental Response Fund Grant for 325 Blake Road; Youngquist
5. Extension of On-Sale Liquor License for Pizza Luce VI, Inc. DBA Pizza Luce VI; Domeier

V. OLD BUSINESS

VI. NEW BUSINESS

1. Blake Road Station Planned Unit Development (PUD) Amendment for Site B; Lindahl
2. Theater Site Redevelopment; Elverum

VII. PUBLIC COMMENT

VIII. ANNOUNCEMENTS

- Next City Council Regular Meeting: Tuesday, May 3 at 7 p.m.

IX. ADJOURN

Administration

CITY OF HOPKINS

Memorandum

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

From: Amy Domeier, City Clerk

Date: April 19, 2022

Subject: Special Event Update - Hopkins Food Truck Festival

Forward Events, LLC has applied for a Special Event Permit to hold the Hopkins Food Truck Festival on Saturday, July 23. The event will be held on Mainstreet from 8th Avenue to 11th Avenue and 9th and 10th Avenues North and South to the alleys. Over 40 food trucks are anticipated along with up to 35 non-food trailer vendors from Noon to 10 p.m. The applicants, Jessica Fast and Tom Broich, will be in attendance to share more information about the event including their business outreach plans. Forward Events, LLC has held food truck festivals in Anoka and St. Paul. They are excited to bring this event to Hopkins.

HOPKINS CITY COUNCIL
REGULAR MEETING PROCEEDINGS
APRIL 5, 2022

CALL TO ORDER

Pursuant to due call and notice thereof a regular meeting of the Hopkins City Council was held on Tuesday, April 5, 2022 at 7:02 p.m. in the Council Chambers at City Hall, 1010 1st Street South.

Mayor Hanlon called the meeting to order with Council Members Balan, Beck, Garrido and Hunke attending. Others attending included City Manager Mornson, Assistant City Manager Lenz, City Clerk Domeier, Community Development Coordinator Youngquist, Director of Planning and Development Elverum, Finance Director Bishop, Management Analyst Imihy Bean, Planner Lindahl and City Attorney Riggs.

ADOPT AGENDA

Motion by Garrido. **Second** by Balan.

Motion to Adopt the Agenda.

Ayes: Balan, Beck, Garrido, Hunke, Hanlon
Nays: None. Motion carried.

CONSENT AGENDA

Motion by Beck. **Second** by Balan.

Motion to Approve the Consent Agenda.

1. Minutes of the March 15, 2022 City Council Meeting Proceedings
2. Resolution Approving an Off Sale Intoxicating Liquor License for Paul's Wine and Spirits, LLC dba Paul's Wine and Spirits; Domeier
3. Resolutions Supporting Legislative Initiatives; Mornson
4. Approval of 2021-2023 Union Contract with LELS Local #143 Public Service Officers; Lenz
5. Approval of 2021-2023 Union Contract with LELS Local 171 Sergeants; Lenz
6. Request for Proposals – 102 10th Avenue North; Elverum
7. Ratify Checks Issued in March 2022; Bishop

Ayes: Balan, Beck, Garrido, Hunke, Hanlon
Nays: None. Motion carried.

NEW BUSINESS

VII.1. Award the Sale of $7,800,000 General Obligations Bonds, Series 2022A; Bishop

Finance Director Bishop summarized Council Report 2022-037. The City has the authority to issue General Obligation bonds to pay for streets improvements, utility improvements, mill & overlay projects and equipment purchases. At the March 1, 2022 Council Meeting, the Council authorized the sale of $9,840,000 General Obligation Bonds which has been reduced to $7,265,000. The sale amount was reduced for actual construction contracts awarded and the removal of the refunding portion. Stacie Kvilvang with Ehlers & Associates summarized the bid results.

Motion by Hunke. **Second** by Balan.

> **Motion** to adopt Resolution No. 2022-032 awarding the sale of General Obligation Bonds, Series 2022A, in the original aggregate principal amount of $7,265,000; fixing their form and specifications; directing their execution and delivery; and providing for their payment.
>
> **Ayes: Balan, Beck, Garrido, Hunke, Hanlon**
> **Nays: None. Motion carried.**

VII.2. Blake Road Station Site Plan Review for Site B; Lindahl

City Planner Lindahl summarized Council Report 2022-036. Trilogy Real Estate Group requested an amendment to the Blake Road Station Planned Unit Development (PUD)site plan review for Blake Road Station Site B. Representatives from Trilogy and ESG provided a summary of the proposed Blake Road Station – Site B.

Council Member Beck questioned if there will be a TIF request for Site B. The applicant anticipated an update on grant applications for environmental mitigation this summer. Council Member Hunke questioned the road construction along the east side of Building C. The applicant shared phasing plans that included keeping the Goodwill parking lot under contract and discussions with SWLRT. Council Member Hunke requested the applicant incorporate affording housing into Building C. Brief discussion was held about the fair housing policy, sustainability and energy efficient initiatives.

Motion by Balan. **Second** by Garrido.

> **Motion** to adopt Resolution 2022-031 approving the site plan for Blake Road Station Site B (PID 19-117-21-42-0046), subject to conditions.
>
> **Ayes: Balan, Beck, Garrido, Hunke, Hanlon**
> **Nays: None. Motion carried.**

VII.3. Agreement to Enter into a Micromobility Sharing Services with Bird Rides, Inc.; Imihy Bean

Management Analyst Imihy Bean summarized Council Report 2022-033. The City Council amended the City Code to allow for the micromobility sharing operations such as bicycles, electric-assisted bicycles, and electric scooters. Following this code amendment, the City released an RFP for a pilot program for scooter and bicycle sharing which would run for one (1) season, April through November.

Discussion was held about trip charges, deployment, parking, signage, education, and user rules.

Motion by Beck. **Second** by Hunke.

Motion to Enter into a Micromobility Sharing Services License Agreement with Bird Rides, Inc. for the 2022 Season.

Ayes: Balan, Beck, Garrido, Hunke, Hanlon
Nays: None. Motion carried.

VII.4. Approval of a Contract for Design Services for a Park System Master Plan with Confluence; Imihy Bean

Management Analyst Imihy Bean summarized Council Report 2022-034. The Park Board recommended Confluence to the City Council for creation of the Park System Master Plan.

Council Member Balan questioned the decision and funding for a Parks Master Plan. Ms. Imihy Bean explained the compliance with state statute, upcoming projects, a comprehensive park system and financial management of the park development funds.

Motion by Garrido. **Second** by Balan.

Motion to approve of a contract in the amount of $130,589 for design services for a Park System Master Plan with Confluence.

Ayes: Balan, Beck, Garrido, Hunke, Hanlon
Nays: None. Motion carried.

VII.5. Resolution Authorizing Spending of American Rescue Plan Act Funds; Bishop

Finance Director Bishop summarized Council Report 2022-038. ARPA was signed into law on March 11, 2021, which included $65 billion in recovery funds for cities across the country. The City of Hopkins' allocation of the federal funds is $2,018,224.

Assistant City Manager Lenz provided more information on Equity and Work Force initiatives. She indicated that an RFP would be used to select a consultant. Council Member Beck requested measurable results with the program to gauge if the program was successful. Council Member Balan did not feel this initiative was a priority. Council Members Garrido and Hunke and Mayor Hanlon supported the initiative.

Ms. Lenz also summarized the Youth Workforce initiative. Mayor Hanlon shared additional information about meetings and conversations with representatives from Golden Valley, Minnetonka and the Hopkins School District. Council Member Hunke and Garrido supported the initiative. Council Member Balan shared concerns with ongoing costs. Council Member Beck shared concerns about the City working outside their role with a workforce program. All members were supportive of the potential grant opportunities that may arise from completing part one.

Council Member Beck is in favor of Police Department staffing. He did share concerns about the potential costs for the long term staff positions. Discussion was held about

implications to future tax levies. Mr. Bishop will be bringing the Financial Management Plan to the Council soon.

Motion by Beck. **Second** by Balan.

> **Motion** to approve Resolution 2022-028 Authorizing Spending of American Rescue Plan Act Funds.
>
> **Ayes: Balan, Beck, Garrido, Hunke, Hanlon**
> **Nays: None. Motion carried.**

Motion by Beck. **Second** by Hunke.

> **Motion** to approve Equity Plan up to $40,000 from the ARPA funds.
>
> **Ayes: Beck, Garrido, Hunke, Hanlon**
> **Nays: Balan. Motion carried.**

Motion by Beck. **Second** by Hunke.

> **Motion** to approve Youth Workforce up to $17,000 as outlined in packet.
>
> **Ayes: Balan, Beck, Garrido, Hunke, Hanlon**
> **Nays: None. Motion carried.**

ANNOUNCEMENTS

Mayor Hanlon provided the upcoming meeting schedule. Director of Planning and Development Elverum welcomed the community to Clocktower Plaza for an event on April 12 at Noon.

ADJOURNMENT

There being no further business to come before the City Council and upon a motion by Balan, second by Garrido, the meeting was unanimously adjourned at 8:56 p.m.

Respectfully Submitted,
Amy Domeier, City Clerk

ATTEST:

_____
Patrick Hanlon, Mayor

_____
Amy Domeier, City Clerk

HOPKINS CITY COUNCIL
WORK SESSION PROCEEDINGS
APRIL 12, 2022

CALL TO ORDER

Pursuant to due call and notice thereof a work session of the Hopkins City Council was held on Tuesday, April 12, 2022 at 6:30 p.m. in the Council Chambers at City Hall, 1010 1st Street South.

Mayor Hanlon called the meeting to order with Council Members Balan, Beck, Garrido and Hunke attending. Others attending included City Manager Mornson, Assistant City Manager Lenz, City Clerk Domeier, Management Analyst Imihy Bean, Director of Public Works Stanley, Finance Director Bishop and City Engineer Klingbeil.

Pavement Management Program Update and 2023 Project; Stanley

Director of Public Works Stanley provided an update on the Pavement Management Plan and reviewed the proposed 2023 street and utility project.

Discussion was held about the proposed changes to 17th Avenue with the LRT project and potential traffic impacts. Additional discussion was held regarding issuing debt, TIF decertification, and utility improvements within projects. Mayor Hanlon requested budget information on the TIF districts and the potential tax revenue from the new projects.

Mr. Stanley requested feedback on moving forward with the 2023 street project feasibility report. City Council supported moving forward with the feasibility report and requested updated road condition ratings for the future projects and tax levy projections.

Sustainability Update; Imihy Bean

Management Analyst Imihy Bean provided an update on sustainability initiatives and accomplishments across departments.

The City Council thanked Ms. Imihy Bean for the environmental and sustainably work she has completed. Mayor Hanlon requested future a climate action plan. Ms. Imihy Bean shared upcoming initiatives, reaching the next goals and pursing grant opportunities.

Change of Meeting Start Times; Mornson

The City Council supported changing all meeting start times to 6:30 p.m. starting in June. Staff will bring a resolution to a future meeting.

ADJOURNMENT

There being no further business to come before the City Council and upon a motion by Hunke, second by Balan, the meeting was unanimously adjourned at 7:35 p.m.

Respectfully Submitted,
Amy Domeier, City Clerk

ATTEST:

_____
Patrick Hanlon, Mayor

_____
Amy Domeier, City Clerk

April 19, 2022 Council Report 2022-039

DEED ENVIRONMENTAL CLEANUP GRANT APPLICATION FOR BLAKE ROAD STATION PHASE B

Proposed Action

Staff recommends adoption of the following motion: Move to approve Resolution 2022-033 approving an application to the DEED Contamination Cleanup Grant Program for the Blake Road Station Phase B project.

Overview

The City of Hopkins granted site plan approval for Blake Road Station Phase B to TF Hopkins, LLC (Trilogy Real Estate Group) on April 5, 2022. The site is located at 8490 Excelsior Boulevard and will be developed with a mixed use building including 250 multi-family residential units and 10,000 square feet of commercial space. As part of the development of Blake Road Station Phase B, Trilogy has asked the City of Hopkins to support a grant application for environmental cleanup to the Minnesota Department of Employment and Economic Development (DEED). Environmental investigations found contamination above the Minnesota Pollution Control Agency's (MPCA) applicable standards for soil, groundwater, and soil vapor, which must be remediated before development can begin. Grant funds from this program will be used to implement the Response Action Plan that has been approved by the MPCA.

Applicants for grants from DEED must be local governmental units. Therefore, the City would act as the applicant for this grant program. All costs associated with the development of the application will be paid by Trilogy, including the local match. The estimated cleanup costs are $1,408,775 and the grant request is for $963,146. DEED requires a 25 percent local match for its contamination cleanup grants. The City approved financial assistance for the balance of the environmental cleanup costs that were not funded through grants for Phase A of the Blake Road Station development. Trilogy has not requested financial assistance for environmental remediation from the City for Phase B at this time. However, this does not preclude Trilogy from seeking financial assistance from the City for environmental remediation at a future date.

If the grant is approved, funds from DEED would be provided to the City of Hopkins on a reimbursement basis and Trilogy would be the subrecipient of the grant funds. The City would enter into a subrecipient agreement with Trilogy to ensure its compliance with the terms of the grant.

Supporting Information

- Resolution 2022-033
- Summary of Trilogy Request

Jan Youngquist, AICP
Community Development Coordinator

Financial Impact: $_____0____Budgeted: Y/N ___ Source: _____
Related Documents (CIP, ERP, etc.): _____

CITY OF HOPKINS
HENNEPIN COUNTY, MINNESOTA

RESOLUTION 2022-033

RESOLUTION AUTHORIZING APPLICATION TO THE DEED CONTAMINATION CLEANUP GRANT PROGRAM FOR THE BLAKE ROAD STATION PHASE B PROJECT

WHEREAS the City of Hopkins has identified a contamination cleanup project within the City located at 8490 Excelsior Boulevard to be developed as Blake Road Station Phase B by TF Hopkins, LLC (Trilogy Real Estate Group) that meets the purposes and criteria of this program; and

WHEREAS the City of Hopkins is located within the seven county metropolitan area defined in section 473.121, subdivision 2, is a participant in the Livable Communities Act's Local Housing Incentives Account Program under section 473.254, and

WHEREAS the City has not violated any Federal, State or local laws pertaining to fraud, bribery, graft, kickbacks, collusion, conflict of interest or other unlawful or corrupt practice; and

WHEREAS the City has the legal authority to apply for financial assistance and the institutional, managerial and financial capability to ensure adequate project and grant administration; and

WHEREAS the sources and amounts of the local match identified in the Department of Employment and Economic Development application are committed to the project identified; and

WHEREAS the City certifies that it will comply with all applicable laws and regulations as stated in the contract grant agreements.

THEREFORE BE IT RESOLVED that the City Council of Hopkins approves the Contamination Cleanup grant application to be submitted to the Department of Employment and Economic Development (DEED) on May 2, 2022, by the City of Hopkins for the Blake Road Station Phase B site.

BE IT FURTHER RESOLVED that the City of Hopkins acts as the legal sponsor for the project contained in the Contamination Cleanup Grant Program to be submitted on May 2, 2022 and that the City Manager is hereby authorized to apply to the Department of Employment and Economic Development for funding of this project on behalf of the City of Hopkins.

NOW, THEREFORE BE IT FINALLY RESOLVED that, upon approval of the grant application, the Mayor and the City Manager are hereby authorized to execute such agreements with the State of Minnesota as are necessary to implement the project on behalf of the City of Hopkins.

Adopted this 19th day of April, 2022.

By:

_____
Patrick Hanlon, Mayor

ATTEST:

_____

Amy Domeier, City Clerk

Braun Intertec Corporation
11001 Hampshire Avenue S
Minneapolis, MN 55438

Phone: 952.995.2000
Fax: 952.995.2020
Web: braunintertec.com

April 12, 2022

Jan Youngquist
City of Hopkins
1010 1st Street South
Hopkins, MN 55343

Re: Project Summary of Contamination Cleanup Grant Applications
Blake Road Station Apartments – Phase B
8490 Excelsior Boulevard
Hopkins, Minnesota

Dear Ms. Youngquist:

Braun Intertec Corporation is assisting Trilogy Real Estate Group with application for the spring 2022 contamination cleanup grants offered by the State of Minnesota Department of Employment and Economic Development (DEED). Application of the contamination cleanup grants is a collaboration between the developer and City.

The Blake Road Station project will serve as a welcoming gateway and anchor for the new southwest light rail transit station and will advance long-standing City goals outlined in numerous area planning documents. The high-quality redevelopment of the project site and creation of a new transit-oriented node with significant residential density will provide a catalyst for redevelopment along the City's east end. The Blake Road Station project is planned to be developed in a phased approach consisting of three phases. The second phase, Phase B is located at 8490 Excelsior Boulevard in Hopkins, Minnesota and is scheduled to commence in 2022. Current plans for Phase B of the project include demolition of the existing site building and construction of a new 404,000 square-foot, 7-story mixed-use building with approximately 250 units of residential housing and approximately 10,000 square feet of retail spaces on the street level. The proposed development includes one level of below grade parking.

Phase B of the project is currently occupied with a strip mall with various commercial tenants including an auto parts store, restaurants, a grocer, and a laundromat. Historical uses of the Site include a filling station and laundry mat.

Recent environmental investigation work identified contamination at levels above the Minnesota Pollution Control Agency's (MPCA's) applicable soil, groundwater and soil vapor standards. Site soil is impacted by petroleum and non-petroleum contaminants. Groundwater, which is located approximately 15 to 19 below ground surface, is contaminated by petroleum and chlorinated volatile organic compounds (CVOCs), specifically trichloroethene (TCE). Soil vapor beneath the existing building is contaminated with TCE and tetrachloroethylene (PCE) above residential standards. Braun Intertec prepared a Response Action Plan (RAP) that outlines the planned activities designed to remediate the contamination at the site and mitigate risks to human health and the environment caused by the identified impacts. The RAP was recently approved by the MPCA.

A summary of the costs associated with environmental investigation and planned response actions is provided in the attached table. This table presen ts the current cost allocation for DEED and includes

developer funds that are required to meet the DEED match requirement. If the grant application is successful, a majority of the environmental cleanup costs will be paid by DEED. Funds not provided through grants will be paid for by the developer.

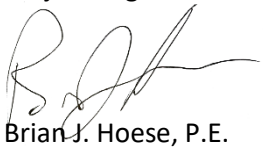
If you have any questions regarding this letter, please feel free to contact Brian Hoese at 612.940.3270 or bhoese@braunintertec.com and Travis Pennings at 612.910.7620 or tpennings@braunintertec.com.

Sincerely,

BRAUN INTERTEC CORPORATION



Travis B. Pennings, P.E.
Project Engineer



Brian J. Hoese, P.E.
Group Manger, Senior Engineer

Enclosure:
Estimated Contamination Cleanup Budget

Estimated Contamination Cleanup Budget
Blake Road Station Phase B
Hopkins, Minnesota
April 12, 2022

Item	Activity	Units	Estimated Quantity	Unit Cost	Cost Estimate	% Complete	Funding Allocation Request		
							DEED	Match	Total
A. Pre-Development Environmental Work									
1	Response Action Plan (RAP) Preparation				$ 6,000	100%	4,500	1,500	6,000
2	Test Trenching for Supplemental Soil Charaterization		Estimate		$ 11,100	75%	8,325	2,775	11,100
3	Regulated Materials Survey - Pre-Demolition/Destructive		Estimate		$ 3,550	0%	2,663	888	3,550
4	Pre-Construction MPCA Brownfield Program Review and Liability Assurances		Estimate		$ 2,000	0%	1,500	500	2,000
	Subtotal - Pre-Development Environmental Work				***22,650***		**$ 16,988**	**$ 5,663**	**$ 22,650**
							75%	25%	
B. RAP Implementation Activities									
1	*Soil Remediation During Construction:*								
	- Contaminated Soil Excavation and Segregation per MPCA-approved RAP	Tons	5,250	$4.00	$21,000	0%	15,750	5,250	21,000
	- Contaminated Soil - Transport to disposal facility	Tons	5,250	$13.00	$68,250	0%	51,188	17,063	68,250
	- Contaminated Soil - Cost to Dispose at Industrial Landfill	Tons	5,250	$20.00	$105,000	0%	78,750	26,250	105,000
2	RAP Implementation Environmental Monitoring, Testing and Documentation Reporting, vap		Estimate		$88,000	0%	66,000	22,000	88,000
3	Active Vapor Mitigation System	Sq. Ft.	85,392	$4.00	$341,568	0%	256,176	85,392	341,568
4	Utility Corridor Vapor Controls	Sq. Ft.	5,000	$2.00	$10,000	0%	7,500	2,500	10,000
5	Abatement - Asbestos		Estimate		$107,860	0%		107,860	107,860
	Abatement - Regulated Materials		Estimate		$8,500	0%		8,500	8,500
6	Abatement - Professional Services (Specifications Development)		Estimate		$1,750	0%		1,750	1,750
	Abatement - Professional Services (Air Monitoring)	Day	4	$1,375	$5,500	0%		5,500	5,500
	Abatement - Professional Services (Reporting)		Estimate		$950	0%		950	950
7	Demolition (Cost is full demolition, soil impacts are assumend below ~50% of building)		Estimate		$360,000	0%	270,000	90,000	360,000
8	Stormwater System per MPCA prohibition of an infiltration type system		Estimate		$262,727	0%	197,045	65,682	262,727
9	MPCA Voluntary Program Charges for Technical Approvals and Liability Assurances		Estimate		$5,000	0%	3,750	1,250	5,000
	Subtotal - RAP Implementation Activities				***$ 1,386,105***		**$ 946,159**	**$ 439,946**	**$1,386,105**
	Total Environmental Costs				**$ 1,408,755**		**$ 963,146**	**$ 445,609**	**$1,408,755**

April 19, 2022 Council Report 2022-040

SUPPORT FOR MCWD APPLICATION TO THE HENNEPIN COUNTY ENVIRONMENTAL RESPONSE FUND PROGRAM FOR 325 BLAKE ROAD

Proposed Action

Staff recommends adoption of the following motion: Move to approve Resolution 2022-034 supporting Minnehaha Creek Watershed District's application for a Hennepin County Environmental Response Fund Grant for 325 Blake Road.

Overview

The City of Hopkins and Minnehaha Creek Watershed District (MCWD) have been working together for several years to plan for the redevelopment of the MCWD-owned site at 325 Blake Road, with a vision to integrate a restored Minnehaha Creek with a transit oriented mixed-use development.

As the former site of a cold storage industrial building, there were environmental issues associated with the property. The City was successful in securing a Tax Base Revitalization Account grant from the Metropolitan Council on behalf of MCWD in 2018, which assisted with costs for environmental remediation work associated with demolition of the cold storage building.

The City and MCWD entered into a cooperative agreement in 2020 to guide planning, improvements, and redevelopment of the site and selected Alatus, LLC as the master developer in 2021. The three parties subsequently entered into a predevelopment agreement to provide for further coordination between the planned development and treatment of stormwater on the site.

In December 2021, the City approved a Rezoning and Planned Unit Development to facilitate Alatus' plans to redevelop the property into an 833-unit mixed use, commercial and residential transit oriented development.

MCWD has indicated that there are known or suspected areas with minimal soil contamination on the site which are located near the planned stormwater pond, restaurant pads, and a residential building that may need to be remediated. MCWD plans to apply for an Environmental Response Fund grant from Hennepin County to implement the Response Action Plan Addendum for the site which has been submitted to the Minnesota Pollution Control Agency for approval. Hennepin County requires a letter of support from the local municipality where the project is located as part of the grant application.

Supporting Information

- Resolution 2022-034



Jan Youngquist, AICP Community Development Coordinator

Financial Impact: $_____0____Budgeted: Y/N ___ Source: _____
Related Documents (CIP, ERP, etc.): _____

CITY OF HOPKINS
HENNEPIN COUNTY, MINNESOTA

RESOLUTION 2022-034

RESOLUTION SUPPORTING MINNEHAHA CREEK WATERSHED DISTRICT'S APPLICATION FOR A HENNEPIN COUNTY ENVIRONMENTAL RESPONSE FUND GRANT FOR 325 BLAKE ROAD

WHEREAS the City of Hopkins and Minnehaha Creek Watershed District (MCWD) have been jointly planning for the redevelopment of 325 Blake Road and identified the potential to integrate a restored Minnehaha Creek with a transit oriented mixed-use development near the future Blake Road LRT Station of the METRO Green Line Extension; and

WHEREAS the MCWD purchased the 16.84 acre site at 325 Blake Road in 2011; and

WHEREAS the City was successful in securing a Tax Base Revitalization Account grant in 2018 on behalf of MCWD for environmental remediation work associated with the demolition with the former cold storage building on the site; and

WHEREAS the City and MCWD entered into a cooperative agreement in 2020 to guide the coordinated planning, improvements and redevelopment of the site; and

WHEREAS the City and MCWD unanimously approved Alatus, LLC as the master developer for the site and the three parties entered into a preliminary development agreement in 2021 to provide for further coordination between the planned development and treatment of stormwater on the site; and

WHEREAS the City approved a Rezoning and Planned Unit Development in 2021 to facilitate Alatus' plans to redevelop the property into an 833-unit mixed use, commercial and residential transit oriented development; and

WHEREAS there are known or suspected areas with minimal soil contamination on the site which are located near the planned stormwater pond, restaurant pads, and one residential building that may need to be remediated.

THEREFORE BE IT RESOLVED that the City of Hopkins supports Minnehaha Creek Watershed District's application for an Environmental Response Fund grant that is being submitted to Hennepin County on May 2, 2022 for the 325 Blake Road project.

Adopted this 19th day of April, 2022.

By:_____

Patrick Hanlon, Mayor

ATTEST:

_____

Amy Domeier, City Clerk

April 19, 2022 Council Report 2021-042

Extension of On-Sale Liquor License for Pizza Luce VI, Inc. DBA Pizza Luce VI

Proposed Action

Staff recommends adoption of the following motion: Approve Extension of On-Sale Liquor License for Pizza Luce VI, Inc. DBA Pizza Luce VI to allow the sale of alcohol in a fenced-in area on May 7 and June 4, 2022.

Overview

Pizza Luce has requested an extension of their on-sale liquor license to include the sale of alcohol in a fenced in area within their parking lot. The extension is only valid for the following events, dates and times:

- Saturday, May 7 from Noon to closing for the Gran Fondo bike event
- Saturday, June 4 from 8 a.m. to 5 p.m. (the event starts at 7:30 a.m. State Statute does not allow for liquor sales to commence until 8 a.m.)

Primary Issues to Consider

- This premise extension is only valid on May 7 and June 4. Pizza Luce is responsible for the service of alcohol in their parking lot and ensuring all those consuming of alcoholic beverages are 21 years old.
- Pizza Luce will need to submit a Certificate of Insurance that includes the liquor sales in their parking lot for both dates.

Supporting Documents

- None.

Amy Domeier, City Clerk

Financial Impact: $_____Budgeted: Y/N ____ Source: _____
Related Documents (CIP, ERP, etc.): _____
Notes: _____

April 19, 2022 City Council Report 2022-041

Blake Road Station Planned Unit Development (PUD) Amendment for Site B

Proposed Action: Staff recommends the City Council adopt the following motion:

- Move to adopt Resolution 2022-030 approving an amendment to the Blake Road Station Planned Unit Development (PUD) Agreement incorporating Site B (PID 19-117-21-42-0046), subject to conditions.

Overview

The applicant, Bryan Farquhar of TF Hopkins, LLC (Trilogy Real Estate Group), requests an amendment to the Blake Road Station Planned Unit Development (PUD) to include Site B. The site plan for Site B was approved during the April 5, 2022 meeting conditioned on future approval of an associated PUD amendment to incorporate Site B into the original PUD. Staff has worked with the applicant and the City Attorney to draft the attached PUD amendment to reflect the terms and conditions of the site plan for Site B and recommends approval.

Primary Issues to Consider

- Background
- Planned Unit Development
- Alternatives

Supporting Documents

- Site Location Map
- Applicant's Narrative
- Resolution 2022-030
- Blake Road Station – First Amendment to the PUD Agreement
- Plans and Building Elevations

_____

Jason Lindahl, City Planner

Financial Impact: $ N/A Budgeted: ____ Y/N ____ Source: _____
Related Documents (CIP, ERP, etc.): _____
Notes:

BACKGROUND

The Blake Road Station PUD and Site Plan for Site A were approved in August 2021. The PUD included a master plan which mapped out three phases of development (Site A, B and C). The site plan for Site A was approved in conjunction with the original PUD and is currently under construction. As mentioned above, the site plan for Site B was approved by the City Council during the April 5, 2022 meeting subject to approval of the associated PUD amendment currently before the City Council. Should the City Council approve the PUD amendment, the applicant plans to begin construction of Site B this summer. Construction of Site C is subject to lease terms with the current Goodwill tenant but anticipated for some time after 2026. Future development of Site C will require separate site plan and PUD amendment approvals prior to construction.

PLANNED UNIT DEVELOPMENT AMENDMENT

The applicant received approval of the Blake Road Station PUD and associated Master Plan in August of 2021. The PUD establishes the Mixed Use zoning district and its development regulations as the base zone and standards for review. Overall, the original PUD entitled lot configuration, access and private road configuration, and building height for all 3 sites as well as various deviations specific to Site A.

Review of Site B requires separate site plan review approval based on the entitlements established in the PUD Master Plan noted above and the specific zoning standards of the Mixed Use district. Deviations from the Mixed Use standards, other than those noted above require an amendment to the existing Blake Road Station Planned Unit Development (PUD) agreement.

As you may recall, the purpose of a PUD 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.

The requested deviations and items offered by the developer in exchange for the requested deviations for Site B are compared in the table below. These deviations were evaluated as part of the site plan review process and are incorporated into the original PUD through the attached PUD amendment.

PUD Comparison for Blake Road Station Site B	
Requested Deviations	**Items Offered to Support the PUD**
Building Height	Transit Supportive Density
Floor to Area Ratio	Linear Park
Setbacks on all 4 Sides of the Building	20 EV Charging Stations
Parking Stall Dimensions	Additional Landscaping
Exterior Building Materials	
Transparency & Fenestration	
Façade Articulation	

It should also be noted that the applicant's narrative for the original PUD states their intent to

subdivide these properties as part of future development of Site C. Because this project is along a county road, both the City of Hopkins and Hennepin County will have plat review authority. With any subdivision, the City has the ability to collect park dedication in the form of land or a fee-in-lieu. The original PUD established the park dedication rates in place in 2021 which were $3,000 per unit for multiple family residential and five (5) percent of the fair market value of the commercial land as estimated by the county assessor.

ALTERNATIVES

1. Vote to approve an amendment to the Blake Road Station Planned Unit Development Agreement to incorporate Site B. By voting to approve, the amendment to the Blake Road Station Planned Unit Development Agreement incorporating Site B will be approved.

2. Vote to deny an amendment to the Blake Road Station Planned Unit Development Agreement to incorporate Site B. By voting to deny, the PUD amendment will be denied. 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 for Blake Road Station



Blake Road Station – Phase B
Project Narrative – Formal Review
2022-02-18 Submission (03-17-22 Update)

PROJECT OVERVIEW

The Blake Road Station project is the redevelopment of 7.4 acres of land located at the intersection of Excelsior Boulevard and Blake Road South in Hopkins, MN. Trilogy Real Estate Group has been working with the City of Hopkins to develop the site in a three-phase, multi-modal transit-oriented development adjacent to the Blake Road Southwest LRT Station. The project received PUD and Phase A site plan approval in August of 2021, allowing for construction to begin on the first building in December of 2021. The second phase, which is the subject of the current site plan approval request, is situated on the corner of Excelsior and Blake Rd and will serve as a welcoming gateway to the project and City of Hopkins. When the third phase is completed, the development will be an anchor for the new transit station and will advance long-standing City goals outlined in numerous area planning documents, including the *East Hopkins Land Use & Market Study* (2003), *Blake Road Corridor Small Area Plan* (2009), *Blake Road Corridor Study* (2015) and the *Blake Road LRT Station Area Development Guidelines* (2015), as discussed in more detail in the latter part of this narrative.

As early as 2003, the *East Hopkins Land Use & Market Study* confirmed that redevelopment within the City's east end along Excelsior Boulevard and Blake Road would require a significant catalyst to help overcome certain existing barriers and obstacles to market delivery of such redevelopment. The applicant believes that the high-quality redevelopment of the project site and creation of a new transit-oriented node with significant residential density will provide such a catalyst. Each phase will build upon the improvements of the previous phase and will ultimately result in an increasingly connected, pedestrian friendly, and transit-focused community. The project will add to the mix of housing choices for area residents, providing a new opportunity to live immediately adjacent to the light rail transit station.

STREETSCAPE AND PUBLIC REALM

The development team has approached this site as a unique opportunity to complement the transformative power of the Southwest LRT line. Each phase of the Blake Road Station project defines and beautifies the streetscape while complementing the crucial transit functions in and around the site. Currently, two of the three parcels on the site are comprised of older, stressed pavement with ill-defined access and a plethora of surface parking stalls. The Planned Unit Development that was previously entitled will transform the site and emphasizes a neighborhood scale of connected streets, with traffic calming measures and pedestrian features that will significantly improve the aesthetic of the gateway to the City of Hopkins.

This is the second of three parts of the projects vision that includes extensive pedestrian improvements for the area including sidewalk connections through the site with boulevards and a rhythm of deciduous street trees will provide a human-scale canopy year-round. The trees' summer shade reduces the heat island effect, creating a comfortable microclimate when needed most. Both the trees and parallel parking zones will help to create visible friction that will successfully reduce driving speeds to provide a safer environment for people, bikers, and drivers. The pedestrian zone along Excelsior Boulevard and Blake Road expands to a width suitable for public street amenities including benches, bike racks, street lighting and planting beds.

Phase B of the development will begin to define a new north-south street that divides the sites in two

and will connect to the SWLRT station. This phase creates the spine between the first phase from which stems entries, active uses, and a newly created linear pocket park. Adjacent to the future use parcel that sits immediately to the north of this phase of the project, the pocket park will feature seating, natural play features, landscaping, and a pedestrian walk that offers a connection from Blake Road to the interior of the development. The pedestrian connection will provide flexibility to adapt to opportunities that may develop on the future use parcel that is not currently controlled by the applicant.

BUILDING DESIGN

Blake Road Station will provide creative, mid-rise residential buildings that maximize density while emphasizing green space and public realm at the street level. The proposed style of construction for Buildings B is five levels of wood framing over two levels of concrete podium and a below-grade level of parking; similar to Building A. Trilogy envisions a community that values leisure and comfort with the ease of urban connection. The exterior building design draws on these qualities of being a transition from an urban to naturalistic landscape. The architecture offers a refined exterior material palette that reinforces this site's potential as a catalyst for beautiful design and smart growth in the Blake Station area of Hopkins. The palette, forms, colors, textures, and details create a coherent whole that is energizing and enduring.

