HOPKINS PLANNING & ZONING COMMISSION
AGENDA
Tuesday, March 23, 2021
6:30 pm

THIS AGENDA IS SUBJECT TO CHANGE
UNTIL THE START OF THE PLANNING & ZONING COMMISSION MEETING

I. CALL TO ORDER

II. ADOPT AGENDA

III. CONSENT AGENDA

1. Minutes of the January 26, 2021 Planning & Zoning Commission Meeting

IV. OLD BUSINESS

V. NEW BUSINESS

1. Planning Application 2021-02 425 Madison Avenue Subdivision
2. Planning Application 2021-03 Hopkins Apartments Concept Plan Review

VI. ANNOUNCEMENTS

VII. ADJOURN

DUE TO THE COVID-19 HEALTH PANDEMIC, THE PLANNING & ZONING COMMISSION'S REGULAR MEETING PLACE IS NOT AVAILABLE TO THE PUBLIC. MEMBERS OF THE PUBLIC WHO DESIRE TO MONITOR THE MEETING REMOTELY OR GIVE INPUT OR TESTIMONY DURING THE MEETING CAN FIND INSTRUCTIONS AT www.hopkinsmn.com/virtualmeetings OR BY CALLING CITY HALL AT 952-548-6342 (DURING NORMAL BUSINESS HOURS 8 AM TO 4:30 PM.)

PLANNING & ZONING COMMISSION MINUTES
January 26, 2021

A regular meeting of the Hopkins Planning & Zoning Commission was held on January 26, 2021, at 6:30 p.m. by video conference call through Zoom in response to the COVID-19 emergency. Present were Commission Members Gerard Balan, Sam Stiele, Nathan White, Douglas Dyrland, Maggie Sedoff, and Emily Fiamova. Also present was Dan Walsh with Trellis Community Housing Corporation and City Planner Jason Lindahl.

CALL TO ORDER
Chairperson Balan called the meeting to order at 6:30 p.m.

ADOPT AGENDA
Commissioner Fiamova moved, Commissioner Stiele seconded, to adopt the agenda. The motion was approved unanimously.

OPEN AGENDA – PUBLIC COMMENTS/CONCERNS

CONSENT AGENDA
Commissioner Dyrland moved, Commissioner Sedoff seconded, to approve the minutes of the November 24, 2020 Planning & Zoning Commission regular meeting. The motion was approved unanimously.

PUBLIC HEARING –

1. Planning Application 2021-01 Raspberry Ridge II Site Plan, CUP & PUD

City Planner Lindahl gave an overview presentation of this item stating the applicant, Dan Walsh with Trellis Community Housing Corporation requests rezoning, conditional use permit and site plan approvals for the Raspberry Ridge II (formerly the Hopkins Village II) development. The applicant's plans call for a 4-story, 43-unit infill apartment building on what is currently the surface parking lot for the existing Hopkins Village apartment building. As part of the necessary approvals, the applicant requests rezoning to a B-2, Central Business District with a Planned Unit Development (PUD) to allow flexibility from some of the B-2 zoning standards in exchange for a higher quality development.

The City's public engagement process requires an applicant hold a neighborhood meeting prior to the public hearing. During COVID, staff asks developers to hold virtual meetings and take comments through their website. The applicant received six comments summarized below.

- Shane Conaty – Opposed to rental affordable housing.
- Leah Grover – Opposed based on lack of parking.

- Joe Hruska – Opposed based on lack of parking. Mr. Hruska provided similar comments directly to the City.
- Gene Maxwell – Concerned about lack of parking. Mr. Maxwell is offering to let construction workers park in his newly acquired lot at 5th Avenue and Mainstreet.
- Roz Peterson – Concerned about lack of parking.
- Bob and Mary Kay Burns – Generally supportive of the development proposal.

Chairperson Balan opened the public hearing. With no additional comments from the public, Commissioner Dyrland moved and Commissioner White seconded to close the public hearing. The motion was approved unanimously.

Dan Walsh with Trellis summarized the plans for the proposed development and answered questions from the Commission. Discussion from the Commission on this item focused on parking, pedestrian access from 6th Avenue South and the building's exterior design. Mr. Lindahl addressed the Commissioner's concerns about parking, stating that the applicant has had another parking study done by SRF Consulting and that staff found there to be sufficient parking for the development. The Commission also discussed the conditions of approval that require installation of a pedestrian way connecting 6th Avenue South with the existing Hopkins Village building and roofline and exterior materials on the east (6th Avenue South) side of the proposed development.

With no further comments, Commissioner White moved and Commissioner Sedoff seconded, to adopt Planning & Zoning Commission Resolution 2021-01 recommending the City Council approve an ordinance rezoning the subject property from B-2, Central Business District, to B-2, Central Business District with a Planned Unit Development (PUD), subject to conditions. The motion was approved unanimously.

Commissioner Dyrland moved and Commissioner White seconded, to adopt Planning & Zoning Commission Resolution 2021-02 recommending the City Council approve a conditional use permit allowing a residential use in the B-2, Central Business District on the subject property, subject to conditions. The motion was approved unanimously.

Commissioner White moved and Commissioner Dryland seconded, to adopt Planning & Zoning Commission Resolution 2021-03 recommending the City Council approve the site plan for the Raspberry Ridge II Multiple Family Apartment Building on the subject property, subject to conditions. The motion was approved unanimously.

Mr. Lindahl stated that this item will be presented to the City Council at their February 2 regular meeting with the Commission's recommendation of approval.

OLD BUSINESS – None.

NEW BUSINESS – None.

ANNOUNCEMENTS –

City Planner Lindahl updated the Commission on the following items.

- Planning & Zoning Commissioner Jason Miller has relocated to another city and therefore resigned from his position on the Commission based on the requirement that Planning Commissioners must be residents of Hopkins.
- The Zoning Code Update process continues. A virtual meeting took place on December 9, 2020 to discuss the Directions Report. The next stage in the process will be to hold a public open house to present the structure of the zoning ordinance to the general public and receive feedback before beginning to draft details of the ordinance. The virtual open house will take place on Wednesday, February 20, 2021 at 6:30 pm. More information will be shared on the City's website and other City communications.
- SWLRT has announced a delay of the completion of the green line due to unforeseen circumstances in the Minneapolis section of the line. The opening of the line will be pushed back an additional year to 2024.

ADJOURN

Commissioner White moved, Commissioner Fiamova seconded, to adjourn the meeting. The motion was approved unanimously. The meeting was adjourned at 9:07 p.m.

Respectfully submitted,

Courtney Pearsall
Administrative Assistant

DRAFT

March 23, 2021 Planning Application 2021-02

425 Madison Avenue Rezoning and Subdivision

Proposed Action: Staff recommends the following motions:

- Move to adopt Planning & Zoning Commission Resolution 2021-04 recommending the City Council approve an ordinance rezoning the subject property (PID 19-117-21-22-0034) from R-1-C, Single Family Medium Density to R-1-C, Single Family Medium Density with a Planned Unit Development (PUD), subject to conditions.
- Move to adopt Resolution 2021-05, recommending the City Council approve the preliminary plat for the Yang Addition, subject to the conditions.
- Move to adopt Resolution 2021-06, recommending the City Council approve the final plat for the Yang Addition, subject to the conditions.

Overview

The applicant, Xijing Zhang, requests rezoning and subdivision (preliminary and final plat) approvals for the Yang Addition. The subject property is located at 425 Madison Avenue North, just east of Highway 169 between Highway 7 and 2nd Street Northeast. These applications would allow subdivision of the existing 1.48 acre single family property into two single family lots. The proposal would keep the existing single family home on one property and create another parcel for future single family development. Based on the review detailed below, staff recommends approval of this proposal.

Primary Issues to Consider

- Background
- Rezoning
- Subdivision
- Engineering Comments
- Alternatives

Supporting Documents

- Site Location Map
- Planning & Zoning Commission Resolution 2021-04 Rezoning
- Planning & Zoning Commission Resolution 2021-05 Preliminary Plat
- Planning & Zoning Commission Resolution 2021-06 Final Plat
- Preliminary Plat
- Final Plat
- Civil Plans

_____

Jason Lindahl, AICP
City Planner

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

BACKGROUND

The 1.48 acre subject property located at 425 Madison Avenue North was originally subdivided as part of the Campbell Third Addition plat in 1958. However, the existing single family home appears to pre-date the creation of the lot as it was built in 1950. The applicant purchased the property in 2017 and is using it as a single family dwelling and plans to remain in the property after subdividing the property and selling the newly created lot to a developer.

The applicant went through the concept plan review process in 2020. The concept plan proposed subdividing the existing single family lot into 3 parcels, one for the existing single family dwelling and 2 parcels for future single family development. The current plat is different from the concept plan in that it would create only 2 lots. One for the existing single family home and one for future single family development. It should be noted that any further subdivision or development of the newly created parcel will require separate city approval.

After reviewing the original concept plan, the Planning and Zoning Commission and City Council offered the following comments.

- The City is generally supportive of the concept plan and the use of a Planned Unit Development (PUD) for this project. In exchange for the PUD, the plat will create single family residential parcels that exceed the 12,000 square foot minimum lot size requirement of the R-1-C district.
- Adjust the proposed lot widths to be even along Madison Avenue.
- Shared access to the two newly created parcels shall be evenly divided across the shared property line.
- All three lots shall have adequate driveway area for both turning around and guest parking.

Public Comment. Due to the ongoing coronavirus pandemic and the related statewide emergency declaration, notice of the public hearing for this item directed all interested parties to make their comments to City Planner Jason Lindahl by mail, phone or e-mail before noon on Tuesday, March 23, 2021. As of the writing of this report, the City had received no comments on this item. Staff will provided an update on all public comments received prior to the Planning & Zoning Commission Meeting during the public hearing.

REZONING

The 2040 Comprehensive Plan Update – Cultivate Hopkins guides the subject property as Traditional Urban and the site is currently zoned R-1-C, Single Family Medium Density. The Traditional Urban land use category allows for moderate density residential neighborhoods and accessory uses such as parks and neighborhood scaled public and institutional uses. Densities in this category typically range from 5-12 units per acre. As designed, the proposed single family residential lots are consistent with the land use guidance. While the proposed 1.5 units per acre density of the existing single family dwelling on Lot 2 falls below the density standard for this land use category, it is acceptable in this instance under the planned unit development process.

The subject property is zoned R-1-C, Single Family Medium Density. The table in the Subdivision section below compares the development standards for this district with the parcels included in the proposed plat. As designed, the proposed plat meets or exceeds the development standards for the R-1-C district with the exception of lot width and lot frontage along a public right-of-way (street). Based on the overall design, staff supports rezoning the property to R-1-C with a planned unit development (PUD) to allow these minor deviations.

It should also be noted that the re-plat of this parcel will result in the existing accessory building (detached garage) on Lot 2 becoming non-conforming. Under the current conditions, the existing accessory building is located in the rear yard. However, the design of the new plat will result in the existing accessory building now being located in what will be considered the front yard. This is acceptable under the planned unit development approval.

As a reminder, the purpose of a planned unit development is to allow flexibility from traditional development standards (such as lot width, lot frontage along a public right-of-way (street) or accessory building placement), 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 deviation from the lot width, lot frontage along a public right-of-way (street), and accessory building deviations, the proposed plat will include single family lots that exceed the 12,000 square foot minimum lot size required by the R-1-C district.

SUBDIVISION

To facilitate the proposed subdivision, the applicant will be required to plat the property. The proposed Yang Addition would subdivide the existing 1.48 acre single family property into two parcels. Lot 1 is proposed to be 35,274 square feet in size and is planned for future single family development. Lot 2 would be 29,260 square feet in size and retain the existing single family dwelling.

As proposed, the subdivision would meet or exceed the requirements of the zoning ordinance with the exception of lot width, lot frontage along a public street and accessory building position. Most notably, the proposed plat would create single family lots that are larger than the minimum lot size in the R-1-C district. The associated planned unit development detailed above will allow minor deviations from lot width, lot frontage along a public street and accessory building position.

425 Madison Avenue North Concept Plan Zoning Comparison			
Development Category	**R-1-C Standard**	**Concept Plan Proposal**	**Status**
Lot Frontage	80’	Lot 1 – 75’ Lot 2 – 25’	Non-Conforming
Lot Width	80’	Lot 1 – 75’ Lot 2 – 25’	Non-Conforming
Lot Area	12,000	Lot 1 – 35,274 SF Lot 2 – 29,260 SF	Exceeds Standard
Front Setback	30’	Lot 1 – NA Lot 2 – <30’	Conforming
Side Setbacks	1-Story=10’ 2-Story=12’ 3-Story=14’	Lot 1 – NA Lot 2 – 12’ & 26”	Conforming
Rear Setback	35’	Lot 1 – NA Lot 2 – <35’	Conforming
Max. Building Coverage	35%	Lot 1 – NA Lot 2 – >35%	Conforming
Max. Building Height	35’	Lot 1 – NA Lot 2 – >35’	Conforming

The conditions of subdivision approval are listed below.

- Revise the preliminary plat to remove the existing legal descriptions. The only legal descriptions on the preliminary plat should be Lots 1 & 2, Block 1, Yang Addition.
- The applicant shall revise their plans to provide an equal amount of street frontage for each lot – 66' for Lot 1 and 33' for Lot 2.
- Access to the two proposed lots shall be provided through two separate curb cuts. The existing curb cut shall be used to provide access to Lot 1. A new access shall be constructed to provide access to Lot 2.

With any subdivision, the City has the ability to collect park dedication in the form of land or a fee. The standard park dedication fee for single family residential subdivisions is $1,000 per unit. Based on the plats 2 lots, this project would be required to pay park dedication of $2,000.

ENGINEERING COMMENTS

The Engineering Department has reviewed the proposed Yang Addition preliminary and final plats and offers the following comments.

- All utility services would need to be on their respective properties (including the existing home), or easements will need to be created.
- The City will require the sanitary service connection to an extension of the 8" main in Madison Avenue.
- Utility and street work would require plans signed by a licensed engineer.
- This plat shall receive all necessary approvals from the Minnehaha Creek Watershed District.

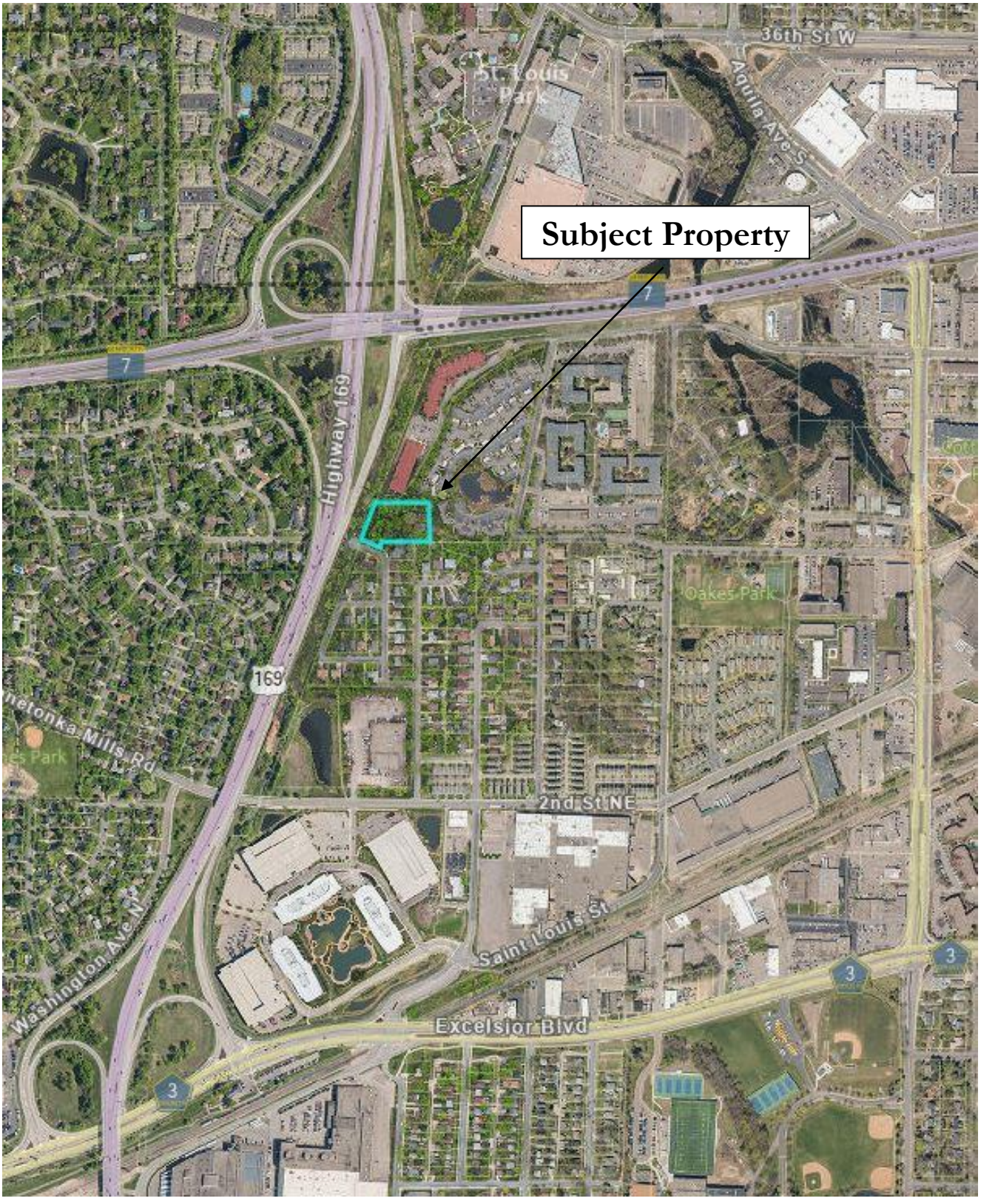
ALTERNATIVES

1. Recommend approval of the rezoning and subdivision applications. By recommending approval of these applications, the City Council will consider a recommendation of approval.