The design of Site B builds on the design language established by Site A. Where Site A has a warm, neutral tones to evoke a feeling of rural comfort, Site B uses similar materials and massing but in a higher contrast color scheme that is dressier and more formal, better suited to its location and role as a gateway building. While the forms of Site B are simple and peacefully resolved they are meant to have more of a "signature" presence both for the development and for the city of Hopkins.

At street level, the sidewalk experience at the base of Site B is nearly identical to that of Site A. This is intentional so that the campus will have a sense of place with small differences that can be explored. The articulation in the masonry of Site B is also slightly more animated to enliven the pocket park. Site B has much more commercial square footage. The commercial sidewalk experience is metal clad. It has a clean and modern look, clearly differentiated from the residential and amenity areas at street level, while also maintaining specific historic references to a cornice and traditional façade signage. Blade signs also neatly slot into the elegant panel system used to define the retail facades. Building lighting is utilized to enhance the sidewalk experience throughout.

At the upper levels, all facades are clad with durable materials. Masonry and medium gauge metals and composite metal panels along with quality windows comprise more than eighty percent of the façade surfaces on the primary sides of the building along Blake and Excelsior. The primary sides as well as the west side of the building are articulated with separate clearly defined masses, each with its own carefully composed façade whether the function within the building is residential, parking, retail, or private amenity. The projecting masses are wrapped consistently on all three sides, expressing how the building is organized into separate groupings in a beautiful and balanced architecture while also saying something about how each of the individual homes within are configured. Fiber cement lap siding is shown in recesses in order to visually separate these areas from the main facades' more prominent architectural elements. As with Site A, the metal portions of the cladding on Site B will also have an attractive luster. Metallic luster allows the building to show its personality by dressing itself in the colors of its surroundings, most beautiful at sunrise and sunset but also softly echoing the glow of the carefully designed and manicured pedestrian realm at ground level, reflecting its current lighting configuration and its active uses.

Amenity courtyards, balconies, and terraces extend living spaces to the outdoors while improved sidewalks and connections encourage active lifestyles for residents. Ground floor retail space will enhance the streetscape experience and provide an opportunity for retailers to have an intimate connection with residents, LRT riders, and the surrounding Hopkins community. With proximity to the Cedar Lake Trail, each building will supply ample storage and access to bicycle repair facilities to encourage bicycle use for recreation as well as daily commuting.

Similar to Site A, these state-of-the-art dwelling units will support the residents' sustainable living experience by providing urban housing that incorporates energy-efficient appliances, low-flow water fixtures, low-VOC paints, building-wide recycling practices and encouraging car-free living. The buildings will be designed to incorporate assemblies that ensure high-quality acoustical performance between units (wall and floor assemblies).

DEVELOPMENT PHASING

Commencement of construction of the various phases is dependent upon market conditions and existing lease agreements. Subject to those conditions, the development team currently anticipates the following construction start dates for the various phases:

Building A: Under Construction
Building B: Summer 2022
Building C: Spring 2026 – 2031 (pending existing lease agreements)

CITY APPLICATIONS/APPROVALS

- Previous Approvals
    - Zoning Application: Requesting rezoning from B-4 (Neighborhood Commercial) and I-1 (Industrial) to Mixed Use District
    - Planned Unit Development (PUD) Submittal (for the Overall Site)
    - Site Plan Approval for Site A (Site Plan Review Application)
    - Travel Demand Management Study approved by the City of Hopkins and Hennepin County
    - Execution of a Planned Unit Development Agreement
- Site Plan Approval for Site B (Site Plan Review Application)
- The development plan may necessitate re-platting of the land in future phase C
- Approvals from the Minnehaha Creek Watershed District
- Amendment to the Planned Unit Development Agreement

PROPOSED DEVIATIONS FROM MIXED USE DISTRICT STANDARDS

Strict adherence to the Mixed-Use District standards and requirements is not required in this case to satisfy the intent of the City's planned unit development provisions and the proposed deviations from those standards will not prejudice the health, safety or welfare of the residents of the development, the surrounding area or the city as a whole. The proposed deviations from Mixed Use District standards for the Blake Road Station Site B are summarized in the following table:

Requested Deviations		
Category	Mixed-Use Standards	Proposed for Site B
Building Height	6 stories	7 stories granted with previous PUD approval
Floor Area Ratio	3.0	2.8
South Setback	15' – 25'	10'-8" to 18'-2" on Levels 1 and 2 25'-1" to 30'-8" on Levels 3 thru 7
West Setback	15' – 25'	32'-8" to 49'-10"
East Setback	15' – 25'	9'-8" to 28'-5"
North Setback	10'	5'-3" to 20'-7 on Levels 1 and 2 11'-1" to 20'-4" on Level 3 thru 7
Parking Stall Dimensions	9 ft x 20 ft	9 ft x 18 ft
Primary Exterior Building Materials	The zoning material guideline does not identify the metal panel tile as a primary or secondary material	High-quality, primary materials of brick and glazing are proposed at Levels 1 and 2 of Building B. The applicant proposes the metal tile material as an equally durable and attractive option to other primary materials.
Exterior Building Material Percentage	20% maximum for secondary materials such as fiber cement siding	East elevation – Fiber cement siding, a secondary material, covers about 24% of the east elevation. Requested deviation to allow up to 30% for secondary materials on the east elevation.
Building Transparency	60% transparency between 2 ft and 8 ft	West elevation: 30% tinted or opaque glazing and 20% recessed brick is proposed between 2 and 8 ft.*
Signage	One monument sign permitted for each multi-tenant building provided the surface area of the sign does not exceed 2 sq ft per front foot of lot. No sign shall be over 150 sq ft, 20 feet in height and have a setback in no case less than 20 ft from the property lines.	Approved as part of the PUD, a 3 ft x 6 ft monument sign at the southwest corner of Site B is proposed as a marker for Goodwill.

SUPPORT FOR PROPOSED DEVIATIONS

The applicant believes the development, as proposed with deviations from zoning code ordinances, is a high-quality proposal for the City of Hopkins and better aligns with overall Comprehensive Plan goals. To ensure a high-quality development, the applicant is proposing the following site enhancements in support of the proposed deviations:

Enhanced Pedestrian Scale Architecture

Primary building materials of brick, metal and glass are focused at the first two levels of the street-facing elevations. Other building elements such as canopies, building mounted light sconces, a trellis over the outdoor seating area and recessed balconies enhance the street presence and pedestrian experience at the ground floor. Stepping back the building at the third level along Blake and Excelsior creates a 2-story expression at focused pedestrian areas to further emphasize the human scale. Finally, the selected metal panel tile is both modern and traditional, with a shingle shape that creates a more residential scale at the upper-level elevations.

Site signage will be constructed with materials that match the architectural style and materials of the building. The base of the primary monument sign for the development will be surrounded by landscaped planting beds and enhanced with seating opportunities. The development team is open to working out a solution for public art at this intersection.

Active Uses and Building Transparency

With effectively three front yards on Site B, the pedestrian scale design and site programming ensures articulation and interest on all sides, rounding out the 360-degree architecture of the building design. Active uses line the public street frontages with multiple retail spaces lining Blake Road and anchoring the southeast building corner. Shared building amenity spaces for residents will front Excelsior Boulevard with the primary residential entrance at the intersection of Excelsior and the new north-south internal road. Building accent lighting will enhance the building architecture throughout the site.

The elevations along Blake Road and Excelsior Boulevard will meet or exceed the city ordinance minimum requirement of 60% transparency for front street-facing façades (between 2 ft and 8 ft).

Where 60% transparency is not provided along the western elevation facing the private internal road, windows are provided into the parking garage and the wall is comprised primarily of brick. The wall acts as a backdrop for the public linear park and will be planted with trees and vines that will provide another layer of visual interest for passersby that varies with the seasons. The western façade will incorporate recessed detailing along with the glass, accounting for a total of 50% of the elevation (30% glazing and 20% recessed brick) The western drive is a private road created by the development team, so it is unclear if a deviation should be required for this frontage, as this isn't a city street.

The north elevation will receive a similar treatment to the West with the addition of wrapping the retail detailing around the corner. Then elevating the visual interest and aesthetic with a balanced mix of glazing, brick accents and illuminated façade. There is no glazing or transparency requirement as it does not face the street or a public right-of-way, but ±20% tinted/opaque glazing is provided in addition to ±22% façade detailing with a recessed brick accent.

Site Access Improvements

The master plan for the new development aligns directly with goals from Station Area Planning documents. A new network of publicly accessible streets divides the site into pedestrian-scaled, walkable quadrants and connect the surrounding context to the SWLRT station. The new north-south street becomes the crucial spine from which stems primary building entries, active uses, and a public linear park. The east-west street further breaks down an otherwise super block, improving circulation and creating a tree-lined street with parallel parking and walk-up townhome units.

As described under the 'Streetscape and Public Realm' section, the project vision includes extensive pedestrian improvements for the area, including sidewalk connections through the site that do not exist today. Both the trees and parallel parking zones will help to create visible friction that will successfully reduce driving speeds to provide a safer environment for people, bikers, and drivers. The pedestrian zone along Excelsior Boulevard (ranges from 28' to 34 ft) and Blake Road (ranges from 17'-6" to 34 ft) expands to a width that supports public street amenities including benches, bike racks, street lighting and planting beds.

The deviations for building setbacks are a result of the unique property configurations at this site, and the proposed setbacks provide comfortable buffer zones between street right-of-way and the building edges. The proposed setbacks offer a balance of enough distance to create green zones without compromising the more urban goals of transit-oriented development. This balance of ample though not excessive setbacks prioritizes pedestrians and human activity in and around the site.

Along the northern edge of the site, a sidewalk is proposed within the rear yard. While this is not along a frontage road and therefore not required, Trilogy believes this added pedestrian pathway through the site will be a great amenity for the adjacent community. Providing this east-west connection will allow those walking along Blake Road or coming from the LRT station to access the interior of the site and the pocket park without having to walk up to Excelsior Blvd to do so. The sidewalk will be well lit with building mounted and bollard lighting. Native plantings will line the majority of the pathway, and decorative screening and a wood fence will provide visual interest along the way.

Exceeding Stormwater Standards

The applicant is exceeding the Minnehaha Creek Watershed District and City of Hopkins' minimum standards for stormwater treatment. Runoff from this Site will be conveyed to the future 325 Blake Road regional stormwater treatment facilities via the Powell Road diversion. However, the new landscape areas, underground pipe retention systems and Jellyfish treatment structures proposed on-site will not only provide rate control but will treat the first 2-inches of rainfall from the impervious area. This is a substantial improvement from the site condition today as the site is primarily impervious surface and stormwater runs off without any treatment or attenuation.

In summary, the new landscaping will help with stormwater abstraction and the underground treatment system will retain and treat stormwater in excess of MCWD and City standards. The proposed on-site stormwater management system exceeds MCWD/City standards by providing filtration treatment above the required 2" rainfall event. The detention systems (BMP 2A and BMP 2C) have the volume capacity to treat up to a 2.55" rainfall event. The proposed Jellyfish Filter systems (BMP 2B and BMP 2D) have the capacity to treat a flow rate of 1.30 CFS and 0.85 CFS, respectively. The corresponding modelled flow rates are 1.24 CFS and 0.72 CFS, which are within the filtration system treatment capacities. MCWD also requires 70% TSS removal, whereas BMPs 2B and 2D have an 80% removal efficiency. With 88% of Site capture, the filtration system provides 71% TSS removal.

MCWD requires proposed runoff rates to be equal to or less than the existing condition. Total proposed site runoff rates are reduced by approximately 26-66% from the existing condition, depending on the rainfall event.

The majority of the new/reconstructed site area will be dedicated to roof drainage, which is assumed cleaner than pavement runoff. This will further reduce pollutant loadings discharged from the site. The landscaped area within the study area is almost doubled from the existing conditions as well. Due to contaminated groundwater conditions, this additional landscape area has not been included in the model for viable infiltration to be conservative, but the new landscape areas will certainly provide additional volume reduction in reality.

Enhanced Landscaping

The deviations in setbacks offer yards that are both deep enough for landscaping and green space and reasonable for creating a "street wall" for the pedestrian experience. The deviations also help to implement a comprehensive plan goal of creating a 'positive relationship to the street' by proposing appropriate setbacks for the residential density guided by the 2040 Comprehensive Plan (75-150 units per acre within ¼ mile of an LRT station platform).

As previously mentioned under 'Streetscape and Public Realm,' the master plan includes generous planted zones (6 ft to 12 ft wide) and a rhythm of deciduous street trees that will provide a human-scale canopy year-round. The trees' summer shade reduces the heat island effect, creating a comfortable microclimate when needed most.

A linear public park is proposed on the western edge of Building B. The pocket park offers opportunities for a quick hangout spot or a chance for larger community gatherings to occur. A central plaza space of crushed stone, column lights, artful concrete 'asterisk' blocks and moveable café tables/chairs provide flexible seating arrangements. A mini stage for small performances is proposed along with some nature play balance sculptural elements. Additional gabion wall seating is provided along the edges. A spot for a food truck offers potential food options. Native landscape plantings and trees contributes to a more natural backdrop.

The streetscape will be greatly improved with new planning beds along Excelsior and Blake Road. Raised curb planting beds will be similar to Phase A and provide a visual continuity along Excelsior. New trees and plantings will help extend the existing Blake Road streetscape. Building edges are enhanced by green and planted yards with an array of site-appropriate species. This variety adds a visually interesting green environment and is a significant improvement from existing conditions today.

Calculating the minimum landscape value based on the current project budget for Site B and per the City's landscape code requirements (section 102-375 Landscaping), the minimum landscape value is approximately$103,000, with at least 25% allocated to pedestrian improvements. The estimated Landscape and Pedestrian/Streetscapes value for Site B will exceed the minimum landscape value requirement.

We estimate that Site B will provide the following:

- Trees: $33,000
- Shrubs: $25,000
- Grasses: $12,000

- Sod: $6,000
- Planting Soil: $25,000
- Edger/Mulch: $22,000
- Irrigation: $40,000
- Fencing/screening: $25,000

Excelsior & Blake Boulevards

- Curb islands: $32,000
- Pavers: $26,000
- Site Furniture: $15,000
- Lighting: $25,000

TOTAL ESTIMATED LANDSCAPE VALUE PROVIDED $286,000

Specifics for Site B's landscaping plan and plant species can be found within the application materials.

Proposed Pet Exercise Area (Dog Park) & Relief Areas

The importance of providing a formal exercise area for pets, specifically dogs, has been acknowledged by including a dog park along the west side of the future Site C building. The dog park will be fenced and includes small-scale lighting, seating and receptacles for proper disposal of animal waste.

A dog relief area will be provided for use by residents along the west side of Building B.

Bike Amenities

With immediate access to the Cedar Lake Trail, ample bike amenities will promote the use of multiple modes of transportation for residents and patrons to the site. The city standard for bike parking is one long term stall per 2 units and one short term per 20 units (138 total bike racks). Building B will accommodate over 150 bike racks for resident storage within the building. The Mixed Use district bicycle parking requirements are 0.5 long-term spaces per employee and 0.5 spaces per 1,000 square feet of net building area or 5 spaces. Public bike racks (20 capacity) are located within the right-of-way adjacent to the primary Building B entrance as well as adjacent to the retail uses along Blake Road. A bike wash area with automatic shut off timer will be available in the P1 parking level. The development team is open to providing space on site to accommodate city micro mobility solutions in the future.

Sustainable Design

The project is enrolled in the Xcel Energy Design Assist (EDA) program to evaluate and prioritize strategies in order to maximize energy efficiency. See separate attachment for a comprehensive summary of the energy saving and sustainable design features of the project.

Support of Comprehensive Plan Goals

The project supports and further advances a number of goals outlined in the City's 2030 Comprehensive Plan and draft 2040 Cultivate Hopkins Plan. See summary of these goals below within the PUD statement section.

PLANNED UNIT DEVELOPMENT STATEMENT

Per Hopkins, Minnesota, Code of Ordinances, Part III – Land Development, Chapter 102 – Planning and Zoning, Article XX. – Planned Unit Development, Sec. 102-680, (e), (6), the applicant is responding to the following:

- A written statement generally describing the proposed PUD and the market which it is intended to serve and its demand showing its relationship to the city's comprehensive plan and how the proposed PUD is to be designed, arranged and operated in order to permit the development and use of neighboring property in accordance with the applicable regulations of the city.

Market

The proposed Planned Unit Development is intended to serve the growing population of Hopkins and provide dwelling units within one quarter of a mile of the future Blake Road Southwest LRT Station. It is anticipated with the proposed future LRT station that this site will be a regional draw for apartment-dwellers.

Trilogy will deliver an incredibly important development node along Blake Road, as envisioned in numerous planning documents, including the East Hopkins Land Use & Market Study, Blake Road Corridor Study and the Blake Road LRT Station Area Development Guidelines. This project will be an anchor for the LRT station and act as a catalyst for future development in the area. Many of the development recommendations outlined in the station area development guidelines are being realized within the proposed project. Here are just a few of the stated goals that will be supported by the project's site and building design:

Site Design:

- Create a connected, walkable, mixed-use, sustainable neighborhood, with a pedestrian-oriented and human-scale streetscape
- Improve safety and security with strategies such as greater security presence, improved lighting, and other practices such as CPTED (Community Policing Through Environmental Design)
- Pursue transit-oriented design that enhances multi-modal access, and provide for bicycle accommodations (racks, lockers, etc.) for businesses and residents.
- Add green space to soften the built environment that would allow for outdoor use year-round.
- Utilize landscaping and streetscape amenities to create stronger pedestrian district.
- Limit surface parking with new development encourage underground or structured parking

Neighborhood Diversity:

- Provide for a range of housing types and price points to meet the needs of people in all stages of life, with the design flexibility to accommodate changing lifestyle needs
- Utilize universal design principles that can respond to changing demographic needs and anticipate in innovative ways to address the dynamic and changing needs of residents
- Strengthen the vitality of the area through increased density and mixed commercial and residential uses
- Promote high-quality design
- Enhance a sustainable neighborhood by promoting energy efficiency and renewable energy
- Create opportunities to live, work, learn, play – the spectrum of elements for a healthy community

Sustainable Design:

- Improve water and environmental quality
- Incorporate sustainable development practices into new construction projects

Neighborhood vitality and livability:

- Multi-family housing amenities such as guest suites, work-from-home opportunities, and shared space for larger gatherings
- Medium to high density residential, to preserve green space and enhance street-level amenities
- Locally owned businesses and increased opportunities for residents of all ages to live and work in the area
- The potential for commercial uses that enhance rather than compete with downtown Hopkins Mainstreet vitality
- Creative ways to support small cultural businesses that serve the community
- Convenience services (e.g. pet maintenance areas, bike repair, etc.), especially near the transit station
- Flexible space that can adapt as needs change
- Welcome developers and businesses that operate with equity principles of hiring and wages

Comprehensive Plan

The 2040 Comprehensive Plan Update – Cultivate Hopkins – guides this property as Activity Center. Activity Centers surround and support the planned Blake Road and Shady Oak light rail stations along the Southwest LRT Green Line Extension. These areas will include moderate density to high-density mixed-use development designed to complement and enhance the existing development pattern in these areas and support the public investment in transit. The Activity Center areas are expected to experience significant reinvestment and redevelopment to absorb a substantial portion of the city's anticipated future growth.

Development in the Activity Center areas is expected to be medium to larger scale neighborhood and regional uses with an approximate mix of 75% residential and 25% commercial. Densities in these areas will typically range from 20-60 units per acre, with 75-150 units per acre within ¼ mile of an LRT station platform.

The proposed project illustrates a residential density that is consistent with the Activity Center guidance, but it falls short of the 2040 guidance for commercial space percentage. Site A will provide 2,000 sq ft of retail space along Excelsior Boulevard and Site B will provide 10,000 sq ft of retail space fronting Blake Road. Trilogy is responding to current market conditions that are more immediate than a comprehensive plan's land use guidance. The Retail Component Evaluation performed concluded that retail in this development is high-risk. The applicant is attempting to work with the City of Hopkins to address the retail desire, but also needs to be vigilant and not over supply the site. There are negative ramifications to continually vacant retail space. The applicant believes strongly that multi-family residential is highest and best use for this location. The constraints of the site are prohibitive to adding traditional retail space to the development.

The Applicant is responding to the 2040 comprehensive plan with an overall development project that supports the following stated goals:

- Encourage transit-oriented development (development that emphasizes pedestrian and bicycle connectivity and a broader mix of uses at densities that support transit) in areas with high quality transit service, especially within a quarter mile of light rail stations or high-frequency bus

routes.

- Plan for appropriate amenities, high-quality design, pedestrian and bicycle facilities, and open space in high growth areas, particularly in the Neighborhood Center, Activity Center, and Downtown Center future land use categories or other areas in close proximity to transit.
- Encourage the transition of selected auto-oriented areas into Activity Centers, as defined and designated in the comprehensive plan.
- Improve pedestrian and bicycle access throughout the community, particularly in the Centers future land use categories as defined and designated in the comprehensive plan or other areas in close proximity to transit.
- Engage the community to explore how to increase the mix of housing types near transit corridors, parks, and the Centers future land use categories as defined and designated in the comprehensive plan.
- Encourage all new projects to have a positive relationship to the street by orienting main entrances to the front of the property, connecting the front door to the sidewalk, and reducing parking between the building and the street as much as possible.

Designed, Arranged, Operated

This project will not impede improvement of surrounding properties, and the PUD is designed and arranged to permit the orderly development and use of neighboring property in accordance with the applicable regulations of the City. The organization of the parcels within this development is specifically intended to create a walkable, transit-oriented community. The height and associated density of the project will provide housing to help meet City goals for increasing housing options in Hopkins along transit corridors. The proposed residential and retail uses are compatible with and will enhance the existing character of the area. High-density, mixed-use redevelopment of this site is consistent with City goals and, by being responsive to the land use policies for this area, the project will promote the orderly development of the Blake Road Corridor.

The contemporary, high-quality building design will be an attractive addition to this important intersection at Blake Road and Excelsior Boulevard, and the mix of uses will improve and activate the pedestrian realm. The proposed development will not be detrimental to or endanger the public health, safety, comfort or general welfare, and approving the PUD will allow a transit-oriented, mixed-use development that is consistent with the goals of City's comprehensive plan. Infill development on the underutilized site will have a positive effect on the health, safety and vitality of the area. The new construction will comply with all building and site development codes.

CITY OF HOPKINS
Hennepin County, Minnesota

RESOLUTION 2022-030

A RESOLUTION APPROVING THE FIRST AMENDMENT TO THE BLAKE ROAD STATION PLANNED UNIT DEVELOMENT AGREEMENT TO INCORPORATE SITE B (19-117-21-42-0046), SUBJECT TO CONDITIONS

WHEREAS, the applicant, Bryan Farquhar of TF Hopkins, LLC (Trilogy Real Estate Group), initiated an application for an amendment to the Blake Road Station PUD agreement to incorporate Site B into the original PUD agreement; and

WHEREAS, the subject property is legally described as Lot 3, Hopkins Commerce Addition with PID 19-117-21-42-0046; and

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

1. That the above stated application was initiated by the applicant on February 18, 2022; 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 March 22, 2022: 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 the March 22, 2022 meeting and recommended approval by the City Council, subject to conditions; and

5. That the Hopkins City Council reviewed this item during the April 19, 2022 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 reports dated April 5, 2022 and April 19, 2022; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hopkins hereby approves the First Amendment to the Blake Road Station Planned Unit Development (PUD) Agreement and authorizes the Mayor and City Manager to enter into this agreement, subject to the conditions listed below.

1. Execution of an amendment to the Blake Road Station Planned Unit Development (PUD) Agreement in a form acceptable to the City Attorney.

2. Approval of the associated Site Plan for Blake Road Station Site B and compliance with all associated conditions.

Adopted by the City Council of the City of Hopkins this 19th day of April, 2022.

By:_____
Patrick Hanlon, Mayor

ATTEST:

_____
Amy Domeier, City Clerk

BLAKE ROAD STATION
FIRST AMENDMENT TO PLANNED UNIT DEVELOPMENT AGREEMENT

THIS FIRST AMENDMENT TO PLANNED UNIT DEVELOPMENT AGREEMENT (the "First Amendment") is made this ___ day of _____, 2022, by and between the CITY OF HOPKINS, a Minnesota municipal corporation, (the "City"), and TF Hopkins, LLC, a Delaware limited liability company (the "Developer").

WHEREAS, on October 5, 2021, the City and the Developer entered into that certain planned unit development agreement, which was filed with the Office of the Registrar of Titles for Hennepin County, Minnesota on December 1, 2021 as Document Number 5901954 (the "Agreement"); and

WHEREAS, the Agreement contains various terms and conditions under which the Developer is to develop certain real property legally described therein (the "Property"); and

WHEREAS, the Agreement generally only covers the first phase of the underlying multi-phase development and contemplates future amendments to accommodate subsequent phases; and

WHEREAS, the Developer recently received conditional approval from the City for the site plan associated with the second phase, and so the parties desire to amend the Agreement in order to facilitate said second phase.

NOW, THEREFORE, in consideration of the covenants and the mutual obligations contained herein, the City and the Developer hereby covenant and agree to amend and supplement the Agreement as follows:

Section I. Recitals D, E, and G of the Agreement are hereby amended by adding the double-underlined language as follows:

> D. To accommodate the first phase of the Development, the City conditionally approved a planned unit development site plan for Lot 2, Block 1, Hopkins Commerce Center Addition, PID 19-117-21-42-0045 (the "Site Plan") per Resolution 2021-043 (the "Site Plan Resolution"), adopted by the City Council on August 2, 2021, which is incorporated into this Agreement as if fully set forth herein. Said first phase includes a seven-story multi-use

facility containing approximately 220 apartment units and approximately 2,100 square feet of commercial space. To accommodate the second phase of the Development, the City conditionally approved a planned unit development site plan for Lot 3, Block 1, Hopkins Commerce Center Addition, PID 19-117-21-42-0046 (the "Phase II Site Plan" per Resolution 2022-031 (the "Phase II Site Plan Resolution"), adopted by the City Council on April 5, 2022, which is incorporated into this Agreement as if fully set forth herein. Said second phase includes a seven-story multi-use facility containing approximately 250 apartment units and approximately 10,000 square feet of commercial space.

E. The Rezoning Ordinance, ~~and~~ the Site Plan Resolution, and the Phase II Site Plan Resolution shall be referred to collectively in this Agreement as the "City Approvals."

G. Although this Agreement contains certain terms and conditions that will obligate the parties with respect to certain elements of subsequent phases of the Development, it is expressly understood that the Site Plan Resolution, the Phase II Site Plan Resolution, this Agreement, and the PUD Declaration, as defined herein, are only intended to authorize the actual development of the Development's first and second phases. The Developer shall be required to obtain site plan approvals for future phases of the Development and, should there be any necessary flexibility provided by the City for said future phases with respect to the City's Mixed Use District standards, the PUD Declaration shall be amended accordingly. Subsequent planned unit development agreements or amendments to this Agreement may also be necessary, in the City's discretion, at the time of future phases.

Section II. Section 2.01 of the Agreement is hereby amended by adding the double-underlined language and deleting the ~~stricken~~ language as follows:

2.01. Private Improvements. In the first and second phases, the Developer shall construct and install, at the Developer's expense, the proposed seven-story multi-use facility containing approximately 220 apartment units and approximately 2,100 square feet of commercial space (the "~~Private~~ Phase I Improvements"), and the proposed seven-story multi use facility containing approximately 250 apartment units and approximately 10,000 square feet of commercial space (the "Phase II Improvements" and collectively with the Phase I Improvements, the "Private Improvements"), according to the following terms and conditions:

A. Plans. The Developer shall construct the ~~Private~~ Phase I Improvements in accordance with the City Approvals, including the approved Site Plan, and all associated construction plans and documentation (the "Phase I Plans") on or before December 31, 2023. The Phase I Plans are those that are on file with the City, prepared by ESG Architecture & Design, dated June 25, 2021. The Developer shall construct the Phase II Improvements in accordance with the City Approvals, including the approved Phase II Site Plan, and all associated construction plans and documentation (the "Phase II Plans" and collectively with the Phase I Plans, the "Plans") on or before December 31, 2024. The Phase II Plans are those that are on file with the City, prepared by ESG Architecture & Design, dated _____, 2022. For the avoidance of doubt, the Plans include

the Developer's required construction of the north-south private road from Excelsior Boulevard to at least the northern end of the approved structure on Site A, which is necessary to provide access to the structure contemplated during the second phase. No revisions to or deviations from the Plans that would materially alter the Private Improvements may occur unless first approved by the City in writing.

B. Permits. The Developer shall secure all required permits necessary to construct the Private Improvements and provide documentation of such permits to the City, and nothing contained in this Agreement shall be deemed approval of or a substitute for any such permit.

Section III. Section 2.03 of the Agreement is hereby amended by adding the double-underlined language and deleting the ~~stricken~~ language as follows:

2.03. Zoning/PUD. Pursuant to the Rezoning Ordinance, the Property was rezoned to Mixed Use/Planned Unit Development. In order to secure the benefits and advantages of the approved planned unit development, the Developer shall execute and record ~~a~~ one or more Declaration of Covenants, Conditions and Restrictions against the Property in the form attached hereto as Exhibits B and C (collectively, the "PUD Declaration").

Section IV. Section 2.08 of the Agreement is hereby amended by adding the double-underlined language and deleting the ~~stricken~~ language as follows:

2.08. Stormwater Management Requirements. As part of the Private Improvements, the Developer (or future owners/developers of the Property) shall be responsible for the construction, operation, and maintenance of stormwater management facilities to achieve compliance with applicable stormwater treatment requirements. The Developer (or future owners/developers of the Property) shall be required to execute and record ~~a~~ one or more (one for each phase) stormwater declarations in favor of the Minnehaha Creek Watershed District ("MCWD") to the satisfaction of the MCWD for those stormwater facilities constructed as part of the Private Improvements. The purpose of the declarations is to ensure that the Developer, and future developers/owners of the Property, maintain the stormwater facilities. The declarations shall be recorded against the Property and will run with the land. The Developer acknowledges that i) the City will not accept ownership of the stormwater facilities; and ii) the City does not plan to maintain or pay for maintenance, repair or replacement of the stormwater facilities and that the Developer will have responsibility for such work.

Section V. Section 2.09 of the Agreement is hereby amended by adding the double-underlined language and deleting the ~~stricken~~ language as follows:

2.09. Financial Guarantee. As part of the Plans, the Developer has agreed to install private landscaping/streetscaping on the Property (collectively, the "Secured Improvements"), which requires financial security to ensure that they are completed with the other Private Improvements. Prior to the issuance of any City-issued permits related to the Private Improvements, including, but not limited to, building permits, the Developer

agrees to deposit with Stewart Title Company, 333 South Seventh Street, Suite 2420, Minneapolis, Minnesota 55402 (the "Escrow Agent") the amount of ~~$282,500.00~~ $640,000.00 (the "Escrow Deposit"), which represents 125 percent of the estimated cost of the Secured Improvements associated with the first two phases. The Escrow Deposit shall be deposited with the Escrow Agent prior to beginning any work on the Private Improvements, except that the Phase I Improvements may commence upon the partial deposit of $282,500.00. The Developer and City shall enter into an escrow agreement with the Escrow Agent encompassing the terms of this Section 2.09 and which shall provide that the City may draw upon the Escrow Deposit, in whole or part, in order to complete construction of any or all of the Secured Improvements upon the Developer's uncured default and failure to completed such Secured Improvements in accordance with the terms of this Agreement. The City may also draw upon the Escrow Deposit to pay any fees or costs owed to the City under this Agreement and otherwise unpaid by the Developer upon the lapse of all notice and cure rights of the Developer. It is the intention of the parties that the City at all times have available to it a Escrow Deposit in an amount adequate to ensure completion of the Secured Improvements and cost reimbursement to the City by the Developer as required under this Agreement.

Upon the Developer's failure to either complete the Secured Improvements, pay any fees or costs owed to the City under this Agreement, or both, the City may draw on the Escrow Deposit in order to satisfy such requirements but only after the Developer fails to cure its breach following sixty (60) days' written notice from the City. In the event that the Escrow Deposit is found to be deficient in amount to pay or reimburse the City in total as required herein, the Developer agrees that upon being billed by the City, it will pay within thirty (30) days of the mailing of said billing, the said deficient amount. If there should be an overage in the amount of the utilized Escrow Deposit, the City will, upon making said determination, refund to the Developer any monies, without interest, which the City has in its possession which are in excess of the actual costs owed to the City hereunder.

In the event the Developer files bankruptcy or in the event a bankruptcy proceeding is filed against Developer by others and is not dismissed within 90 days, or in the event a court appoints a receiver for the Developer, the City may draw on the Escrow Deposit in its full amount to secure its surety position. The City shall then release the remainder of said Escrow Deposit to the bankruptcy court or receiver in the same manner that it would be required to release the Escrow Deposit under this Agreement.

When reasonably prudent, the Developer may request of the City that the Escrow Deposit be proportionately reduced for portions of completed obligations herein. All such reductions shall be in the sole discretion of the City. It is the intention of the parties that the City at all times have available to it an Escrow Deposit in an amount adequate to ensure completion of all elements of the Secured Improvements and the reimbursement of City costs required under this Agreement. To that end and notwithstanding anything herein to the contrary, all requests by the Developer for a reduction or release of the Escrow Deposit shall be evaluated by the City in light of that principle. The costs incurred by the City in processing any reduction request shall be billed to the Developer and paid to the City within

thirty (30) days of billing.

Section VI. Section 2.24 of the Agreement is hereby amended by adding the double-underlined language and deleting the ~~stricken~~ language as follows:

> **2.24. City's Access.** The Developer hereby grants the City, its agents, employees, officers and contractors a non-revocable, non-exclusive, license to enter the Property to perform any work and inspections deemed appropriate by the City related to any of the Developer's obligations contained in this Agreement. Such license shall terminate for each individual phase upon the issuance of a certificate of occupancy for the corresponding ~~all~~ improvements contemplated as part of the ~~first phase~~ this Agreement and the City's final approval of the Secured Improvements.

Section VII. The Agreement is hereby amended by adding a new Exhibit C, as attached hereto.

[The remainder of this page to remain intentionally blank].

IN WITNESS OF THE ABOVE, the parties have caused this First Amendment to be executed on the date and year written above.

THE CITY:

By: _____
Patrick Hanlon
Mayor

By: _____
Michael Mornson
City Manager

STATE OF MINNESOTA)
) SS.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this ___ day of _____, 2022, by Patrick Hanlon and Michael Mornson, the Mayor and City Manager, respectively, of the City of Hopkins, a Minnesota municipal corporation, on behalf of the City.

_____
Notary Public

THE DEVELOPER:

TF HOPKINS LLC

By: _____

Its: _____

STATE OF ILLINOIS)
) SS.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this __ day of _____, 2022, by _____, the _____ of TF Hopkins LLC, a Delaware limited liability company, by and on behalf of said company.