2. Recommend denial of the rezoning and subdivision applications. By recommending denial of these applications, the City Council will consider a recommendation of denial. Should the Planning & Zoning Commission consider this option, it must also identify specific findings that support this alternative.

3. Continue for further information. If the Planning & Zoning Commission indicates that further information is needed, the items should be continued.

Site Location Map for
425 Madison Avenue North



CITY OF HOPKINS
Hennepin County, Minnesota

PLANNING & ZONING COMMISSION RESOLUTION 2021-04

A RESOLUTION RECOMMENDING THE CITY COUNCIL APPROVE AN ORDINANCE REZONING THE PROPERTY AT 425 MADISON AVENUE NORTH WITH PID 19-117-21-22-0034 FROM R-1-C, SINGLE FAMILY MEDIUM DENSITY TO R-1-C, SINGLE FAMILY MEDIUM DENSITY WITH A PLANNED UNIT DEVELOPMENT (PUD), SUBJECT TO CONDITIONS

WHEREAS, the applicant, Xijing Zhang, initiated an application requesting to rezone the property at 425 Madison Avenue North with PID 19-117-21-22-0034 from R-1-C, Single Family Medium Density to R-1-C, Single Family Medium Density with a Planned Unit Development (PUD), subject to conditions, and

WHEREAS, this property is legally described as follows:

OUTLOT NO 1 CAMPBELL THIRD ADDITION AND BEG AT A PT ON S LINE OF N 1/2 OF NW 1/4 DIST 1214.03 FT W FROM SE COR THOF TH N AT R/AS 200 FT TH W AT R/AS TO E LINE OF GN RR R/W TH SWLY ALONG SAID R/W LINE TO S LINE OF N 1/2 OF NW 1/4 TH E TO BEG EX ROAD

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

1. That the above stated application was initiated by the applicant on February 19, 2021; 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 23, 2021 and all persons present were given an opportunity to be heard; and,

3. That written comments and analysis of City staff were considered; and,

WHEREAS, staff recommended approval of the above stated application based on the findings outlined in the staff report dated March 23, 2021.

NOW, THEREFORE, BE IT RESOLVED that the Planning & Zoning Commission of the City of Hopkins hereby recommends the City Council approve an ordinance rezoning the property at 425 Madison Avenue North with PID 19-117-21-22-0034 from R-1-C, Single Family Medium Density to R-1-C, Single Family Medium Density with a Planned Unit Development (PUD), subject to the conditions listed below.

1. Execution of a Planned Unit Development Agreement in a form acceptable to the City Attorney.
2. Approval of the associated preliminary plat and conformance with all related conditions.
3. Approval of the associated final plat and conformance with all related conditions.
4. Approval of the development by the Minnehaha Creek Watershed District and conformance with all related conditions.

Adopted this 23rd day of March 2021.

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Gerard Balan, Chair

CITY OF HOPKINS
Hennepin County, Minnesota

PLANNING & ZONING COMMISSION RESOLUTION 2021-05

A RESOLUTION RECOMMENDING THE CITY COUNCIL APPROVE THE PRELIMINARY PLAT FOR YANG ADDTION

WHEREAS, the applicant, Xijing Zhang, initiated preliminary plat application to subdivide the property at 425 Madison Avenue North with PID 19-117-21-22-0034, subject to conditions, and

WHEREAS, this property is legally described as follows:

OUTLOT NO 1 CAMPBELL THIRD ADDITION AND BEG AT A PT ON S LINE OF N 1/2 OF NW 1/4 DIST 1214.03 FT W FROM SE COR THOF TH N AT R/AS 200 FT TH W AT R/AS TO E LINE OF GN RR R/W TH SWLY ALONG SAID R/W LINE TO S LINE OF N 1/2 OF NW 1/4 TH E TO BEG EX ROAD

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

1. That the above stated application was initiated by the applicant on February 19, 2021; 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 23, 2021 and all persons present were given an opportunity to be heard; and,

3. That written comments and analysis of City staff were considered; and,

WHEREAS, staff recommended approval of the above stated application based on the findings outlined in the staff report dated March 23, 2021.

NOW, THEREFORE, BE IT RESOLVED that the Planning & Zoning Commission of the City of Hopkins hereby recommends the City Council approve the Yang Addition preliminary plat to subdivide the property at 425 Madison Avenue North with PID 19-117-21-22-0034, subject to the conditions listed below.

1. Revise the preliminary plat to remove the existing legal descriptions. The only legal descriptions on the preliminary plat should be Lots 1 & 2, Block 1, Yang Addition.
2. Revise the preliminary plat to provide an equal amount of street frontage for each lot – 66’ for Lot 1 and 33’ for Lot 2.
3. Access to the two proposed lots shall be provided through two separate curb cuts. The existing curb cut shall be used to provide access to Lot 1. A new access shall be constructed to provide access to Lot 2.
4. Execution of a Planned Unit Development Agreement in a form acceptable to the City Attorney.
5. Approval of the associated final plat and conformance with all related conditions.
6. Payment of all applicable development fees including, but not limited to, attorney’s fees and 2 credit of park dedication prior.
7. Development of Lot 1 shall require separate approvals from the City applicable to the proposed development.
8. Conformance with all requirements of the City Engineer.

9. Approval of the development by the Minnehaha Creek Watershed District and conformance with all related conditions.

Adopted this 23rd day of March 2021.

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Gerard Balan, Chair

CITY OF HOPKINS
Hennepin County, Minnesota

PLANNING & ZONING COMMISSION RESOLUTION 2021-06

A RESOLUTION RECOMMENDING THE CITY COUNCIL APPROVE THE FINAL PLAT FOR YANG ADDTION

WHEREAS, the applicant, Xijing Zhang, initiated final plat application to subdivide the property at 425 Madison Avenue North with PID 19-117-21-22-0034, subject to conditions, and

WHEREAS, this property is legally described as follows:

OUTLOT NO 1 CAMPBELL THIRD ADDITION AND BEG AT A PT ON S LINE OF N 1/2 OF NW 1/4 DIST 1214.03 FT W FROM SE COR THOF TH N AT R/AS 200 FT TH W AT R/AS TO E LINE OF GN RR R/W TH SWLY ALONG SAID R/W LINE TO S LINE OF N 1/2 OF NW 1/4 TH E TO BEG EX ROAD

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

1. That the above stated application was initiated by the applicant on February 19, 2021; 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 23, 2021 and all persons present were given an opportunity to be heard; and,

3. That written comments and analysis of City staff were considered; and,

WHEREAS, staff recommended approval of the above stated application based on the findings outlined in the staff report dated March 23, 2021.

NOW, THEREFORE, BE IT RESOLVED that the Planning & Zoning Commission of the City of Hopkins hereby recommends the City Council approve the Yang Addition final plat to subdivide the property at 425 Madison Avenue North with PID 19-117-21-22-0034, subject to the conditions listed below.

1. Approval of the associated preliminary plat and conformance with all related conditions.

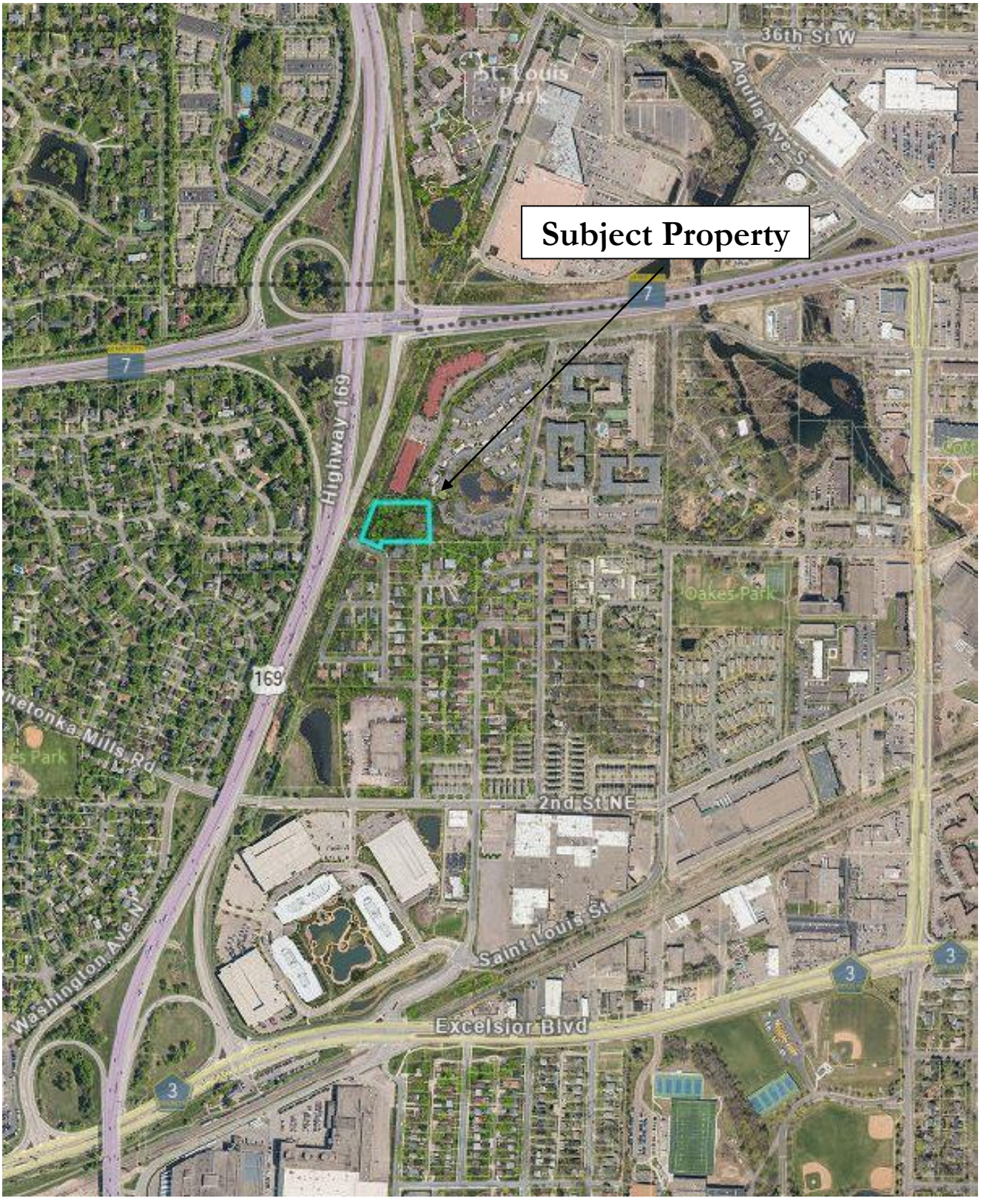
2. Execution of a Planned Unit Development Agreement in a form acceptable to the City Attorney.

Adopted this 23rd day of March 2021.

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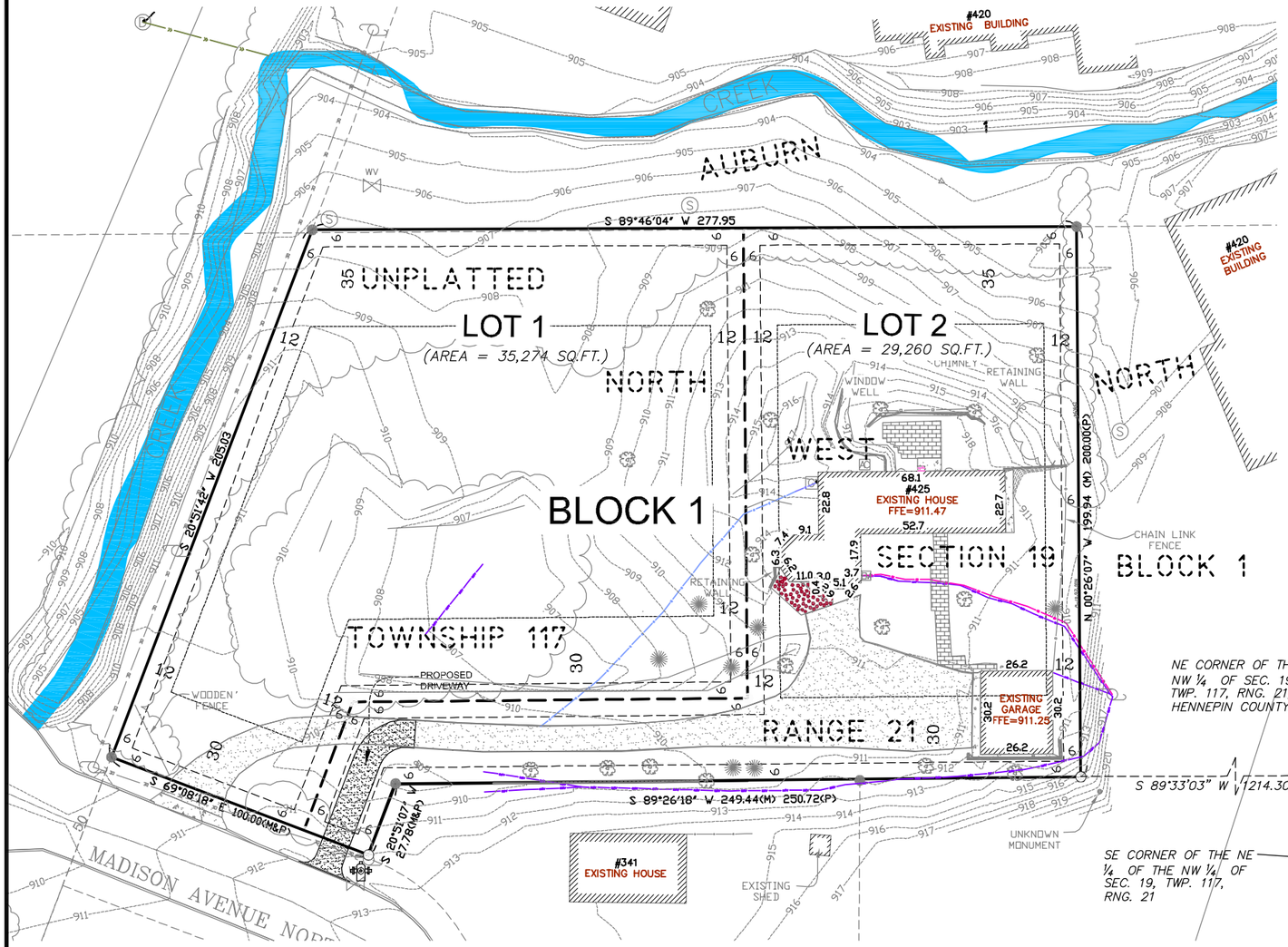
Gerard Balan, Chair

Site Location Map for
425 Madison Avenue North



PRELIMINARY PLAT

Call 48 Hours before digging
GOPHER STATE ONE CALL
Twin Cities Area 651-454-0002
MN. Toll Free 1-800-252-1166



PROPOSED LEGAL DESCRIPTION OF LOT 1

Lot 1, Block 1, YANG ADDITION of the North Half of the Northwest Quarter of Section 19, Township 117, Range 21, Hennepin County, Minnesota,