_____
Notary Public

This document drafted by:

KENNEDY & GRAVEN, CHARTERED
150 South 5th Street, Suite 700
Minneapolis, MN 55402
(612) 337-9300

EXHIBIT C

FORM OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
BLAKE ROAD STATION (SITE B) PLANNED UNIT DEVELOPMENT

THIS DECLARATION made this ___ day of _____, 2022, by TF Hopkins, LLC, a Delaware limited liability company (hereinafter referred to as the "Declarant");

WHEREAS, Declarant is the owner of the real property as described below (hereinafter referred to as the "Subject Property"):

Lot 3, Block 1, Hopkins Commerce Center Addition, Hennepin County, Minnesota; and

WHEREAS, the Subject Property is subject to certain zoning and land use restrictions imposed by the City of Hopkins, Minnesota ("City") in connection with the approval of an application for a mixed-use planned unit development on the Subject Property and surrounding parcels; and

WHEREAS, the City has approved the second phase of such development to be located on the Subject Property, including the required site plan approval, on the basis of the determination by the City Council of the City that such development is acceptable only by reason of the details of the development proposed and the unique land use characteristics of the proposed use of the Subject Property; and that but for the details of the development proposed and the unique land use characteristics of such proposed use, the planned unit development would not have been approved; and

WHEREAS, as a condition of approval of the second phase of the planned unit development, the City has required the execution and filing of this Declaration of Covenants, Conditions and

Restrictions (hereinafter the "Declaration"); and

WHEREAS, to secure the benefits and advantages of approval of such second phase, the Declarant desires to subject the Subject Property to the terms hereof.

NOW, THEREFORE, the Declarant declares that the Subject Property is, and shall be, held, transferred, sold, conveyed and occupied subject to the covenants, conditions, and restrictions, hereinafter set forth.

1. The use and development of the Subject Property shall conform to the following documents, plans, drawings, and requirements:

a. The plans ("Plans"), prepared by ESG Architecture & Design, dated _____, 2022 and as may be amended pursuant to any City-imposed conditions, the sheets of which are specified on Attachment One hereof. Original documents are on file with the City and are made a part hereof. It is expressly acknowledged and understood that the second phase is referenced in said Plans as "Site B," and this Declaration only relates to said Site B.

b. In exchange for the flexibility provided by the City as part of the approved planned unit development to be located on the Subject Property, the Developer has agreed to provide the elements contained in the Plans, as related to Site B, including, but not necessarily limited to, densities that are more transit-supportive and more consistent with the City's 2040 Comprehensive Plan than the City's Mixed Use District requirements; enhanced stormwater management; a public linear park; designated outdoor pet areas; bicycle amenities; enhanced landscaping, including, but certainly not limited to, greenwall features on north and west sides of structure; and 20 electric vehicle charging stations located in the parking lot.

c. The improvements on the Subject Property will be constructed so that they are solar-ready in the event it is deemed practical to install photovoltaic panels in the future.

d. The improvements on the Subject Property will maintain enrollment in the Xcel Energy Efficient Building Program or similar program (EEB) unless and until said program is otherwise terminated or no longer available at the Subject Property.

2. The Subject Property may only be developed and used in accordance with all requirements of the City's Mixed Use District, except for those deviations contained in the Plans or otherwise outlined herein, and all other requirements contained in Paragraph 1 of this Declaration, unless the then-owner of the Subject Property first secures approval by the City Council of an amendment to the planned unit development plan or a rezoning to a zoning classification that permits such other development and use.

3. In connection with the approval of development of the Subject Property (Site B), the following deviations from the City's land use regulations, to the extent contained in the Plans, were approved:

PUD Approved Deviations on Subject Property (Site B)		
Category	**Mixed Use Requirement**	**Approved Deviation for PUD**
Building Height	6 Stories	7 Stories
Floor to Area Ratio	3.0	2.8
Setback (North)	10'	5'-3" to 20'-7
Setback (South)	15' – 25'	10'-8" to 18'-2"
Setback (East)	15' – 25'	9'-8" to 28'-5"
Setback (West)	15' – 25'	32'-8" to 49'-10"
Parking Stall Dimensions	9' X 20'	As contained in Plans (Site B)
Exterior Building Materials	>80% Primary Exterior Treatment	As Contained in Plans (Site B)
Building Transparency	60% transparency between 2 ft and 8 ft	As contained in Plans (Site B)
Building Façade Articulation	25' – 40'	As Contained in Plans (Site B)
Signage	One monument sign permitted	One monument sign (size allowed shown on sheet A3-1 of Plans) allowed in addition to the existing Goodwill sign at southwest corner of Site B

In all other respects the use and development of the Subject Property shall conform to the requirements of the Paragraphs 1 and 2 of this Declaration and the City Code of Ordinances.

4. The obligations and restrictions of this Declaration run with the land of the Subject Property and shall be enforceable against the Declarant, its successors and assigns, which successors and assigns shall be jointly and severally responsible for obligations under this Declaration, by the City of Hopkins acting through its City Council. This Declaration may be amended from time to time by a written amendment executed by the City and the owner or owners of the lot or lots to be affected by said amendment.

[signature page to follow]

IN WITNESS WHEREOF, the undersigned as duly authorized agents, officers or representatives of Declarant have hereunto set their hands and seals as of the day and year first above written.

DECLARANT:

TF HOPKINS LLC

By: _____

Its: _____

STATE OF ILLINOIS)
) SS.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this __ day of _____, 2022, by _____, the _____ of TF Hopkins LLC, a Delaware limited liability company, by and on behalf of said company.

_____
Notary Public

This document drafted by:
KENNEDY & GRAVEN, CHARTERED
150 South 5th Street, Suite 700
Minneapolis, MN 55402
(612) 337-9300

Attachment One

The following documents prepared by ESG Architecture & Design, as revised _____, 2022, and to the extent that they address Site B, collectively constitute the Plans:

DRAWING INDEX		
DRAWING NUMBER	DRAWING NAME	LUA 2/18/2022
GENERAL INFORMATION		
T1-1	TITLE SHEET	•
T1-2	CONTEXT MAP & IMAGES	•
T1-3	MASTER PLAN	•
CIVIL		
C200	DEMOLITION PLAN	•
C300	EROSION AND SEDIMENT CONTROL PLAN – PHASE 1	•
C301	EROSION AND SEDIMENT CONTROL PLAN – PHASE 2	•
C401	SITE PLAN – SITE B	•
C501	GRADING PLAN – SITE B	•
C503	STORM SEWER PLAN – SITE B	•
C601	UTILTIY PLAN – SITE B	•
V100	EXISTING CONDITIONS SURVEY	•
LANDSCAPE		
L010	GENERAL NOTES	•
L011	REFERENCE NOTES & PLANTING SCHEDULES	•
L100	OVERALL SITE PLAN	•
L111	SITE PLAN BUILDING B	•
L140	LANDSCAPE PLAN - BUILDING B	•
L400	LANDSCAPE SECTIONS	•
L500	LANDSCAPE DETAILS	•
ARCHITECTURAL		
A1-0	LEVEL P1 PLAN	•
A1-1	LEVEL 1 PLAN	•
A1-2	LEVEL 2 PLAN	•
A1-3	LEVEL 3 PLAN	•
A1-4	LEVEL 4-6 PLAN	•
A1-5	LEVEL 7 PLAN	•
A1-6	ROOF PLAN	•
A3-1	PERSPECTIVE VIEWS	•
A3-2	SOUTH AND EAST BUILDING ELEVATIONS	•
A3-3	WEST AND NORTH BUILDING ELEVATIONS	•
A3-4	EXTERIOR MATERIALS	•
A3-5	SHADOW STUDIES	•
ELECTRICAL		
E0.1P	ELECTRICAL SITE PHOTOMETRIC	•
E0.2P	ELECTRIC SITE PHOTOMETRIC DETAILS	•
E0.3P	ELECTRIC SITE PHOTOMETRIC DETAILS	•
E0.4P	ELECTRIC SITE PHOTOMETRIC DETAILS	•

Blake Station Site B



8490 Excelsior Boulevard

Hopkins, MN

UNIT MIX & BUILDING DATA

**UNIT MIX SUMMARY - OPTION 1)

Name	Qty	%	Area	Min - Max SF
1 BED	97	39%	66,839 SF	645 SF ... 720 SF
1 BED + DEN	2	1%	1,572 SF	774 SF ... 797 SF
2 BED	80	32%	81,097 SF	904 SF ... 1,052 SF
3 BED	11	4%	14,087 SF	1,272 SF ... 1,318 SF
ALCOVE	40	16%	21,656 SF	495 SF ... 597 SF
STUDIO	20	8%	9,650 SF	464 SF ... 521 SF
Grand total: 250	250		194,900 SF	

BUILDING GROSS BUILDING	
Level	Area
LEVEL P1	66,337 SF
LEVEL 1	64,904 SF
LEVEL 2	65,004 SF
LEVEL 3	42,027 SF
LEVEL 4	41,828 SF
LEVEL 5	41,828 SF
LEVEL 6	41,828 SF
LEVEL 7	40,812 SF
	404,569 SF

RESIDENTIAL GROSS AREA	
Level	Area
LEVEL 2	19,615 SF
LEVEL 3	38,269 SF
LEVEL 4	40,842 SF
LEVEL 5	40,842 SF
LEVEL 6	40,842 SF
LEVEL 7	38,742 SF
	219,153 SF

PARKING GROSS AREA	
Level	Area
LEVEL P1	62,469 SF
LEVEL 1	39,478 SF
LEVEL 2	42,751 SF
	144,697 SF

PARKING SCHEDULE - VEHICLES	
Description	Count
LEVEL P1	
8 x 18 COMPACT	7
9'-0" x 16' COMPACT	3
ACCESSIBLE STALL	4
COMPACT	8
STANDARD	126
LEVEL 1	
8 x 18 COMPACT	3
8'-6" x 18' STANDARD	3
9'-0" x 16' COMPACT	3
9'-0" x 18' STANDARD	1
ACCESSIBLE STALL	4
COMPACT	1
STANDARD	71
LEVEL 2	
8 x 18 COMPACT	6
9'-0" x 16' COMPACT	2
ACCESSIBLE STALL	4
COMPACT	5
STANDARD	88
TOTAL STALLS:	339

DRAWING INDEX

DRAWING NUMBER	DRAWING NAME	LUA 2/18/2022
GENERAL INFORMATION		
T1-1	TITLE SHEET	●
T1-2	CONTEXT MAP & IMAGES	●
T1-3	MASTER PLAN	●
CIVIL		
C200	DEMOLITION PLAN	●
C300	EROSION AND SEDIMENT CONTROL PLAN – PHASE 1	●
C301	EROSION AND SEDIMENT CONTROL PLAN – PHASE 2	●
C401	SITE PLAN – SITE B	●
C501	GRADING PLAN – SITE B	●
C503	STORM SEWER PLAN – SITE B	●
C601	UTILTIY PLAN – SITE B	●
V100	EXISTING CONDITIONS SURVEY	●
LANDSCAPE		
L010	GENERAL NOTES	●
L011	REFERENCE NOTES & PLANTING SCHEDULES	●
L100	OVERALL SITE PLAN	●
L111	SITE PLAN BUILDING B	●
L140	LANDSCAPE PLAN - BUILDING B	●
L400	LANDSCAPE SECTIONS	●
L500	LANDSCAPE DETAILS	●
ARCHITECTURAL		
A1-0	LEVEL P1 PLAN	●
A1-1	LEVEL 1 PLAN	●
A1-2	LEVEL 2 PLAN	●
A1-3	LEVEL 3 PLAN	●
A1-4	LEVEL 4-6 PLAN	●
A1-5	LEVEL 7 PLAN	●
A1-6	ROOF PLAN	●
A3-1	PERSPECTIVE VIEWS	●
A3-2	SOUTH AND EAST BUILDING ELEVATIONS	●
A3-3	WEST AND NORTH BUILDING ELEVATIONS	●
A3-4	EXTERIOR MATERIALS	●
A3-5	SHADOW STUDIES	●
ELECTRICAL		
E0.1P	ELECTRICAL SITE PHOTOMETRIC	●
E0.2P	ELECTRIC SITE PHOTOMETRIC DETAILS	●
E0.3P	ELECTRIC SITE PHOTOMETRIC DETAILS	●
E0.4P	ELECTRIC SITE PHOTOMETRIC DETAILS	●

PROJECT LOCATION



Vicinity



Site Location

PROJECT TEAM

OWNER/DEVELOPER:
Trilogy Real Estate Group, LLC
520 West Erie Street Suite 100
Chicago, IL 60654
Ph: (312) 750-0900 Ext. 125

ARCHITECT:
Elness Swenson Graham Architects, Inc.
500 Washington Ave. South, Suite 1080
Minneapolis, MN 55415
Ph: 612-339-5508
Fx: 612-339-5382

CIVIL ENGINEER:
Kimley-Horn
767 N Eustis Street, Suite 100
St. Paul, MN 55114
Ph: 651-645-4197

LANDSCAPE ARCHITECT:
Damon Farber Landscape Architects
310 S 4th Ave, Suite 7050
Minneapolis, MN 55415
Ph: 612-332-7522

STRUCTURAL ENGINEER:
Meyer Borgman Johnson
510 S Marquette Ave Unit 900
Minneapolis, MN 55402
Ph: 612-338-0713

MEP ENGINEERING:
Emanuelson-Podas, Inc.
7705 Bush Lake Road
Edina, MN 55439
Ph: 952-930-0050

2/17/2022 11:48:24 AM

BLAKE STATION
SITE B
Hopkins, MN

esg
ARCHITECTURE & DESIGN
500 Washington Avenue South, Suite 1080
Minneapolis, MN 55415
p 612.339.5508 | f 612.339.5382
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 architect under the laws of the State of Minnesota

Signature

Typed or Printed Name

License # Date

NOT FOR CONSTRUCTION

LUA Submittal
2/18/2022

ORIGINAL ISSUE:
02/18/22

REVISIONS:

No.	Description	Date

221561.00
PROJECT NUMBER

Author
DRAWN BY

Checker
CHECKED BY

KEY PLAN

BLAKE STATION SITE B

TITLE SHEET

T1-1

BLAKE STATION
SITE B
Hopkins, MN



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

esg
ARCHITECTURE & DESIGN

500 Washington Avenue South, Suite 1080
Minneapolis, MN 55415
p 612.339.5508 | f 612.339.5382
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 architect under the laws of the State of Minnesota

Signature

Typed or Printed Name

License # Date

NOT FOR CONSTRUCTION

LUA Submittal
2/18/2022

ORIGINAL ISSUE:
02/11/22

REVISIONS:

No.	Description	Date

221561.00
PROJECT NUMBER

Author
DRAWN BY

Checker
CHECKED BY

KEY PLAN

BLAKE STATION SITE B

CONTEXT MAP & IMAGES

T1-2

2/16/2022 5:15:31 PM

BLAKE STATION
SITE B
Hopkins, MN



MASTER PLAN

PLAN NORTH

0 20 40 80

esg
ARCHITECTURE & DESIGN

500 Washington Avenue South, Suite 1080
Minneapolis, MN 55415
p 612.339.5508 | f 612.339.5382
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 architect under the laws of the State of Minnesota

Signature

Typed or Printed Name

License # Date

NOT FOR CONSTRUCTION

LUA Submittal
2/18/2022

ORIGINAL ISSUE:
02/11/22

REVISIONS:

No.	Description	Date

221561.00
PROJECT NUMBER

Author DRAWN BY Checker CHECKED BY

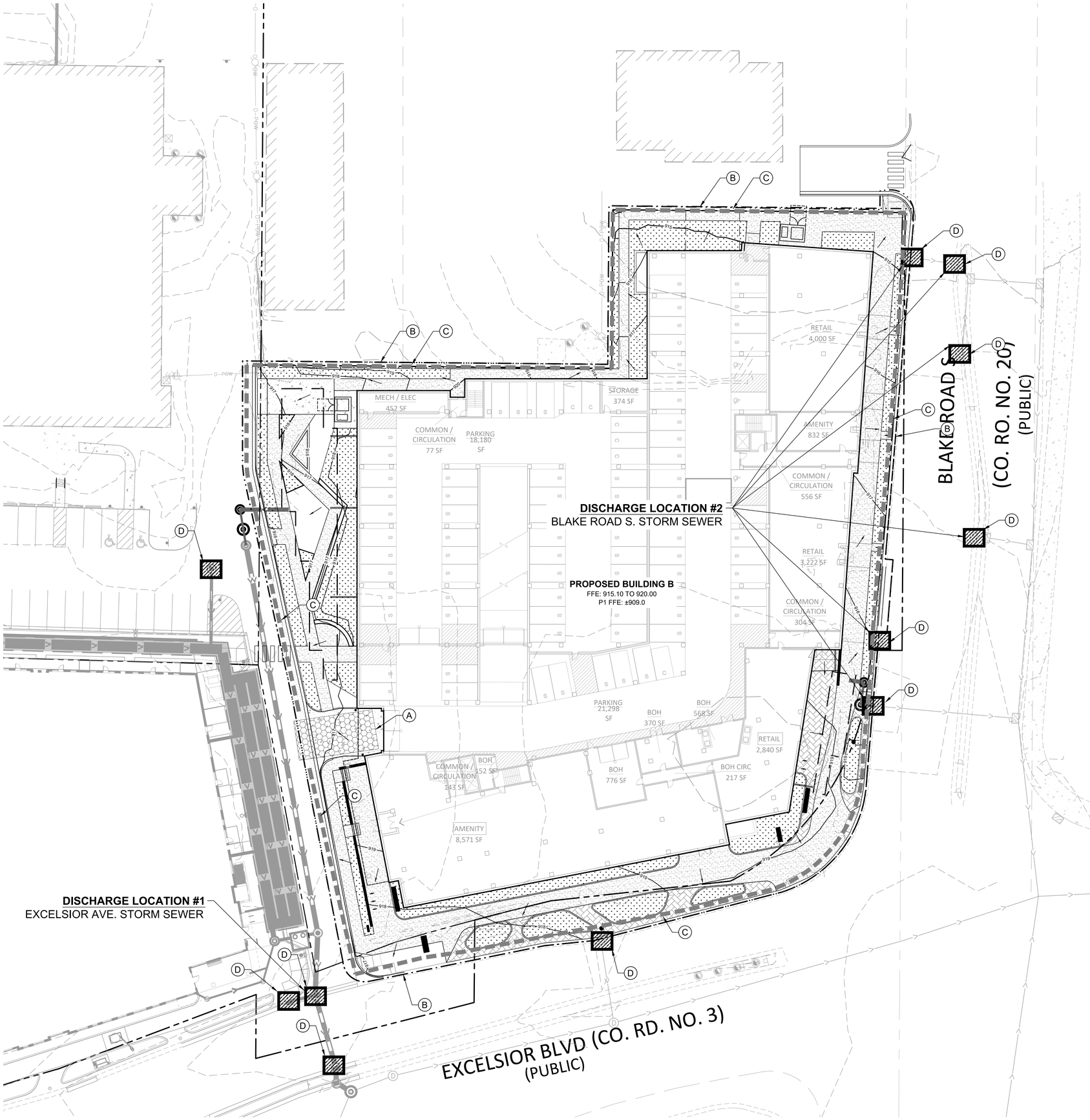
KEY PLAN

BLAKE STATION SITE B

MASTER PLAN

T1-3

2/16/2022 5:15:32 PM



LEGEND

- ROCK ENTRANCE
- EROSION CONTROL BLANKET
- INLET PROTECTION
- SILT FENCE (SF)
- LIMITS OF DISTURBANCE
- SAFETY FENCE
- BIOROLL

EROSION CONTROL PLAN NOTES

1. ALL PERIMETER SILT FENCE AND ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL CONSTRUCT DRAINAGE BASINS PRIOR TO SITE GRADING.
3. THE CONTRACTOR SHALL INSTALL CATCH BASIN EROSION CONTROL MEASURES.
4. WITHIN TWO WEEKS (14 DAYS) OF SITE GRADING, ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEED, SOD, OR ROCK BASE. REFER TO LANDSCAPE PLANS FOR MATERIALS.
5. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CITY, STATE, AND WATERSHED DISTRICT PERMITS.
6. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES, INCLUDING THE REMOVAL OF SILT IN FRONT OF SILT FENCES DURING THE DURATION OF THE CONSTRUCTION.
7. ANY EXCESS SEDIMENT IN PROPOSED BASINS SHALL BE REMOVED BY THE CONTRACTOR.
8. REMOVAL ALL EROSION CONTROL MEASURES AFTER VEGETATION IS ESTABLISHED.
9. THE CONTRACTOR SHALL REMOVE ALL SOILS AND SEDIMENT TRACKED ONTO EXISTING STREETS AND PAVED AREAS AND SHALL SWEEP ADJACENT STREETS AS NECESSARY IN ACCORDANCE WITH CITY REQUIREMENTS.
10. IF BLOWING DUST BECOMES A NUISANCE, THE CONTRACTOR SHALL APPLY WATER FROM A TANK TRUCK TO ALL CONSTRUCTION AREAS.

SEQUENCE OF CONSTRUCTION:

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

BMP AND EROSION CONTROL INSTALLATION SEQUENCE SHALL BE AS FOLLOWS:

1. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE.
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, UNDERGROUND SYSTEM, CURBS AND GUTTERS.
3. INSTALL APPROPRIATE INLET PROTECTION AT ALL STORM SEWER STRUCTURES AS EACH INLET STRUCTURE IS INSTALLED.
4. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
5. PREPARE SITE FOR PAVING.
6. PAVE SITE AND INSTALL STRIPING.
7. INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES.
8. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
9. OBTAIN CONCURRENCE WITH THE CIVIL ENGINEERING CONSULTANT THAT THE SITE HAS BEEN FULLY STABILIZED THEN:
   1. REMOVE ALL REMAINING TEMPORARY EROSION ADN SEDIMENT CONTROL DEVICES
   2. STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF BMPS.

KEYNOTE LEGEND

- (A) CONSTRUCTION ENTRANCE
- (B) LIMITS OF DISTURBANCE, OFFSET FOR CLARITY
- (C) BIROLL
- (D) INLET PROTECTION
- (E) BIOLOG

BMP QUANTITIES

BMP	UNIT	QUANTITY
CONSTRUCTION ENTRANCE	EA.	1
BIROLL	LF	1,275
INLET PROTECTION	EA.	12

NORTH

GRAPHIC SCALE IN FEET
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7/17/2020

BLAKE STATION SITE B

Hopkins, MN

Kimley»Horn
2022 KIMLEY-HORN AND ASSOCIATES, INC.
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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 License # XX/XX/XXXX Date

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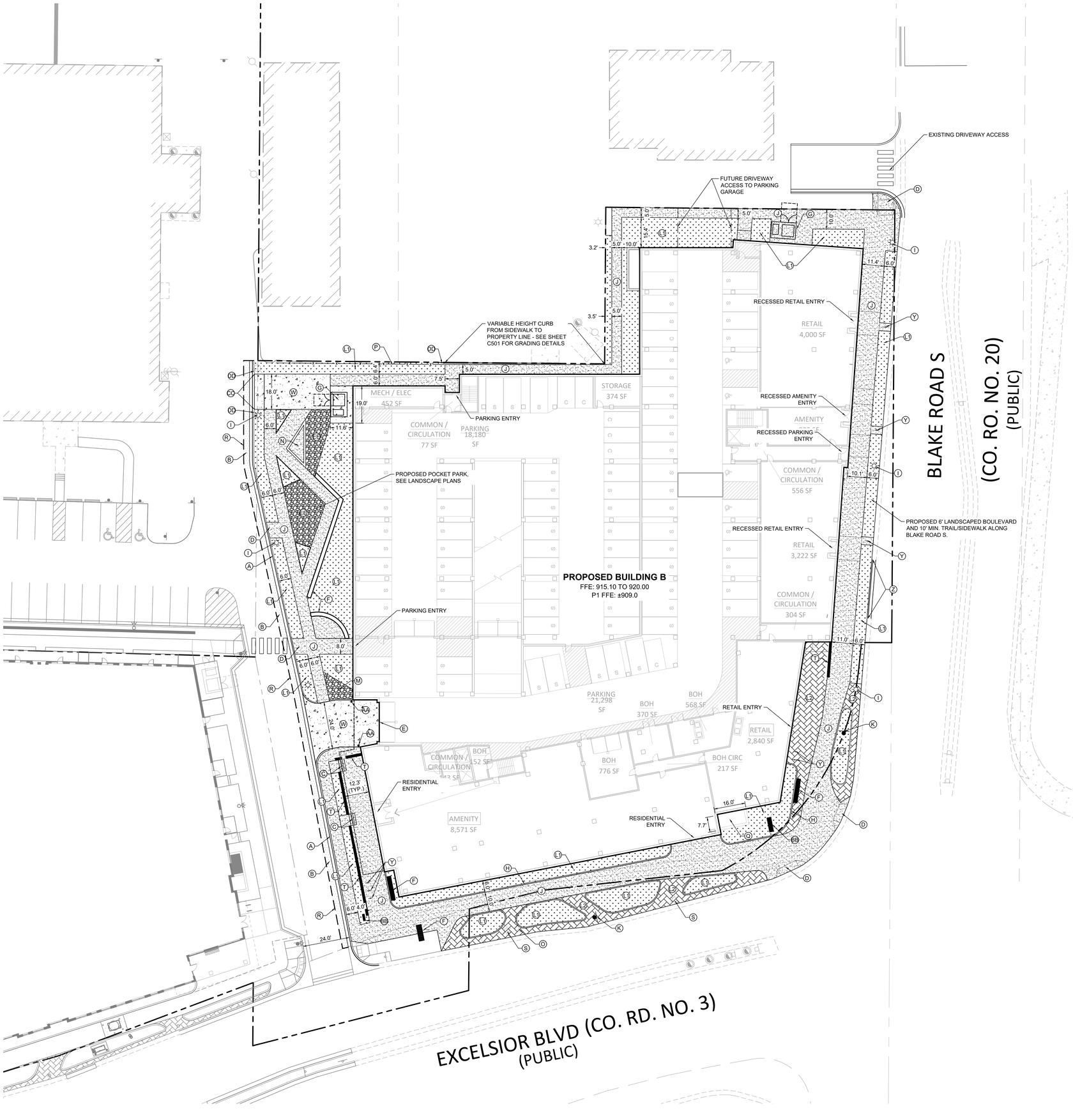
KEY PLAN

BLAKE ROAD STATION - SITE B

EROSION AND SEDIMENT CONTROL PLAN - PHASE 2

C301



LEGEND

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

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. 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.
3. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
5. 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.
6. 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.
7. CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
8. 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.
9. REFER TO FINAL PLAT OR ALTA SURVEY FOR EXACT LOT AND PROPERTY BOUNDARY DIMENSIONS.
10. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
11. 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
- (L1) PROPOSED LANDCAPE AREA, REFERENCE LANDSCAPE ARCHITECTURAL PLANS FOR DETAILS
- (L2) PROPOSED HARDSCAPE AREA, REFERENCE LANDSCAPE ARCHITECTURAL PLANS FOR DETAILS
- (M) PET RELIEF AREA, SEE ARCH PLANS
- (N) RAISED STAGE FEATURE, SEE LANDSCAPE PLANS
- (O) EXISTING TRAFFIC SIGN TO REMAIN
- (P) PROPOSED FENCE
- (Q) EXHAUST WELL, SEE ARCH PLANS
- (R) SAWCUT LINE/MATCH EXISTING PAVEMENT
- (S) 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
- (T) PROPOSED RETAINING WALL, REFERENCE GRADING PLAN FOR ELEVATION DETAILS AND LANDSCAPE PLANS FOR WALL TYPE
- (U) FIRE LANE SIGN, SEE DETAIL
- (V) NOT USED
- (W) CONCRETE PAVEMENT DRIVEWAY ENTRANCE
- (X) SALVAGE AND RELOCATE EXISTING BENCH
- (Y) PROPOSED BIKE RACKS, REFERENCE ARCHITECTURAL PLANS FOR DETAILS
- (Z) B624 CURB AND GUTTER
- (AA) PROPOSED BOLLARD
- (BB) PROPOSED MONUMENT SIGNAGE, REFERENCE ARCHITECTURAL PLANS
- (CC) SURMOUNTABLE B612 CURB
- (DD) TRANSITION CURB
- (EE) CRUSHED STONE LANDSCAPED AREA, REFERENCE LANDSCAPE PLANS FOR DETAILS

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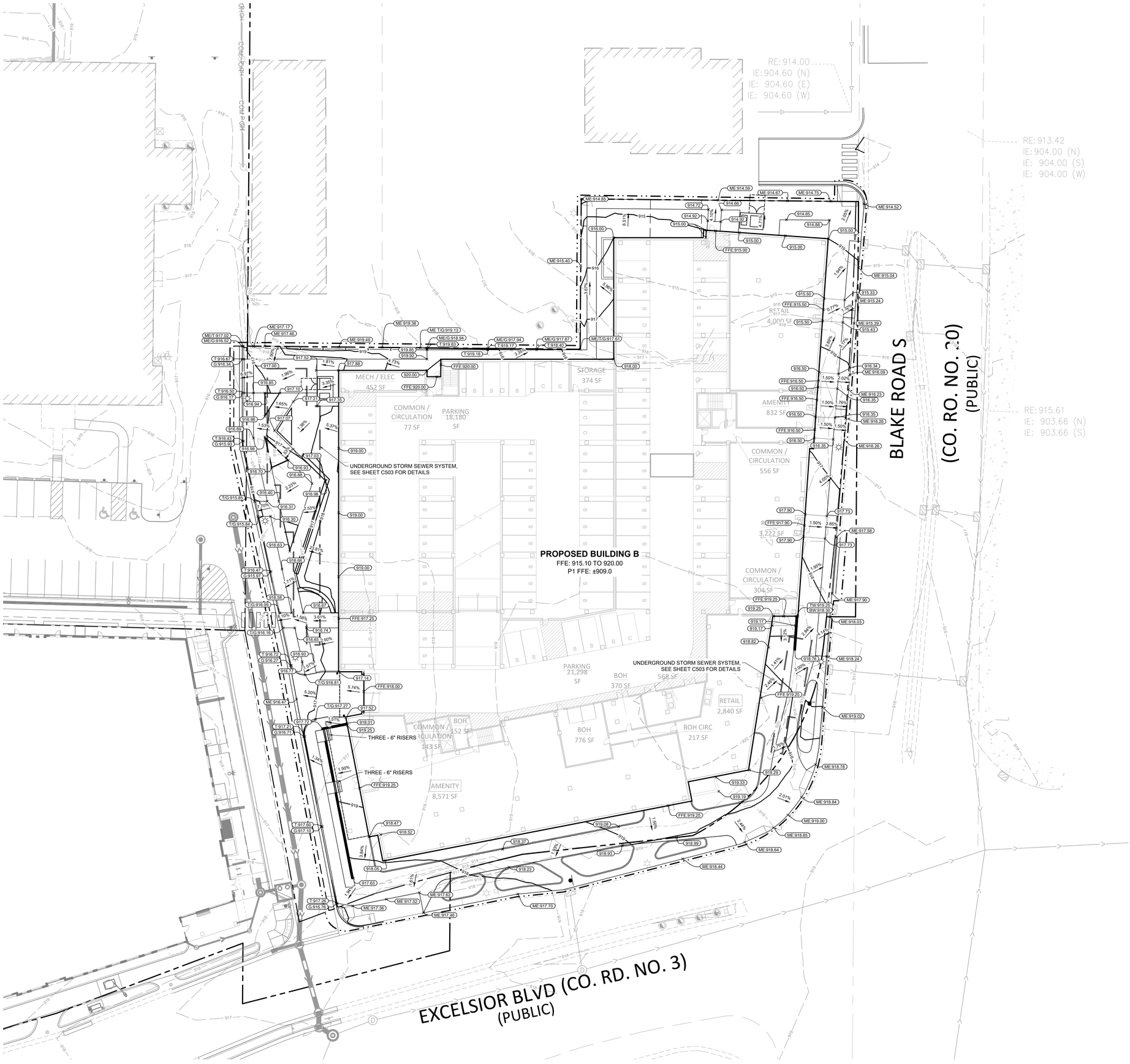
KEY PLAN

BLAKE ROAD STATION - SITE B

SITE PLAN - SITE B

C401



LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED LIMITS OF DISTRUBANCE
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED STORM MANHOLE/ CATCH BASIN (CURB INLET CASTING)
- PROPOSED STORM SEWER CLENOUT
- PROPOSED FLARED END SECTION
- PROPOSED RIPRAP
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED SPOT ELEVATION
- PROPOSED HIGH POINT ELEVATION
- PROPOSED LOW POINT ELEVATION
- PROPOSED GUTTER ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED FLUSH PAVEMENT ELEVATION
- MATCH EXISTING ELEVATION
- PROPOSED EMERGENCY OVERFLOW
- PROPOSED DRAINAGE DIRECTION
- PROPOSED ADA SLOPE

GRADING PLAN NOTES

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3. STORM SEWER PIPE SHALL BE AS FOLLOWS:
   RCP PER ASTM C-76
   HDPE: 0" - 10" PER AASHTO M-252
   HDPE: 12" OR GREATER PER ASTM F-2306
   PVC SCH. 40 PER ASTM D-3034
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   HDPE PER ASTM 3212
   PVC PER ASTM D-3034, JOINTS PER ASTM D-3212
4. CONTRACTOR TO FIELD VERIFY THE LOCATIONS AND ELEVATIONS OR EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS.
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12. INSTALL A MINIMUM OF 4" CLASS 5 AGGREGATE BASE UNDER CURB AND GUTTER AND CONCRETE SIDEWALKS.
13. UPON COMPLETION OF EXCAVATION AND FILLING, CONTRACTOR SHALL RESTORE ALL STREETS AND DISTURBED AREAS ON SITE. ALL DISTURBED AREAS SHALL BE RE-VEGETATED WITH A MINIMUM OF 6" OF TOPSOIL.
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NORTH

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BLAKE STATION SITE B

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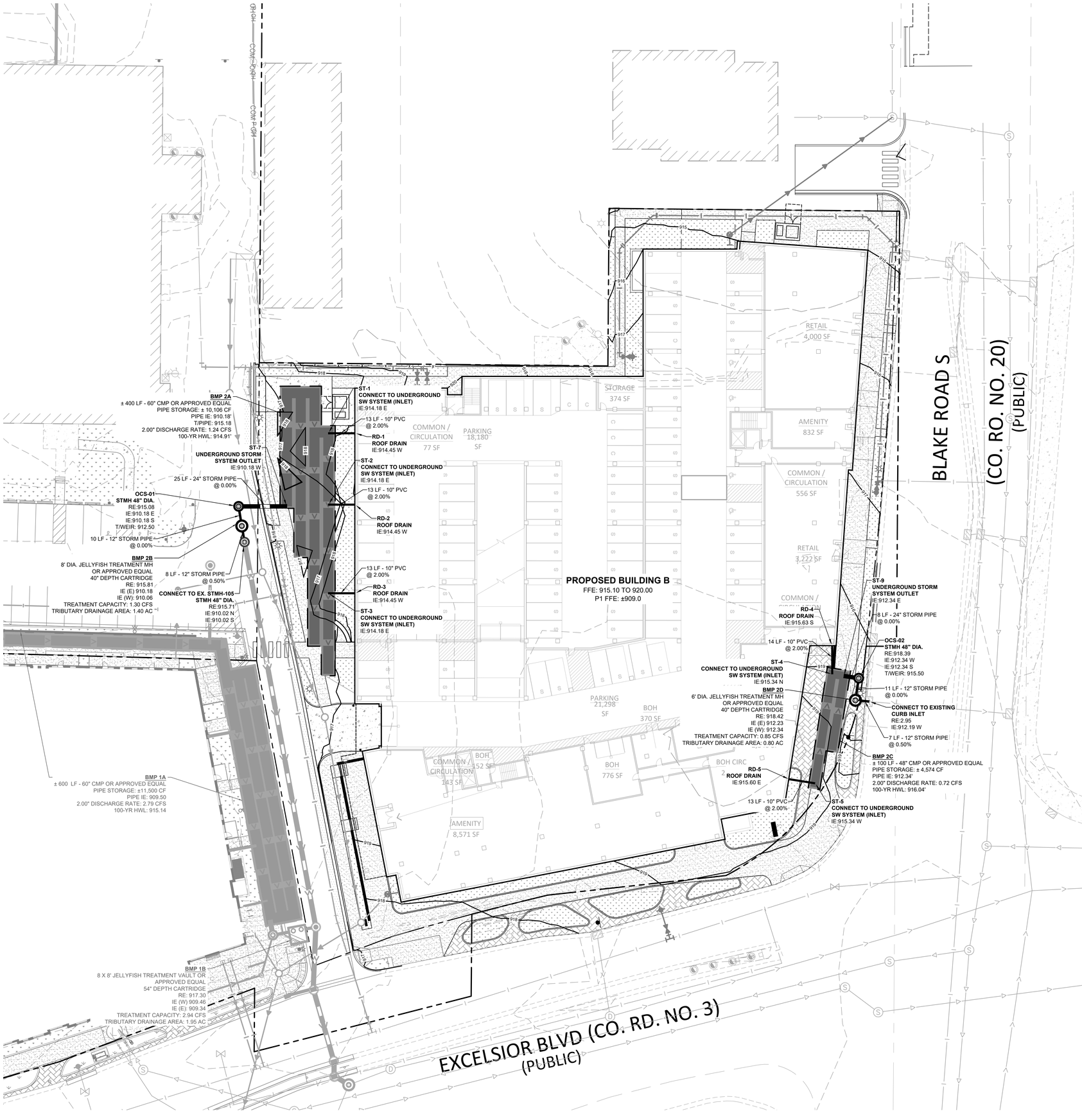
KEY PLAN

BLAKE ROAD STATION - SITE B

GRADING PLAN - SITE B

C501

7/17/2020



LEGEND

- PROPERTY LINE
- PROPOSED STORM MANHOLE (SOLID CASTING)
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- PROPOSED FLARED END SECTION
- PROPOSED RIPRAP
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED FINGER DRAIN - INSTALL AROUND CATCH BASINS, 4 DRAINS, SPACED AT 90°, EXTENDING 10' FROM CATCH BASIN
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED UNDERGROUND STORMWATER PIPE DETENTION

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STORMWATER SUMMARY - BUILDING B PARCEL

BLAKE & EXCELSIOR - SITE B	
PROPERTY AREA (SITE B)	94,332 SF (2.17 AC)
PROPOSED SITE IMPERVIOUS AREA	86,096 SF (1.98 AC)
TRIBUTARY AREA TO BMP 2A/B	61,131 SF (1.40 AC)
TRIBUTARY AREA TO BMP 2C/D	23,557 SF (0.54 AC)
DISTURBED AREA	95,876 SF (2.20 AC)

RATE ATTENUATION SUMMARY		1-YEAR (CFS)	10-YEAR (CFS)	100-YEAR (CFS)
BLAKE ROAD S.	EXISTING	3.63	6.60	11.77
	PROPOSED	1.23	4.40	7.97
EXCELSIOR BOULEVARD	EXISTING	3.35	5.90	10.37
	PROPOSED	1.22	5.61	7.88
TOTAL	EXISTING	6.98	12.49	22.15
	PROPOSED	2.35	9.27	15.08

RUNOFF VOLUME SUMMARY	
REQUIRED TREATMENT VOLUME: MCWD REQUIRES A VOLUME ABSTRACTION OF 1" OVER THE IMPERVIOUS AREA (7,175 CF) OR TREATMENT OF THE FLOW RATE RESULTING FROM THE 2" EVENT OVER THE IMPERVIOUS AREA FOR FILTRATION PRACTICES.	14,350 CF
PROVIDED TREATMENT VOLUME: TO DEMONSTRATE THE UNDERGROUND DETENTION AND TREATMENT VAULT HAVE SUFFICIENT CAPACITY, THE 2" EVENT IS MODELED WITH A 2.55" RAINFALL DEPTH THAT RESULTS IN THE PROVIDED TREATMENT VOLUME.	14,680 CF

WATER QUALITY SUMMARY	
REQUIRED TSS REMOVAL	70%
SITE CAPTURE	88.33%
BMP 2B/2D TSS REMOVAL RATE	80%
BMP 2B DISCHARGE RATE/TREATMENT CAPACITY	1.24 CFS/1.30 CFS
BMP 2D DISCHARGE RATE/TREATMENT CAPACITY	0.72 CFS/0.85 CFS
PROVIDED TSS REMOVAL	70.66% (88.33% SITE CAPTURE * 80% REMOVAL)

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REVISIONS:

No.	Description	Date

160573033
PROJECT NUMBER

BPG DRAWN BY
WDM CHECKED BY

KEY PLAN

BLAKE ROAD STATION - SITE B

STORM SEWER PLAN - SITE B

C503

7/17/2020

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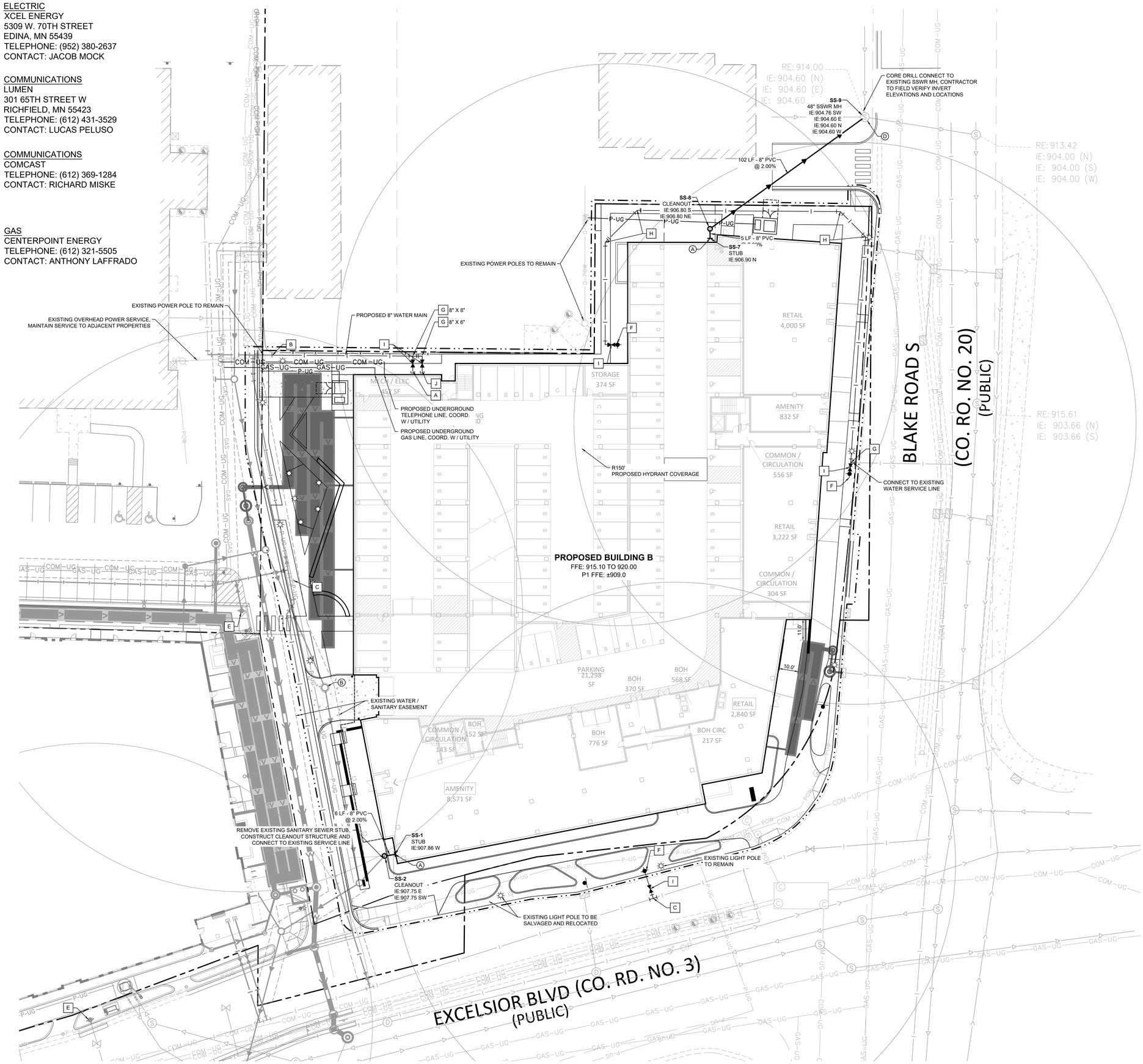
CENTERPOINT ENERGY
TELEPHONE: (612) 321-5505
CONTACT: ANTHONY LAFFRADO



LEGEND

EXISTING	PROPOSED	
		GATE VALVE
		HYDRANT
		REDUCER
		TEE
		SANITARY SEWER MANHOLE
		SANITARY CLEANOUT
		WATERMAIN
		SANITARY SEWER
		STORM SEWER
		STORM SEWER
ELC	ELC	UNDERGROUND ELECTRIC
COM	COM	TELEPHONE
GAS	GAS	GAS MAIN
		PROPOSED UNDERGROUND STORMWATER PIPE DETENTION
		FULL DEPTH SAWCUT

UTILITY PLAN NOTES

1. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
   8" PVC SDR35 PER ASTM D-3034, FOR PIPES LESS THAN 12' DEEP
   8" PVC SDR26 PER ASTM D-3034, FOR PIPES MORE THAN 12' DEEP
   6" PVC SCHEDULE 40 PER ASTM D-3034
   DUCTILE IRON PIPE PER AWWA C150
3. WATER LINES SHALL BE AS FOLLOWS:
   6" AND LARGER, PVC C-900 PER ASTM D 2241
   CLASS 200 UNDER COUNTY ROADS, OTHERWISE CLASS 150
   4" AND LARGER DUCTILE IRON PIPE PER AWWA C150
   SMALLER THAN 3" PIPING SHALL BE COPPER TUBE TYPE "K" PER ANSI 816.22
   WATER LINES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MOST RECENT EDITION OF CEAM SPECIFICATIONS
4. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
5. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH RESTRAINTS SUCH AS THRUST BLOCKING, WITH STAINLESS STEEL OR COBALT BLUE BOLTS, OR AS INDICATED IN THE CITY SPECIFICATIONS AND PROJECT DOCUMENTS.
6. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE OR STRUCTURE).
7. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 7'-5" COVER ON ALL WATERLINES.
8. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES, OR ANY OBSTRUCTION (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE SCH. 40 OR C900 WITH MECHANICAL JOINTS AT LEAST 10 FEET ON EITHER SIDE OF THE CENTER LINE OF THE CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE FASTENERS AS REQUIRED TO PROVIDE A MINIMUM OF 18" VERTICAL SEPARATION. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
9. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
10. TOPS OF MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS, IN GREEN AREAS, WITH WATERTIGHT LIDS.
11. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
12. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
13. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
14. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE CITY OF HOPKINS AND/OR STATE OF MINNESOTA WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
15. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
16. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES.
17. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
18. CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
19. BACKFLOW DEVICES (DDCV AND PRZ ASSEMBLIES) AND METERS ARE LOCATED IN THE INTERIOR OF THE BUILDING. REF. ARCH / MEP PLANS.
20. ALL ONSITE WATERMAINS AND SANITARY SEWERS SHALL BE PRIVATELY OWNED AND MAINTAINED.
21. ALL WATERMAIN STUBOUTS SHALL BE MECHANICALLY RESTRAINED WITH REACTION BLOCKING.
22. THE WATER DISTRIBUTION SYSTEM SHALL BE DISINFECTED IN ACCORDANCE WITH MN PLUMBING CODE RULES PER SECTION 609.9.A
23. THE PLUMBING SYSTEM SHALL BE TESTED IN ACCORDANCE WITH MN PLUMBING CODE RULES PER SECTIONS 609.4 AND 712.0. THIS SHALL INCLUDE THE STORM SEWER LOCATED WITHIN 10 FEET OF THE BUILDING AND WITHIN 10 FEET OF THE BURIED WATER SUPPLY.
24. ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED IN ACCORDANCE WITH MINNESOTA RULES, CHAPTER 474, SECTION 1109.
25. ALL STORM PIPE ENTERING STRUCTURES SHALL BE WATERTIGHT OR BE OF FLEXIBLE COMPRESSION JOINTS LOCATED BETWEEN 12 AND 36 INCHES FROM MANHOLE. JOINT CONNECTIONS SHALL BE FLEXIBLE WATER STOPS, RESILIENT CONNECTORS, OR OTHER FLEXIBLE SYSTEMS APPROVED BY THE ENGINEER TO MAKE WATERTIGHT CONNECTION TO MANHOLES AND OTHER STRUCTURES UNLESS OTHERWISE STATED BY CITY AND STATE DESIGN STANDARDS AND SPECIFICATIONS. CEMENT MORTAR JOINTS ARE NOT APPROVED

SANITARY SEWER KEYNOTE LEGEND

- (A) SANITARY SEWER SERVICE. CONNECT TO BUILDING PLUMBING COORDINATE W/ MEP PLANS
- (B) ADJUST EXISTING CASTING TO NEW RIM ELEVATION
- (C) CONSTRUCT MANHOLE OVER EXISTING SANITARY SEWER. CONNECT TO EXISTING SERVICE PIPE. FIELD VERIFY LOCATION AND ELEVATION.
- (D) CORE DRILL AND CONNECT TO EXISTING STRUCTURE. FIELD VERIFY LOCATION AND ELEVATION

WATERMAIN KEYNOTE LEGEND

- [A] PROPOSED 8" FIRE WATER SERVICE, PROVIDE BACKFLOW PREVENTER INSIDE BUILDING
- [B] CONNECT TO EXISTING WATER STUB
- [C] CAP EXISTING TEE TO THE EAST AFTER REMOVING EXISTING WATER SERVICE LINE
- [D] CONNECT TO EXISTING WATER LINE TO MAINTAIN SERVICE
- [E] EXISTING HYDRANT (SITE A)
- [F] PROPOSED FIRE HYDRANT AND GATE VALVE ASSEMBLY, PROVIDE 6" LEAD
- [G] TEE
- [H] 45-DEGREE BEND
- [I] GATE VALVE
- [J] PROPOSED 6" DOMESTIC WATER SERVICE

NORTH

GRAPHIC SCALE IN FEET
0 ## ## ##

7/17/2020

BLAKE STATION SITE B

Hopkins, MN

Kimley»Horn
2022 KIMLEY-HORN AND ASSOCIATES, INC.
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WILLIAM D. MATZEK
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42661 XX/XX/XXXX
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KEY PLAN

BLAKE ROAD STATION - SITE B

UTILITY PLAN - SITE B

C601



OVERALL SITE PLAN LEGEND

- CONCRETE PAVING
- CONCRETE UNIT PAVERS
- CRUSHED STONE
- WOOD DECK
- PLAY SURFACING
- PLANTING TYPE 1
- PLANTING TYPE 2
- PLANTING TYPE 3

BLAKE STATION
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Jesse Symynkywicz
Typed or Printed Name

26970 --/--/----
License # Date

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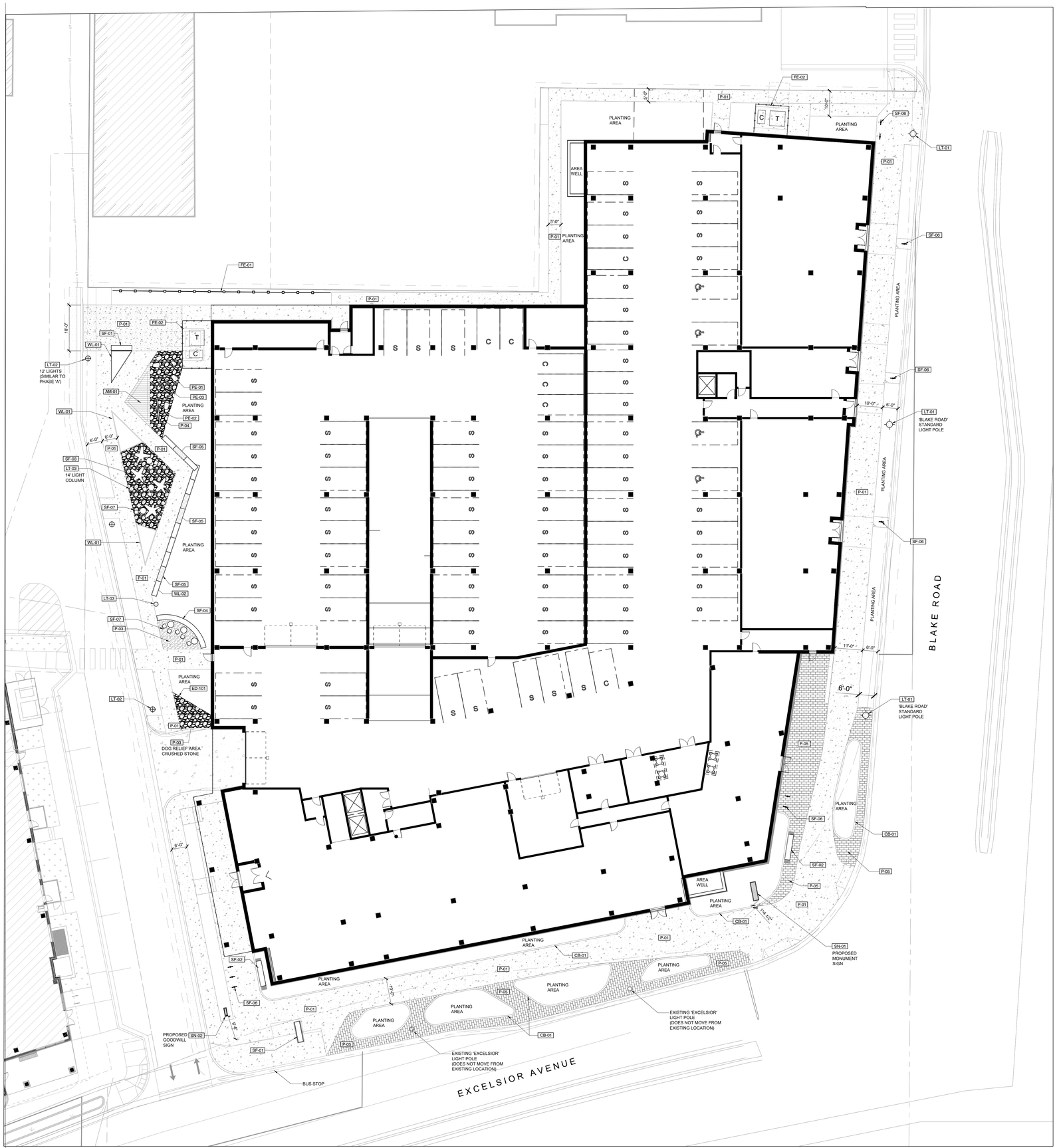
KEY PLAN

BLAKE ROAD STATION

OVERALL SITE PLAN

L100



REFERENCE NOTES SCHEDULE

	AMENITY				
SYMBOL	DESCRIPTION	QTY	MATERIAL PROFILE/ASSEMBLY		
AM-01	WOOD DECK/MINI STAGE	126 SF	TBD		
	CURB				
SYMBOL	DESCRIPTION	QTY	MANUFACTURER	PRODUCT/MODEL	COLOR/FINISH
CB-01	CONCRETE PLANTER CURB	621 LF	CUSTOM	CONCRETE CURBING	STANDARD CONCRETE
	EDGING				
SYMBOL	DESCRIPTION	QTY	MATERIAL PROFILE/ASSEMBLY	MANUFACTURER	PRODUCT/MODEL
ED-101	STEEL EDGING	46 LF	3/16" GALVANIZED STEEL	RYERSON	3/16" GALVANIZED STEEL
	FENCE & GUARDRAIL				
SYMBOL	DESCRIPTION	QTY	MATERIAL PROFILE/ASSEMBLY		
FE-01	SCREEN FENCE	244 LF	6' HEIGHT WOODEN FENCE		
FE-02	UTILITY SCREEN FENCE	235 LF	MATCH PHASE 1 DESIGN		
	LIGHTING				
SYMBOL	DESCRIPTION	QTY	MATERIAL PROFILE/ASSEMBLY		
LT-01	EXCELSIOR STREET LIGHT	3			
LT-02	PEDESTRIAN LIGHT	3	12' HEIGHT		
LT-03	PEDESTRIAN COLUMN LIGHT	6	14' HEIGHT		
	PAVING				
SYMBOL	DESCRIPTION	QTY	MATERIAL PROFILE/ASSEMBLY		
P-01	CONCRETE PAVING	14,738 SF	4" CONCRETE PAVEMENT OVER 6" COMPACTED AGGREGATE BASE, COMPACTED SUBGRADE		
P-02	CONCRETE PAVING - VEHICULAR	703 SF	6" REINFORCED VEHICULAR RATED CONCRETE PAVEMENT, OVER COMPACTED AGGREGATE BASE, COMPACTED SUBGRADE		
P-03	STABILIZED CRUSHED STONE	662 SF	3" DEPTH 3/8" DECOMPOSED GRANITE, STABILIZED, OVER COMPACTED AGGREGATE BASE OVER COMPACTED SUBGRADE		
P-04	PLAY AREA SURFACE	305 SF	ENGINEERED WOOD FIBER, DEPTH PER ASTM STND. WITH SUBSURFACE DRAINGE SYSTEM		
P-05	CONCRETE UNIT PAVER	2,690 SF	TBD		
	PLAY EQUIPMENT				
SYMBOL	DESCRIPTION	QTY	MATERIAL PROFILE/ASSEMBLY	MANUFACTURER	PRODUCT/MODEL
PE-01	PLAY BOULDER	5			
PE-02	BALANCE BEAM	1	10' 2" X 6" X 1' 3"	KOMPAN	NRO887-0601
PE-03	STILTS	1	4' 2" X 8' 1" X 3' 7"	KOMPAN	NRO806-0601
	SITE FURNITURE				
SYMBOL	DESCRIPTION	QTY	MATERIAL PROFILE/ASSEMBLY	MANUFACTURER	PRODUCT/MODEL
SF-01	LINEAR BENCH - 8'	2	2' X 8' LINEAR BENCH	ANOVA	INF24L8T
SF-02	LINEAR BENCH - 10'	2	2' X 10' LINEAR BENCH	ANOVA	INF24L10T
SF-03	CAST CONCRETE BENCH	4	REINFORCED CAST STONE BENCH, 75" X 67" X 17"	LANDSCAPE FORMS	FLOR-SM
SF-04	CURVED BENCH	1	2' CURVED BENCH 16' RADIUS	ANOVA	INF24C1690T
SF-05	GABION BENCH	4	2' X 6' GABION BENCH, FILL W/ DRESSOR TRAP ROCK	ANOVA	CE1872T
SF-06	BIKE RACK	10		FORMS + SURFACES	TRIO BIKE RACK
SF-07	MOVABLE CHAIR	11	TBD		
SF-08	MOVABLE TABLE	6	TBD		
	SIGNAGE				
SYMBOL	DESCRIPTION	QTY	MATERIAL PROFILE/ASSEMBLY		
SN-01	MONUMENT SIGN	1	TBD		
SN-02	GOOD WILL SIGN	1	RELOCATED GOOD WILL SIGN		
	WALL				
SYMBOL	DESCRIPTION	QTY	MATERIAL PROFILE/ASSEMBLY		
WL-01	STEEL PLANTER WALL	120 LF	16" HEIGHT WEATHERING STEEL PLANTER WALL WITH BENT TOP		
	WALL				

SCALE: 1"=16'

NORTH

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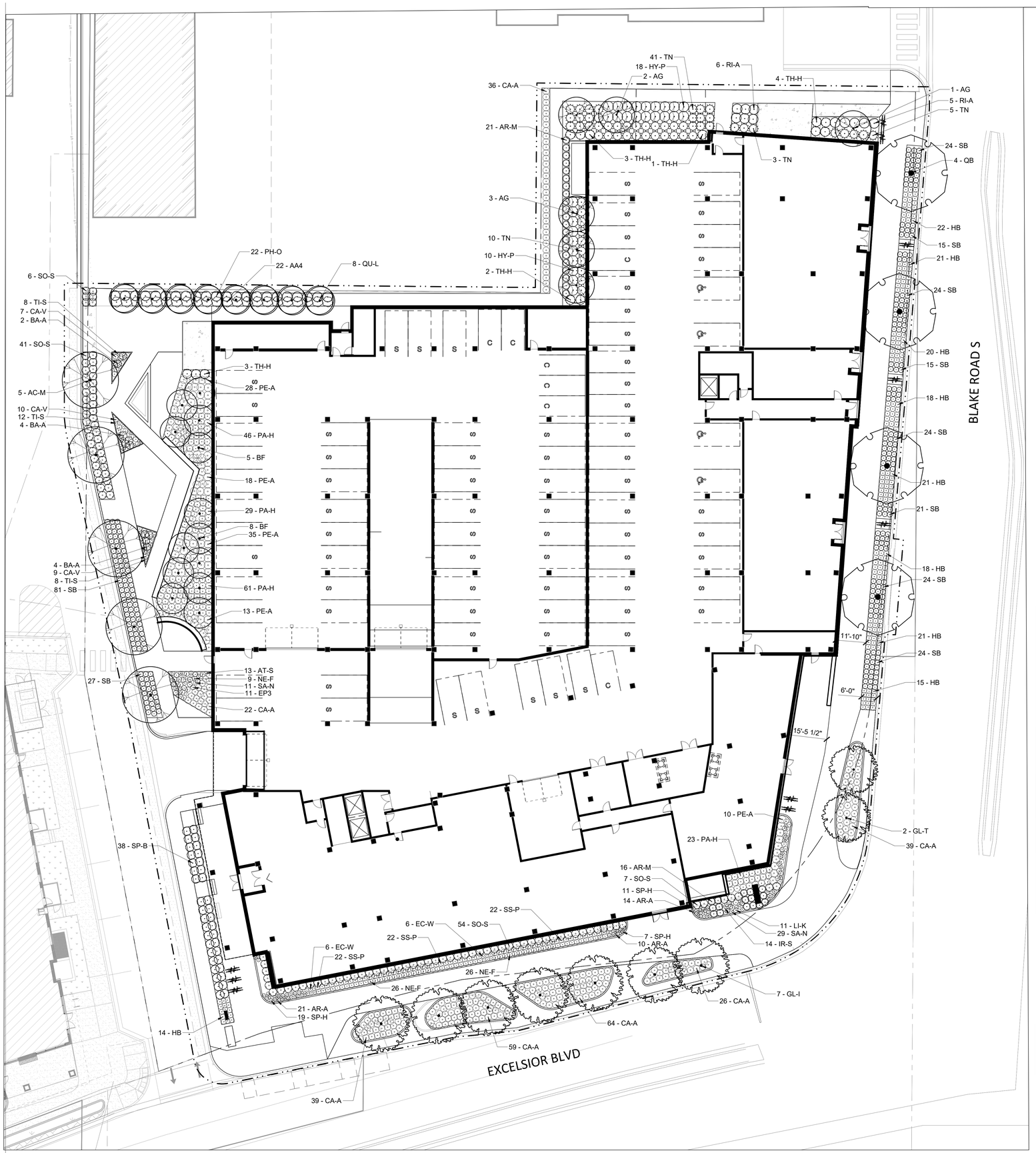
KEY PLAN

BLAKE ROAD STATION

SITE PLAN - BUILDING B

L111



PLANT SCHEDULE LANDSCAPE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME
	AC-M	5	ACER MIYABEI `MORTON` TM / STATE STREET MIYABEI MAPLE
	BF	13	BETULA PLATYPHYLLA 'FARGO' TM / DAKOTA PINNACLE ASIAN WHITE BIRCH
	GL-T	2	GLEDITSIA TRIACANTHOS DRAVES / HONEY LOCUST STREET KEEPER
	GL-I	7	GLEDITSIA TRIACANTHOS INERMIS `SKYCOLE` TM / SKYLINE THORNLESS HONEY LOCUST
	QB	4	QUERCUS BICOLOR / SWAMP WHITE OAK
	QU-L	8	QUERCUS X WAREI `LONG` TM / REGAL PRINCE OAK
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME
	AG	6	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLIANCE` / `AUTUMN BRILLIANCE` SERVICEBERRY
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	AA4	22	ARONIA MELANOCARPA `AUTUMN MAGIC` / AUTUMN MAGIC BLACK CHOKEBERRY
	AR-M	37	ARONIA MELANOCARPA `UCONNAM165` / LOW SCAPE MOUND CHOKEBERRY
	HY-P	28	HYDRANGEA PANICULATA 'JANE' TM / LITTLE LIME PANICLE HYDRANGEA
	PH-O	22	PHYSOCARPUS OPULIFOLIUS `DART`S GOLD` / DART`S GOLD NINEBARK
	RI-A	11	RIBES ALPINUM / ALPINE CURRANT
	SO-S	108	SORBARIA SORBIFOLIA `SEM` / SEM ASH LEAF SPIREA
	SP-B	38	SPIRAEA BETULIFOLIA 'TOR GOLD' TM / GLOW GIRL BIRCHLEAF SPIREA
	TN	59	TAXUS X MEDIA `TAUNTON` / TAUNTON YEW
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	TH-H	13	THUJA OCCIDENTALIS `HOLMSTRUP` / HOLMSTRUP ARBORVITAE
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME
	CA-A	285	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS
	CA-V	26	CAREX VULPINOIDEA / FOX SEDGE
	PA-H	159	PANICUM VIRGATUM 'HEAVY METAL' / HEAVY METAL SWITCH GRASS
	SS-P	66	SCHIZACHYRIUM SCOPARIUM 'PRAIRIE BLUES' / PRAIRIE BLUES LITTLE BLUESTEM
	SB	279	SCHIZACHYRIUM SCOPARIUM `BLUE HEAVEN` / BLUE HEAVEN LITTLE BLUESTEM
	SP-H	37	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME
	AT-S	13	ALLIUM TANGUTICUM 'SUMMER BEAUTY' / SUMMER BEAUTY GLOBE LILY
	AR-A	45	ARUNCUS AETHUSIFOLIUS / DWARF GOATSBEARD
	BA-A	10	BAPTISIA AUSTRALIS / BLUE WILD INDIGO
	EP3	11	ECHINACEA PALLIDA / PALE PURPLE CONEFLOWER
	EC-W	12	ECHINACEA PURPUREA 'WHITE SWAN' / WHITE SWAN CONEFLOWER
	HB	170	HEMEROCALLIS X 'BAJA' / BAJA DAYLILY
	IR-S	14	IRIS SIBIRICA 'CAESAR'S BROTHER' / CAESAR'S BROTHER SIBERIAN IRIS
	LI-K	11	LIATRIS SPICATA 'KOBOLD' / KOBOLD BLAZING STAR
	NE-F	61	NEPETA X FAASSENII 'WALKER'S LOW' / WALKER'S LOW CATMINT
	PE-A	104	PEROVSKIA ATRIPLICIFOLIA 'BLUE JEAN BABY' / BLUE JEAN BABY RUSSIAN SAGE
	SA-N	40	SALVIA NEMOROSA 'CARADONNA' / CARDONNA MEADOW SAGE
	TI-S	28	TIARELLA X 'SUGAR AND SPICE' / SUGAR AND SPICE FOAMFLOWER

0 16' 32' 48'
SCALE: 1"=16'

NORTH

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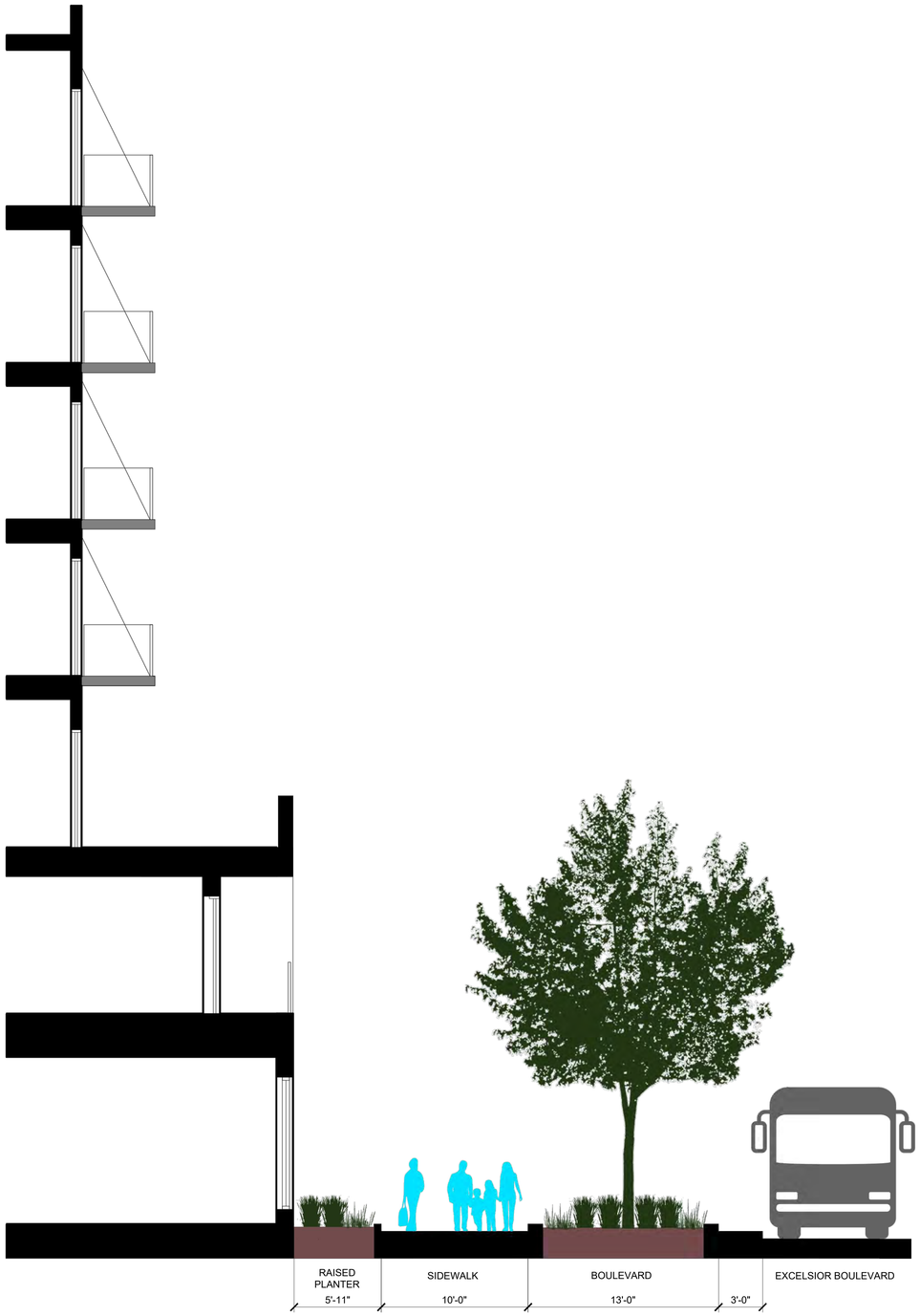
KEY PLAN