PROPOSED LEGAL DESCRIPTION OF LOT 2

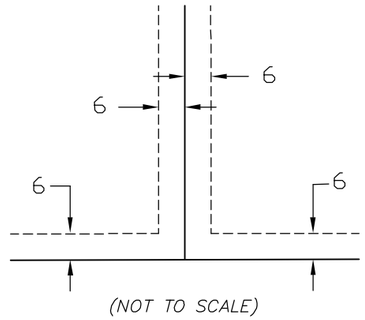
Lot 2, Block 1, YANG ADDITION of the North Half of the Northwest Quarter of Section 19, Township 117, Range 21, Hennepin County, Minnesota,

0 50 100
SCALE IN FEET

LEGEND

- DENOTES FOUND PROPERTY IRON
- DENOTES SET 1/2" X 18" REBAR WITH PLASTIC CAP "PLS 25105"
- DENOTES BOUNDARY LINE
- DENOTES LOT LINE
- DENOTES SETBACK LINE
- ×999.99 DENOTES EXISTING SPOT ELEVATION
- DENOTES CONCRETE SURFACE
- 999 DENOTES EXISTING CONTOUR LINE
- FFE DENOTES FINISH FLOOR ELEVATION
- DENOTES BITUMINOUS SURFACE
- DENOTES DECIDUOUS TREE
- DENOTES WHITE PVC FENCE
- (S) DENOTES SANITARY MANHOLE
- DENOTES LIGHT POLE
- DENOTES ELECTRIC CABINET /GENERATOR
- G DENOTES GAS METER
- WV DENOTES WATER VALVE
- DENOTES STORM CATCH BASIN
- ST DENOTES STORM MANHOLE
- DENOTES STORM PIPE END
- EM DENOTES ELECTRIC OUTLET
- DENOTES HYDRANT

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



(NOT TO SCALE)

BEING 6 FEET IN WIDTH, AND ADJOINING LOT LINES UNLESS OTHERWISE SHOWN, AND 6 FEET IN WIDTH, AND ADJOINING RIGHT OF WAY LINES, UNLESS OTHERWISE SHOWN ON THE PLAT

FOR THE PURPOSE OF THIS PLAT THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 117, RANGE 21, HENNEPIN COUNTY, MINNESOTA ASSUMED TO BEAR NORTH 01°02'57" EAST

BUILDING SETBACKS

ZONING: R-1-C = SINGLE-FAMILY MEDIUM DENSITY
HOUSE: FRONT = 30 FT
REAR = 35 FT
SIDE = 12 FT (2 - STORY)

EXISTING DESCRIPTION

That part of the North Half of the Northwest Quarter of Section 19, Township 117, Range 21, Hennepin County, Minnesota,

REFERENCE BENCHMARK

ELEVATION = 901.84 (NGVD 29) MNDOT DISK "SONYA".

EDS
ENGINEERING DESIGN & SURVEYING
6480 Wayzata Blvd. Minneapolis, MN 55426
OFFICE: (763) 545-2800 FAX: (763) 545-2801
EMAIL: info@edsmn.com WEBSITE: http://edsmn.com

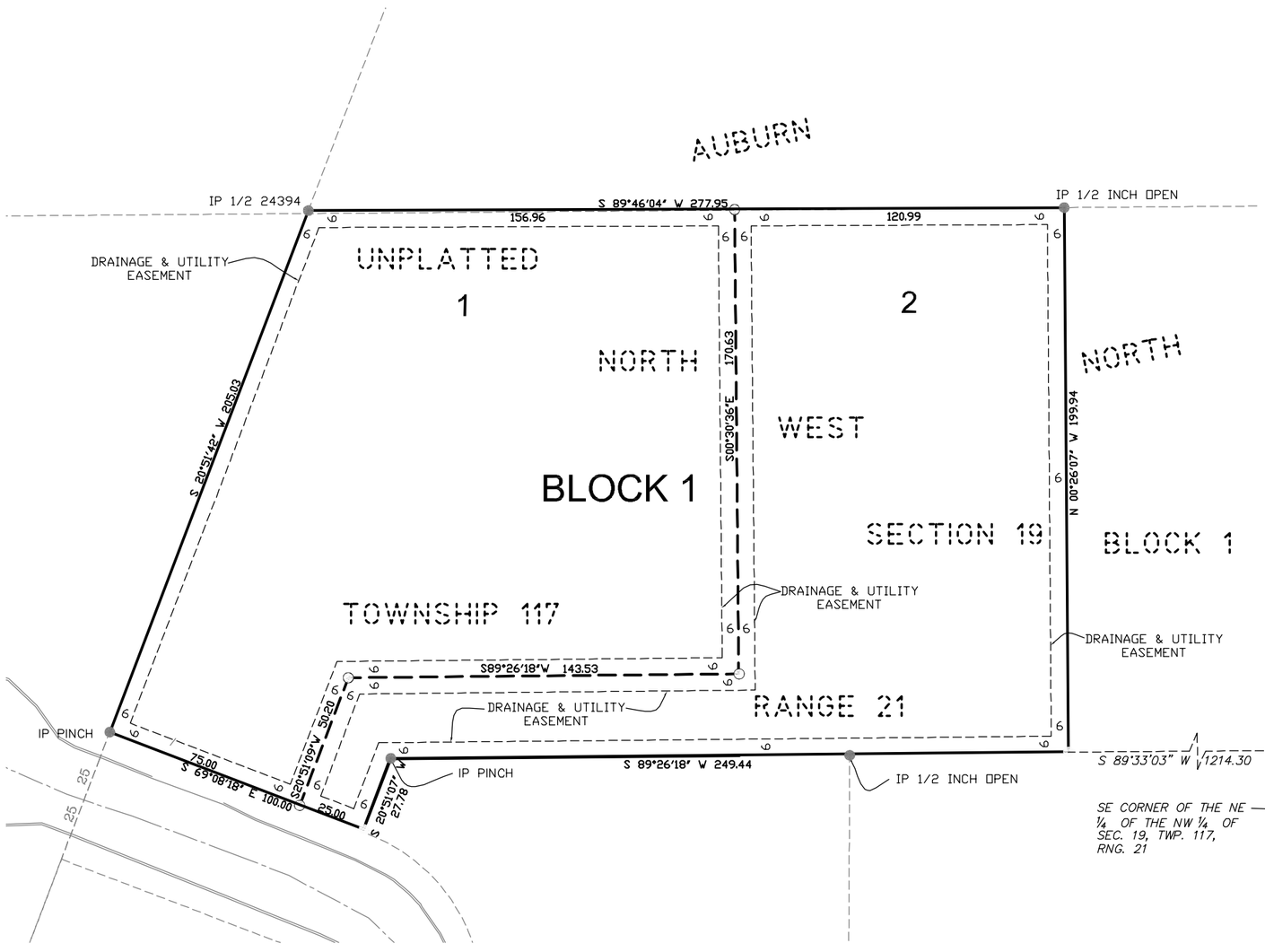
I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

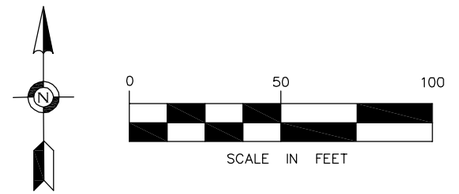
Vlad Sivriver DATED: 03/01/21

JOB NAME: XIJING ZHANG	FIELD WORK DATE: 04/30/19	DRAWN BY: GP	PROJECT NO.: 20-192
LOCATION: 425 MADISON AVE. N HOPKINS, MN 55343	FIELD BOOK NO.: EDS-13	CHECKED BY: VS	SHEET NO. 1 OF 1

YANG ADDITION

R.T. DOC. NO. _____

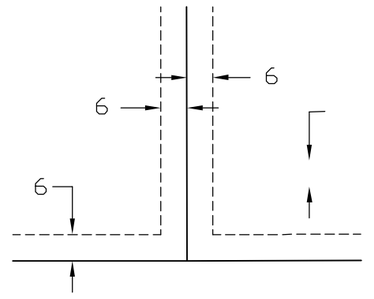




LEGEND

- ● DENOTES FOUND PROPERTY IRON
- ○ DENOTES SET 1/2" X 18" REBAR WITH PLASTIC CAP "PLS 25105"
- ——— DENOTES BOUNDARY LINE
- - - - - - DENOTES LOT LINE

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



(NOT TO SCALE)

BEING 6 FEET IN WIDTH, AND ADJOINING LOT LINES UNLESS OTHERWISE SHOWN, AND 6 FEET IN WIDTH, AND ADJOINING RIGHT OF WAY LINES, UNLESS OTHERWISE SHOWN ON THE PLAT

FOR THE PURPOSE OF THIS PLAT THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 117, RANGE 21, HENNEPIN COUNTY, MINNESOTA ASSUMED TO BEAR NORTH 01°02'57" EAST

EDS INC. Engineering Design & Surveying

R.T. DOC. NO. _____

YANG ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That ***Junhui Yang*** *and* ***Xijing Zhang,*** *husband and wife, owners of the following described property situated in the State of Minnesota, County of Hennepin to wit:*

Par. 1: That part of the North Half of the Northwest Quarter of Section 19, Township 117, Range 21, Hennepin County, Minnesota, described as follows: Commencing at the intersection of the South line of said North Half of the Northwest Quarter and the Easterly line of right of way of the Great Northern Railway; thence East along said South line of the North Half of the Northwest Quarter of Section 19, a distance of 353 feet to a point, at which point there is an iron stake and which point is distant 1214.3 feet West of the Southeast corner of the Northeast Quarter of the Northwest Quarter of said Section 19; thence at right angles North a distance of 200 feet; thence at right angles West a distance if 277.25 feet more or less to the Easterly right of way line of the Great Northern Railway; thence Southwesterly along said Easterly right of way line to the point of beginning; except that part thereof embraced within the plat of Campbell Third Addition.

Par. 2: That part of Madison Avenue North as shown and dedicated in the plat of Campbell Third addition, embraced within the North Half of the Northwest Quarter of Section 19, Township 117, Range 21, Hennepin County, Minnesota.

Par. 3: Outlot 1, Campbell Third Addition, Hennepin County, Minnesota

Have caused the same to be surveyed and platted as ***YANG ADDITION*** *and do hereby dedicate to the public for public use the drainage and utility easements as created by this plat.*

In witness whereof said ***Junhui Yang*** *and* ***Xijing Zhang,*** *husband and wife, have hereunto set their hands this _____ day of _____, 20_____.*

_____ _____
Junhui Yang ***Xijing Zhang***

STATE OF MINNESOTA, COUNTY OF HENNEPIN

This instrument was acknowledged before me on _____ by ***Junhui Yang*** *and* ***Xijing Zhang***

_____
(Signature)

_____
(Print)

Notary Public _____ County, Minnesota

My commission expires _____

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

Dated this _____ day of _____, 20 _____.

_____
Vladimir Sivriver, Licensed Land Surveyor
Minnesota License No. 25105

STATE OF MINNESOTA, COUNTY OF HENNEPIN

This instrument was acknowledged before me on _____ by Vladimir Sivriver.

_____
(Signature)

_____
(Print)

Notary Public_____ County, Minnesota

My commission expires _____

CITY COUNCIL, CITY OF HOPKINS, MINNESOTA

This plat of ***YANG ADDITION*** *was approved and accepted by the City Council of the City of Hopkins, Minnesota at a regular meeting thereof, held this _____ day of _____, 20_____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.*

CITY COUNCIL, CITY OF HOPKINS, MINNESOTA

_____, *Mayor*

_____, *Clerk*

RESIDENT AND REAL ESTATE SERVICES, Hennepin County, Minnesota

I hereby certify that taxes payable in 20 _____ and prior years have been paid for land described on this plat, dated this _____ day of _____, 20 _____.

Mark V Chapin, County Auditor

By: _____

SURVEY DIVISION, Hennepin County, Minnesota

Pursuant to MN. STAT. Sec. 383B.565 (1969), this plat has been approved this _____ day of _____, 20 _____

Chris F. Mavis, County Surveyor

By: _____

By: _____

REGISTRAR OF TITLES
Hennepin County, Minnesota

I hereby certify that the within plat of ***YANG ADDITION,*** *was filed in this office this _____ day of _____, 20____, at _____ o'clock ____. M.*

Martin McCormick, Registrar of Titles

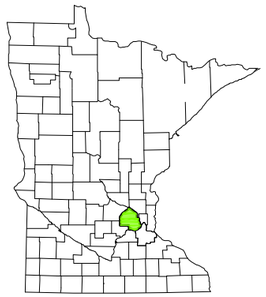
By: _____, *Deputy*

By: _____, *Deputy*

EDS INC.
Engineering Design & Surveying

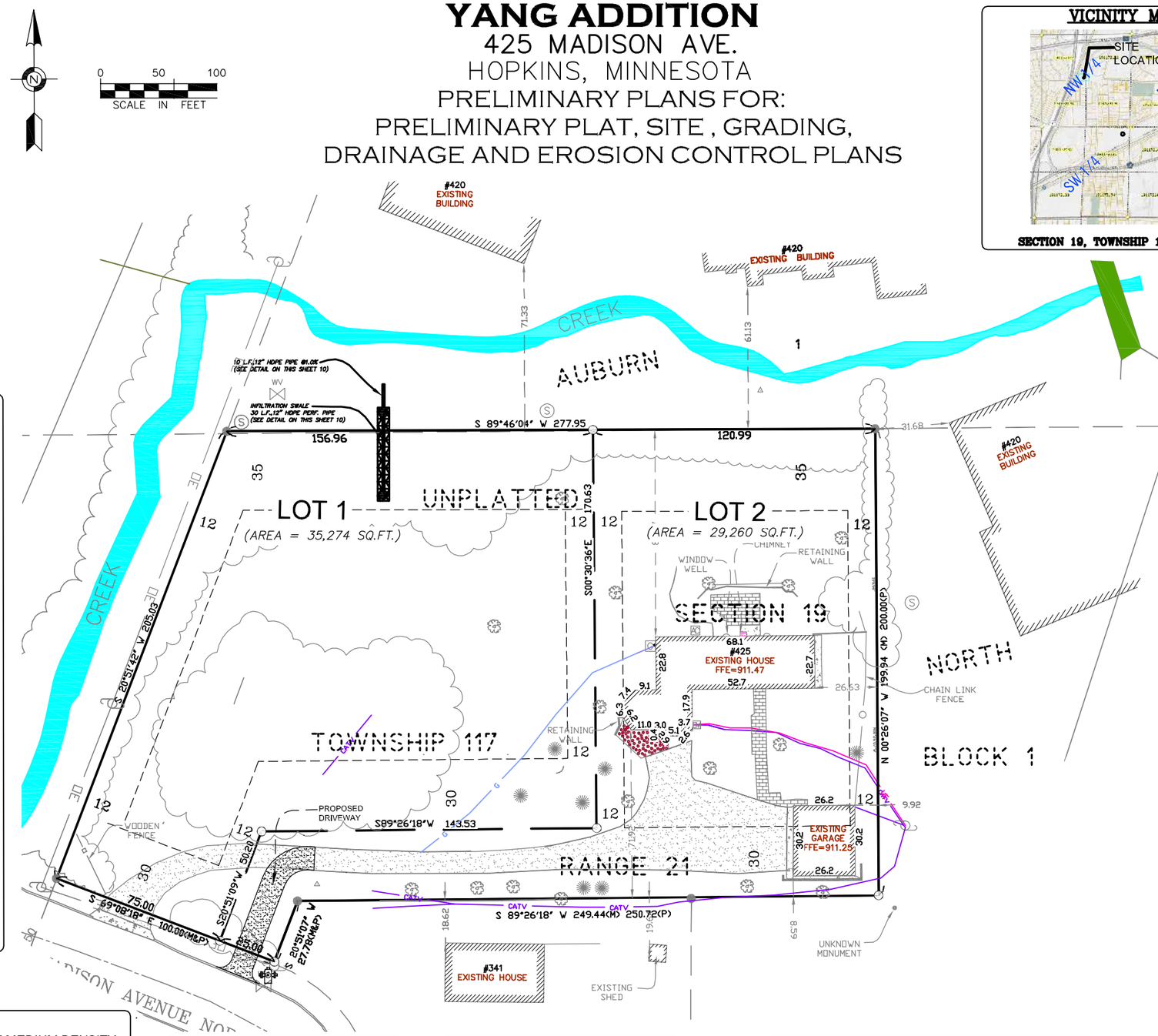
YANG ADDITION

425 MADISON AVE.
HOPKINS, MINNESOTA
PRELIMINARY PLANS FOR:
PRELIMINARY PLAT, SITE , GRADING,
DRAINAGE AND EROSION CONTROL PLANS