BLAKE ROAD STATION

LANDSCAPE PLAN - BUILDING B

L140



2 SECTION - STREETSCAPE @ EXCELSIOR

1/4" = 1'-0"

P-21.261-03



1 SECTION - STREETSCAPE @ BLAKE ROAD

1/4" = 1'-0"

P-21.261-04

BLAKE STATION
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KEY PLAN

BLAKE ROAD STATION

LANDSCAPE SECTIONS

L400

BLAKE STATION
BLDG B
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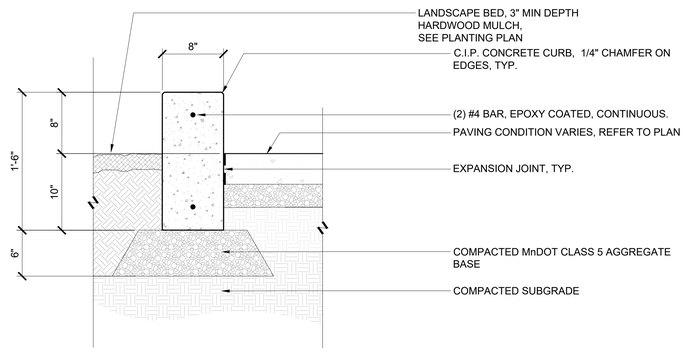
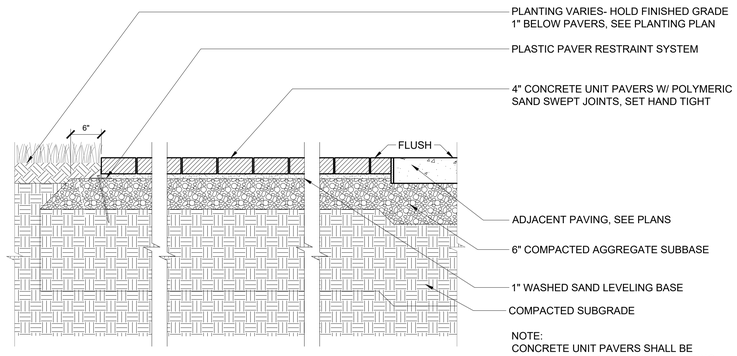
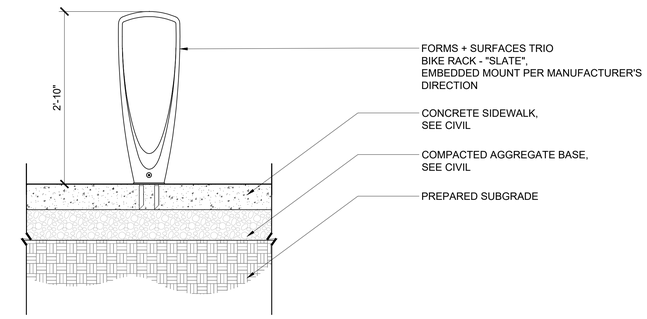


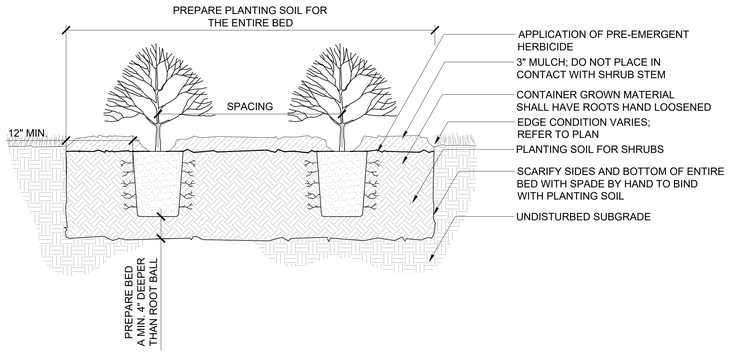
8 CONCRETE PLANTER CURB
1 1/2" = 1'-0" P-21.261-07



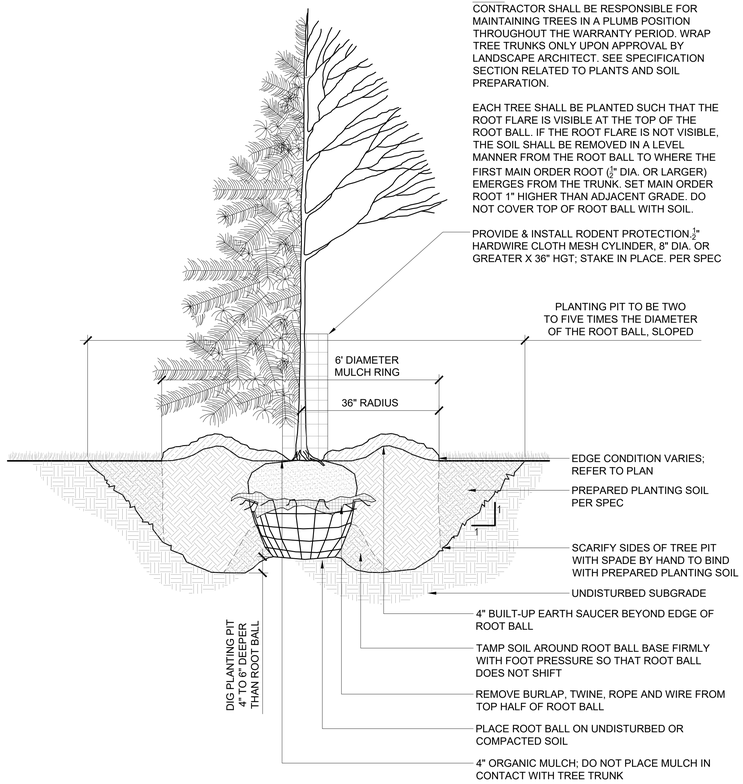
5 CONCRETE UNIT PAVER
1" = 1'-0" P-21.261-66



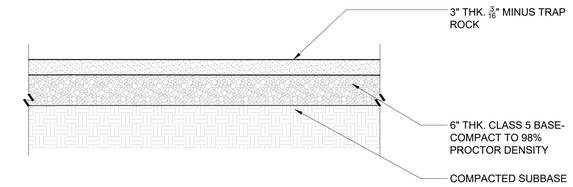
3 BIKE RACK, SURFACE MOUNT
1" = 1'-0" P-21.261-68



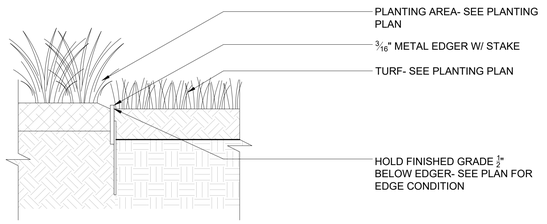
7 DETAIL - SHRUB PLANTING
1" = 1'-0" P-21.261-06



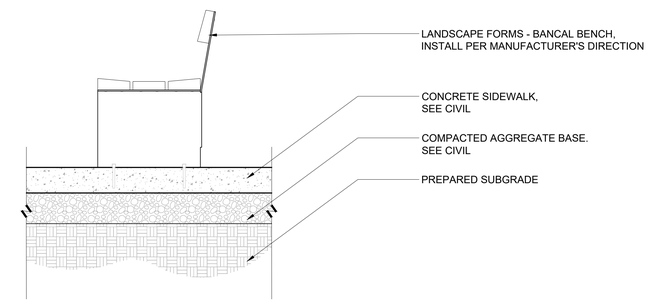
4 DETAIL - TREE PLANTING
3/4" = 1'-0" P-21.261-01



2 CRUSHED STONE PAVING
1" = 1'-0" P-21.261-67



6 STEEL EDGING
1 1/2" = 1'-0" P-21.261-65



1 SITE BENCH - INGROUND MOUNT
1" = 1'-0" P-21.261-75

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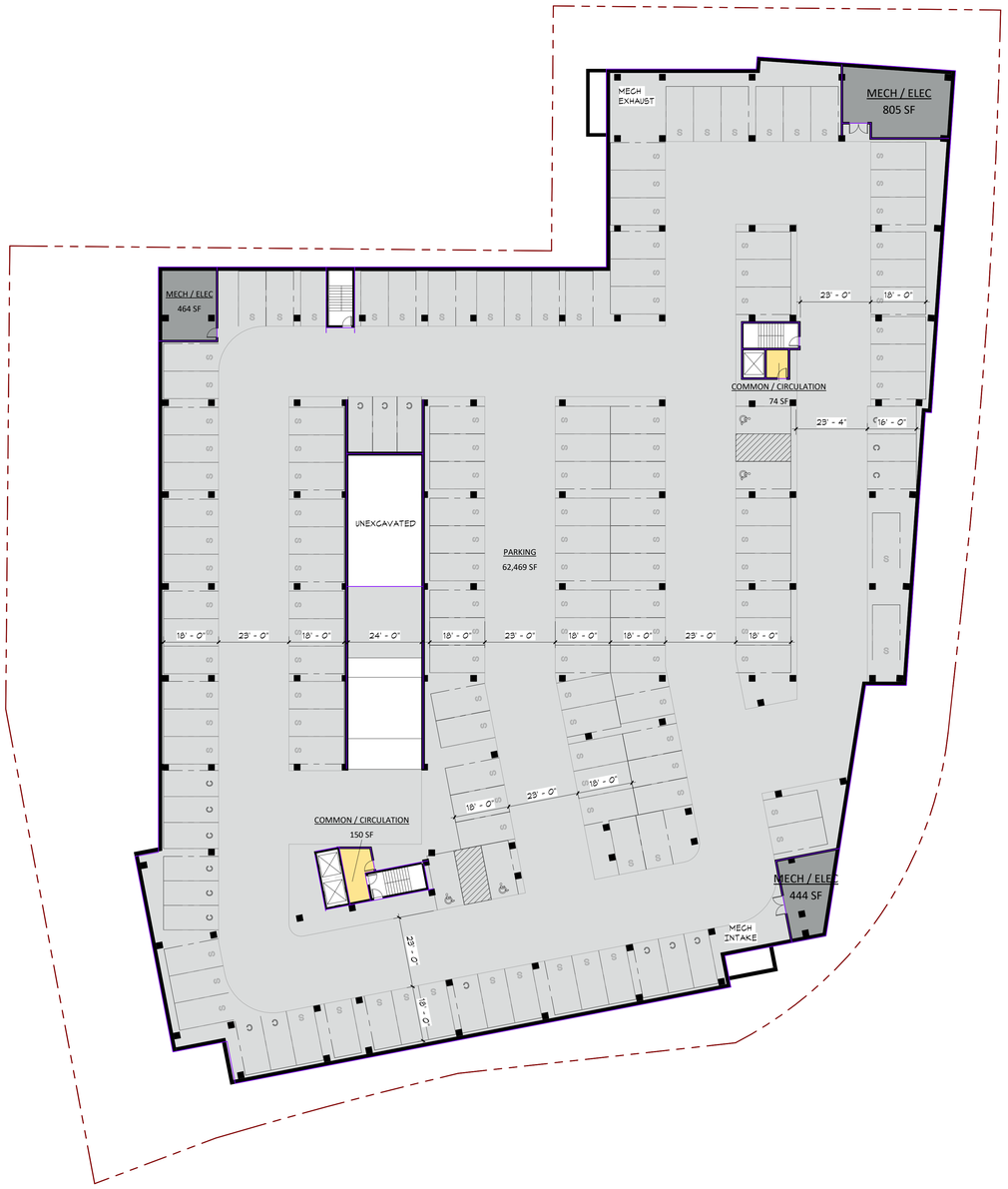
KEY PLAN

BLAKE ROAD STATION

LANDSCAPE DETAILS

L500



1 A1-0 **LEVEL P1**
1" = 20'-0"

PARKING SCHEDULE - RETAIL		
Type	Level	Count
LEVEL 1		
8'-6" x 18' - COMPACT	LEVEL 1	1
8'-6" x 18' - STANDARD	LEVEL 1	3
9'-0" x 18' - STANDARD	LEVEL 1	33
9'-0' x 16' - COMPACT	LEVEL 1	1
9'-0' x 18' - ADA	LEVEL 1	4
TOTAL STALLS:		42

PARKING SCHEDULE - APARTMENT		
Type	Level	Count
LEVEL P1		
8'-0" x 18' - COMPACT	LEVEL P1	7
8'-6" x 18' - COMPACT	LEVEL P1	8
9'-0" x 18' - STANDARD	LEVEL P1	126
9'-0' x 16' - COMPACT	LEVEL P1	3
9'-0' x 18' - ADA	LEVEL P1	4
		148
LEVEL 1		
8'-0" x 18' - COMPACT	LEVEL 1	3
9'-0" x 18' - STANDARD	LEVEL 1	38
9'-0' x 16' - COMPACT	LEVEL 1	2
9'-0' x 18' - STANDARD	LEVEL 1	1
		44
LEVEL 2		
8'-0" x 18' - COMPACT	LEVEL 2	6
8'-6" x 18' - COMPACT	LEVEL 2	5
9'-0" x 18' - STANDARD	LEVEL 2	88
9'-0' x 16' - COMPACT	LEVEL 2	2
9'-0' x 18' - ADA	LEVEL 2	4
		105
TOTAL STALLS:		297

2/18/2022 5:15:11 PM

BLAKE STATION
SITE B
Hopkins, MN

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KEY PLAN

PLAN NORTH

BLAKE STATION SITE B

LEVEL P1 PLAN

A1-0



1 A1-1 **LEVEL 1**
1" = 20'-0"

DEPARTMENT GROSS AREAS	
Area Department	Area
LEVEL P1	
BOH	1,713 SF
COMMON / CIRCULATION	225 SF
PARKING	62,469 SF
	64,406 SF
LEVEL 1	
AMENITY	9,403 SF
BOH	2,910 SF
COMMON / CIRCULATION	1,080 SF
PARKING	39,478 SF
RETAIL	10,062 SF
	62,933 SF
LEVEL 2	
BOH	1,327 SF
COMMON / CIRCULATION	2,782 SF
PARKING	42,751 SF
RESIDENTIAL	16,471 SF
	63,332 SF
LEVEL 3	
AMENITY	2,722 SF
BOH	646 SF
COMMON / CIRCULATION	3,793 SF
RESIDENTIAL	33,829 SF
	40,991 SF
LEVEL 4	
BOH	648 SF
COMMON / CIRCULATION	3,529 SF
RESIDENTIAL	36,665 SF
	40,842 SF
LEVEL 5	
BOH	648 SF
COMMON / CIRCULATION	3,529 SF
RESIDENTIAL	36,665 SF
	40,842 SF
LEVEL 6	
BOH	648 SF
COMMON / CIRCULATION	3,529 SF
RESIDENTIAL	36,665 SF
	40,842 SF
LEVEL 7	
AMENITY	745 SF
BOH	609 SF
COMMON / CIRCULATION	3,530 SF
RESIDENTIAL	34,603 SF
	39,487 SF
	393,676 SF

PARKING SCHEDULE - RETAIL		
Type	Level	Count
LEVEL 1		
8'-6" x 18' - COMPACT	LEVEL 1	1
8'-6" x 18' - STANDARD	LEVEL 1	3
9'-0" x 18' - STANDARD	LEVEL 1	33
9'-0" x 16' - COMPACT	LEVEL 1	1
9'-0" x 18' - ADA	LEVEL 1	4
TOTAL STALLS:		42

PARKING SCHEDULE - APARTMENT		
Type	Level	Count
LEVEL P1		
8'-0" x 18' - COMPACT	LEVEL P1	7
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9'-0" x 18' - ADA	LEVEL P1	4
		148
LEVEL 1		
8'-0" x 18' - COMPACT	LEVEL 1	3
9'-0" x 18' - STANDARD	LEVEL 1	38
9'-0" x 16' - COMPACT	LEVEL 1	2
9'-0" x 18' - STANDARD	LEVEL 1	1
		44
LEVEL 2		
8'-0" x 18' - COMPACT	LEVEL 2	6
8'-6" x 18' - COMPACT	LEVEL 2	5
9'-0" x 18' - STANDARD	LEVEL 2	88
9'-0" x 16' - COMPACT	LEVEL 2	2
9'-0" x 18' - ADA	LEVEL 2	4
		105
TOTAL STALLS:		297

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KEY PLAN
PLAN NORTH

BLAKE STATION SITE B

LEVEL 1 PLAN

A1-1

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BLAKE STATION
SITE B
Hopkins, MN



1 A1-2 **LEVEL 2**
1" = 20'-0"

**UNIT MIX SUMMARY - OPTION 1)

Name	Qty	%	Area	Min - Max SF
1 BED	97	39%	66,839 SF	645 SF ... 720 SF
1 BED + DEN	2	1%	1,572 SF	774 SF ... 797 SF
2 BED	80	32%	81,097 SF	904 SF ... 1,052 SF
3 BED	11	4%	14,087 SF	1,272 SF ... 1,318 SF
ALCOVE	40	16%	21,656 SF	495 SF ... 597 SF
STUDIO	20	8%	9,650 SF	464 SF ... 521 SF
Grand total: 250	250		194,900 SF	

PARKING SCHEDULE - APARTMENT

Type	Level	Count
LEVEL P1		
8'-0" x 18' - COMPACT	LEVEL P1	7
8'-6" x 18' - COMPACT	LEVEL P1	8
9'-0" x 18' - STANDARD	LEVEL P1	126
9'-0" x 16' - COMPACT	LEVEL P1	3
9'-0" x 18' - ADA	LEVEL P1	4
		148
LEVEL 1		
8'-0" x 18' - COMPACT	LEVEL 1	3
9'-0" x 18' - STANDARD	LEVEL 1	38
9'-0" x 16' - COMPACT	LEVEL 1	2
9'-0" x 18' - STANDARD	LEVEL 1	1
		44
LEVEL 2		
8'-0" x 18' - COMPACT	LEVEL 2	6
8'-6" x 18' - COMPACT	LEVEL 2	5
9'-0" x 18' - STANDARD	LEVEL 2	88
9'-0" x 16' - COMPACT	LEVEL 2	2
9'-0" x 18' - ADA	LEVEL 2	4
		105
TOTAL STALLS:		297

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PLAN NORTH

BLAKE STATION SITE B

LEVEL 2 PLAN

A1-2

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BLAKE STATION
SITE B
Hopkins, MN



1 A1-3 **LEVEL 3**
1" = 20'-0"

UNIT MIX SUMMARY - OPTION 1)

Name	Qty	%	Area	Min - Max SF
1 BED	97	39%	66,839 SF	645 SF ... 720 SF
1 BED + DEN	2	1%	1,572 SF	774 SF ... 797 SF
2 BED	80	32%	81,097 SF	904 SF ... 1,052 SF
3 BED	11	4%	14,087 SF	1,272 SF ... 1,318 SF
ALCOVE	40	16%	21,656 SF	495 SF ... 597 SF
STUDIO	20	8%	9,650 SF	464 SF ... 521 SF
Grand total: 250	250		194,900 SF	

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PLAN NORTH

BLAKE STATION SITE B

LEVEL 3 PLAN

A1-3

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BLAKE STATION
SITE B
Hopkins, MN



UNIT MIX SUMMARY - OPTION 1)

Name	Qty	%	Area	Min - Max SF
1 BED	97	39%	66,839 SF	645 SF ... 720 SF
1 BED + DEN	2	1%	1,572 SF	774 SF ... 797 SF
2 BED	80	32%	81,097 SF	904 SF ... 1,052 SF
3 BED	11	4%	14,087 SF	1,272 SF ... 1,318 SF
ALCOVE	40	16%	21,656 SF	495 SF ... 597 SF
STUDIO	20	8%	9,650 SF	464 SF ... 521 SF
Grand total: 250	250		194,900 SF	

1 A1-4 **LEVEL 4-6**
1" = 20'-0"

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KEY PLAN

PLAN NORTH

BLAKE STATION SITE B

LEVEL 4-6 PLAN

A1-4

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BLAKE STATION
SITE B
Hopkins, MN



1 A1-5 **LEVEL 7**
1" = 20'-0"

**UNIT MIX SUMMARY - OPTION 1)				
Name	Qty	%	Area	Min - Max SF
1 BED	97	39%	66,839 SF	645 SF ... 720 SF
1 BED + DEN	2	1%	1,572 SF	774 SF ... 797 SF
2 BED	80	32%	81,097 SF	904 SF ... 1,052 SF
3 BED	11	4%	14,087 SF	1,272 SF ... 1,318 SF
ALCOVE	40	16%	21,656 SF	495 SF ... 597 SF
STUDIO	20	8%	9,650 SF	464 SF ... 521 SF
Grand total: 250	250		194,900 SF	

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PLAN NORTH

BLAKE STATION SITE B

LEVEL 7 PLAN

A1-5

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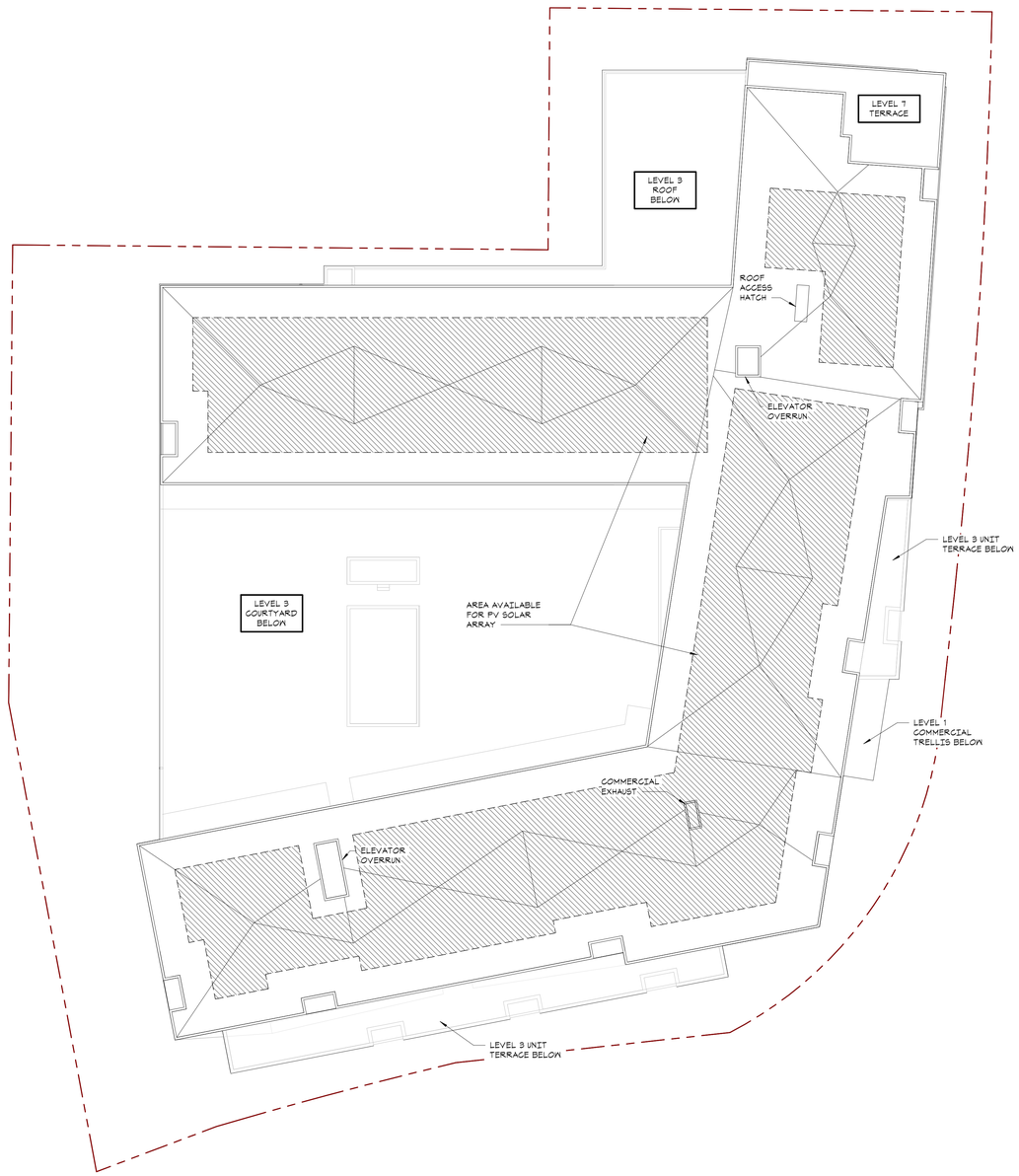

1 A1-6 **ROOF LEVEL**
1" = 20'-0"

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BLAKE STATION SITE B

ROOF PLAN

A1-6



VIEW EAST ON EXCELSIOR BOULEVARD



POCKET PARK



COMMERCIAL PATIO ON BLAKE ROAD



VIEW WEST ON EXCELSIOR BOULEVARD

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KEY PLAN

BLAKE STATION SITE B

PERSPECTIVE VIEWS

A3-1

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



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

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KEY PLAN

BLAKE STATION SITE B

SOUTH AND EAST BUILDING ELEVATIONS

A3-2

WALL CALCULATIONS WITHOUT GLASS

ELEVATION VIEW	TOTAL AREA w/OUT GLASS	X	X	BRICK AREA	BRICK %	METAL PANEL AREA	METAL PANEL %	METAL TILE AREA	METAL TILE %	FIBER CEMENT SIDING AREA	FIBER CEMENT SIDING %	TOTAL %
NORTH	15,195			4,861	32%	1,090	7%	5,455	36%	3,789	25%	100%
WEST	15,206			6,642	44%	1,833	12%	4,659	31%	2,072	14%	100%
SOUTH	12,141			3,830	32%	1,030	8%	4,445	37%	2,836	23%	100%
EAST	14,895			2,247	15%	2,202	15%	4,803	32%	5,643	38%	100%



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



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

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Schematic Design
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BLAKE STATION SITE B

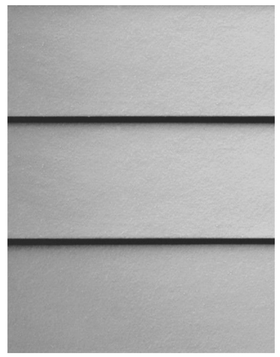
WEST AND NORTH BUILDING ELEVATIONS

A3-3

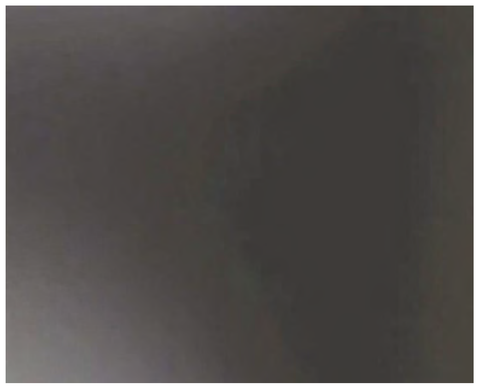
BLAKE STATION
SITE B
Hopkins, MN



METAL TILE



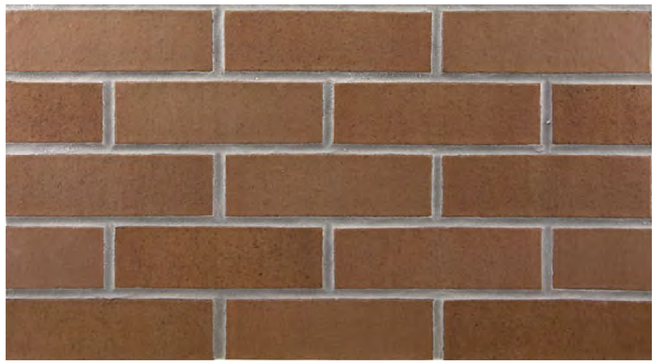
FIBER CEMENT LAP SIDING



METAL PANEL



FACE BRICK - PRIMARY



FACE BRICK - ACCENT

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KEY PLAN

BLAKE STATION SITE B

EXTERIOR MATERIALS

A3-4

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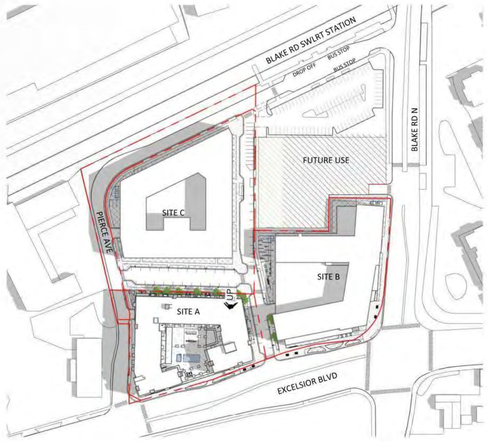
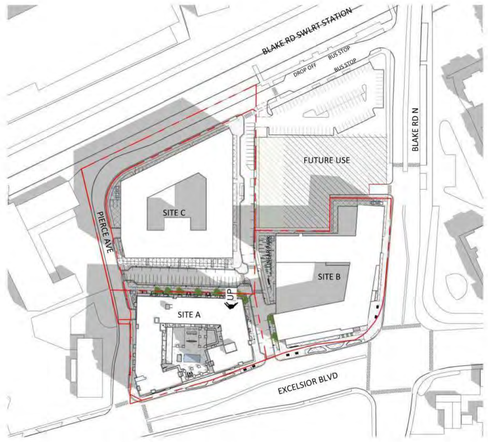
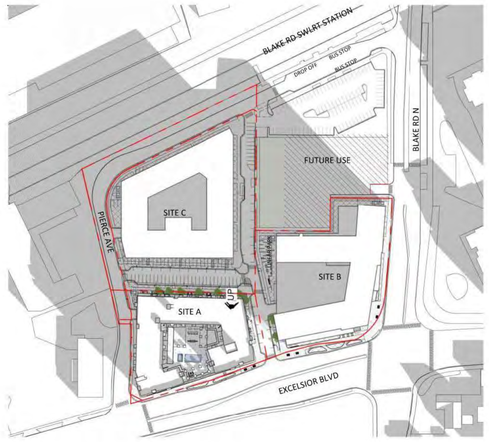
SHADOW STUDY - MARCH 9 AM



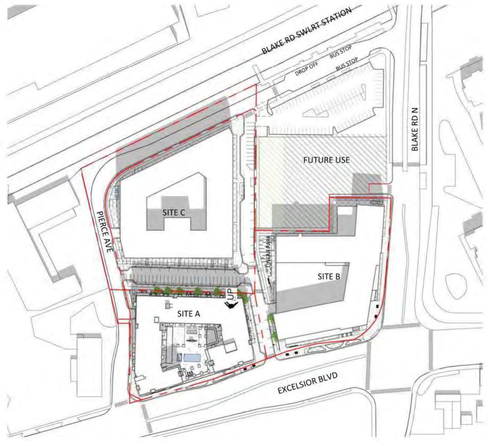
SHADOW STUDY - JUNE 9 AM



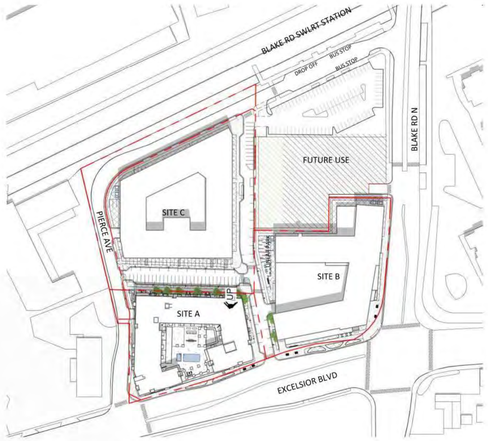
SHADOW STUDY - SEPTEMBER 9 AM



SHADOW STUDY - DECEMBER 9 AM



SHADOW STUDY - MARCH 12 PM



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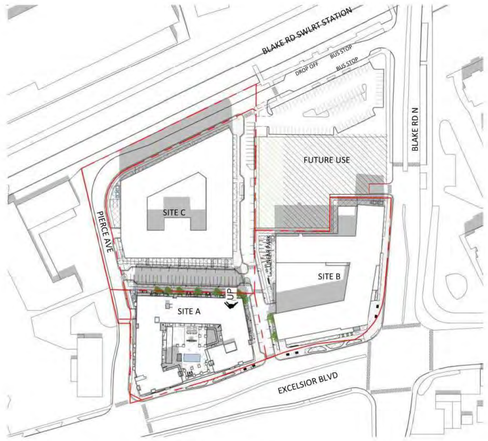

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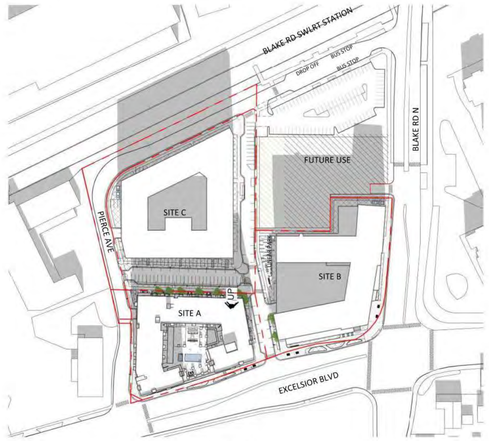
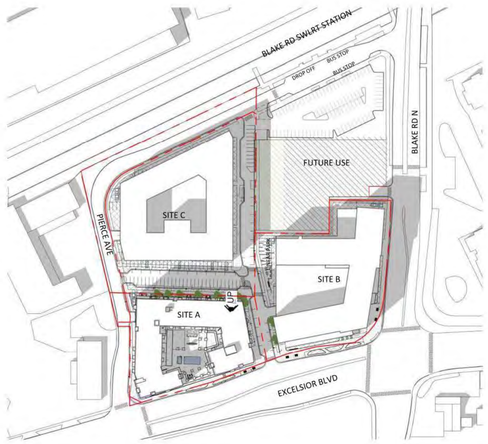


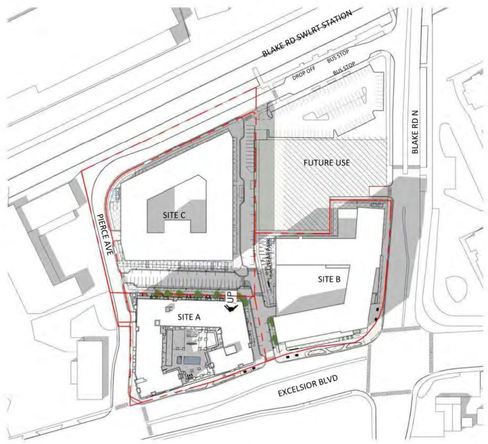
SHADOW STUDY - DECEMBER 12 PM



SHADOW STUDY - MARCH 3 PM



SHADOW STUDY - JUNE 3 PM



SHADOW STUDY - SEPTEMBER 3PM



SHADOW STUDY - DECEMBER 3 PM

2/16/2022 5:15:30 PM

BLAKE STATION
SITE B
Hopkins, MN

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 architect under the laws of the State of Minnesota

Signature

Typed or Printed Name

License # Date

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LUA Submittal
2/18/2022

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KEY PLAN

BLAKE STATION SITE B

SHADOW STUDIES

A3-5

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
East Property Line	Illuminance	Fc	0.26	2.0	0.0	N.A.	N.A.
North Property Line	Illuminance	Fc	0.54	3.7	0.1	5.40	37.00
Northeast Egress Path	Illuminance	Fc	2.67	8.9	0.3	8.90	29.67
Northwest Egress Path	Illuminance	Fc	3.27	10.1	0.3	10.90	33.67
Overall Site	Illuminance	Fc	0.68	13.4	0.0	N.A.	N.A.
South Property Line	Illuminance	Fc	0.34	1.6	0.0	N.A.	N.A.
West Property Line	Illuminance	Fc	0.14	0.7	0.0	N.A.	N.A.