PROJECT LOCATION
COUNTY: HENNEPIN
CITY: HOPKINS

SCALE IN FEET 0 50 100



VICINITY MAP



SECTION 19, TOWNSHIP 117 RANGE 34

SHEET INDEX

C1.....TITLE SHEET
C2.....EXISTING TOPOGRAPHY
C3.....LEGAL DESRCIPTION
C4.....SITE PLAN AND DIMENSION PLAN
C5.....GRADING, DRAINAGE & EROSION CONTROL PLAN
C6.....GRADING, DRAINAGE & EROSION CONTROL NOTES
C7.....TREE PLAN
C8.....STORM WATER MANAGEMENT PLAN
C9.....STORM WATER MANAGEMENT NOTES
C10.....CONCEPTUAL GHOST PLAN
C11.....DETAILS
C12.....DETAILS 2

CONTACTS

OWNER NAME

JUNHUI YANG
PHONE CELL - (651)-395-9031

XIJING ZHANG
PHONE CELL - (651)-395-9007

CITY PLANNER

JASON LINDAHL
CITY OF HOPKINS
1010 1ST ST S
HOPKINS, MN 55343
(952) 548 6342

ENGINEER / SURVEYOR

VLADIMIR SIVRIVER
ENGINEERING DESIGN & SURVEYING, INC.
6480 WAYZATA BLVD.
MINNEAPOLIS, MN 55426
PHONE (763)-545-2800
FAX (763)-545-2801

LEGEND

- DENOTES FOUND PROPERTY IRON
- DENOTES SET 1/2" X 18" REBAR WITH PLASTIC CAP "PLS 25105"
- DENOTES CAST IRON MONUMENT
- DENOTES BOUNDARY LINE
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- DENOTES SETBACK LINE
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- DENOTES DRAINAGE FLOW
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- UE DENOTES UNDERGROUND ELECTRIC
- >> DENOTES UNDERGROUND STORM

BUILDING SETBACKS

ZONING: R-1-C = SINGLE-FAMILY MEDIUM DENSITY
HOUSE: FRONT = 30 FT
REAR = 35 FT
SIDE = 12 FT (2 - STORY)

EXISTING ZONING

ZONING: R-1-C = SINGLE FAMILY MEDIUM DENSITY

PROPOSED ZONING

ZONING: R-1-C PUD = SINGLE FAMILY MEDIUM DENSITY

REFERENCE BENCHMARK

ELEVATION = 901.84 (NVGD 29) MNDOT DISK "SONYA".

NO.	DATE	DESCRIPTION	BY

ENGINEERING DESIGN & SURVEYING
6480 Wayzata Blvd. Minneapolis, MN 55426
OFFICE: (763) 545-2800 FAX: (763) 545-2801
EMAIL: info@edsmn.com WEBSITE: http://edsmn.com

I HEREBY CERTIFY THAT THIS PLAN 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.

Vlad Sivriver DATED: 03/01/21

VLADIMIR SIVRIVER P.E. NO. 25105

TITLE SHEET

JOB NAME: XIJING ZHANG
LOCATION: 425 MADISON AVE. N HOPKINS, MN 55343

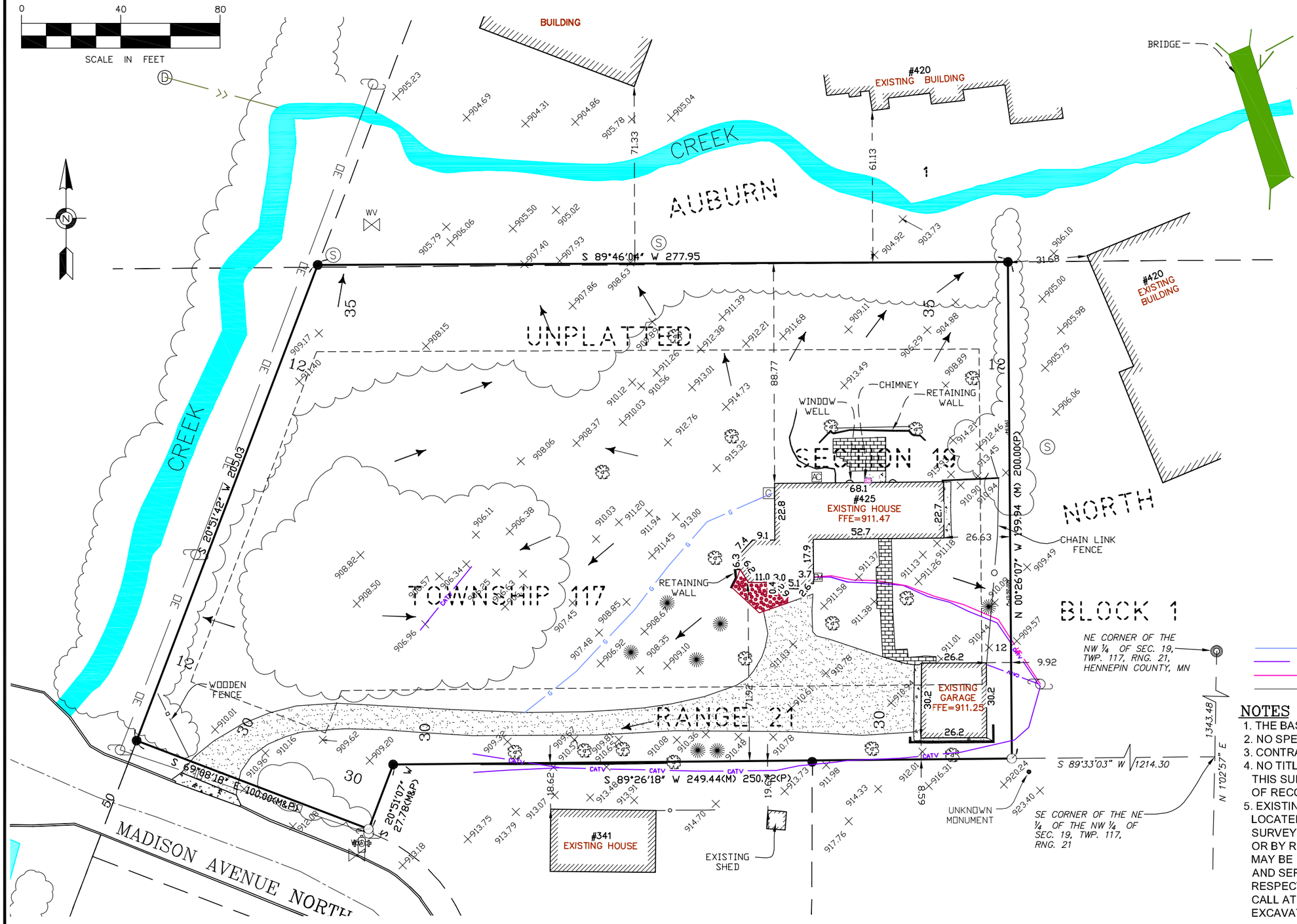
DRAWN BY: IS
CHECKED BY: VS

20-192
SHEET NO. C1

EXISTING TOPOGRAPHY for XIJING ZHANG

Call 48 Hours before digging
GOPHER STATE ONE CALL
Twin Cities Area 651-454-0002
MN. Toll Free 1-800-252-1166

0 40 80
SCALE IN FEET



LEGEND

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- >> DENOTES UNDERGROUND STORM

NOTES

1. THE BASIS OF THE BEARING SYSTEM IS ASSUMED.
2. NO SPECIFIC SOIL INVESTIGATION HAS BEEN COMPLETED
3. CONTRACTOR SHALL VERIFY PROPOSED ELEVATIONS.
4. NO TITLE INFORMATION WAS PROVIDED FOR THIS SURVEY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD.
5. EXISTING UTILITIES AND SERVICES SHOWN HEREON OWNER LOCATED EITHER PHYSICALLY ON THE GROUND DURING THE SURVEY OR FROM EXISTING RECORDS MADE AVAILABLE TO US OR BY RESIDENT TESTIMONY. OTHER UTILITIES AND SERVICES MAY BE PRESENT. VERIFICATION AND LOCATION OF UTILITIES AND SERVICES SHOULD BE OBTAIN FROM THE OWNERS OF RESPECTIVE UTILITIES BY CONTACTING GOPHER STATE ONE CALL AT (651) 454-0002 PRIOR TO ANY DESIGN, PLANNING OR EXCAVATION.

ENGINEERING DESIGN & SURVEYING
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OFFICE: (763) 545-2800 FAX: (763) 545-2801
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Vlad Sivriver DATED: 12/15/20

VLADIMIR SIVRIVER L.S. NO. 25105

JOB NAME: XIJING ZHANG	FIELD WORK DATE: 11/23/20	DRAWN BY: IS	PROJECT NO.: 20-192
LOCATION: 425 MADISON AVENUE NORTH HOPKINS, MN 55343	FIELD BOOK NO.: EDS-13	CHECKED BY: VS	SHEET NO. 1 OF 2

Call 48 Hours before digging
GOPHER STATE ONE CALL
Twin Cities Area 651-454-0002
MN. Toll Free 1-800-252-1166

LEGAL DESCRIPTIONS

EXHIBIT A

LEGAL DESCRIPTION

Par. 1: That part of the North Half of the Northwest Quarter of Section 19, Township 117, Range 21, Hennepin County, Minnesota, described as follows: Commencing at the intersection of the South line of said North Half of the Northwest Quarter and the Easterly line of right of way of the Great Northern Railway; thence East along said South line of the North Half of the Northwest Quarter of Section 19, a distance of 353 feet to a point, at which point there is an iron stake and which point is distant 1214.3 feet West of the Southeast corner of the Northeast Quarter of the Northwest Quarter of said Section 19; thence at right angles North a distance of 200 feet; thence at right angles West a distance if 277.25 feet more or less to the Easterly right of way line of the Great Northern Railway; thence Southwesterly along said Easterly right of way line to the point of beginning; except that part thereof embraced within the plat of Campbell Third Addition.

Par. 2: That part of Madison Avenue North as shown and dedicated in the plat of Campbell Third addition, embraced within the North Half of the Northwest Quarter of Section 19, Township 117, Range 21, Hennepin County, Minnesota.

Par. 3: Outlot 1, Campbell Third Addition, Hennepin County, Minnesota

Property is: Torrens Certificate No. 1424937



SECTION 117

TOWNSHIP 21

RANGE 19

REFERENCE BENCHMARK
ELEVATION = 901.84 (NGVD 29) MNDOT DISK "SONYA".

EXISTING HARDCOVER

EXISTING HOUSE	2,048 SQ. FT.
EXISTING GARAGE	797 SQ. FT.
EXISTING PAVER BRICK SURFACE	574 SQ. FT.
EXISTING PAVER NATURAL STONE	205 SQ. FT.
EXISTING CONCRETE SURFACE	220 SQ. FT.
EXISTING BITUMIOUS SURFACE	5,040 SQ. FT.
TOTAL IMPERVIOUS AREA	8,884 SQ. FT.
TOTAL LOT AREA	64,561 SQ. FT.
EXISTING HARDCOVER	13.8 %

NOTES
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NO.	DATE	DESCRIPTION	BY

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I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Vlad Sivriver DATED: 12/15/20

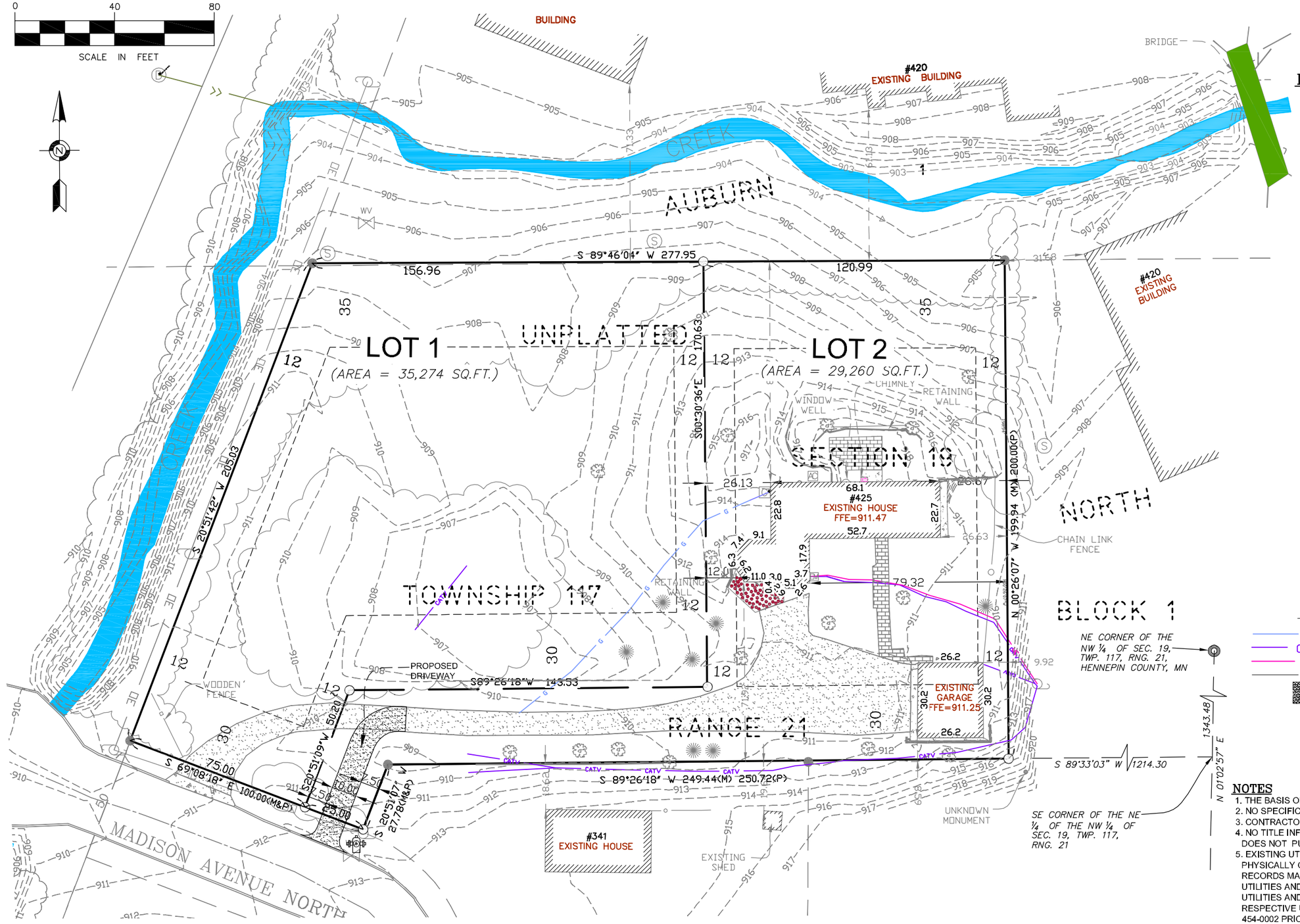
VLADIMIR SIVRIVER L.S. NO. 25105

JOB NAME: **XIJING ZHANG**	FIELD WORK DATE: 11/23/20	DRAWN BY: IS	PROJECT NO.: 20-192
LOCATION: 425 MADISON AVENUE NORTH HOPKINS, MN 55343	FIELD BOOK NO.: EDS-13	CHECKED BY: VS	SHEET NO. C3

SITE PLAN AND DIMENSION PLAN

Call 48 Hours before digging
GOPHER STATE ONE CALL
Twin Cities Area 651-454-0002
MN. Toll Free 1-800-252-1166

0 40 80
SCALE IN FEET



LEGEND

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- UE DENOTES UNDERGROUND ELECTRIC
- DENOTES UNDERGROUND STORM
- DENOTES PROPOSED DRIVEWAY

NOTES

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EDS
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6480 Wayzata Blvd. Minneapolis, MN 55426
OFFICE: (763) 545-2800 FAX: (763) 545-2801
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Vlad Sivriver DATED: 03/01/21