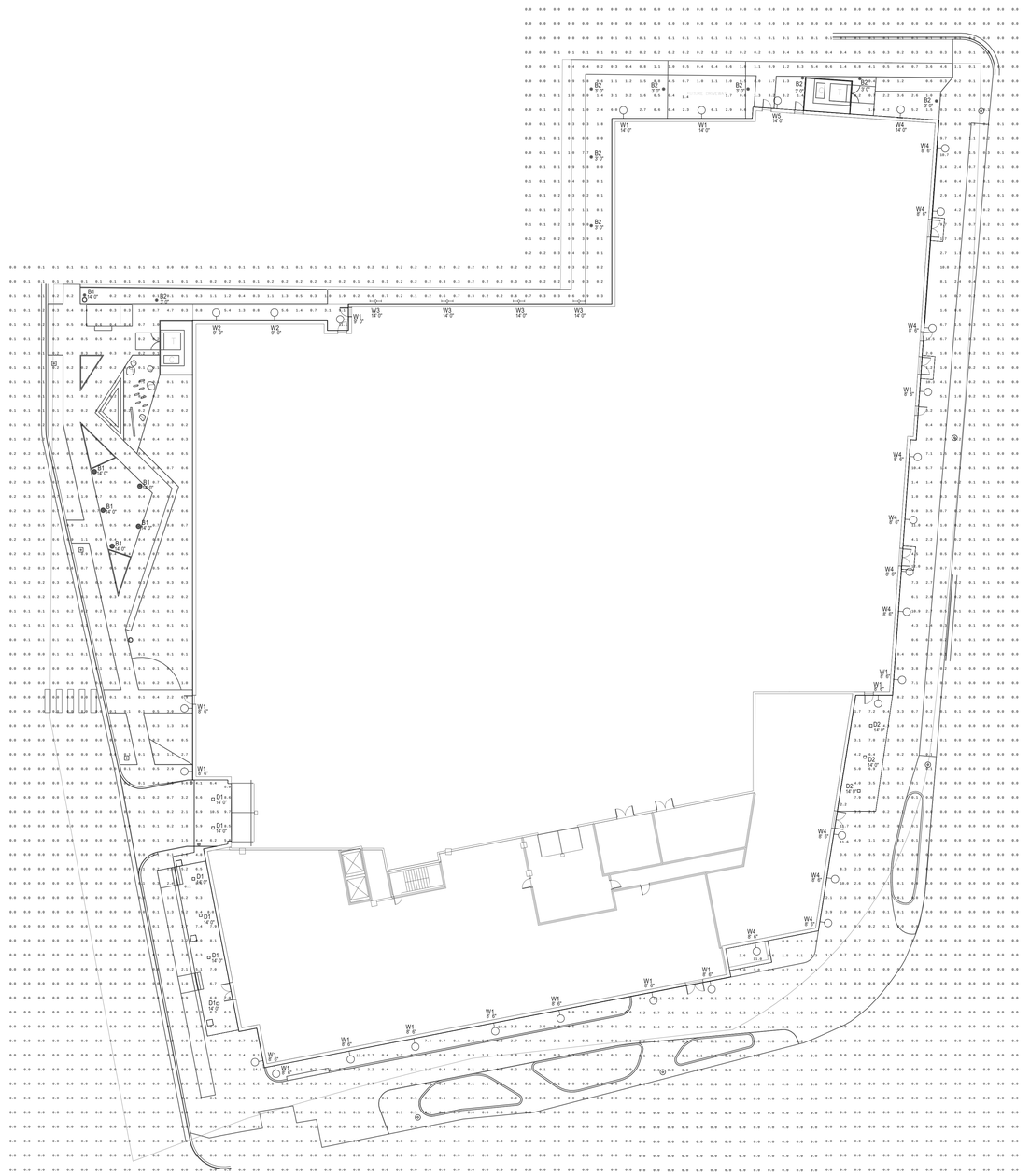
GENERAL NOTES:

A. REFER TO SHEETS E0.2P, E0.3P, AND E0.4P FOR FIXTURE SCHEDULES, DETAILS, AND CUTSHEETS.

B. LIGHTING LEVELS SHOWN ARE MAINTAINED. LIGHT LOSS FACTOR OF 0.90 WAS USED TO ACCOUNT FOR DIRT AND LUMEN DEPRECIATION.

C. WALL SCONCE AND DOWNLIGHT MOUNTING HEIGHTS SHOWN ARE TO BOTTOM OF FIXTURE.

D. BOLLARD MOUNTING HEIGHTS SHOWN ARE TO TOP OF FIXTURE.



1 ELECTRICAL SITE PHOTOMETRIC
SCALE: 1" = 20'-0"

0 10' 20' 40'
1" = 20'-0"

Blake Station Site B

Hopkins, MN

esg ARCHITECTURE & DESIGN

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PLAN NORTH

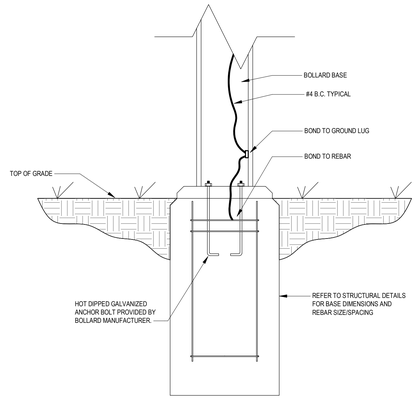
Blake Station Site B

ELECTRICAL SITE PHOTOMETRIC

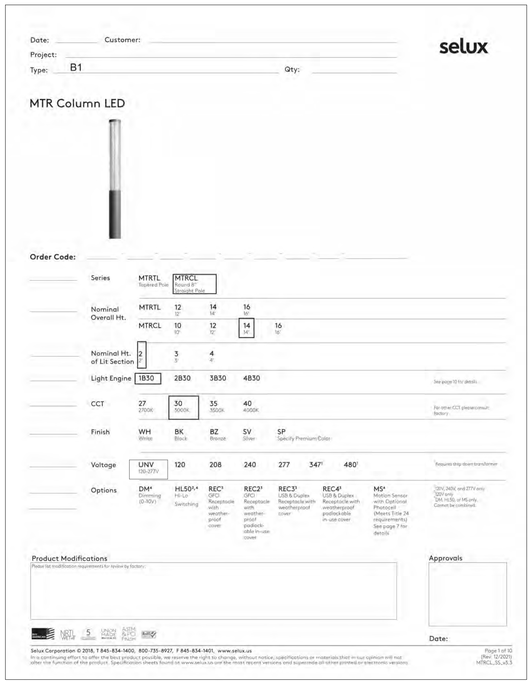
E0.1P

LIGHT FIXTURE SCHEDULE

FIXT. TYPE	DESCRIPTION	VOLTAGE	LAMPS		VA/ FIXT.	MANUFACTURER	CATALOG NUMBER
			TYPE	QTY./ FIXT.			
B1	14' TALL COLUMN LED BOLLARD. 2' LIT SECTION ON TOP OF FIXTURE WITH UV DIFFUSER. IP66 RATED. ONE LIGHT ENGINE, 1,300 DELIVERED LUMENS. POINT TOWARDS PATHWAY. FINISH TO BE SELECTED BY LANDSCAPE.	UNV	LED 3000K	N/A	13	SELUX	MTRCL-14-2-1B30-30
B2	3' TALL, 8" WIDE NOTCH LED BOLLARD. DIE CAST LOW COPPER ALUMINUM HOUSING. IP65 RATED. UV STABILIZED POLYCARBONATE LENS. ASYMETRICAL THROW. 400 DELIVERED LUMENS. POINT TOWARDS PATHWAY. FINISH TO BE SELECTED BY LANDSCAPE.	UNV	LED 3000K	N/A	10	SELUX	NT-3-LG4500
D1	RECESSED 2,000 LUMEN 6" ROUND LED DOWNLIGHT. HIGH EFFICIENCY LED LIGHT ENGINE. CLEAR SEMI-DIFFUSE ALZAK REFLECTOR. TRIM TO MATCH CEILING FINISH. FINISH TO BE SELECTED BY ARCHITECT.	UNV	LED 3000K	N/A	22	PRESCOLITE	LF6SL-6LFSL20L30K8
D2	7" TALL LED DOWNLIGHT. ALUMINUM CONSTRUCTION. IP66 RATED. CLEAR LENS. 40 DEGREE FLOOD LIGHT DISTRIBUTION. 825 DELIVERED LUMENS, 90 CRI. INSTALL IT IN BETWEEN TRELIS' OVERHEAD BEAMS. FINISH TO BE SELECTED BY ARCHITECT.	UNV	LED 3000K	N/A	13	B-K LIGHTING	SM-DE-TR-X102-FL
W1	4 7/8" WIDE, 12 1/2" TALL ROUND LED WALL SCONCE. DIE-CAST ALUMINUM HOUSING. IP65 RATED. WET LOCATION LISTED. UP/DOWN LIGHT LED MODULE, AWAY FROM WALL UP/DOWN DISTRIBUTION. 2,000 NOMINAL LUMENS. BLACK FINISH.	UNV	LED 3000K	N/A	34	WAC LIGHTING	DS-WD0534-F930A-BK
W2	4 7/8" WIDE, 12 1/2" TALL ROUND LED WALL SCONCE. DIE-CAST ALUMINUM HOUSING. IP65 RATED. WET LOCATION LISTED. UP/DOWN LIGHT LED MODULE, TOWARDS WALL UP/DOWN DISTRIBUTION. 2,000 NOMINAL LUMENS. BLACK FINISH.	UNV	LED 3000K	N/A	34	WAC LIGHTING	DS-WD0534-F930B-BK
W3	4' LINEAR WALL MOUNTED LED FIXTURE. EXTRUDED ALUMINUM FIXTURE WITH 6" FIXED BRACKET. SYMMETRIC 30 DEGREE -60 DEGREE BEAM SPREAD. 1,600 DELIVERED LUMENS. WET LOCATION LISTED. TILT FIXTURE 30 DEGREES TOWARDS WALL. BRACKET SHALL BE 1' LONG. BLACK FINISH.	UNV	LED 3000K	N/A	16	SPI LIGHTING	SEW12145-4FT-L16W-120-277V-3000K-LBK6-SMB
W4	4 7/8" WIDE, 12 1/2" TALL ROUND LED WALL SCONCE. DIE-CAST ALUMINUM HOUSING. IP65 RATED. WET LOCATION LISTED. DOWN ONLY LIGHT LED MODULE, AWAY FROM WALL DOWN DISTRIBUTION. 2,000 NOMINAL LUMENS. BLACK FINISH.	UNV	LED 3000K	N/A	17	WAC LIGHTING	DS-WD0534-F930A-BK
W5	4 7/8" WIDE, 12 1/2" TALL ROUND LED WALL SCONCE. DIE-CAST ALUMINUM HOUSING. IP65 RATED. WET LOCATION LISTED. DOWN ONLY LIGHT LED MODULE, TOWARDS WALL DOWN DISTRIBUTION. 2,000 NOMINAL LUMENS. BLACK FINISH.	UNV	LED 3000K	N/A	17	WAC LIGHTING	DS-WD0534-F930B-BK



1 BOLLARD BASE DETAIL
NO SCALE


Date: Customer:
Project:
Type: B1 Qty:

selux

MTR Column LED

Order Code:

Series	MTRTL Tapered Pole	MTRCL Round & Square Pole						
Nominal Overall Ht.	MTRTL	12 12'	14 14'	16 16'				
	MTRCL	10 10'	12 12'	14 14'	16 16'			
Nominal Ht. of Lit Section	2 2'	3 3'	4 4'					
Light Engine	1B30	2B30	3B30	4B30				
CCT	27 2700K	30 3000K	35 3500K	40 4000K				
Finish	WH White	BK Black	BZ Bronze	SV Silver	SP Specify Premium Color			
Voltage	UNV 120-277V	120	208	240	277	347[1]	480[1]	
Options	DM* Dimming (0-10V)	HL50/.* Hi-Lo Switching	REC[3] GFCI Receptacle with weather-proof cover	REC2[3] GFCI Receptacle with weather-proof pivoting cable in-use cover	REC3[3] USB & Duplex Receptacle with weatherproof cover	REC4[3] USB & Duplex Receptacle with weatherproof pivoting/cable in-use cover	M5* Motion Sensor with Optional Photocell (Meets Title 24 requirements) See page 7 for details	

[1] 347V, 240V, and 277V only- 120V only. [2] M-10, or M5 only. [3] Cannot be combined.

Product Modifications
Please list modification requirements for review by factory:

Approvals

Date:

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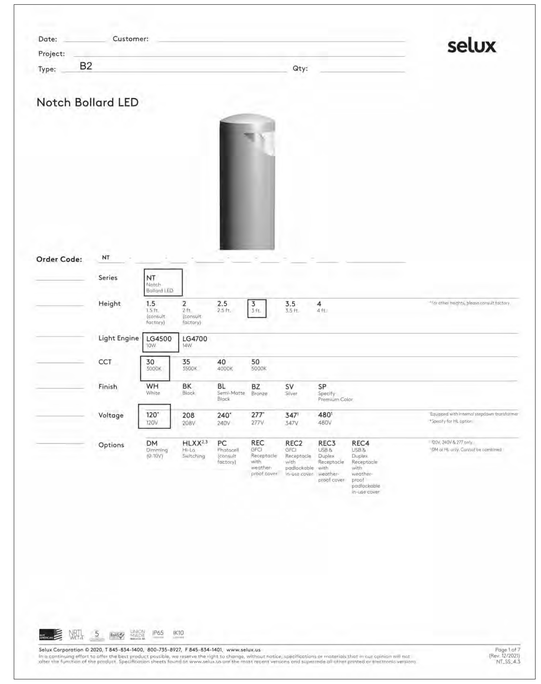
MTRCL_SS_v3.3

2 FIXTURE TYPE B1
NO SCALE


Date: Customer:
Project:
Type: B2 Qty:

selux

Notch Bollard LED

Order Code: NT

Series	NT Notch Bollard LED							
Height	1.5 1.5 ft. (consult factory)	2 2 ft. (consult factory)	2.5 2.5 ft.	3 3 ft.	3.5 3.5 ft.	4 4 ft.		
Light Engine	LG4500 5000	LG4700 5000						
CCT	30 3000K	35 3500K	40 4000K	50 5000K				
Finish	WH White	BK Black	BL Semi-Matte Black	BZ Bronze	SV Silver	SP Specify Premium Color		
Voltage	120 120V	208 208V	240 240V	277 277V	347 347V	480 480V		
Options	DM Dimming (0-10V)	HLXX[2,3] Hi-Lo Switching	PC Photocell (consult factory)	REC GFCI Receptacle with weather-proof cover	REC2 GFCI Receptacle with pivoting/cable in-use cover	REC3 USB & Duplex Receptacle with weather-proof cover	REC4 USB & Duplex Receptacle with weather-proof pivoting/cable in-use cover	

*For other heights, please consult factory.
Equipped with thermal shutdown transformer
*Specify for HL option.
[1] 120V, 240V & 277V only.
[2] DM or HL only. Cannot be combined.

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NT_SS_v4.3

3 FIXTURE TYPE B2
NO SCALE

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PROJECT NUMBER

MBS DRAWN BY JJA CHECKED BY

KEY PLAN

Blake Station Site B

ELECTRICAL SITE PHOTOMETRIC DETAILS

E0.2P

Blake Station Site B
Hopkins, MN

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www.esgarch.com

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Signature
Typed or Printed Name
License # Date

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1 FIXTURE TYPE D1
NO SCALE

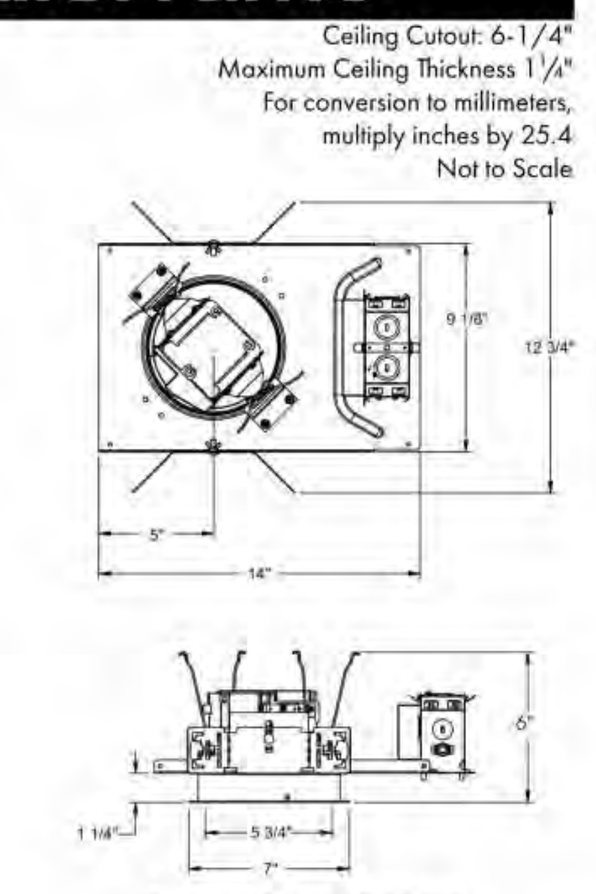


6" LED Downlight
LF6SL LENS
120V–277V
0-10V Dimming

DATE: TYPE:
FIRM NAME:
PROJECT: D1

LiteFrame

Ceiling Cutout: 6-1/4"
Maximum Ceiling Thickness 1¼"
For conversion to millimeters, multiply inches by 25.4
Not to Scale



See page 5 for EMR, CP and NX(W)E line art.
EXAMPLE: LF6SLDM1-6LFSL15L35K8WT

APPLICATIONS:
LiteFrame LF6SL is a 6" specification grade LED lensed downlight that utilizes high efficiency LEDs to obtain color consistency, energy savings, and low maintenance costs. 50,000 hours minimum life up to 35°C (95°F) in open plenum applications.

HOUSING:
One-piece 22 gauge non-corrosive steel platform. Pre-wired j-box with snap-on cover for easy access. Snap-in- connection from driver compartment allows easy installation of light engine/trim assembly without tools above or below the ceiling and can be upgraded to accommodate technology improvements. Approve for 8 (4 in/4 out) No. 12 AWG conductors rated for 90°C through wiring.

REFLECTOR:
High purity aluminum, Alzak, iridescence suppressed, semi-diffuse reflector. Self-trim standard.

IP65 AND VR:
IP65 and vandal-resistant (VR) options are made of 16GA cold rolled steel stampings and come standard with a clear high impact polycarbonate lens. Each option uses self tapping stainless steel screws painted to match the white trim color standard; tamper-resistant screws are used on the VR option only. The IP65 rated option is completely sealed without the use of silicone on standard non-porous ceiling surfaces.

LED LIGHT ENGINE:
The LF6SL uses the Philips Fortimo DLM LED Module. This module provides controlled color consistency (3 SDCM) from fixture to fixture. The system is designed for optimal life and lumen maintenance (>50,000 hours at 70% lumen maintenance). Both reflector and light engine assembly are mechanically retained to housing.

LED DRIVER:
The LF6SL utilizes the Philips Fortimo LED Driver specifically designed to optimize efficiency of the Fortimo DLM Module. Driver is designed to match the 50,000 hour minimum life expectancy of the system. Meets UL Class 2, inherent short circuit protection, self limited, overload protected. If critical temperatures are reached on driver or LED module, integrated thermal feedback loop will gradually reduce current to protect system life. Driver is universal 120V-277V. Optional Lutron Series A driver is also available.

DIMMING:
Comes standard with 0-10V dimming capability. Flicker-free dimming to 10%. 0-10V control may consume up to 1mA. Lutron 2 wire and EcoSystem dimming available to 1% and DMX with RDM (remote device management) dimming to less than 0.1%.

INSTALLATION:
Adjustable Bar hangers included (not with CP option). Universal adjustable mounting brackets also accept 1/2" EMT conduit or 1 1/2" or 3/4" lathing channel (by others) or Prescolite 24" bar hangers (B24 or B6).

CERTIFICATIONS:
CSA certified to US and Canadian safety standards. Suitable for wet locations. Approved for through wiring. Non-IC rated. EMR is damp rated use only.

WARRANTY:
5 year warranty. See www.prescolite.com for details.

CATALOG NUMBER:
Order housing, reflector, and accessories separately

STANDARD 0-10V DIMMING

HOUSING: ☐ LF6SL Standard Lumen 0-10V 10% dimming 120-277V

DRIVER OPTION: Standard 0-10V 10% Dimming
- ☐ DM1 0-10V dimming at 1%
- ☐ DMT[14,15] SpectraSync™ Tunable White
- ☐ DMTW[16] SpectraSync™ Tunable Dim to Warm

VOLTAGE OPTION: Standard 120V-277V
- ☐ 347 347V

HOUSING OPTIONS:
- ☐ EMR[2] Emergency Battery Pack with remote test switch and indicator light
- ☐ CP[2,3,4,5,15,17] Chicago Plenum
- ☐ LV[12] Lutron Vive Enabled, 0-10V, 120-277V
- ☐ NXWE[2,15,18,19] NX Wireless Enabled
- ☐ NXE[2,15,18,19] NX Enabled, Dual SmartPorts

\-

TRIM APERTURE: ☐ 6LFSL Semi-Diffuse Clear Alzak

OUTPUT:
- ☐ 11L 1100 Lumen Module
- ☐ 15L 1500 Lumen Module
- ☐ 20L[17] 2000 Lumen Module

KELVIN:
- ☐ 27K 2700 Kelvin
- ☐ 30K 3000 Kelvin
- ☐ 35K 3500 Kelvin
- ☐ 40K 4000 Kelvin
- ☐ 50K 5000 Kelvin
- ☐ 2230TD[20] 2200K-3000K SpectraSync™ Dim to Warm
- ☐ 2750T[20] 2700K-5000K SpectraSync™ Tunable White
- ☐ 2765T[20] 2700K-6500K SpectraSync™ Tunable White

CRI:
- ☐ 8 80+ CRI
- ☐ 9 90+ CRI

REF. FINISH OPTION: Standard Semi-Diffuse
- ☐ SP Specular
- ☐ SS Semi-Specular
- ☐ MFC American Matte™
- ☐ V Kurt Versen Specular
- ☐ VS Kurt Versen Softglow®
- ☐ VSS Kurt Versen SoftSheen™

REF. COLOR OPTIONS: Standard Clear Alzak
- ☐ CG Champagne Gold Alzak
- ☐ GD Gold Alzak
- ☐ BL Black Alzak
- ☐ WE Wheat Alzak
- ☐ LW Light Wheat Alzak
- ☐ PW Pewter Alzak
- ☐ WH Painted Matte White Reflector and Flange
- ☐ BC Painted Black Reflector and Flange

REFLECTOR OPTIONS:
- ☐ FLU[9,10] Flush Mount (Brushed Aluminum Flange Standard)
- ☐ IP65[7,10,11] Flush Lens, Dust and Water Tight to IP65
- ☐ VR[7,10,11] Vandal Resistant

TRIM OPTIONS:
- ☐ WT Painted White Flange Only
- ☐ TRG Trim Ring Gasket
- ☐ WF[10] Wide Flange
- ☐ BNCT[9,12] Black Non-conductive Trim
- ☐ WNCT[9,13] White Non-conductive Trim
- ☐ BNCTB[9,13] Black Non-conductive Trim Baffled
- ☐ WNCTB[9,13] White Non-conductive Trim Baffled

LENS:
- ☐ CL[8] Clear Lens (Regressed Standard)
- ☐ DL[8] Diffuse Lens (Regressed Standard)

\-

ACCESSORIES:
- ☐ B24[6] Set of two 24" bar hangers for T-bar ceilings
- ☐ B6[6] Set of two (2) bar hangers for ceiling joist up to 24" centers
- ☐ LFSC6 6" Reflector screw cover
- ☐ LiteGear[6] Inverter, single phase central lighting, 125VA-250VA
- ☐ LPS Series[6] LitePower micro-inverter, 20VA-55VA

ALTERNATIVE DIMMING TO 1% & 0.1%

Use with EDM/2DM/DMX dimming option: Match Housing to Trim Output
- ☐ LF6SL11L
- ☐ LF6SL15L
- ☐ LF6SL20L
- ☐ EDM[1] Hi-Lume 1% EcoSystem LED Driver
- ☐ 2DM[1] Hi-Lume 1% 2-wire LED Driver (120V only)
- ☐ DMX[1] DMX with RDM dimming to <0.1%
- ☐ 120 120V
- ☐ 277 277V
- ☐ LVE (EDM Only) Lutron Vive Enabled, EcoSystem

* EDM, 2DM & DMX also available with EMR and WW[1]

NOTES:
1. For EDM, 2DM and DMX options, housing output must match trim output
2. Not available with 347V
3. Not available with EMR
4. Bar hanger accessory should be selected with CP housing, not included as standard
5. Not available with DMX
6. See Central Inverter compatibility note and web links on page 2
7. IP65 and VR can not be chosen together
8. Not available with IP65 or VR
9. Not available with color/finish options. Semi-Diffuse finish only
10. Not available with BNCT, WNCT, BNCTB, or WNCTB
11. Not available with FLU
12. LV requires standard dimming or DM1
13. Must select CL or DL
14. Must select either 2750T or 2765T Kelvin with DMT driver option
15. Not available with LV or LVE
16. Must select 2230TD with DMTW driver option
17. Not compatible with DMT or DMTW
18. Not available with CP option
19. Not available with EDM, 2DM or DMX
20. Only available in 90+ CRI

prescolite

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Web: **www.prescolite.com** • Tech Support: **(888) 777-4832**

LFR-LED-038

PHOTOMETRIC DATA
LiteFrame - 6" LF6SL Lens

DRIVER DATA	6LFSL20L	6LFSL15L	6LFSL11L
Input Voltage	120-277V	120-277V	120-277V
Input Frequency	50/60 Hz	50/60 Hz	50/60 Hz
Input Current	0.184A (120V)	0.133A (120V)	0.105A (120V)
	0.08 (277V)	0.058A (277V)	0.045A (277V)
Input Power	22.1W	16.0W	12.6W
Power Factor	≥0.90	≥0.90	≥0.90
THD	<20%	<20%	<20%
EMI Filtering	FCC 47CFR Part 15, Class A	FCC 47CFR Part 15, Class A	FCC 47CFR Part 15, Class A
Operating Temperature	-20°C to 35°C	-20°C to 35°C	-20°C to 35°C
Dimming	0-10V	0-10V	0-10V

Over-voltage, over-current, short-circuit protected
*Power consumption and photometric output may vary slightly with various driver and CRI options.
When operating in EM mode, the fixture will deliver approximately 30% of the published full lumen output.

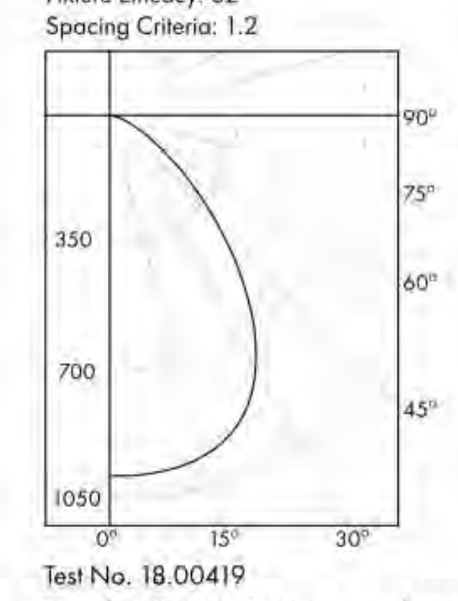
Lumen Multiplier Table
Photometrics published below are for the 3000K, 80 CRI. This table may be used to approximate the lumen values at different Kelvin temperatures and CRI.

4000 Kelvin	1.07
3500 Kelvin	1.00
3000 Kelvin	1.00
2700 Kelvin	0.95
80 CRI	1.00
90 CRI	0.91

Delivered Lumens
The table below shows the delivered lumens for the various lumen outputs.

Output	CRI	Lens	Delivered Lumens	Input Watts	Lumens Per Watt	Full Catalog String
11L	80	DL	1013	12.6	80	LF6SL-6LFSL11L30K8DL
11L	80	FLUDL	985	12.6	78	LF6SL-6LFSL11L30K8FLUDL
15L	80	DL	1360	16.0	85	LF6SL-6LFSL15L30K8DL
15L	80	FLUDL	1322	16.0	83	LF6SL-6LFSL15L30K8FLUDL
20L	80	DL	1806	22.1	82	LF6SL-6LFSL20L30K8DL
20L	80	FLUDL	1756	22.1	79	LF6SL-6LFSL20L30K8FLUDL
11L	90	DL	879	13.9	63	LF6SL-6LFSL11L30K9DL
15L	90	DL	1319	19.1	69	LF6SL-6LFSL15L30K9DL
20L	90	DL	1504	25.1	60	LF6SL-6LFSL20L30K9DL

LF6SL-6LFSL20L30K8DL
LED Light Engine: 3000K, 80 CRI
System Wattage: 22.1W
Fixture Delivered Lumens: 1806
Fixture Efficacy: 82
Spacing Criteria: 1.2



Test No. 18.00419
Tested at 25°C Ambient in accordance to IESNA LM-79-2008

CANDELA DISTRIBUTION

DEG	CANDELA
0	984
5	985
15	966
25	883
35	681
45	410
55	198
65	81
75	27
85	0
90	0

ZONAL LUMEN SUMMARY

ZONE	LUMENS	%LUMINAIRE
0-30	770	42.6
0-40	1192	66.0
0-60	1691	93.6
0-90	1806	100.0
90-180	0	0.0
0-180	1806	100.0

LUMINANCE DATA IN CANDELA/SQ. METER

Angle in Vertical	Average
45°	34610
55°	20605
65°	11440
75°	6227
85°	0

COEFFICIENTS OF UTILIZATION ZONAL CAVITY METHOD

Room Cavity Ratio	% Effective Ceiling Cavity Reflectance 80				70				50			30			10		
20% Effective Floor Cavity Reflectance / % Wall Reflectance	70	50	30	10	70	50	30	10	50	30	10	50	30	10	50	30	10
1	112	108	105	102	109	106	103	100	102	99	97	98	96	94	94	93	91
2	104	97	92	88	101	96	91	87	92	88	85	89	86	83	86	83	81
3	96	88	81	76	94	87	80	76	84	78	74	81	77	73	78	75	72
4	90	80	73	67	88	79	72	67	76	70	66	74	69	65	72	68	64
5	84	73	66	60	82	72	65	60	70	63	59	68	62	58	66	61	58
6	78	67	59	53	76	66	58	53	64	58	53	62	57	52	61	56	52
7	73	61	54	48	71	60	53	48	59	52	48	58	52	47	56	51	47
8	68	56	49	44	67	56	49	44	54	48	42	53	47	43	52	47	43
9	64	52	45	40	63	52	45	40	51	44	40	50	44	40	49	43	39
10	60	49	41	37	59	48	41	37	47	41	38	46	40	38	45	40	36

LF6SL-6LFSL20L30K8DL Test No. 18.00419

prescolite

Web: **www.prescolite.com** • Tech Support: **(888) 777-4832**
701 Millennium Boulevard • Greenville, SC 29607 U.S.A. • Phone (864) 678-1000
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HUBBELL Lighting

2 FIXTURE TYPE D2
NO SCALE

DENALI SURFACE DOWNLIGHT LED (INTEGRAL)
IP66 RATED

DATE: PROJECT: TYPE: D2
CATALOG NUMBER LOGIC:



*Accommodates up to 2 lens/shielding media
**120V only

CATALOG NUMBER LOGIC
Example: SM - 24 - DE - LED - TR - x99 - SP - BLP - 12 - 11 - C - INC - 120

MATERIAL
Aluminum

SERIES
SM - Surface Downlight

STEM LENGTH
0"
3", 6", 12", 18", 24", 30", 36", 42", or 48" length

FIXTURE
DE - Denali Series

SOURCE
LED - Module with Cold Phosphor Technology

HOUSING
TR - Integral Driver

LED TYPE

x98 - 13W/2700K/80CRI	x101 - 13W/2700K/90CRI ✓
x99 - 13W/3000K/80CRI	x102 - 13W/3000K/90CRI ✓
x103 - 13W/3500K/80CRI	x104 - 13W/3500K/90CRI ✓
x100 - 13W/4000K/80CRI	x121 - 13W/4000K/90CRI ✓
x122 - 21W/2700K/80CRI	x126 - 21W/2700K/90CRI ✓
x123 - 21W/3000K/80CRI	x127 - 21W/3000k/90CRI ✓
x124 - 21W/3500K/80CRI	x128 - 21W/3500K/90CRI ✓
x125 - 21W/4000K/80CRI	x129 - 21W/4000K/90CRI ✓

OPTICS
SP - Spot (20°) FL - Flood (40°) WFL - Wide Flood (60°)

FINISH (See page 2 for full-color swatches)
Standard Finishes (BZP, BZW, BLP, BLW, WHP, WHW, SAP, VER)
Premium Finish (ABP, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRI, CRM, HUG, MDS, NBP, OCP, RMG, SDS, SMG, TXF, WCP, WIR)
Also available in RAL Finishes

LENS TYPE*
9 - Clear (Standard)
10 - Spread 12 - Soft Focus 13 - Rectilinear

SHIELDING*
11 - Honeycomb Baffle

CAP STYLE
C - Flush
D - 45° Less Weephole (Interior use only)
E - 90° Less Weephole (Interior use only)

CONTROL
ELV - Dimming Driver (For use with Electronic Low Voltage Dimmer)**
INC - Dimming Driver (For use with Incandescent Dimmer)**

INPUT VOLTAGE
120 - 120 VAC

TITLE 24, JA8 COMPLIANT

B-K LIGHTING | MADE IN THE USA | 559.438.5800 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

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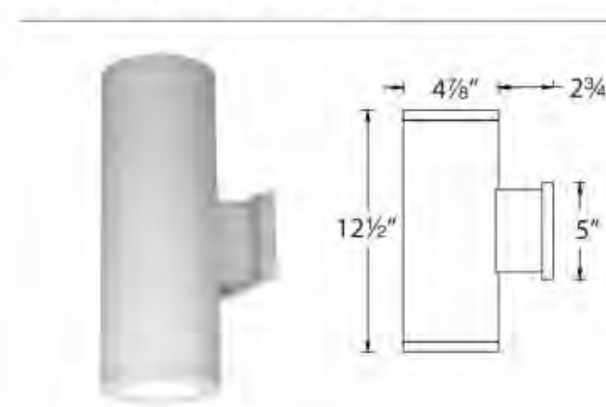
10/06/2021 SKU-1370
SUB-2824-00

3 FIXTURE TYPE W1
NO SCALE

TUBE ARCHITECTURAL DS-WD05
WAC LIGHTING
LED Wall Mounts



Fixture Type: W1
Catalog Number:
Project:
Location:

PRODUCT DESCRIPTION
The latest energy efficient LED technology in an appealing cylindrical profile delivers accent and wall wash lighting. Comes in various light distribution and beam angle options.

FEATURES
- High performance exterior rated LED wall mount light
- Fixture can install upside down to alter light distribution
- Solid aluminum construction
- 5 year warranty

SPECIFICATIONS

Input:	Universal voltage 120V - 277VAC, 50/60Hz
Dimming:	Electronic low voltage (ELV) : 100% - 5%
	0-10V: 100% - 1%
Light Source:	High output 3 Step Mac Adam Ellipse COB
	Rated life of 60,000 hours at L70
Finish:	Electrostatically powder coated, white, black, bronze and
Standards:	graphite IP65 rated, ETL & cETL wet location listed
	Title 24 JA8-2016 Compliant
Operating Temp:	-13°F to 122°F (-25°C to 50°C)

ORDERING NUMBER

Diameter	Watt	Beam	Beam Angle	Color Temp	Temp	CRI	Reference Output[1] Lumen	CBCP	Efficacy (lm/w)	Light Distribution	Finish
DS-WD05 5"	25W x2	S Straight up and down	16°	927S	2700K	90	1825 x 2	10050 x 2	73 x 2		BK Black
				27S	2700K	85	2190 x 2	12057 x 2	88 x 2		WT White
				930S	3000K	90	1895 x 2	10427 x 2	76 x 2		BZ Bronze
				30S	3000K	85	2300 x 2	12644 x 2	92 x 2		GH Graphite
				35S	3500K	85	2350 x 2	12937 x 2	94 x 2		
				40S	4000K	85	2375 x 2	13062 x 2	95 x 2		
		N Straight up and down	25°	927S	2700K	90	1810 x 2	5280 x 2	72 x 2		
				27S	2700K	85	2170 x 2	6335 x 2	87 x 2		
				930S	3000K	90	1880 x 2	5478 x 2	75 x 2		
				30S	3000K	85	2275 x 2	6643 x 2	91 x 2		
				35S	3500K	85	2330 x 2	6797 x 2	93 x 2		
				40S	4000K	85	2350 x 2	6863 x 2	94 x 2		
		F Straight up and down	33°	927S	2700K	90	1900 x 2	4515 x 2	76 x 2		
				27S	2700K	85	2280 x 2	5417 x 2	91 x 2		
				930S	3000K	90	1970 x 2	4685 x 2	79 x 2		
				30S	3000K	85	2390 x 2	5681 x 2	96 x 2		
				35S	3500K	85	2445 x 2	5812 x 2	98 x 2		
				40S	4000K	85	2470 x 2	5870 x 2	99 x 2		
DS-WD0534 5"	17W x2	F Away from the wall	N/A	927A	2700K	90	2000 x 2	N/A	80 x 2		
				27A	2700K	85	2400 x 2		96 x 2		
				930A	3000K	90	2075 x 2		83 x 2		
				30A	3000K	85	2520 x 2		101 x 2		
				35A	3500K	85	2575 x 2		103 x 2		
				40A	4000K	85	2600 x 2		104 x 2		
		F Towards the wall	N/A	927B	2700K	90	2000 x 2	N/A	80 x 2		
				27B	2700K	85	2400 x 2		96 x 2		
				930B	3000K	90	2075 x 2		83 x 2		
				30B	3000K	85	2520 x 2		101 x 2		
				35B	3500K	85	2575 x 2		103 x 2		
				40B	4000K	85	2600 x 2		104 x 2		
		F One side each	N/A	927C	2700K	90	2000 x 2	N/A	80 x 2	One side away from wall, one side towards the wall	
				27C	2700K	85	2400 x 2		96 x 2		
				930C	3000K	90	2075 x 2		83 x 2		
				30C	3000K	85	2520 x 2		101 x 2		
				35C	3500K	85	2575 x 2		103 x 2		
				40C	4000K	85	2600 x 2		104 x 2		

DS-WD05-_______-____ Example: **DS-WD05-F930A-WT** [1]Reference output shows 25W output. Multiply by 0.7 to determine output for 17W combinations.

waclighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

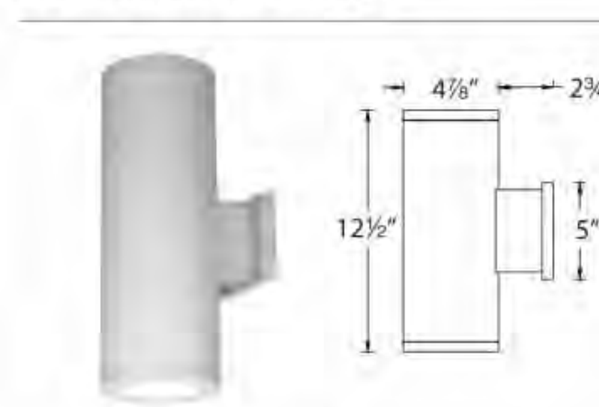
Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. SEPT 2019

4 FIXTURE TYPE W2
NO SCALE

TUBE ARCHITECTURAL DS-WD05
WAC LIGHTING
LED Wall Mounts



Fixture Type: W2
Catalog Number:
Project:
Location:

PRODUCT DESCRIPTION
The latest energy efficient LED technology in an appealing cylindrical profile delivers accent and wall wash lighting. Comes in various light distribution and beam angle options.

FEATURES
- High performance exterior rated LED wall mount light
- Fixture can install upside down to alter light distribution
- Solid aluminum construction
- 5 year warranty

SPECIFICATIONS
Input: Universal voltage 120V - 277VAC, 50/60Hz
Dimming: Electronic low voltage (ELV) : 100% - 5%; 0-10V: 100% - 1%
Light Source: High output 3 Step Mac Adam Ellipse COB; Rated life of 60,000 hours at L70
Finish: Electrostatically powder coated, white, black, bronze and
Standards: graphite IP65 rated, ETL & cETL wet location listed; Title 24 JA8-2016 Compliant
Operating Temp: -13°F to 122°F (-25°C to 50°C)

ORDERING NUMBER (same table as Fixture Type W1; selection marked: DS-WD0534 5" 17W x2, F Towards the wall, 930B)

Diameter	Watt	Beam	Beam Angle	Color Temp	Temp	CRI	Reference Output[1] Lumen	CBCP	Efficacy (lm/w)	Light Distribution	Finish
DS-WD05 5"	25W x2	S Straight up and down	16°	927S	2700K	90	1825 x 2	10050 x 2	73 x 2		BK Black
				27S	2700K	85	2190 x 2	12057 x 2	88 x 2		WT White
				930S	3000K	90	1895 x 2	10427 x 2	76 x 2		BZ Bronze
				30S	3000K	85	2300 x 2	12644 x 2	92 x 2		GH Graphite
				35S	3500K	85	2350 x 2	12937 x 2	94 x 2		
				40S	4000K	85	2375 x 2	13062 x 2	95 x 2		
		N Straight up and down	25°	927S	2700K	90	1810 x 2	5280 x 2	72 x 2		
				27S	2700K	85	2170 x 2	6335 x 2	87 x 2		
				930S	3000K	90	1880 x 2	5478 x 2	75 x 2		
				30S	3000K	85	2275 x 2	6643 x 2	91 x 2		
				35S	3500K	85	2330 x 2	6797 x 2	93 x 2		
				40S	4000K	85	2350 x 2	6863 x 2	94 x 2		
		F Straight up and down	33°	927S	2700K	90	1900 x 2	4515 x 2	76 x 2		
				27S	2700K	85	2280 x 2	5417 x 2	91 x 2		
				930S	3000K	90	1970 x 2	4685 x 2	79 x 2		
				30S	3000K	85	2390 x 2	5681 x 2	96 x 2		
				35S	3500K	85	2445 x 2	5812 x 2	98 x 2		
				40S	4000K	85	2470 x 2	5870 x 2	99 x 2		
DS-WD0534 5"	17W x2	F Away from the wall	N/A	927A	2700K	90	2000 x 2	N/A	80 x 2		
				27A	2700K	85	2400 x 2		96 x 2		
				930A	3000K	90	2075 x 2		83 x 2		
				30A	3000K	85	2520 x 2		101 x 2		
				35A	3500K	85	2575 x 2		103 x 2		
				40A	4000K	85	2600 x 2		104 x 2		
		F Towards the wall	N/A	927B	2700K	90	2000 x 2	N/A	80 x 2		
				27B	2700K	85	2400 x 2		96 x 2		
				930B	3000K	90	2075 x 2		83 x 2		
				30B	3000K	85	2520 x 2		101 x 2		
				35B	3500K	85	2575 x 2		103 x 2		
				40B	4000K	85	2600 x 2		104 x 2		
		F One side each	N/A	927C	2700K	90	2000 x 2	N/A	80 x 2	One side away from wall, one side towards the wall	
				27C	2700K	85	2400 x 2		96 x 2		
				930C	3000K	90	2075 x 2		83 x 2		
				30C	3000K	85	2520 x 2		101 x 2		
				35C	3500K	85	2575 x 2		103 x 2		
				40C	4000K	85	2600 x 2		104 x 2		

DS-WD05-_______-____ Example: **DS-WD05-F930A-WT** [1]Reference output shows 25W output. Multiply by 0.7 to determine output for 17W combinations.

waclighting.com Phone (800) 526.2588 Fax (800) 526.2585
Headquarters/Eastern Distribution Center 44 Harbor Park Drive Port Washington, NY 11050
Central Distribution Center 1600 Distribution Ct Lithia Springs, GA 30122
Western Distribution Center 1750 Archibald Avenue Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. SEPT 2019

Blake Station Site B
Hopkins, MN

ESG ARCHITECTURE & DESIGN
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Minneapolis, MN 55415
p 612.339.5508 | f 612.339.5382
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 professional engineer under the laws of the State of Minnesota

Signature
Typed or Printed Name
License # Date

emanuelson-podas consulting engineers
Emanuelson-Podas, Inc.
7705 Bush Lake Road
Edina, MN 55439
952.930.0050 | www.epinc.com

NOT FOR CONSTRUCTION

LUA Submittal
02/18/2022

ORIGINAL ISSUE:
02/18/22

REVISIONS:
No. Description Date

4452.0002
PROJECT NUMBER

MBS JJA
DRAWN BY CHECKED BY

KEY PLAN

Blake Station Site B

ELECTRICAL SITE
PHOTOMETRIC DETAILS

E0.3P

Styk Exterior Wall - Bracket

SEW12145 2 in

SPI LIGHTING
PROJECT DETAILS

JOB NAME:
TYPE: W3
NOTES:

DESCRIPTION

Styk was built to provide the most lumens with the smallest luminaire package, while optimizing life. Not limited to decorative lighting, effective functional lighting is provided through the optimal light control in this minimal package. It's three optical offerings enable tremendous flexibility including wall washing, wall grazing, and asymmetric lighting solutions. It is excellent at lighting signs and facades. The family features wall, ceiling, and pendant models in a variety of stylish, clean mounting options. Available in 1' to 8' lengths, Styk can be mounted individually or configured in runs.



designed for LED | WET | EMR

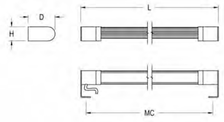
FEATURES & BENEFITS

- A forward throw optic, for even wall wash illumination, is standard
- Symmetrical optic options are available for more volumetric illumination
- Lamp body can be rotated up to 330° and locks into position for precise fixture alignment
- Up to 1,450 lumens per foot delivered (with Forward Throw distribution)
- Anodized finish provides durable corrosion protection
- All visible fasteners are flush mounted, providing a clean design
- Handcrafted in USA

SPECIFICATIONS

- **LIGHT SOURCE:** IP66 white LED light engine
- **CRI:** 80+ (contact factory for 90+)
- **LUMEN MAINTENANCE:** L70 = >50,000 Hrs.
- **EFFICACY:** 102 lm/W delivered (with Forward Throw distribution)
- **CCT**: 3000K, 3500K, or 4000K
- **VOLTAGE:** 120-277V standard
- **DRIVER:** Includes remote damp listed Class 2 power supply and wet location enclosure. 36" lead length standard; black power cord standard unless otherwise specified. Continuous runs are supplied with one power supply per fixture. Max distance to the driver (including OAP) is: #18 AWG = 50', #16 AWG = 75', #14 AWG = 100'. For extended distances, contact factory.
- **DIMMING:** 0-10V controls standard to 1%
- **EMERGENCY:** Emergency battery remote optional
- **INTEGRATED SURGE PROTECTION:** LED components are protected against minor surge events
- **CONSTRUCTION:** Extruded aluminum construction provides durable protection for internal components and is recyclable
- **FINISH:** Housing available in anodized finishes only. End caps and mounting components painted to match.
- **MODIFICATIONS:** Consult factory for all modification requests, including RGB and static LED colors
- **APPROVALS:** ETL listed to UL standards (US and Canada) for use in wet locations

DIMENSIONS



	L	H	D	MC
1FT	16.4 in 41.7 cm	1.6 in 4.1 cm	3 in 7.6 cm	15.2 in 38.6 cm
Mounting Weight: Approximate: 5 lb (3 kg)				
2FT	26.2 in 73.6 cm	1.6 in 4.1 cm	3 in 7.6 cm	26.9 in 68.3 cm
Mounting Weight: Approximate: 5 lb (3 kg)				
3FT	39.9 in 101.3 cm	1.6 in 4.1 cm	3 in 7.6 cm	38.7 in 98.3 cm
Mounting Weight: Approximate: 5 lb (3 kg)				
4FT	51.4 in 130.6 cm	1.6 in 4.1 cm	3 in 7.6 cm	50.2 in 127.5 cm
Mounting Weight: Approximate: 5 lb (3 kg)				
5FT	63.4 in 161 cm	1.6 in 4.1 cm	3 in 7.6 cm	62.2 in 158 cm
Mounting Weight: Approximate: 10 lb (5 kg)				
6FT	77.2 in 196.1 cm	1.6 in 4.1 cm	3 in 7.6 cm	75.9 in 192.8 cm
Mounting Weight: Approximate: 10 lb (5 kg)				
8FT	101.2 in 257 cm	1.6 in 4.1 cm	3 in 7.6 cm	99.9 in 253.7 cm
Mounting Weight: Approximate: 10 lb (5 kg)				

CONFIGURATOR

To configure your spec sheet online, go to www.spilighting.com/SEW12145. Not all options are available in all configurations; consult factory for details.

Required Field *

Catalog	Light Source*	Primary Finish*	Voltage*	Lamp Options*	Mounting*	Linear Run	Emergency	Optical Distribution*	Options
SEW12145									
	A	B	C	D	E	F	G	H	

A - LIGHT SOURCE *

To ensure color consistency, SPI uses precise bin selection and strict quality processes to maintain a 3-step (MacAdam) SDCM on all white LED lampings. Published LED luminaire wattages are calculated using a typical power supply efficiency of 88%; exact wattages may vary based on application. Alternative wattages available upon request. Delivered lumens shown below are for Forward Throw distribution.

1 FOOT NOMINAL FIXTURE
- ☐ **1FT-L4W** | White 4W LED Light Engine | Delivered Lumens: 407
- ☐ **1FT-L7W** | White 7W LED Light Engine | Delivered Lumens: 712
- ☐ **1FT-L14W** | White 14W LED Light Engine | Delivered Lumens: 1,424

2 FOOT NOMINAL FIXTURE
- ☐ **2FT-L8W** | White 8W LED Light Engine | Delivered Lumens: 814
- ☐ **2FT-L14W** | White 14W LED Light Engine | Delivered Lumens: 1,424
- ☐ **2FT-L28W** | White 28W LED Light Engine | Delivered Lumens: 2,848

3 FOOT NOMINAL FIXTURE
- ☐ **3FT-L12W** | White 12W LED Light Engine | Delivered Lumens: 1,220
- ☐ **3FT-L21W** | White 21W LED Light Engine | Delivered Lumens: 2,136
- ☐ **3FT-L42W** | White 42W LED Light Engine | Delivered Lumens: 4,271

4 FOOT NOMINAL FIXTURE
- ☐ **4FT-L16W** | White 16W LED Light Engine | Delivered Lumens: 1,627
- ☐ **4FT-L28W** | White 28W LED Light Engine | Delivered Lumens: 2,848
- ☐ **4FT-L56W** | White 56W LED Light Engine | Delivered Lumens: 5,695

5 FOOT NOMINAL FIXTURE
- ☐ **5FT-L20W** | White 20W LED Light Engine | Delivered Lumens: 2,034
- ☐ **5FT-L35W** | White 35W LED Light Engine | Delivered Lumens: 3,560
- ☐ **5FT-L71W** | White 71W LED Light Engine | Delivered Lumens: 7,221

6 FOOT NOMINAL FIXTURE
- ☐ **6FT-L24W** | White 24W LED Light Engine | Delivered Lumens: 2,441
- ☐ **6FT-L42W** | White 42W LED Light Engine | Delivered Lumens: 4,271
- ☐ **6FT-L85W** | White 85W LED Light Engine | Delivered Lumens: 8,645

8 FOOT NOMINAL FIXTURE
- ☐ **8FT-L32W** | White 32W LED Light Engine | Delivered Lumens: 3,254
- ☐ **8FT-L56W** | White 56W LED Light Engine | Delivered Lumens: 5,695
- ☐ **8FT-L113W** | White 113W LED Light Engine | Delivered Lumens: 11,492

See last page for finish options

1 FIXTURE TYPE W3
NO SCALE

TUBE ARCHITECTURAL DS-WD05

LED Wall Mounts

WAC LIGHTING



W4 FIXTURE SHALL HAVE DS-WD05 HOUSING BUT ONLY DOWNLIGHT LED MODULE.

Fixture Type: W4
Catalog Number:
Project:
Location:

PRODUCT DESCRIPTION

The latest energy efficient LED technology in an appealing cylindrical profile delivers accent and wall wash lighting. Comes in various light distribution and beam angle options.

FEATURES
- High performance exterior rated LED wall mount light
- Fixture can install upside down to alter light distribution
- Solid aluminum construction
- *5 year* warranty

SPECIFICATIONS

Input: Universal voltage 120V - 277VAC, 50/60Hz
Dimming: Electronic low voltage (ELV) : 100% - 5%; 0-10V: 100% - 1%
Light Source: High output 3 Step Mac Adam Ellipse COB; Rated life of 60,000 hours at L70
Finish: Electrostatically powder coated, white, black, bronze and graphite IP65 rated, ETL & cETL wet location listed
Standards: Title 24 JA8-2016 Compliant
Operating Temp: -13°F to 122°F (-25°C to 50°C)

ORDERING NUMBER

Diameter	Watt	Beam	Beam Angle	Color	Temp	CRI	Reference Output [1] Lumen	CBCP	Efficacy (lm/w)	Light Distribution	Finish
DS-WD05	5"	S *Straight up and down*	16°	**927S**	2700K	90	1825 x 2	10550 x 2	73 x 2		BK *Black*
	25W x2			**27S**	2700K	85	2190 x 2	12057 x 2	88 x 2		WT *White*
				930S	3000K	90	1895 x 2	10427 x 2	76 x 2		BZ *Bronze*
				30S	3000K	85	2300 x 2	12644 x 2	92 x 2		GH *Graphite*
				35S	3500K	85	2350 x 2	12937 x 2	94 x 2		
				40S	4000K	85	2375 x 2	13062 x 2	95 x 2		
		N *Straight up and down*	25°	**927S**	2700K	90	1610 x 2	5280 x 2	72 x 2		
				27S	2700K	85	2170 x 2	6335 x 2	87 x 2		
				930S	3000K	90	1883 x 2	5478 x 2	75 x 2		
				30S	3000K	85	2275 x 2	6643 x 2	91 x 2		
				35S	3500K	85	2330 x 2	6797 x 2	93 x 2		
				40S	4000K	85	2350 x 2	6863 x 2	94 x 2		
		F *Straight up and down*	33°	**927S**	2700K	90	1900 x 2	4515 x 2	76 x 2		
				27S	2700K	85	2280 x 2	5417 x 2	91 x 2		
				930S	3000K	90	1970 x 2	4685 x 2	79 x 2		
				30S	3000K	85	2390 x 2	5681 x 2	96 x 2		
				35S	3500K	85	2445 x 2	5812 x 2	98 x 2		
				40S	4000K	85	2470 x 2	5870 x 2	99 x 2		
DS-WD0534	3"	F *Away from the wall*	N/A	**927A**	2700K	90	2000 x 2		80 x 2		
	17W x2			**27A**	2700K	85	2400 x 2		96 x 2		
				930A	3000K	90	2075 x 2	N/A	83 x 2		
				30A	3000K	85	2125 x 2		101 x 2		
				35A	3500K	85	2575 x 2		103 x 2		
				40A	4000K	85	2600 x 2		104 x 2		
		F *Towards the wall*	N/A	**927B**	2700K	90	2000 x 2		80 x 2		
				27B	2700K	85	2400 x 2		96 x 2		
				930B	3000K	90	2075 x 2	N/A	83 x 2		
				30B	3000K	85	2125 x 2		101 x 2		
				35B	3500K	85	2575 x 2		103 x 2		
				40B	4000K	85	2600 x 2		104 x 2		
		F *One side each*	N/A	**927C**	2700K	90	2000 x 2		80 x 2	*One side away from wall, one side towards the wall*	
				27C	2700K	85	2400 x 2		96 x 2		
				930C	3000K	90	2075 x 2	N/A	83 x 2		
				30C	3000K	85	2520 x 2		101 x 2		
				35C	3500K	85	2575 x 2		103 x 2		
				40C	4000K	85	2600 x 2		104 x 2		

DS-WD05-_____-_____ Example: **DS-WD05-F930A-WT**

[1] Reference output shows 25W output. Multiply by 0.7 to determine output for 17W combinations.

waclighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. SEPT 2019

2 FIXTURE TYPE W4
NO SCALE

TUBE ARCHITECTURAL DS-WD05

LED Wall Mounts

WAC LIGHTING



W5 FIXTURE SHALL HAVE DS-WD05 HOUSING BUT ONLY DOWNLIGHT LED MODULE.

Fixture Type: W5
Catalog Number:
Project:
Location:

PRODUCT DESCRIPTION

The latest energy efficient LED technology in an appealing cylindrical profile delivers accent and wall wash lighting. Comes in various light distribution and beam angle options.

FEATURES
- High performance exterior rated LED wall mount light
- Fixture can install upside down to alter light distribution
- Solid aluminum construction
- *5 year* warranty

SPECIFICATIONS

Input: Universal voltage 120V - 277VAC, 50/60Hz
Dimming: Electronic low voltage (ELV) : 100% - 5%; 0-10V: 100% - 1%
Light Source: High output 3 Step Mac Adam Ellipse COB; Rated life of 60,000 hours at L70
Finish: Electrostatically powder coated, white, black, bronze and graphite IP65 rated, ETL & cETL wet location listed
Standards: Title 24 JA8-2016 Compliant
Operating Temp: -13°F to 122°F (-25°C to 50°C)

ORDERING NUMBER

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				30S	3000K	85	2300 x 2	12644 x 2	92 x 2		GH *Graphite*
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				40S	4000K	85	2470 x 2	5870 x 2	99 x 2		
DS-WD0534	3"	F *Away from the wall*	N/A	**927A**	2700K	90	2000 x 2		80 x 2		
	17W x2			**27A**	2700K	85	2400 x 2		96 x 2		
				930A	3000K	90	2075 x 2	N/A	83 x 2		
				30A	3000K	85	2125 x 2		101 x 2		
				35A	3500K	85	2575 x 2		103 x 2		
				40A	4000K	85	2600 x 2		104 x 2		
		F *Towards the wall*	N/A	**927B**	2700K	90	2000 x 2		80 x 2		
				27B	2700K	85	2400 x 2		96 x 2		
				930B	3000K	90	2075 x 2	N/A	83 x 2		
				30B	3000K	85	2125 x 2		101 x 2		
				35B	3500K	85	2575 x 2		103 x 2		
				40B	4000K	85	2600 x 2		104 x 2		
		F *One side each*	N/A	**927C**	2700K	90	2000 x 2		80 x 2	*One side away from wall, one side towards the wall*	
				27C	2700K	85	2400 x 2		96 x 2		
				930C	3000K	90	2075 x 2	N/A	83 x 2		
				30C	3000K	85	2520 x 2		101 x 2		
				35C	3500K	85	2575 x 2		103 x 2		
				40C	4000K	85	2600 x 2		104 x 2		

DS-WD05-_____-_____ Example: **DS-WD05-F930A-WT**

[1] Reference output shows 25W output. Multiply by 0.7 to determine output for 17W combinations.

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1750 Archibald Avenue
Ontario, CA 91760

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3 FIXTURE TYPE W5
NO SCALE

Blake Station Site B
Hopkins, MN

esg ARCHITECTURE & DESIGN
500 Washington Avenue South, Suite 1080
Minneapolis, MN 55415
p 612.339.5508 | f 612.339.5382
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 professional engineer under the laws of the State of Minnesota

Signature

Typed or Printed Name

License # Date

emanuelson-podas
consulting engineers
Emanuelson-Podas, Inc.
7705 Bush Lake Road
Edina, MN 55439
952.930.0050 | www.epinc.com

NOT FOR CONSTRUCTION

LUA Submittal
02/18/2022

ORIGINAL ISSUE:
02/18/22

REVISIONS:
No. Description Date

4452.0002
PROJECT NUMBER

MBS DRAWN BY | JJA CHECKED BY

KEY PLAN

Blake Station Site B

ELECTRICAL SITE PHOTOMETRIC DETAILS

E0.4P

CITY OF HOPKINS

Memorandum

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

From: Kersten Elverum, Director of Planning & Development

Date: April 19, 2022

Subject: Theater Site Redevelopment

PURPOSE

Enclave Companies will update the City Council on their plans for the redevelopment of the Theater site on Mainstreet. No action is necessary by the City Council for this item but Enclave is asking for feedback on their development proposal around the design and willingness of the City to provide financial assistance and dedicated parking spaces in the adjacent public ramp.

INFORMATION

Since the Hopkins Cinema 6 closed as a result of the Covid epidemic, there have been discussions about a redevelopment of the site into a mixed-use, retail and apartment development first by The Beard Group, and then by Enclave Companies. As the attached narrative describes, the site and current market conditions pose challenges to making a development feasible. The developer will present the latest concept drawings and site plan, discuss a proposed parking solution that utilizes the City-owned parking ramp and describe the financial gap in their project proforma.

The following are considerations for each of these issues:

Site Plan

The developer has revisited the architecture of the building since they submitted an application for land use approvals in December 2021 to reflect feedback from the City Council. That feedback included moving the rooftop deck to the east side of the building to provide a better transition from the one-story commercial building (30 Bales) and using changes in architecture and materials to break the building into different segments, rather than an overall design and appearance as one large building.

Because the land use applications were put on hold by the developer, a full zoning review has not been conducted. Comments on the site plan and renderings will help inform additional changes to the concept.

Parking Commitment in the Municipal Ramp

Enclave is offering to pay for 45 parking spaces at a rate of $50 per space/month. Currently a parking permit is $42/month with no overnight parking allowed, with two exceptions: residents living on Mainstreet between 8th and 11th and residents of Gallery Flats apartments that can purchase permits through the management company. Those permits are allowed through a parking agreement that runs through 2024 but can be terminated by either party with 120-day notice. The Gallery Flats agreement allows for the nonexclusive right to use 36 parking spaces in the ramp at a cost of $24,000 per year plus the pro rata share of property taxes for the 36 spaces. Gallery Flats must also carry comprehensive general public liability insurance covering their use of the ramp. This agreement with Gallery Flats was entered into as a way to bridge the parking demand from today until the Green Line Extension is operational, when it is believed fewer residents will own automobiles.

The main difference in these two arrangements would be the long-term commitment that Enclave is requesting to lock-in the private residential use for up to 20 years. They have indicated that a long-term commitment is necessary for project financing.

There are 380 total spaces in the municipal ramp that was built to support commercial uses in the downtown. It is currently underutilized most of the time but does serve as the parking for the Hopkins Center for the Arts, the Wells Fargo building and event/peak hour parking for the downtown. It is unclear what impact the Bear Cave Brewing business, and other new businesses, will have on the ramp going forward.

Public Financial Assistance

The developer has not completed a formal application for public financial assistance/tax increment financing, but the project proforma has been reviewed by the City's financial advisor, Stacie Kvilvang from Ehler's. A memo regarding the financial analysis is attached and Stacie Kvilvang will be at the City Council meeting to answer any questions the City Council may have regarding the need for assistance.

To date, staff and our advisor have attempted to limit possible financial assistance to a one-time forgivable loan for demolition while the developer has indicated a greater need for financial assistance for the first several years of the project when returns are not adequate.

FUTURE ACTION

If the City Council is supportive of the project as outlined by Enclave, and the associated requests for assistance, staff will begin working on refining the financial assistance

request and parking ramp agreement terms with the City Attorney and Financial Advisor, as well as the land use approval applications necessary for the project to move forward including site plan, conditional use permit and planned unit development reviews. This will also include completing a parking study that was started but put on hold when the development was put on hold by Enclave.

ATTACHMENTS:

- Memo from Brian Bochman, Enclave
- Memo from Stacie Kvilvang, Ehlers
- Site B Plans
- Rendering

ENCLAVE 300 23rd Ave. E. Suite 300, West Fargo, ND 58078 • 701.478.4300 • Fax: 701.364.4009 • enclavecompanies.com

April 13, 2022

To: City of Hopkins

From: Enclave Companies

We look forward to talking to the Council on April 12th to get their feedback on our proposed redevelopment of the Mann Theater in downtown Hopkins. Enclave has been looking for opportunities to become part of the Hopkins community for several years now, and we look forward to being a long term partner in the City's growth.

Enclave Companies is a fully integrated development and construction company with offices in Fargo and St. Louis Park. What that means is that we are the Developer, the Contractor, The Manager and the long term Owner of all of our projects. We are currently building in North Dakota, South Dakota, Minnesota, Nebraska, Montana, and Washington. In the Minneapolis Metro, we started in October of 2019 and have current projects in Shakopee, Savage, Maple Grove, Rogers, Brooklyn Park, Richfield, Bloomington, Hastings, Cottage Grove and Eagan in different stages of the process. We pride ourselves on being a good neighbor as we commit long term to our projects and their communities. We do not build and sell our projects. When we commit to a project we commit to designing, developing, constructing and managing the project like we will be the owners of the property for decades to come. Each site, each neighborhood and each community are our long term priority.

For the Downtown Hopkins project there are several items to review on the project, but I believe the three key points to cover are Design, Parking and Financial Assistance. I will try and give a bit of background on each of these issues in this document, so that Council can get up to speed prior to the meeting on the 12th.

DESIGN:

When we first looked at the project and its original plan, we were made aware of the height issue with neighboring properties. So in our plan we removed a full floor to reduce the overall project height. The floor removed was a parking level. Removing that on-site parking caused the site parking issue we will need to discuss. Removal of the parking level did not bring the building into height compliance when using the average height language in City code. But we think there may be some ways to address this issue through the PUD or a Conditional Use Permit may help solve for that situation.

Our original plan changed the look to a more standard "Downtown" type look to the project. We included a "Sky Lounge" amenity that would look over the new brew pub and their roof top amenity. City Staff has recommended that we have our "Sky Lounge" on the opposite side of the building to help lessen the height difference between the new Mixed Use building and the remaining retail building that will be retained and updated during the project.

Staff also preferred the more broken up look that the previous applicant had presented, so we made some exterior changes to reflect those requests. You will see the two different options in your packets.

PARKING:

We currently have 120 underground parking spaces in our design for the 150 proposed units. We also have 30 surface parking spaces on site. The project's proximity to the 397 space City owned parking ramp can help alleviate our parking shortage.

During the daytime business hours our tenants and customers for our retail businesses will be able to use our surface parking lot as well as the parking ramp to come and go from the project. The parking ramp is not highly used during these times so the additional parking that will come with new customers and new residents in the area can be accommodated well. These new customers and new residents will also help other area businesses as we add new people to live, work and shop in Downtown Hopkins.