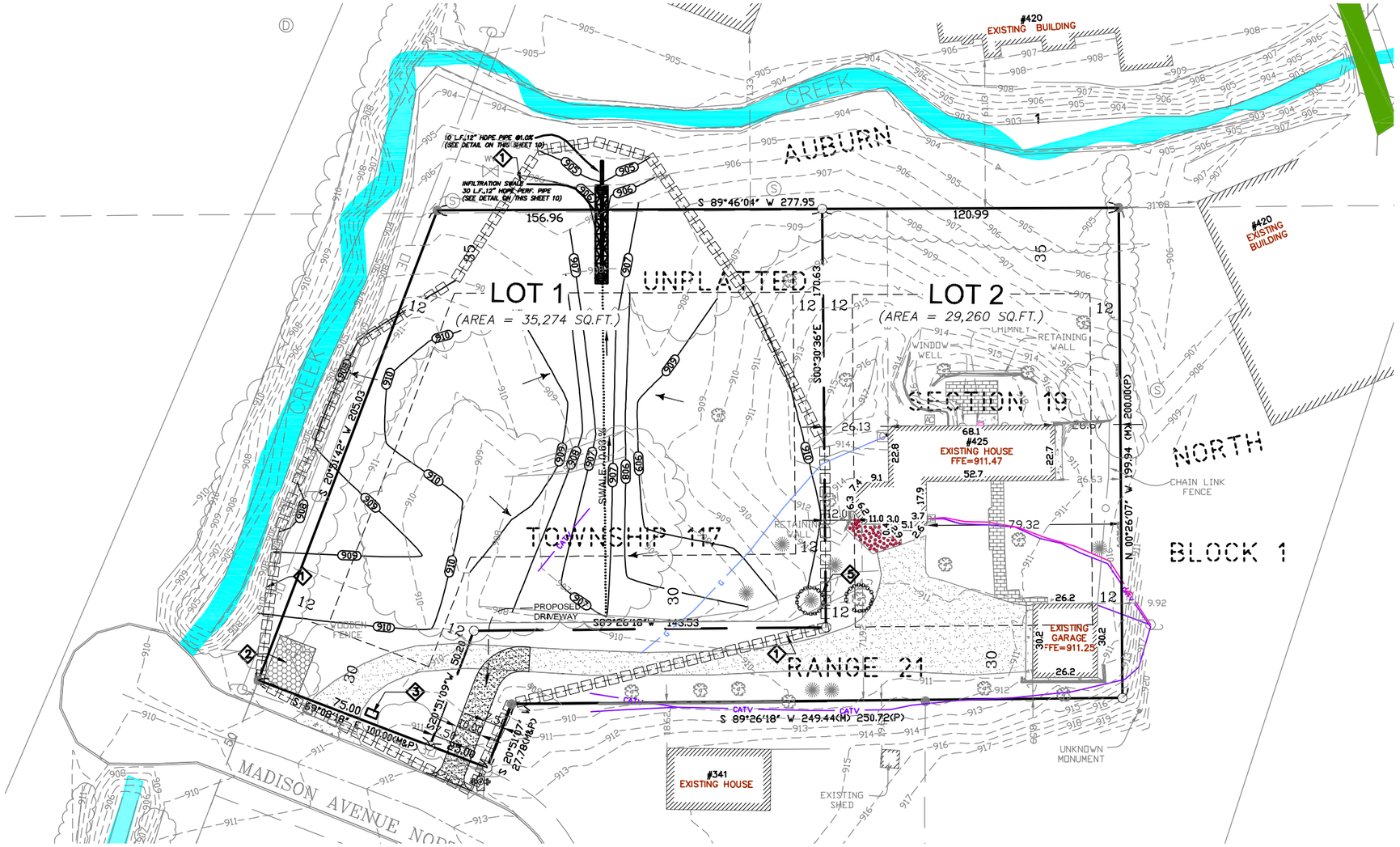
VLADIMIR SIVRIVER L.S. NO. 25105

JOB NAME: **XIJING ZHANG**	FIELD WORK DATE: 11/23/20	DRAWN BY: IS	PROJECT NO.: 20-192
LOCATION: 425 MADISON AVENUE NORTH HOPKINS, MN 55343	FIELD BOOK NO.: EDS-13	CHECKED BY: VS	SHEET NO. C4

GRADING, DRAINAGE AND EROSION CONTROL PLAN

Call 48 Hours before digging
GOPHER STATE ONE CALL
Twin Cities Area 651–454–0002
MN. Toll Free 1–800–252–1166

NOTE: CONTRACTOR SHALL VERIFY PROPOSED ELEVATIONS AND SITE DIMENSIONS.



0 50 100
SCALE IN FEET

LEGEND

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- DENOTES BITUMINOUS SURFACE
- DENOTES DECIDUOUS TREE
- DENOTES WHITE PVC FENCE
- S DENOTES SANITARY MANHOLE
- DENOTES LIGHT POLE
- DENOTES ELECTRIC CABINET /GENERATOR
- G DENOTES GAS METER
- WV DENOTES WATER VALVE
- DENOTES STORM CATCH BASIN
- ST DENOTES STORM MANHOLE
- DENOTES STORM PIPE END
- EM DENOTES ELECTRIC OUTLET
- DENOTES HYDRANT

PROPOSED

- DENOTES NEW BOUNDARY LINE
- XXX DENOTES PROPOSED CONTOURS
- DENOTES PROPOSED STORM SEWER
- DENOTES PROPOSED SILT FENCE
- DENOTES PROPOSED ROCK CONSTR. ENT.

BUILDING SETBACKS

ZONING: R-1-C = SINGLE-FAMILY MEDIUM DENSITY
HOUSE: FRONT = 30 FT
REAR = 35 FT
SIDE = 12 FT (2 - STORY)

EXISTING DESCRIPTION

That part of the North Half of the Northwest Quarter of Section 19, Township 117, Range 21, Hennepin County, Minnesota,

PROPOSED LEGAL DESCRIPTION OF LOT 2

Lot 2, Block 1, YANG ADDITION of the North Half of the Northwest Quarter of Section 19, Township 117, Range 21, Hennepin County, Minnesota,

PROPOSED LEGAL DESCRIPTION OF LOT 1

Lot 1, Block 1, YANG ADDITION of the North Half of the Northwest Quarter of Section 19, Township 117, Range 21, Hennepin County, Minnesota,

NUMBERED NOTES

1. INSTALL SILT FENCE PRIOR TO START OF SOIL DISTURBING ACTIVITIES.
2. INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE PRIOR TO START OF SOIL DISTURBING ACTIVITIES.
3. INSTALL SWMP BOX NEAR THE CONSTRUCTION ENTRANCE.
4. PLACE SOD AROUND THE HOUSE FROM FRONT CURB TO BACK OF THE HOUSE
5. TREE PROTECTION DEVICE

REFERENCE BENCHMARK

ELEVATION = 901.84 (NGVD 29) MNDOT DISK "SONYA".

NO.	DATE	DESCRIPTION	BY

EDS
ENGINEERING DESIGN & SURVEYING
6480 Wayzata Blvd. Minneapolis, MN 55426
OFFICE: (763) 545-2800 FAX: (763) 545-2801
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Vlad Sivriver
VLADIMIR SIVRIVER L.S. NO. 25105
DATED: 03/01/21

XIJING ZHANG	FIELD WORK DATE: 04/30/19	DRAWN BY: GP	PROJECT NO.: 20–192
LOCATION: 425 MADISON AVE. N HOPKINS, MN 55343	FIELD BOOK NO.: EDS–13	CHECKED BY: VS	SHEET NO. C5

GRADING, DRAINAGE AND EROSION CONTROL NOTES

GRADING NOTES

1. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR VARIATIONS.
2. SUITABLE GRADING MATERIAL SHALL CONSIST OF ALL SOIL ENCOUNTERED ON THE SITE WITH EXCEPTION OF TOPSOIL DEBRIS. ORGANIC MATERIAL AND OTHER UNSTABLE MATERIAL. STOCKPILE TOPSOIL AND GRANULAR FILL AT LOCATIONS DIRECTED BY CONTRACTOR.
3. SUBGRADE EXCAVATION SHALL BE BACKFILLED IMMEDIATELY AFTER EXCAVATION TO HELP OFFSET ANY STABILITY PROBLEMS DUE TO WATER SEEPAGE OR STEEP SLOPES. WHEN PLACING NEW SURFACE MATERIAL ADJACENT TO EXISTING PAVEMENT, THE EXCAVATION SHALL BE BACKFILLED PROMPTLY TO AVOID UNDERMINING OF THE EXISTING PAVEMENT.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL.
5. GRADES SHOWN ARE FINISHED GRADES, CONTRACTOR SHALL ROUGH GRADE TO SUBGRADE ELEVATION.
6. ALL EXCESS MATERIAL, BITUMINOUS SURFACING, CONCRETE ITEMS, ANY ABANDONED UTILITY ITEMS, AND OTHER UNSTABLE MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OFF THE CONSTRUCTION SITE.
8. COMPLETION OF SITE GRADING OPERATIONS SHALL RESULT IN ALL AREAS BEING GRADED TO 'PLAN SUBGRADE ELEVATION'. THE PARKING LOT AND DRIVEWAY AREAS SHALL BE DETERMINED BY REFERRING TO THE SITE PLAN AND PAVEMENT SECTION DETAILS FOR LOCATION AND LIMITS OF BITUMINOUS PAVEMENT SECTIONS.
9. THE MINIMUM GRADED SLOPE FROM EDGE OF BUILDING SHALL BE 6 INCHES IN 10 FEET.
10. FINISHED GROUND AND SOD ELEVATION ADJACENT TO BUILDING SHALL BE 6" BELOW FLOOR ELEVATION. SLOPE GROUND AWAY FROM BUILDING A MINIMUM OF 6" IN 10 FEET BEYOND 10 FEET REFER TO PLAN GRADES.
11. CONTRACTOR IS RESPONSIBLE FOR GRADING AND SLOPING THE FINISHED GROUND SURFACE TO PROVIDE SMOOTH & UNIFORM SLOPES. WHICH PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND PREVENT PONDING IN LOWER AREAS. CONTACT ENGINEER IF FIELD ADJUSTMENTS TO GRADING PLANS ARE REQUIRED.
12. CONTRACTOR SHALL REMOVE ONLY THOSE TREES MARKED IN THE FIELD VERIFY WITH ENGINEER PRIOR TO REMOVAL.
13. ALL GRADING SHALL BE ACCORDING TO MnDOT 2105.
14. EXISTING CURB CUTS SHALL BE REMOVED AND REPLACED WITH CURB AND GUTTER PER CITY STANDARD DETAILS (AND SPECIFICATIONS).

GRADING, TURF ESTABLISHMENT & EROSION CONTROL SPECIFICATIONS

TURF ESTABLISHMENT

ALL TURF ESTABLISHMENT SHALL BE ACCORDING TO MnDOT 2575 AND SHALL TAKE PLACE WITHIN 10 DAYS OF THE COMPLETED GRADING OPERATION.

TOPSOIL

CONTRACTOR SHALL STRIP, STOCKPILE AND RE-SPREAD SUFFICIENT TOPSOIL TO PROVIDE A MINIMUM 4 INCH DEPTH (COMPACTED) TO ALL DISTURBED AREAS, TO BE SODDED OR SEEDED.

SOD

SOD SHALL BE ACCORDING TO MnDOT 3878.

SEEDING

SEED MIX SHALL BE MnDOT 50B AT 100# PER ACRE. DORMANT SEEDING AFTER NOVEMBER 1, AT TWICE THE NORMAL RATE.

MULCHING

MULCH SHALL BE MnDOT TYPE 1. STRAW SHOULD BE SPREAD UNIFORMLY AT A RATE OF 2 TONS PER ACRE AND ANCHORED WITH EITHER NETTING OR A STRAIGHT DISC.

FERTILIZER

TYPE 20-0-10 AT 400# PER ACRE.

GRADING

ALL GRADING SHALL BE ACCORDING TO MnDOT 2105.

SEDIMENT & EROSION CONTROL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR THE CLEANLINESS OF THE SITE AND THE MAINTENANCE OF THE EROSION AND SEDIMENT CONTROLS.

2. THE STREET WILL BE SWEPT CLEAN BEFORE THE END OF EACH DAY OF ACTIVE CONSTRUCTION, WHEN SEDIMENT IS TRACKED INTO THE STREET.

3. AREAS WITH SLOPES GREATER THAN 3 TO 1 AND AREAS NEXT TO WETLANDS/WATERBODIES GRADED OR EXPOSED DURING CONSTRUCTION SHALL BE PROTECTED WITH TEMPORARY VEGETATION, MULCHING, OR OTHER MEANS AS SOON AS PRACTICAL.

4. ALL EXPOSED SOIL AREAS WILL BE STABILIZED AS SOON AS PRACTICAL. UNWORKED SOILS THAT REMAIN EXPOSED AND NOT IN USE FOR LONGER THAN 14 DAYS WILL BE COVERED WITH TEMPORARY SEED (GRASS, OATS, OR WHEAT).

5. NO CONCRETE WASHOUT SHALL OCCUR ON SITE UNLESS IT IS DONE WITH AN APPROVED MINNESOTA POLLUTION CONTROL AGENCY (MPCA) DEVICE OR STANDARD.

6. STOCKPILES SHALL BE SURROUNDED WITH ADEQUATE PERIMETER CONTROL TO PREVENT SEDIMENTATION AND EROSION.

7. INLET PROTECTION FOR ALL STORM SEWER INLETS DOWNSTREAM OF THE SITE WITHIN ONE BLOCK OR AS DIRECTED BY THE CITY.

8. SITE SHALL BE KEPT CLEAN AT ALL TIMES AND REFUSE PROPERLY CONTROLLED.

9. TEMPORARY PUMPING SHALL NOT BE PERMITTED WITHOUT THE USE OF AN APPROVED MINNESOTA POLLUTION CONTROL AGENCY (MPCA) DEVICE OR STANDARD.

10. SOIL COMPACTION SHALL BE MINIMIZED; AREAS OF COMPACTED SOIL WILL BE REMOVED OR LOOSENED VIA TILLING TO A DEPTH OF NO LESS THAN 6-INCHES.

11. THE CONTRACTOR SHALL INSPECT ON A WEEKLY BASIS AND AFTER ANY RAINFALL GREATER THAN 1" ALL EROSION CONTROL DEVICES AND MAKE ANY REPAIRS IMMEDIATELY. AN INSPECTION LOG SHALL BE KEPT ON SITE DETAILING THESE INSPECTIONS AND REPAIRS PERFORMED.

GENERAL NOTES

1. SEE SWMP NOTES ON SHEET C8 FOR FURTHER SWMP REQUIREMENTS, IN CASE OF CONFLICT BETWEEN THIS PLAN AND SWMP NOTES, THE SWMP NOTES SHALL OVERRULE.
2. ALL EROSION CONTROL MEASURES MUST BE INSTALLED AT THE INITIAL STAGES OF CONSTRUCTION AND MAINTAINED UNTIL ALL AREAS ALTERED HAVE BEEN RESTORED.
3. ALL REAR YARD AREAS OF LOTS AT SETBACK LINE ARE TO BE MULCHED AND SEEDED WITHIN 14 DAYS OF GRADING BY GRADING CONTRACTOR. ALL AREAS BETWEEN THE CURB AND SETBACK LINE ARE TO BE MULCHED AND SEEDED WITHIN 14 DAYS OF PRIVATE UTILITY INSTALLATION BY THE UTILITY CONTRACTOR.
4. STREET SWEEPING MUST BE UNDERTAKEN ON AN AS-NEEDED BASIS.
5. PERFORM SEEDING FOR FINAL STABILIZATION OF DISTURBED AREA AS FOLLOWS:
   a. REPLACE TOPSOIL TO PROVIDE A UNIFORM THICKNESS. LOOSEN TOPSOIL TO MINIMUM DEPTH OF 3".
   b. APPLY COMMERCIAL GRADE SLOW RELEASE FERTILIZER PER 1,000 SQUARE FEET.
   c. INCORPORATE FERTILIZER INTO SOIL BY USE OF HARROW OR OTHER MEANS TO PLACE FERTILIZER BELOW GROUND LEVEL.

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EMAIL: info@edsmn.com WEBSITE: http://edsmn.com

I HEREBY CERTIFY THAT THIS SURVEY 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.