We will need to lease 45 spaces for overnight parking within the ramp. This will get the residential portion of the project adequate spaces to accommodate our tenants' vehicles. With 91% of the units being Studio or 1-bedroom units, coupled with the proximity to mass transit options make this number work for this project. We would propose to pay $50.00 per space per month or $27,000/year for these spaces. And since there is no overnight parking allowed in the ramp except by permit, the parking structure is essentially almost empty on a nightly basis. So these rental spaces can provide income to help maintain the structure while providing new residents a place to park their vehicles. We will need to have a commitment to maintain these spaces for the long term as without them the project will not be able to acquire or maintain financing minimums for the project. We would propose a 10 year lease with a 10 year option to renew or a 5 year lease with three 5 year options. That timing will cover two thirds of our financing commitment.

We also have an option where a solar canopy could be added to the roof of the parking ramp to make the top floor of the ramp more attractive to park. The solar power created would then be available for local residents and businesses to subscribe to for discounted energy costs. The Developer would be happy to look into this option further if Council is interested in discussing it.

FINANCIAL ASSISTANCE:

Downtown redevelopment is never inexpensive due to the complexity of the build, the tightness of the site and the buildings to be removed and built around. So this project was always going to cost more to build on a per unit basis then the same type project built on a five acre greenfield. That is why it is extremely rare for these types of redevelopment projects to not receive some sort of financial assistance to make them buildable.

Those cost issues are vastly magnified in our current environment of skyrocketing construction costs, delivery delays, and rising interest rates. Our construction costs have risen by almost 50% since March of 2020, our construction timelines have increased by an average of 2 months due to recurring supply delays or shortages, and we have seen our interest rates increase by over a full percentage point as well.

So this project will require some form of assistance to make it financially feasible. Is that TIF, is it abatement, is it fee reductions...it could be any and all of those. We are open to looking at any and all available options to help make this project buildable. We will work with Staff and Ehlers to try and find some creative solutions that can make the difference for the early years of the project where the project does not produce at a transactable level.

So, In conclusion we remain very bullish on Hopkins and its Downtown. We simply need some help to get this project to the finish line. We believe that the $45,000,000+ project when completed will be a great addition to the Downtown and the community. With new retail spaces and other area retailers positively impacted by new Hopkins residents walking to their shops, stores and restaurants. This project will continue to build on the commitment your community has made to its Downtown and help to ensure the long term viability and success of the area.

We look forward to being a part of it. Please let us know if you should have any questions.

Best Regards.



Brian Bochman
Enclave Development

300 23rd Ave E, Suite 300, West Fargo, ND 58078

O. 701.997.2567 **C.** 701.212.8110

W. enclavecompanies.com

MEMORANDUM

TO: Kersten Elverum – Director of Planning and Development

FROM: Stacie Kvilvang - Ehlers

DATE: April 19, 2022

SUBJECT: Enclave Request for Assistance

Enclave is proposing to construct a 150-unit market rate apartment on the former Hopkins Theater site and adjacent commercial building. They initially requested approximately $5.578M in tax abatement assistance over 15 years.

As you may recall, this site was part of TIF District 1-2 (entertainment district), that was certified in 1995. The City provided the developer (Beard Group) the land for $1 and utilized the TIF generated to repay themselves for the land write down of $750,000 over the 26-year period. The District doesn't decertify until December 31, 2023, at which time the intrfund loan will be paid in full. Since the City has yet to realize any tax revenue from this property and it is still in a TIF District, we stated that similar to the Trilogy development along Blake Road, that we could recommend providing up front assistance for demolition costs since that is the only extraordinary cost of the site. In addition, we requested that Enclave go back and revisit their land acquisition price of $5.1M with the property owner (since high at $32,000/unit), their developer fee, their contingency costs and discuss a reduced return expectation with their equity investors.

Enclave stated they would do that and that their preliminary estimates for demolition was $750,000. The funding source for demolition could come from TIF District 2-11 (Super Valu), which is a redevelopment TIF District that the City/HRA has cash available for use on qualified redevelopment expenditures like these (these are restricted funds per State Statute and can only be used for qualified purposes). The District currently has enough funds in the account to pay the $750,000, without impeding the City from having dollars available for other qualified redevelopment purposes in the future. If the City wanted to provide tax abatement to the development, the first year would be in 2024 when the TIF District is done.

Overall, investment of $750,000 for redevelopment of the site will net higher returns to the City in the form of future tax base and taxes. Currently the pay 2022 taxable value of the property is $2.594M and generates approximately $92,400 in annual taxes, of which the City's portion is approximately $22,500. Upon completion of the development, the value will be approximately $33.75M and will generate approximately $674,000 in annual taxes, of which the City's portion is approximately $293,800.

Based upon these factors and preliminary "high level" review of the development proforma, the request for up front assistance of $750,000 for demolition is reasonable and will not unduly enrich the developer.

Please contact me at 651-697-8506 with any questions.



SHEET INDEX:

ARCHITECTURAL SHEETS		
SHEET	SHEET NAME	DATE ISSUED
D0	COVER SHEET	03/30/22
D1	CONCEPT DESIGN SITE PLAN	03/30/22
D2	CONCEPT DESIGN PLANS	03/30/22
D3	CONCEPT DESIGN PLANS	03/30/22
D4	CONCEPT PERSPECTIVES	03/30/22
D5	CONCEPT ELEVATIONS	03/30/22
D6	CONCEPT ELEVATIONS	03/30/22
D7	BUILDING SETBACKS & HEIGHTS	03/30/22
D8	SHADOW STUDY	03/30/22
D9	BIKE ROUTES & PUBLIC PARKING	03/30/22
D10	PUBLIC TRANSIT ROUTES	03/30/22

PROJECT SUMMARY

PLANNING SUMMARY

PROPOSED ZONING CODE: R-2 HIGH DENSITY MULTIPLE FAMILY
EXISTING ZONING CODE: B-2 GENERAL BUSINESS

SETBACKS
FRONT YARD: 30'
SIDE YARD: 5'
REAR YARD: 25' OR 1/2 THE HEIGHT, WHICHEVER IS GREATER

MAXIMUM HEIGHT: 4 STORIES
LOT AREA: 82,016 SF

F.A.R. SITE AREA 82,016 SF (1.88 ACRES)	
Gross Area Excluding Garages	F.A.R.
123276 SF	1.50

DENSITY	
TOTAL UNIT COUNT	150
PARCEL SIZE	1.88 ACRES

Resulting Density: 80 Units/Acre
(Max. Allowed Density: 44 Units/Acre)

GROSS BUILDING AREA BY FLOOR	
Garage	42461 SF
1st Floor	31455 SF
2nd Floor	31133 SF
3rd Floor	31105 SF
4th Floor	29583 SF
Total	165737 SF

GROSS BUILDING AREA BY USE		
Amenity	2355 SF	2%
Circulation	17042 SF	14%
Commercial	5281 SF	4%
Storage	1727 SF	1%
Unit	95640 SF	78%
Utility	1230 SF	1%
TOTAL (w/o GARAGE)	123276 SF	100%

TOTAL UNIT COUNT	
1 BED	49
2 BED	13
ALCOVE	67
STUDIO	21

Grand total: 150

PARKING SCHEDULE	
GARAGE	120
SURFACE LOT	30

Grand total: 150

BICYCLE COUNT SCHEDULE	
GARAGE	88
SURFACE LOT	20

Grand total: 98

Hopkins Apartments

118 Mainstreet, Hopkins, MN 55343

CITY SUBMITTAL

DEVELOPER
ENCLAVE DEVELOPMENT

Brian Bochman
300 23rd Ave. E. Suite 300
West Fargo, ND 58078
701.212.8110
701.478.4300
brian@enclavecompanies.com

ARCHITECT
MOMENTUM DESIGN GROUP

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612.859.5833
jesse@mdgarchitects.com
651.280.8065
anna@mdgarchitects.com

CIVIL ENGINEER
SAMBATEK

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SITE PLAN
1" = 20'-0"

N

CONCEPT DESIGN SITE PLAN

Hopkins Apartments

118 Mainstreet, Hopkins, MN 55343
03/30/22

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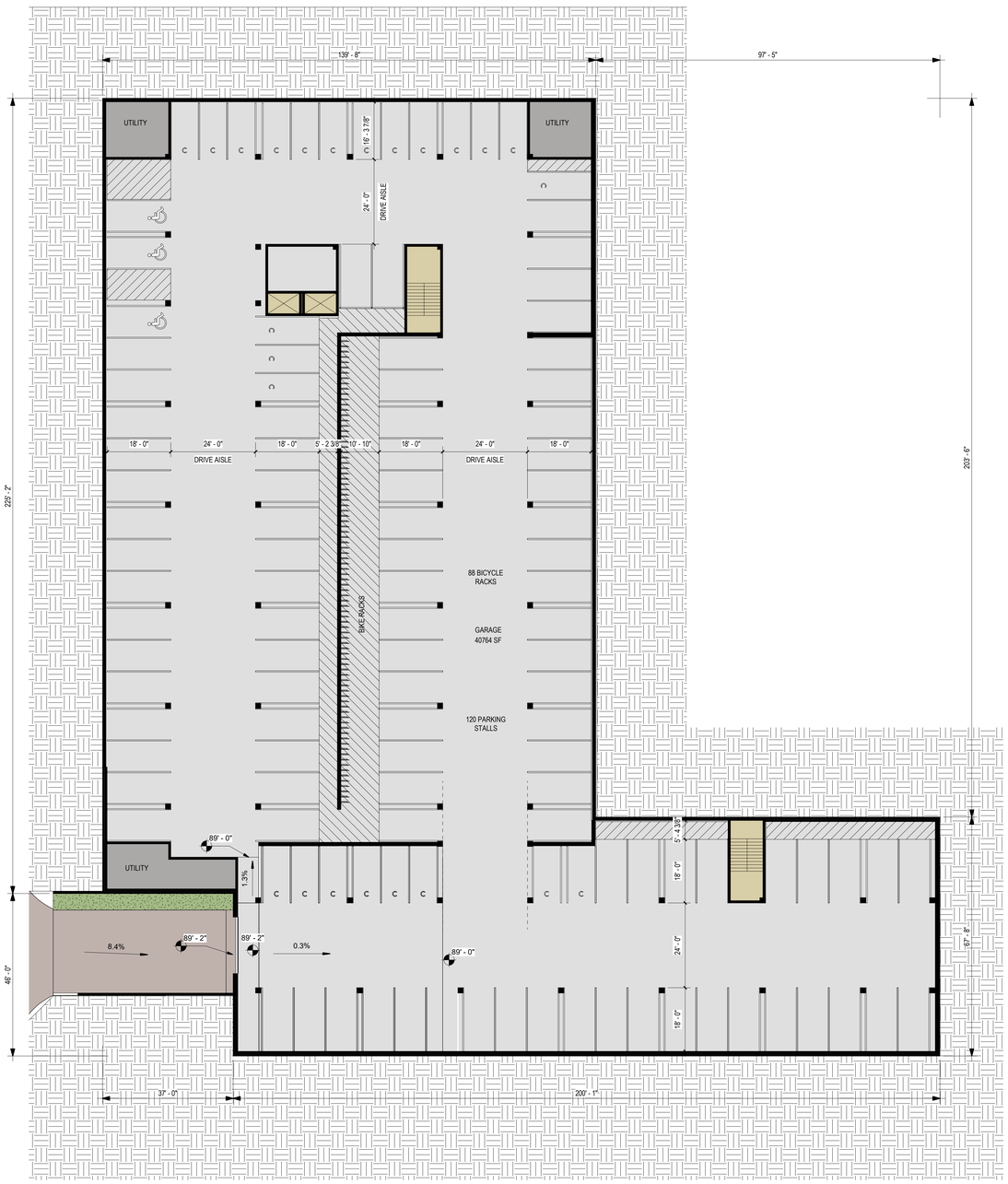
Momentum Design Group



Garage
1/16" = 1'-0"



1st Floor
1/16" = 1'-0"

N

Hopkins Apartments

118 Mainstreet, Hopkins, MN 55343
03/30/22

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Momentum Design Group



2nd - 3rd Floor
1/16" = 1'-0"



4th Floor
1/16" = 1'-0"

N

CONCEPT DESIGN PLANS

D3 | 21061

Hopkins Apartments

118 Mainstreet, Hopkins, MN 55343
03/30/22

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Momentum Design Group



NORTH PERSPECTIVE: OPTION 1



NORTH PERSPECTIVE: OPTION 2



EAST PERSPECTIVE



WEST PERSPECTIVE

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NORTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"

CONCEPT ELEVATIONS

Hopkins Apartments

118 Mainstreet, Hopkins, MN 55343

03/30/22

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Momentum Design Group



EAST ELEVATION

1/8" = 1'-0"



SOUTH ELEVATION - COURTYARD

1/8" = 1'-0"



NORTH ELEVATION - COURTYARD

1/8" = 1'-0"

OPTION 2 (SEE D4 - CONCEPT PERSPECTIVES)

MATERIAL PERCENTAGES - NORTH ELEVATION:

BRICK:	1,512 SF	23%
CAST STONE:	1,601 SF	24%
METAL PANEL:	2,025 SF	31%
FIBER CEMENT:	1,462 SF	22%
TOTAL SF:	**6,600 SF**	**100%**

MATERIAL PERCENTAGES - WEST ELEVATION:

BRICK:	0 SF	0%
CAST STONE:	2,546 SF	19%
METAL PANEL:	7,496 SF	54%
FIBER CEMENT:	3,744 SF	27%
TOTAL SF:	**13,786 SF**	**100%**

OPTION 1

MATERIAL PERCENTAGES - NORTH ELEVATION:

BRICK:	3,784 SF	57%
CAST STONE:	204 SF	3%
METAL PANEL:	1,316 SF	20%
FIBER CEMENT:	1,310 SF	20%
TOTAL SF:	**6,614 SF**	**100%**

MATERIAL PERCENTAGES - WEST ELEVATION:

BRICK:	1,541 SF	11%
CAST STONE:	1,147 SF	8%
METAL PANEL:	7,656 SF	56%
FIBER CEMENT:	3,439 SF	25%
TOTAL SF:	**13,783 SF**	**100%**

MATERIAL PERCENTAGES - SOUTH ELEVATION:

BRICK:	501 SF	4%
CAST STONE:	745 SF	6%
METAL PANEL:	9,421 SF	79%
FIBER CEMENT:	1,326 SF	11%
TOTAL SF:	**11,993 SF**	**100%**

MATERIAL PERCENTAGES - EAST ELEVATION:

BRICK:	4,676 SF	36%
CAST STONE:	280 SF	2%
METAL PANEL:	1,458 SF	12%
FIBER CEMENT:	6,485 SF	50%
TOTAL SF:	**12,899 SF**	**100%**

MATERIAL PERCENTAGES - NORTH COURTYARD ELEVATION:

BRICK:	484 SF	14%
CAST STONE:	12 SF	~1%
METAL PANEL:	651 SF	19%
FIBER CEMENT:	2,215 SF	66%
TOTAL SF:	**3,362 SF**	**100%**

MATERIAL PERCENTAGES - SOUTH COURTYARD ELEVATION:

BRICK:	501 SF	6%
CAST STONE:	117 SF	~1%
METAL PANEL:	3,533 SF	44%
FIBER CEMENT:	3,950 SF	49%
TOTAL SF:	**8,101 SF**	**100%**

GLAZING

FIRST FLOOR GLAZING PERCENTAGES:

NORTH ELEVATION:	49%
EAST ELEVATION:	28%
SOUTH ELEVATION:	23%
WEST ELEVATION:	25%
NORTH COURTYARD ELEVATION:	39%
SOUTH COURTYARD ELEVATION:	21%

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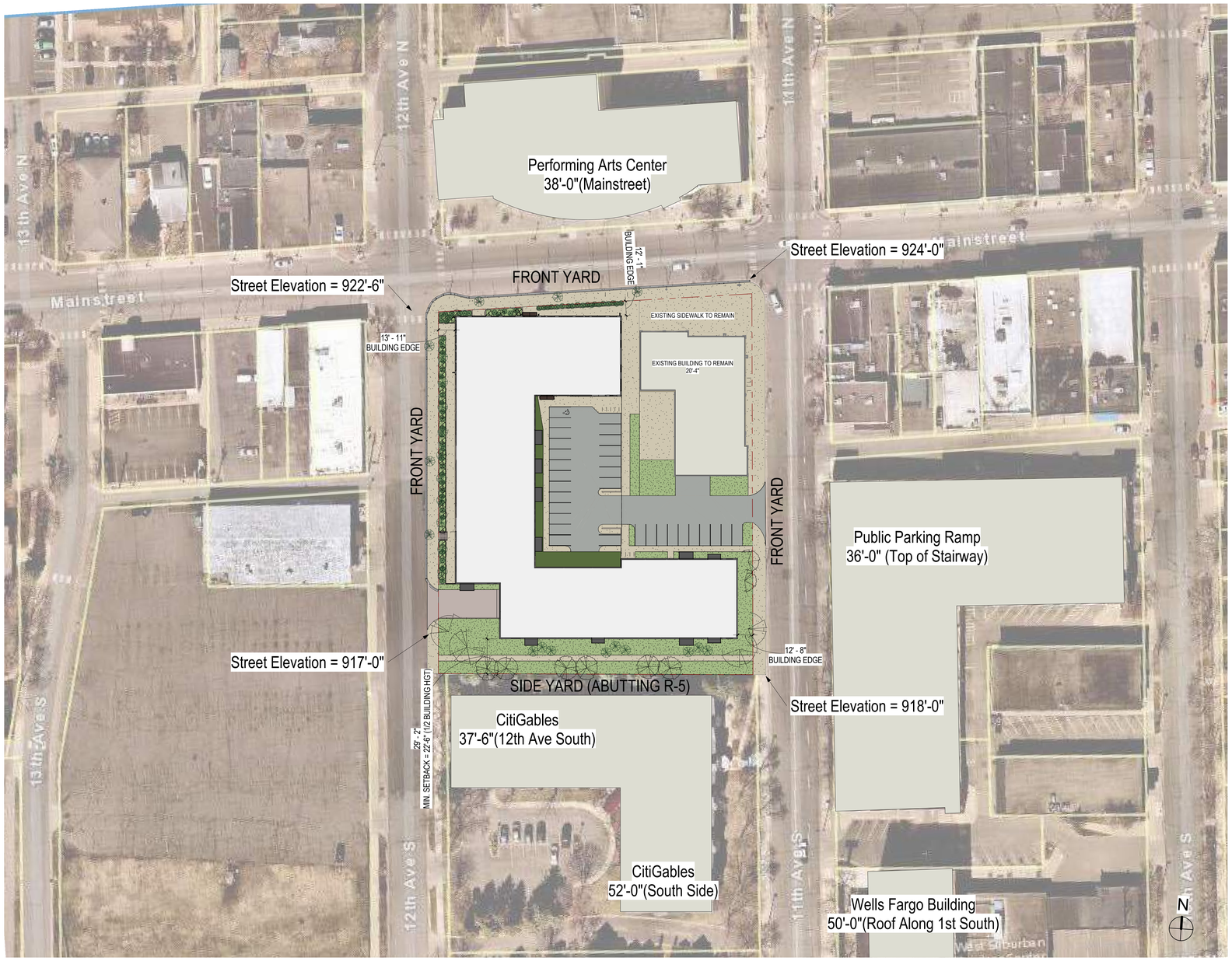

First Floor - w/ Setbacks & Heights

1" = 40'-0"

SETBACK REQUIREMENTS FOR B-2:

FRONT YARD = 1'-0"
- IF ABUTTING A RESIDENTIAL DISTRICT - 1/2 REQUIREMENT OF THE ABUTTING R-DISTRICT
- ABUTTING R-5 DISTRICT FRON TYARD = 30'-0"

SIDE YARD = 0'-0"
- IF ABUTTING A RESIDENTIAL DISTRICT - SAME REQUIREMENT AS ABUTTING R-DISTRICT
- ABUTTING R-5 DISTRICT SIDE YARD = 15'-0" OR 1/2 HEIGHT OF BUILDING (WHICHEVER IS GREATER)

REAR YARD = 25'-0"
- IF ABUTTING A RESIDENTIAL DISTRICT - SAME REQUIREMENT AS ABUTTING R-DISTRICT
- ABUTTING R-6 DISTRICT REAR YARD = 25'-0" OR 1/2 HEIGHT OF BUILDING (WHICHEVER IS GREATER)



North Elevation - Building Height

1/16" = 1'-0"



South Elevation - Building Height

1/16" = 1'-0"



West Elevation - Building Height

1/16" = 1'-0"

BUILDING SETBACKS & HEIGHTS

D7 | 21061

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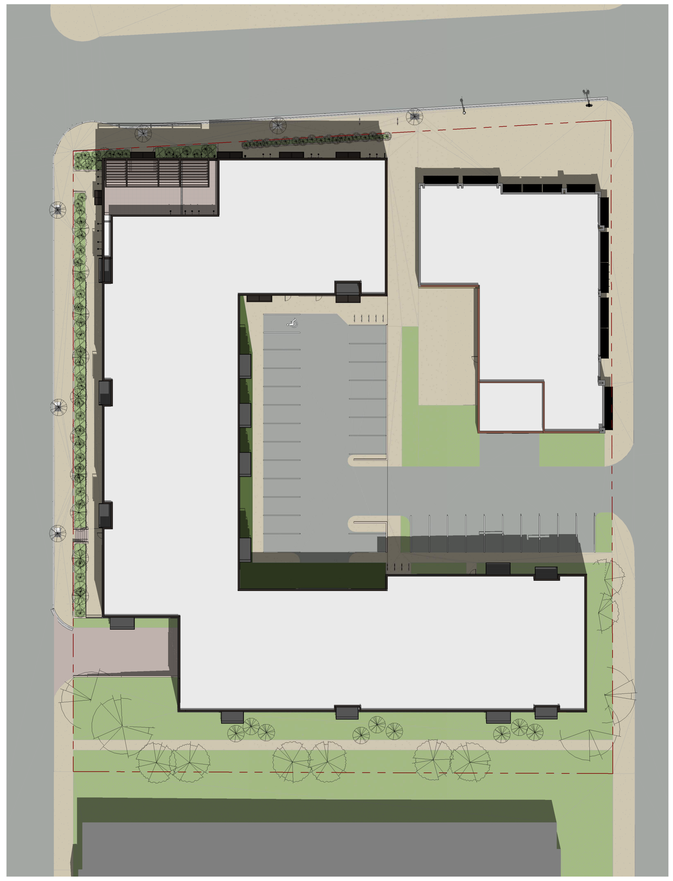
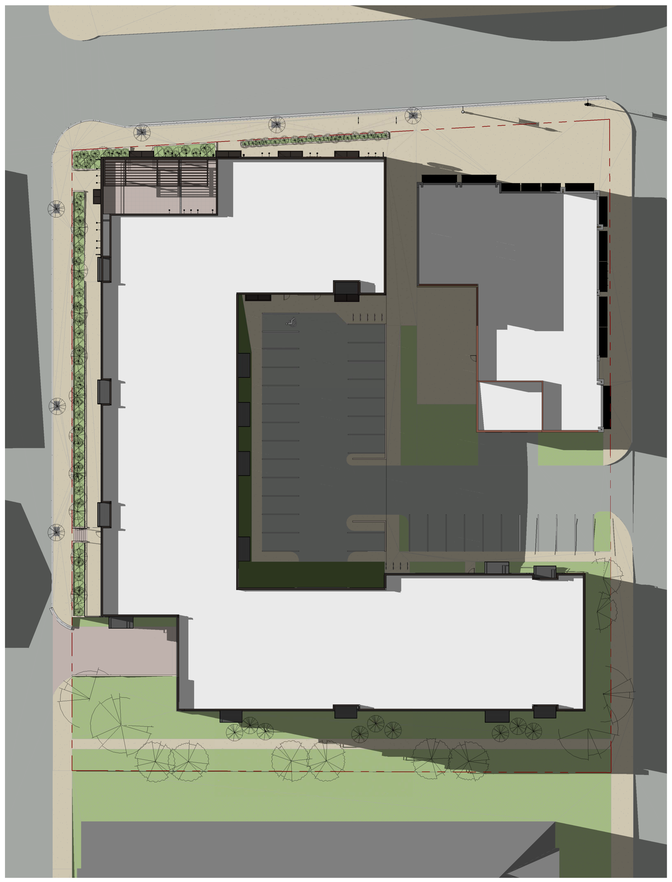
SUMMER SOLSTICE @ 6AM
1" = 30'-0"



SUMMER SOLSTICE @ NOON
1" = 30'-0"



SUMMER SOLSTICE @ 6PM
1" = 30'-0"

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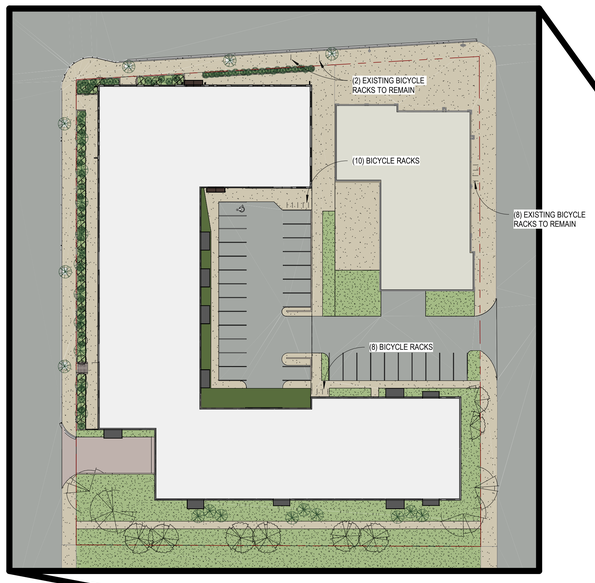
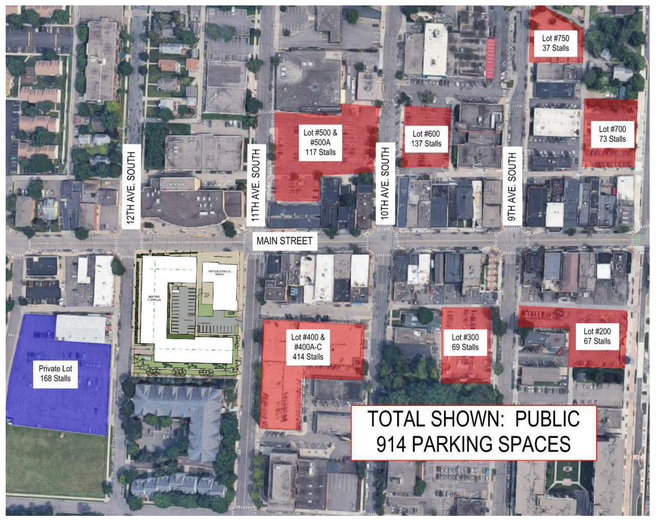
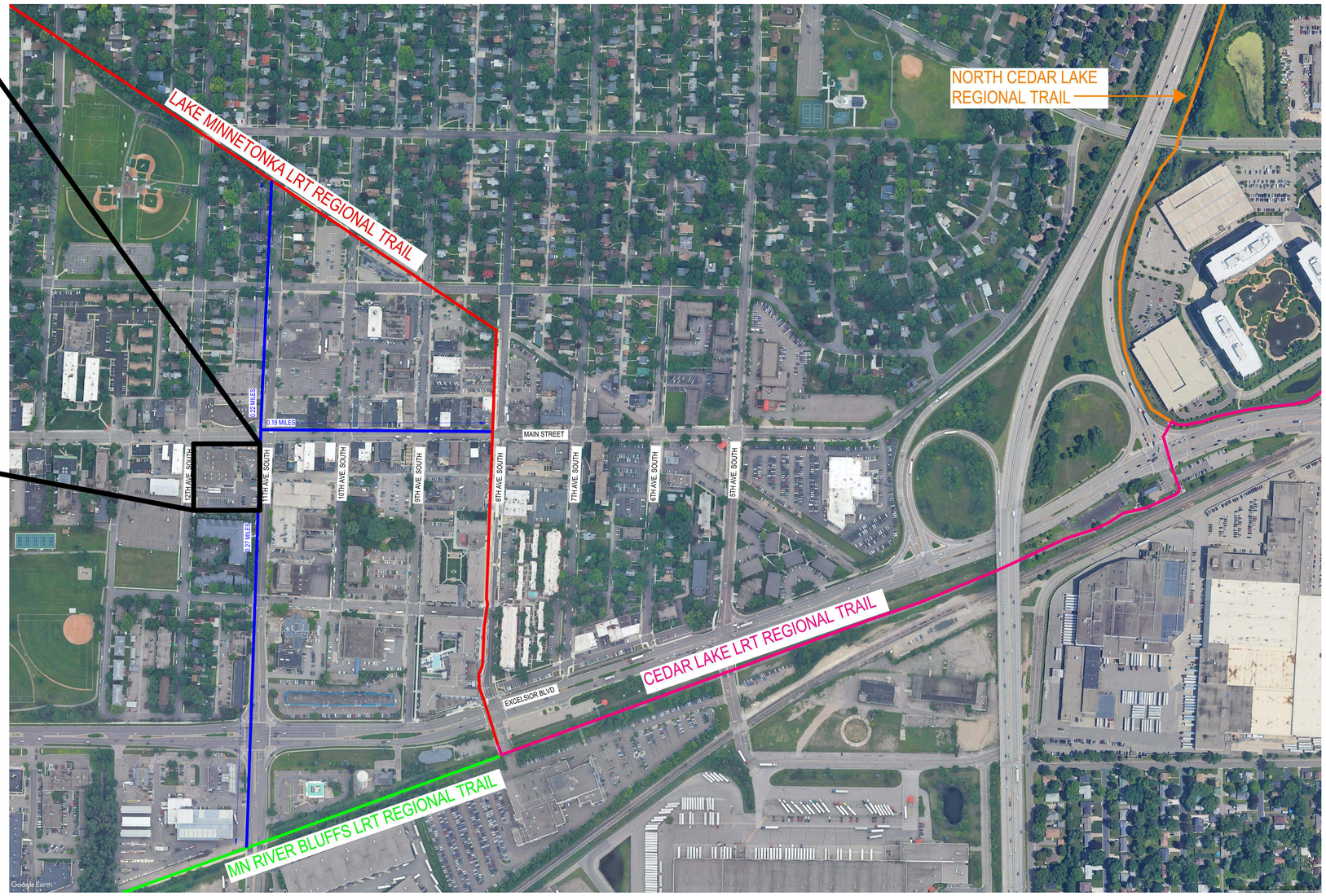


BICYCLE STALL LOCATIONS
1" = 40'-0"





BIKE ROUTES & PUBLIC PARKING

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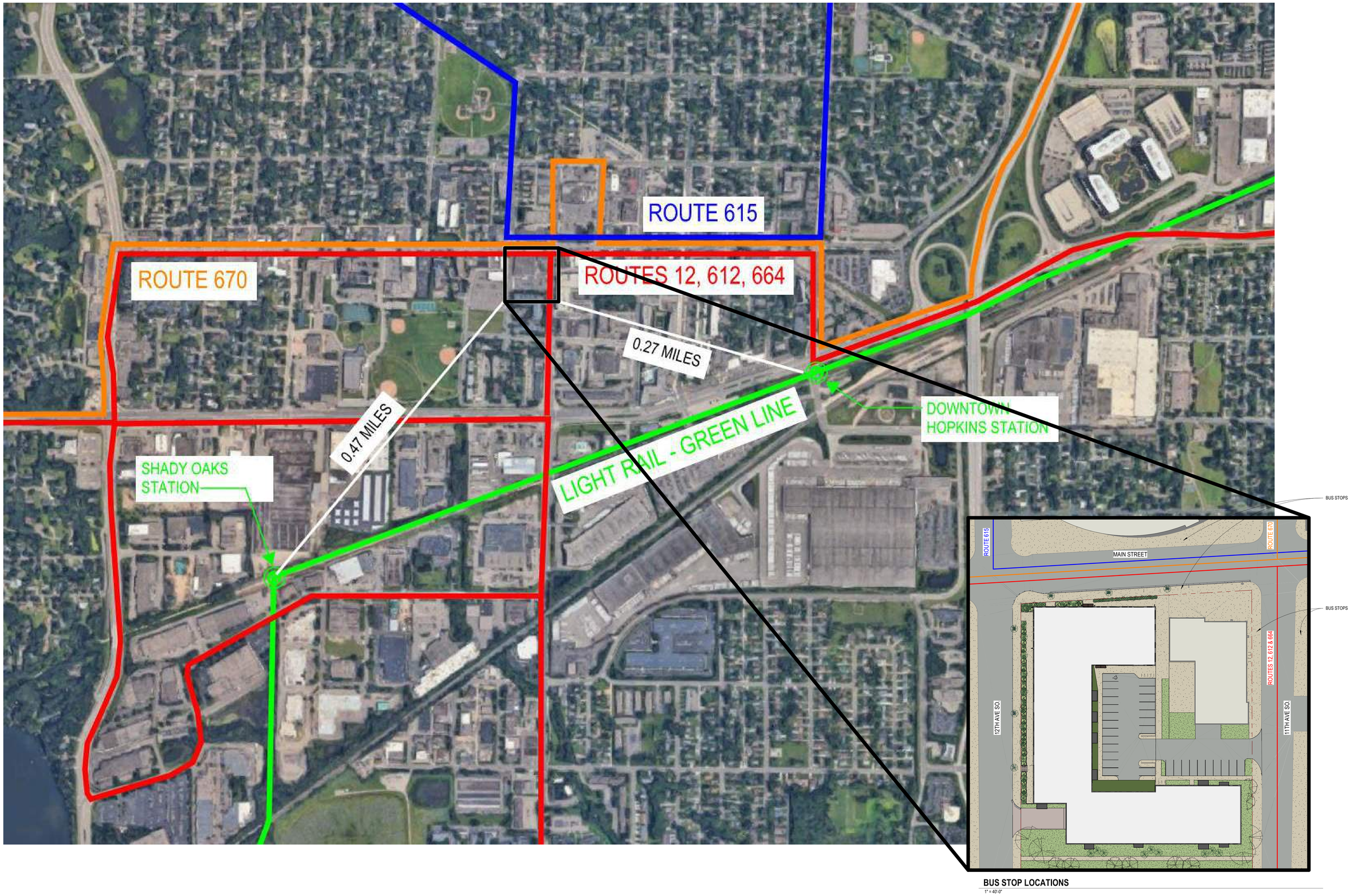

BUS STOP LOCATIONS

1" = 40'-0"

PUBLIC TRANSIT ROUTES

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NORTH ELEVATION

1" = 10'-0"

MATERIAL PERCENTAGES:

MASONRY - BRICK: 2937.15 SF
METAL PANEL: 3685.78 SF
LAP SIDING:1131.41 SF
GLAZING: 2974.76 SF
MASONRY - CMU: 378 SF

NORTH FACADE ELEVATION

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NW Front Corner

NW CORNER PERSPECTIVE

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