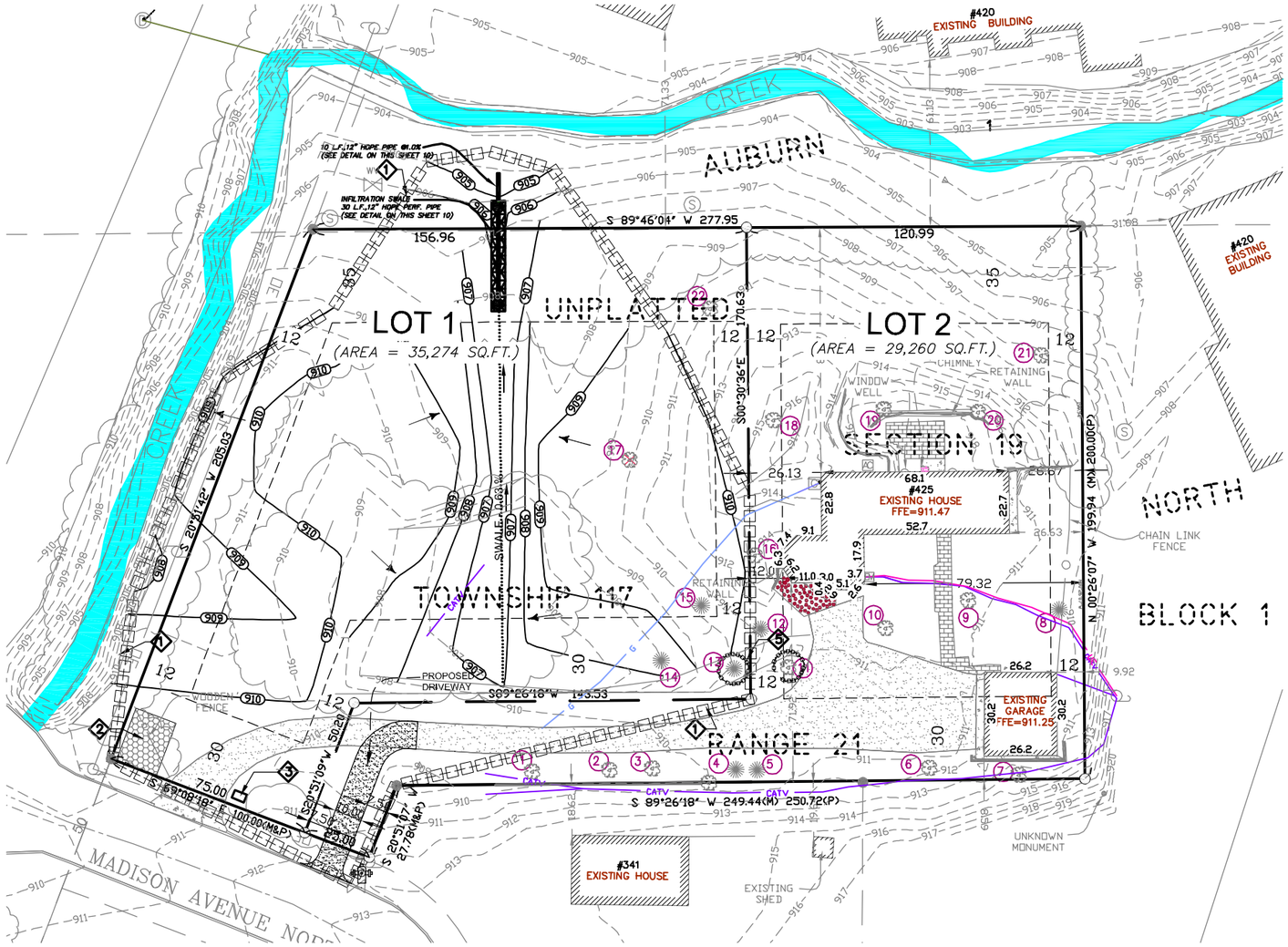
Vlad Sivriver — 03/01/21

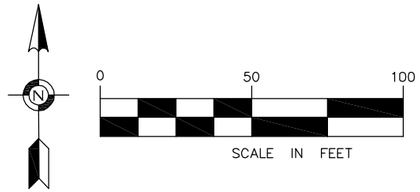
VLADIMIR SIVRIVER L.S. NO. 25105

JOB NAME: XIJING ZHANG	FIELD WORK DATE: 04/30/19	DRAWN BY: IS	PROJECT NO.: 20-192
LOCATION: 425 MADISON AVE. N HOPKINS, MN 55343	FIELD BOOK NO.: EDS-13	CHECKED BY: VS	SHEET NO. C6

TREE PLAN

NOTE: CONTRACTOR SHALL VERIFY PROPOSED ELEVATIONS AND SITE DIMENSIONS.





Call 48 Hours before digging
GOPHER STATE ONE CALL
Twin Cities Area 651-454-0002
MN. Toll Free 1-800-252-1166

TREE SURVEY NOTES

1. 22 TREES WERE LOCATED WITHIN THE PARCEL
2. ALL TREES 4 INCHES OR LARGER IN DIAMETER WERE LOCATED AT THE CHEST LEVEL APPROXIMATELY 4.5 FEET FROM THE GROUND LEVEL
3. ALL DIAMETERS WERE MEASURED IN INCHES
4. THE TRUE CENTER OF THE TREES WERE LOCATED BY USING THE DISTANCE OFFSET TOOL IN DECIMAL FEET
5. MULTI STEM TREES ARE DESCRIBED WITH MULTIPLE DIAMETERS FOR ONE STEM. (EXAMPLE: MAPLE 12 24)
6. TREES SPECIES WERE IDENTIFIED TO THE BEST OF OUR KNOWLEDGE. (EXAMPLE OAK 9)
7. DEAD TREES WERE LABELED AS DEAD AT THE END OF THE DESCRIPTOR TO THE BEST OF OUR ABILITY. (EXAMPLE: ASH 12 DEAD)

TAG #	SPECIES	DIAMETER (Inches)	CONDITION	DISTURBED/UNDISTURBED /EXEMPT
1	ASH	24	8	U
2	ASH	18	8	U
3	ACACIA	24	8	U
4	EVG	9	8	U
5	EVG12	12	8	U
6	MAPLE	42	8	U
7	ASH	30	8	U
8	EVG	15	8	U
9	BIRCH	12	8	U
10	MAPLE	36	8	U
11	ASH	19	8	U
12	EVG	17	8	U
13	EVG	18	8	U
14	EVG	16	8	U
15	EVG	18	8	U
16	MAPLE	26	8	U
17	ASH	30	8	D
18	OAK	42	8	U
19	BIRCH	12	8	U
20	BIRCH	24	8	U
21	MAPLE	30	8	U
22	APPLE	14	8	U
			0	EXEMPT TREES
			0	REVISED DIAMETER
			1	DISTURBED TREES
			21	UNDISTURBED TREES
			22	TOTAL TREES
			95	%SAVED

LEGEND

- DENOTES FOUND PROPERTY IRON
- DENOTES SET 1/2" X 18" REBAR WITH PLASTIC CAP "PLS 25105"
- DENOTES BOUNDARY LINE
- DENOTES LOT LINE
- DENOTES SETBACK LINE
- ×999.99 DENOTES EXISTING SPOT ELEVATION
- DENOTES CONCRETE SURFACE
- 999 DENOTES EXISTING CONTOUR LINE
- FFE DENOTES FINISH FLOOR ELEVATION
- DENOTES BITUMINOUS SURFACE
- DENOTES DECIDUOUS TREE
- DENOTES WHITE PVC FENCE
- S DENOTES SANITARY MANHOLE
- DENOTES LIGHT POLE
- E DENOTES ELECTRIC CABINET /GENERATOR
- G DENOTES GAS METER
- WV DENOTES WATER VALVE
- DENOTES STORM CATCH BASIN
- ST DENOTES STORM MANHOLE
- DENOTES STORM PIPE END
- EM DENOTES ELECTRIC OUTLET
- DENOTES HYDRANT
- DENOTES REMOVE TREE

PROPOSED

- XXX DENOTES PROPOSED CONTOURS
- DENOTES PROPOSED SILT FENCE
- DENOTES PROPOSED ROCK CON. ENT.

PROPOSED LEGAL DESCRIPTION OF LOT 1

Lot 1 of the North Half of the Northwest Quarter of Section 19, Township 117, Range 21, Hennepin County, Minnesota,

PROPOSED LEGAL DESCRIPTION OF LOT 2

Lot 2 of the North Half of the Northwest Quarter of Section 19, Township 117, Range 21, Hennepin County, Minnesota,

EXISTING DESCRIPTION

That part of the North Half of the Northwest Quarter of Section 19, Township 117, Range 21, Hennepin County, Minnesota,

REFERENCE BENCHMARK

ELEVATION = 901.84 (NGVD 29) MNDOT DISK "SONYA".

NO.	DATE	DESCRIPTION	BY

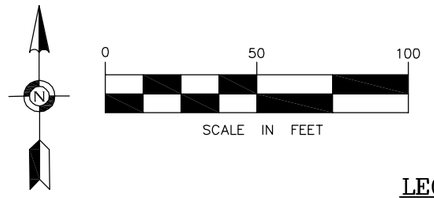
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Vlad Sivriver
VLADIMIR SIVRIVER L.S. NO. 25105
DATED: 03/01/21

XIJING ZHANG	FIELD WORK DATE: 04/30/19	DRAWN BY: GP	PROJECT NO.: 20-192
LOCATION: 425 MADISON AVE. N HOPKINS, MN 55343	FIELD BOOK NO.: EDS-13	CHECKED BY: VS	SHEET NO. C7

STORM WATER MANAGEMENT PLAN



Call 48 Hours before digging
GOPHER STATE ONE CALL
Twin Cities Area 651-454-0002
MN. Toll Free 1-800-252-1166

GENERAL NOTES

1. SEE SWMP NOTES ON SHEET C5 FOR FURTHER SWMP REQUIREMENTS, IN CASE OF CONFLICT BETWEEN THIS PLAN AND SWMP NOTES, THE SWMP NOTES SHALL OVERRULE.
2. ALL EROSION CONTROL MEASURES MUST BE INSTALLED AT THE INITIAL STAGES OF CONSTRUCTION AND MAINTAINED UNTIL ALL AREAS ALTERED HAVE BEEN RESTORED.
3. ALL REAR YARD AREAS OF LOTS AT SETBACK LINE ARE TO BE MULCHED AND SEEDED WITHIN 14 DAYS OF GRADING BY GRADING CONTRACTOR. ALL AREAS BETWEEN THE CURB AND SETBACK LINE ARE TO BE MULCHED AND SEEDED WITHIN 14 DAYS OF PRIVATE UTILITY INSTALLATION BY THE UTILITY CONTRACTOR.
4. STREET SWEEPING MUST BE UNDERTAKEN ON AN AS-NEEDED BASIS.
5. PERFORM SEEDING FOR FINAL STABILIZATION OF DISTURBED AREA AS FOLLOWS:

   a. REPLACE TOPSOIL TO PROVIDE A UNIFORM THICKNESS. LOOSEN TOPSOIL TO MINIMUM DEPTH OF 3".

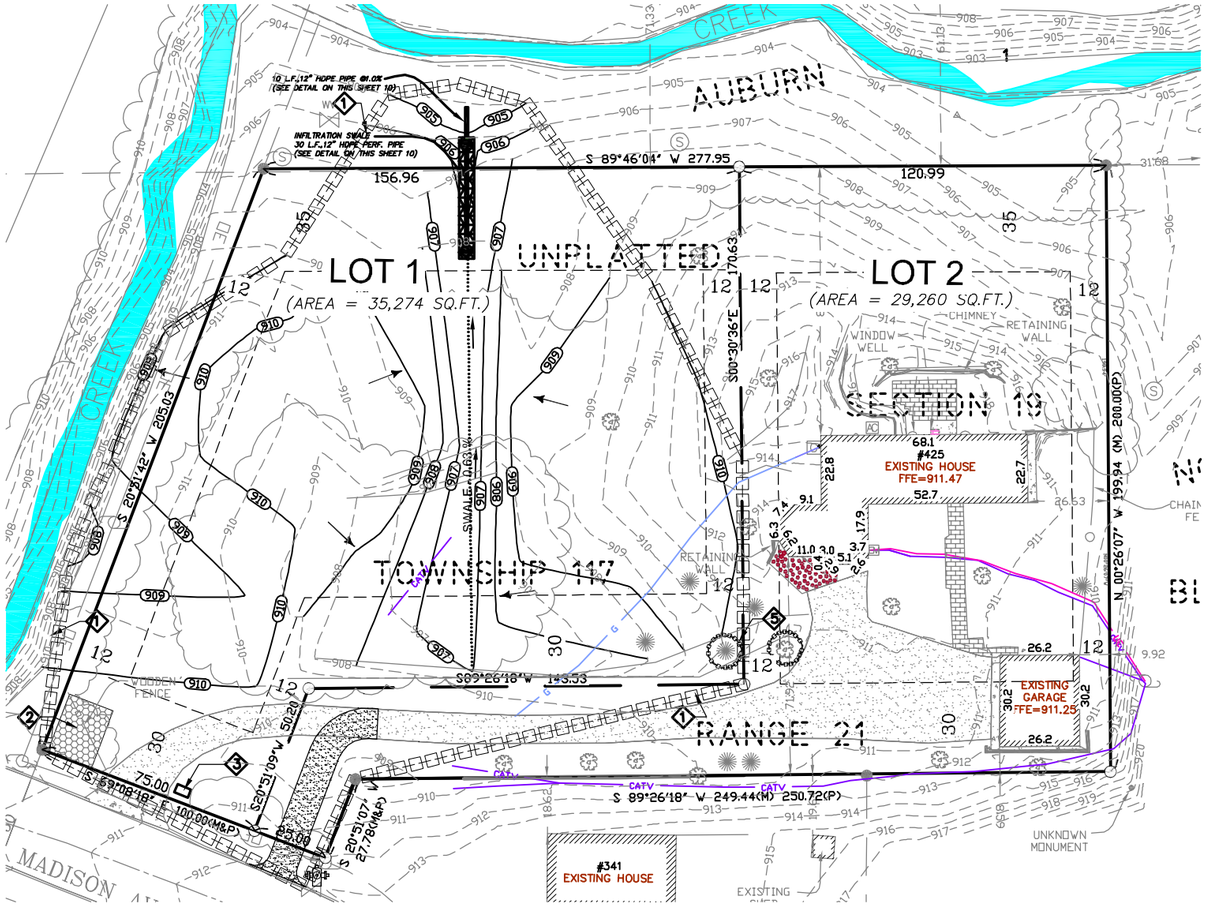
   b. APPLY COMMERCIAL GRADE SLOW RELEASE FERTILIZER PER 1,000 SQUARE FEET.

   c. INCORPORATE FERTILIZER INTO SOIL BY USE OF HARROW OR OTHER MEANS TO PLACE FERTILIZER BELOW GROUND LEVEL.

   d. APPLY Mn/DOT SEED MIXTURE 190 AT RATE OF 100 POUNDS PER ACRE WITH BRILLION TYPE SEEDER OR OTHER MEANS TO COVER SEED WITH $\frac{1}{3}$" TO $\frac{3}{4}$" OF SOIL.

   e. APPLY UNIFORM COVERING OF Mn/DOT TYPE 1 MULCH AT A RATE OF 2 TONS PER ACRE.

   f. ANCHOR MULCH TO DEPTH OF 2" TO 3" WITH DISC ANCHOR OR OTHER MEANS IMMEDIATELY AFTER SEEDING.



LEGEND

- DENOTES FOUND PROPERTY IRON
- DENOTES SET 1/2" X 18" REBAR WITH PLASTIC CAP "PLS 25105"
- DENOTES BOUNDARY LINE
- DENOTES LOT LINE
- DENOTES SETBACK LINE
- 999.99 DENOTES EXISTING SPOT ELEVATION
- DENOTES CONCRETE SURFACE
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- ST DENOTES STORM MANHOLE
- DENOTES STORM PIPE END
- EM DENOTES ELECTRIC OUTLET
- DENOTES HYDRANT
- DENOTES CONCRETE SURFACE
- DENOTES BITUMINOUS SURFACE
- DENOTES REMOVE TREE

PROPOSED

- 854.1 DENOTES PROPOSED GRADE
- DENOTES NEW BOUNDARY LINE
- XXX DENOTES PROPOSED CONTOURS
- DENOTES PROPOSED STORM SEWER
- DENOTES PROPOSED SILT FENCE
- DENOTES PROPOSED ROCK CONSTR. ENT.

NUMBERED NOTES

1. INSTALL SILT FENCE PRIOR TO START OF SOIL DISTURBING ACTIVITIES.
2. INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE PRIOR TO START OF SOIL DISTURBING ACTIVITIES.
3. INSTALL SWMP BOX NEAR THE CONSTRUCTION ENTRANCE.
4. PLACE SOD AROUND THE HOUSE FROM FRONT CURB TO BACK OF THE HOUSE
5. TREE PROTECTION DEVICE

BUILDING SETBACKS

ZONING: R-1-C = SINGLE-FAMILY MEDIUM DENSITY
HOUSE: FRONT = 30 FT
REAR = 35 FT
SIDE = 12 FT (2 - STORY)

REFERENCE BENCHMARK

ELEVATION = 901.84 (NGVD 29) MNDOT DISK "SONYA".

PROPOSED LEGAL DESCRIPTION OF LOT 1

Lot 1 of the North Half of the Northwest Quarter of Section 19, Township 117, Range 21, Hennepin County, Minnesota,

PROPOSED LEGAL DESCRIPTION OF LOT 2

Lot 2 of the North Half of the Northwest Quarter of Section 19, Township 117, Range 21, Hennepin County, Minnesota,

NOTES

1. THE BASIS OF THE BEARING SYSTEM IS ASSUMED.
2. CONTRACTOR SHELL VERIFY PROPOSED ELEVATIONS
3. NO SPECIFIC SOIL INVESTIGATION HAS BEEN COMPLETED
4. NO TITLE INFORMATION WAS PROVIDED FOR THIS SURVEY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OF RECORD.
5. EXISTING UTILITIES AND SERVICES SHOWN HEREON OWNER LOCATED EITHER PHYSICALLY ON THE GROUND DURING THE SURVEY OR FROM EXISTING RECORDS MADE AVAILABLE TO US OR BY RESIDENT TESTIMONY. OTHER UTILITIES AND SERVICES MAY BE PRESENT. VERIFICATION AND LOCATION OF UTILITIES AND SERVICES SHOULD BE OBTAIN FROM THE OWNERS OF RESPECTIVE UTILITIES BY CONTACTING GOPHER STATE ONE CALL AT (651) 454-0002 PRIOR TO ANY DESIGN, PLANNING OR EXCAVATION.

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I HEREBY CERTIFY THAT THIS SURVEY 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.

Vlad Sivriver 03/01/21

JOB NAME: XIJING ZHANG	FIELD WORK DATE: 04/30/19	DRAWN BY: GP	PROJECT NO.: 20-192
LOCATION: 425 MADISON AVE. N HOPKINS, MN 55343	FIELD BOOK NO.: EDS-13	CHECKED BY: VS	SHEET NO. C8

Storm Water Management Plan
The work described to implement the following Storm Water Management Plan (SWMP) shall be considered part of the Contract Documents and shall be performed by the Contractor. The work to install and maintain the Best Management Practices (BMP's) to prevent erosion and provide sediment control shall be in accordance with Permit No. MN R10000f and shall include, but are not necessarily be limited to, the requirements contained herein.

1. Construction Activity Information

Project Name: RESIDENTIAL SINGLE FAMILY HOUSE DESIGN
Project Address/Location: Section-Township-Range = 19-117-21
City/Township: City of HOPKINS State: MN Zip Code: 55343
County Parcel ID Number(s): 19-117-21-22-0034
All cities where construction will occur: City of HOPKINS
All townships where construction will occur: Not Applicable
All counties where construction will occur: HENNEPIN COUNTY
Project Size (number of acres to be disturbed): 1.48
Project Type: x Residential _ Commercial/Industrial
_ Road Construction _ Other (describe)

Cumulative Impervious Surface:
Existing area of impervious surface to nearest quarter acre: 0.25
Post construction area of impervious surface to nearest quarter acre: 0.75
Receiving Waters:

Name of Water Body	Type	Appendix A Special Water?
-		No

Dates of Construction

Estimated Construction Start Date: September 2021
Estimated Completion Date: September, July 2022

Contact Information

Owner of Project Site: JUNHUI YANG & XIJING ZHANG
Business/Firm Name: N/A
Federal Tax ID Number: available as needed
State -Tax ID Number: available as needed
Contact Person: JUNHUI YANG & XIJING ZHANG

Title: Owners

Name: JUNHUI YANG
Phone: (651)-395-9031
Name: XIJING ZHANG
Phone: (651)-395-9007
Mailing Address: 425 MADISON AVE. N.
City: HOPKINS
State: MN Zip Code: 55343

Contractor (Party who will oversee implementation of the SWMP. May be same party as Owner above): JUNHUI YANG & XIJING ZHANG
Business/Firm Name: N/A
Federal Tax 10 Number- available as needed
State Tax ID Number- available as needed
Contact Person: JUNHUI YANG & XIJING ZHANG
Title: Owners
Name: JUNHUI YANG
Phone: (651)-395-9031
Name: XIJING ZHANG
Phone: (651)-395-9007
Mailing Address: 425 MADISON AVE. N.
City: HOPKINS
State: MN Zip Code: 55343

General Construction Project Information

Description of the construction activity (what will be built, general time/ins., etc.).

SINGLE FAMILY HOME CONSTRUCTION. The construction activities will include grading operations for the construction of surface drainage and utilities. Roof drain sewer construction, exposed soil stabilization, and bituminous paving will follow grading operations.

2. General Site Information

Description of the location and type of all temporary and permanent erosion prevention and sediment control BMP's to be used, including the timing for installation and procedures used to establish additional temporary BMP 's as necessary.

Contractor shall install and maintain the temporary and permanent erosion prevention and sediment control BMP's as shown on the accompanying drawing and as described herein. The timing shall be in accordance with the Construction Activity Sequence below and in accordance with sound and proactive construction scheduling and practices.

Accompanying this SWMP is a site plan that includes the following features:

* Existing and proposed grades, including dividing lines and direction of flow for all pre- and post-construction stormwater runoff drainage areas located within the project limits.
* Locations of impervious surfaces and soil types.
* Locations of areas not to be disturbed.
* Method(s) to be used for final stabilization of al exposed soil areas.

Description of stormwater mitigation measures required as the result of an environmental, archaeological, or other required local, state, or federal review of the project:

Not applicable to this project.

Description of the type and locations of BMP's appropriate for this site and sufficient to comply with all applicable requirements of the TMDL implementation plan and identification of the receiving water and of the areas of project site discharging to an impaired water that has an approved TMDL implementation plan that contains requirements for construction Stormwater discharges:

Not applicable to this project.

Selection of Permanent Stormwater Management System

Will the project create a new cumulative impervious surface greater than or equal to one acre? _ Yes _ No X

If yes, a water quality volume of 1/2 inch of runoff from this area must be treated before leaving the site or entering surface waters (1 inch of runoff from this area if discharging to special waters).

Method(s) to be used to treat runoff from the new Impervious surfaces created by the project:

__ Wet sedimentation basin _X_Infiltration/Filtration basin/POND EXISTING

__ Regional ponds __Combination of practices

Description of treatment method(s) to be used, including design information for each method:

Existing pond will be used to collect water fromo the roof.

Description of why it is not feasible to meet the treatment requirement for water quality volume. This can include proximity to bedrock or road projects where the lack of right-of-way precludes the installation of any permanent stormwater management practices. Description of what other treatment, such as grassed swales, smaller ponds, or grit chambers, will be implemented to treat runoff prior to discharge to surface waters:

Not Applicable

Description of how a proposed alternative method to treat runoff from new impervious surfaces will achieve approximately 80% removal of total suspended solids on an annual average basis:

Not Applicable

3. Erosion Prevention Practices

Description of construction phasing, vegetative buffer strips, horizontal slope grading, and other construction practices to be used to minimize erosion:

Stage the soil disturbing activities to minimize the amount of disturbed soil prior to stabilization. Disturbed areas will be considered stabilized when covered with materials such as anchored mulch, staked sod, riprap, wood fiber blanket, or other materials that prevent erosion from occurring. Grass seeding alone will not be considered stabilization.

Disturb only those areas where proposed contours and elevations are shown to differ from the existing and where removals and other operations are noted. Special areas of the project site that are not to be disturbed by construction activity are noted on the plan.

Description of temporary erosion protection or permanent cover to be used for exposed positive slopes within 200 lineal feet of a surface water (stream, lake, pond, marsh, wetland, reservoir spring, river, storm water basin, storm water drainage system, waterways, water courses, and irrigation systems whether surface water is natural or artificial, public or private with maximum time an exposed soil area can remain exposed when the area is not actively being worked:

Provide year round stabilization to the above mentioned areas in accordance with the following table:

Steepness of slope (H:V)	Maximum Exposure Duration When Area Is Not Actively Worked
Greater than 3:1	7 Days
3:1 through 10:1	14 Days
Less than 10:1	21 Days

Description of practices to be used to stabilize the normal wetted perimeter of drainage or diversion ditches within 200 lineal feet of the property edge or point of discharge to a surface water within 24 hours of connecting the ditch to the surface water:

Install seed, fertilizer, and disc-anchored mulch or temporary wood fiber blanket in ditches and swales within 24 hours of connecting the ditch or swale to the surface water where shown on the plan in accordance with the details.

Description of other erosion prevention practices to be used:

Install the specified energy dissipation method, such as riprap and geotextile fabric, at pipe outlets within 24 hours of installation. Permanently seed disturbed areas prior to end of seeding dates specified by MnDOT.

4. Sediment Control Practices

Description of sediment control practices to be used to minimize sediments from entering surface waters, including curb and gutter systems and storm drain inlets:

Permanent sediment control practices to be used on this project consist of sedimentation basins. Temporary sediment control practices to be used are silt fence, culvert inlet protection, storm sewer inlet protection, stone pad exits, ditch checks, and, if necessary, street sweeping.

5. Dewatering and Basin Draining

If the project includes dewatering or basin draining, describe the BMP's to be used to prevent the discharge from adversely affecting the receiving waters and downstream landowners.

N/A

6. Additional BMP's for Special Waters and Discharges to Wetlands

This project does not discharge stormwater directly to a Special Water. This project does not discharge stormwater directly to wetlands, exept roof drain 6" PVC.

7. Construction Activity Sequence

In addition to performing and sequencing the tasks associated with implementing this SWMP as described herein and shown on the plan, the Contractor shall perform construction activities in accordance with the following sequence:

(1) Install silt fence along property line of project site where shown on plan and when property line is down gradient and within 100 feet of areas to have disturbed soil and where property line is within 20 feet of soil disturbing and other construction activities.
(2) Install silt fence along edge of wetlands and at other locations shown on the plan.
(3) Install stone exit pads where shown on plan and at other locations where vehicles and equipment will leave the site onto paved and gravel surfaces.
(4) Construct storm water ponds and related piping and control structures as shown on the project plans. Install and maintain temporary erosion prevention measures as shown on the plan.
(5) Install silt fence along bottom of storm water pond inslopes and where shown on the plan.
(6) Install trunk sanitary sewer.
(7) Complete earthwork activities. Install and maintain sediment control measures such as ditch checks and stormwater inlet protection.
(8) Complete utility construction. Install and maintain sediment control measures such as inlet protection as work proceeds.
(9) Remove silt deposits from site, remove silt deposits from stormwater basins.
(10) Provide soil stabilization to disturbed areas by preparing topsoil, seeding, fertilizing, mulching, anchoring mulch in accordance with plans and specifications.
(11)Remove perimeter silt fence, other silt fence, check dams, and other sediment control measures upon achieving final stabilization and Owner submits the Notice of Termination.

8. Inspections and Maintenance

Description of procedures to be taken to routinely inspect the construction site:

Contractor shall inspect erosion prevention and sediment control BMP's to ensure integrity and effectiveness. Repair, replace, or supplement non-functional BMP's to provide continually functional BMP's. Contractor shall inspect the entire construction site a minimum of once every seven (7) days during active construction and within 24 hours after a rainfall event greater than 0.5 inches in 24 hours. Inspections shall include stabilized areas, erosion prevention and sediment control BMP's, and infiltration areas. Specific tasks associated with the Inspection and maintenance of the BMP's include the following:

* Maintain and retain at the construction site written records of the inspections and maintenance performed. Records of each inspection and maintenance activity shall include: Date and time of inspection/maintenance activity; Name of person(s) Performing the activity; Finding of inspection; Recommended corrective actions; Corrective actions taken; and Date and amount of rainfall events greater than 0.5 inches in 24 hours.
* Repair, replace, or supplement silt fences that become nonfunctional or accumulate sediment to the level of 1/3 the silt fence height or more within 24 hours of discovery or as soon as conditions allow access.
* Drain temporary and permanent sediment basins and remove sediment when the volume of sediment collected reaches 1/2 the permanent storage volume within 72 hours of discovery or as soon as conditions allow access.
* Inspect surface waters, drainage ditches, and stormwater conveyance systems for evidence of sediment deposited by erosion. Remove deltas and deposited sediment and restabilize areas where sediment removal results in exposed soil within seven (7) days of discovery unless precluded by legal, regulatory, or physical constraints. Removal and stabilization shall be completed within seven (7) days of obtaining access. The NPDES/SDS permit holder is responsible for contacting the local, regional, state, and federal authorities and receiving the applicable permits prior to performing this work.
* Inspect construction site vehicle exit locations for evidence of sediment being tracked off-site onto paved surfaces. Remove tracked sediment from off-site paved surfaces within 24 hours of discovery.
* Inspect perimeter of construction site. Remove off-site accumulations of sediment in a manner and at a frequency to minimize off-site impacts.

Call 48 Hours before digging
GOPHER STATE ONE CALL
Twin Cities Area 651-454-0002
MN. Toll Free 1-800-252-1166

9. Pollution Prevention Management Measures

Contractor shall implement the following pollution prevention management measures on the site:

* Solid Waste: Collect and properly dispose of sediment, asphalt and concrete millings, floating debris, paper, plastic, fabrics, construction and demolition debris, and other wastes in accordance with MPCA disposal requirements.
* Hazardous Materials: Properly store, provide required secondary containment, and dispose of oil products, fuels, point products, and other hazardous substances to prevent spills, leaks, and other discharges in accordance with MPCA regulations. Provide restricted access storage areas to prevent unauthorized access and vandalism.
* Equipment Washing: Restrict external washing of trucks and other construction equipment to a defined area of site. Contain runoff and properly dispose of waste. Engine degreasing is prohibited on the property.
* Spill prevention: Park construction equipment and store potentially hazardous materials in a designated area located as far as practicable from potential environmentally sensitive areas. Construct impoundment dike and take other measures required to contain spilled material. Remove and dispose of contaminated soil, vegetation, and other materials and perform other mitigation measures as required in accordance with MPCA regulations.
* Sanitary and Septic Waste: Provide and maintain temporary facilities in accordance with MPCA and Minnesota Department of Health regulations.

10. Final Stabilization

Contractor shall achieve final stabilization of the construction site by achieving the following:

* Soil disturbing activities have been completed and soils are stabilized by a uniform perennial vegetative cover with a density of 70 percent over the entire pervious surface area or other equivalent means to prevent soil failure under erosive conditions.
* Temporary synthetic and structural erosion prevention and sediment control BMP's are removed.
* Sediment is removed from permanent sedimentation basins to return basins to the design capacity, removed from stormwater conveyance systems, and is stabilized or removed from the site.

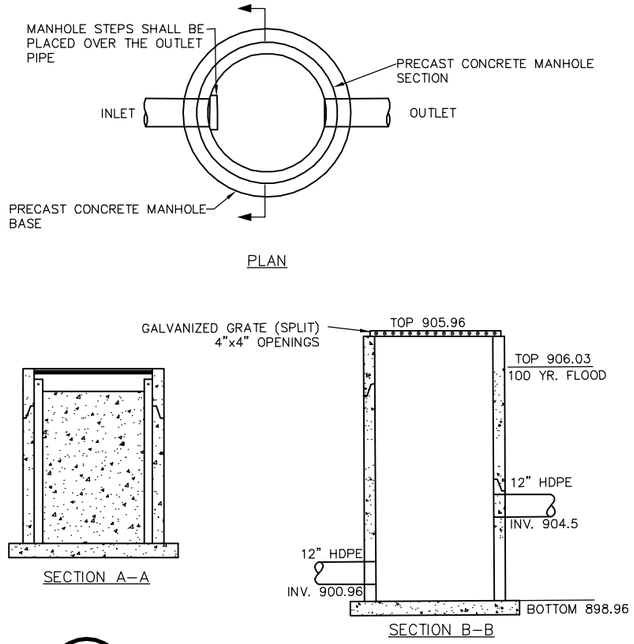
11. Notice of Termination

Contractor shall notify Owner Immediately upon achieving Final Stabilization. Owner must submit the Notice of Termination within 30 days after Final Stabilization or within 30 days of another owner assuming control according to Part II.B.5. over all areas of the site that have not undergone Final Stabilization.

ENGINEERING DESIGN & SURVEYING
6480 Wayzata Blvd. Minneapolis, MN 55426
OFFICE: (763) 545-2800 FAX: (763) 545-2801
EMAIL: info@edsmn.com WEBSITE: http://edsmn.com

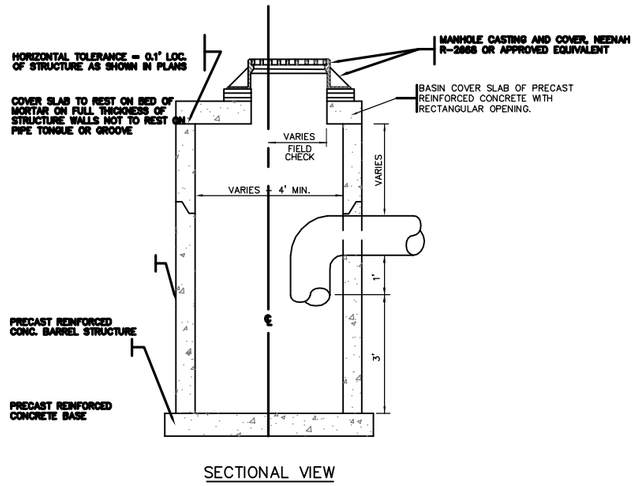
I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
Vlad Sivriver 03/01/21

JOB NAME: XIJING ZHANG	FIELD WORK DATE: 04/30/19	DRAWN BY: IS	PROJECT NO.: 20-192
LOCATION: 425 MADISON AVE. N HOPKINS, MN 55343	FIELD BOOK NO.: EDS-13	CHECKED BY: VS	SHEET NO. C9



1 C8 **OUTLET CONTROL STRUCTURE**

NOT TO SCALE

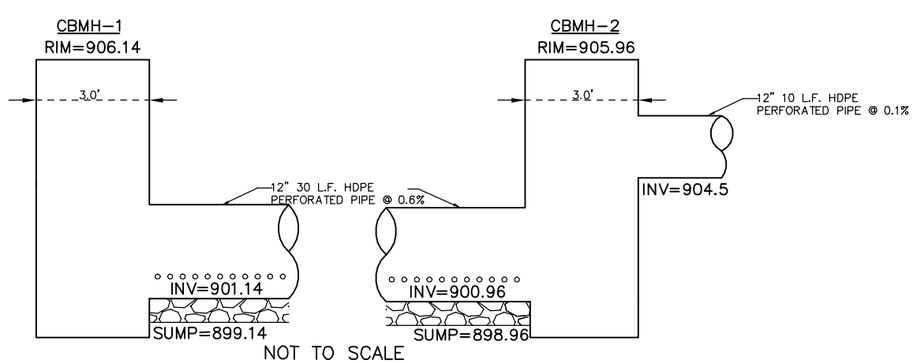


SECTIONAL VIEW

2 C8 **SUMP CATCH BASIN**

NOT TO SCALE

SYMBOL

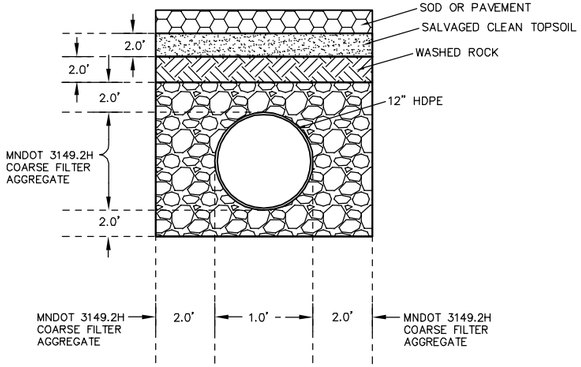


NOT TO SCALE

3 C8 **INFILTRATION TRENCH PROFILE**

NOT TO SCALE

SYMBOL



4 C8 **INFILTRATION TRENCH DETAIL**

NOT TO SCALE

SYMBOL

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Vlad Sivriver

DATED: 03/01/21

DETAILS

JOB NAME: **XIJING ZHANG**

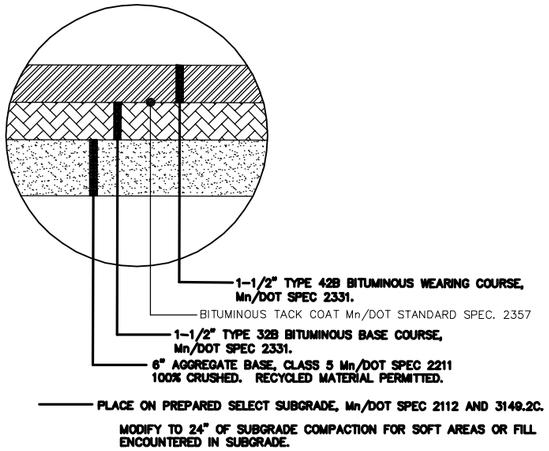
LOCATION: **425 MADISON AVE. N HOPKINS, MN 55343**

DRAWN BY: TS

CHECKED BY: VS

PROJ. NO. 20–192

SHEET NO. C11



NOT TO SCALE

TYPICAL SECTION FOR NORMAL TRAFFIC AND PARKING AREAS

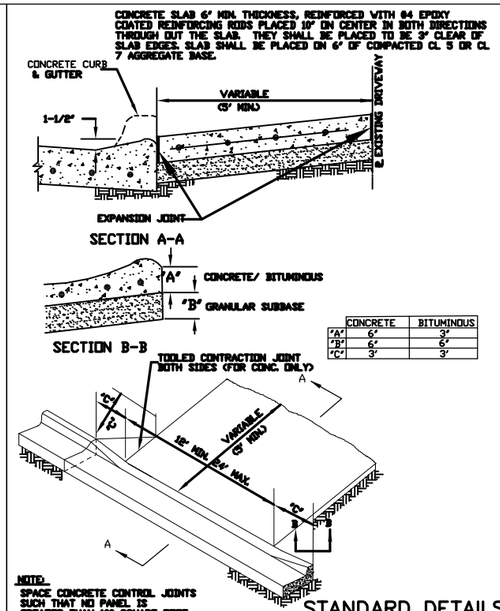
DETAIL DRAWING EDS-1



NOT TO SCALE

TYPICAL EROSION LOGS

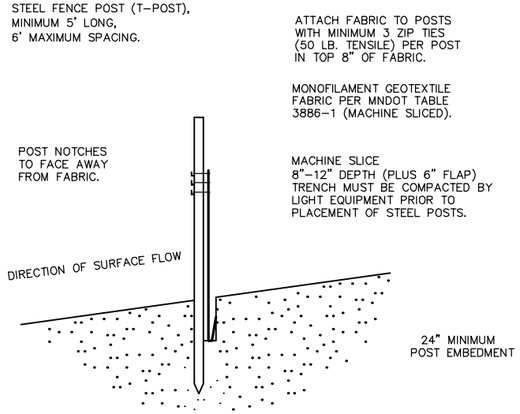
DETAIL DRAWING EDS-2



	CONCRETE	BITUMINOUS
"A"	6"	3"
"B"	6"	6"
"C"	3"	3"

STANDARD DETAILS RESIDENTIAL DRIVEWAY DETAIL

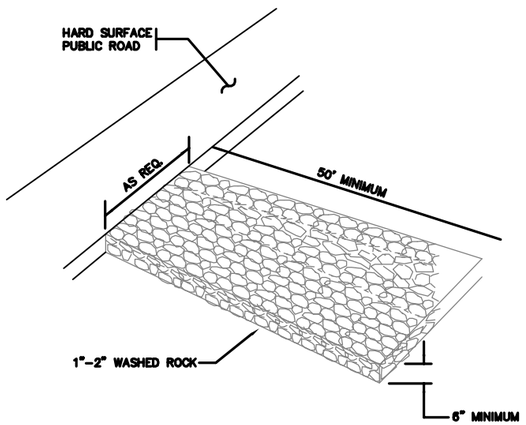
DETAIL DRAWING EDS-3



NOT TO SCALE

TYPICAL SILT FENCE CONSTRUCTION

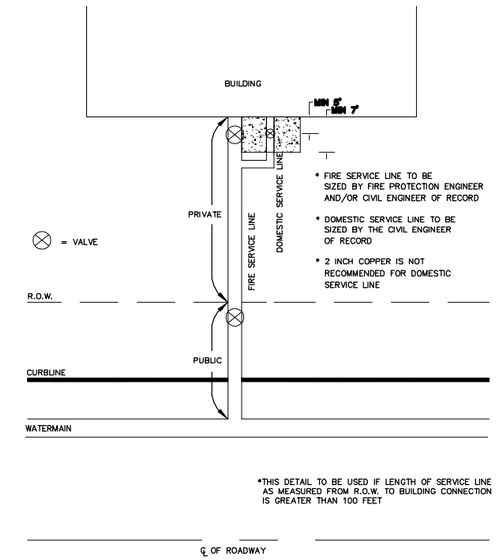
DETAIL DRAWING EDS-4



NOT TO SCALE

ROCK CONSTR. ENTRANCE

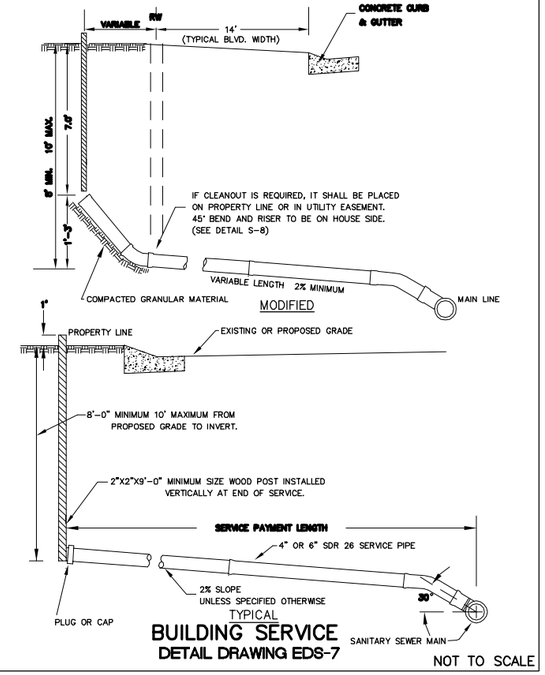
DETAIL DRAWING EDS-5



NOT TO SCALE

TYPICAL WATER SERVICE FOR STRUCTURES REQUIRING FIRE PROTECTION PLAN

DETAIL DRAWING EDS-6



BUILDING SERVICE

DETAIL DRAWING EDS-7

NOT TO SCALE

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Vlad Sivriver

VLADIMIR SIVRIVER P.E. NO. 25105

DATED: 03/01/21

DETAILS 2

JOB NAME: XIJING ZHANG	DRAWN BY: IS	PROJ. NO. 20-192
LOCATION: 425 MADISON AVE. N HOPKINS, MN 55343	CHECKED BY: VS	SHEET NO. C12

March 23, 2021 Planning Application 2021-03

Hopkins Apartments (Formerly Cinema Flats) Concept Plan Review

Proposed Action: As a concept review, this application does not require formal action by the Planning & Zoning Commission or City Council nor does it end with approval or denial of the project. Rather, a concept plan application process allows the applicant to gather feedback on their proposal so they can work toward preparing a future, formal submittal. Any comments provided by the City Council or Planning & Zoning Commission shall be for guidance only and shall not be considered binding upon the City regarding any future, formal application.

Overview

The applicant, Momentum Design Group, LLC on behalf of the Beard Group, LLC, requests concept plan review for the Hopkins Apartments development (formally Hopkins Cinema Flats). This application was originally submitted in December of last year; however, shortly after submittal the applicant requested the City table their application so they could have more time to consider and revise their plans.

Recently, the applicant submitted revised plans and informed the City that they wish to reactivate their original concept plan review application. The revised concept plan renames the project Hopkins Apartments and offer a different exterior architecture but the same type of building with a mix of ground floor commercial space along Mainstreet, apartments on the 3 level above and two levels of parking (1 level underground and 1 level fully/partially above ground on 3 sides of the building).

It is important to remember concept plan review is an optional process that allows the applicant to present their development proposal to the community, Planning & Zoning Commission and City Council for discussion and comment. It does not result in approval or denial of a project. It is intended to provide the applicant with information and feedback that can then be used to inform a future formal land use application. The City would need to review and act on a future formal application to allow any project to move forward. Any comments provided by the City Council or Planning & Zoning Commission are for guidance only and shall not be considered binding upon the City regarding any future, formal application.

Primary Issues to Consider

- Background
- Public Comment
- Concept Plan Review
- Engineering Comments
- Potential Review Process

Supporting Documents

- Site Location Map
- Applicant's Narrative
- Plans & Elevations
- Public Comments

_____

Jason Lindahl, City Planner

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

BACKGROUND

The 1.88 acre subject property was originally platted as part of the West Minneapolis Addition in 1887. The existing Hopkins Cinema 6 Movie Theatre was constructed in 1995 as part of a redevelopment of this property which included the movie theatre, three retail spaces and a 5,000 square foot casual dining restaurant. The movie theatre property is currently owned by the Bead Group who leased it to the Mann Theatres Group. The Mann Theatres Group operated the movie theater for the last 25 years. Prior to 1995, the site was occupied by the Suburban Chevrolet automobile dealership.

The Hopkins Housing and Redevelopment Authority (HRA) purchased the subject property from Suburban Chevrolet and sold it to the Beard Group in 1995 and executed a development agreement with the developer (the Beard Group) which included both financial and site and building design requirements for the project. The financial requirements created Tax Increment District 1-2 encompassing the subject property which generated tax increment dollars to offset public costs in conjunction with redeveloping the site. That TIF District obligation ended in 2020.

According to the applicant, On November 20, 2020, Mann Theatre – Hopkins Cinema 6 permanently closed its business due primarily to the continuing COVID-19 pandemic. As a result of this closure, The Beard Group, Inc. seeks to re-develop the property as provided in its preliminary concept plan for the proposed Hopkins Apartments Multi-Family Mixed-Use Development along with certain other improvements to the Thirty Bales restaurant.

Concept Plan Proposal. The revised Hopkins Apartment mixed use residential and commercial building includes 4 levels of wood-framed construction on top of 2 levels of concrete wall enclosed parking (1 level underground and 1 level fully/partially above ground on 3 sides of the building). These 2 levels include 136 stalls for the residents of the building. The first level of wood-framed construction includes 3,155 square feet of commercial space along Mainstreet with the balance of this level containing a mix of common residential amenity space and individual apartment units. The next three levels of wood-framed construction include mostly individual apartment units with the fourth level featuring apartments and an outdoor rooftop patio common space. There is a total of 130 apartment units, including 59 one-bedrooms, 16 one-bedroom + den, 36 studio, and 19 two-bedroom units. Other private amenities included in the concept proposal include a dog park, outside ground level exterior patio, on-site gym, dog spa, and generous bicycle parking and storage.

The applicant has made significant modifications to the Mainstreet side of the building as compared to the original concept design submitted last December. The most notable is the change from an Art Deco exterior architecture to one more complementary to Hopkins' existing Mainstreet. However, the concept plan still includes several items that do not meet the B-2 or Downtown Overlay District standards. Staff is in agreement with the applicant that these items include density, building height and residential uses on the ground floor. Staff also identifies several other areas that deviate from the code including the scale of the proposed development (density, height and building position), exterior materials (type, percentage and distribution around the building), ground floor transparency, protruding balconies and roofline and façade articulation. Each of these items is reviewed in more detail below. As designed, these items would not be allowed under the current code and staff does not anticipate they would conform to a future revised code currently under development. Staff hopes to continue work with the

developer through the concept review process to bring the plan into greater conformance with the comprehensive plan, character of the downtown and the zoning regulations.
The City is in the early stages of a comprehensive review and update of City's Zoning Code to be consistent with the 2040 Comprehensive Plan. Recognizing the City is in an interim period between the existing and the future updated zoning regulations, staff has recommended developers use the PUD approval process to keep projects moving forward that don't meet all of the existing zoning standards while the City works to update the zoning regulations. The developer contends that the building as proposed would likely be allowed under the new future zoning code (once it is adopted). Staff disagrees with this assumption based on discussions to date and the preliminary designation for this property under the draft new zoning code as MX-D or Mixed-Use, Downtown Center. Under this preliminary broad description of MX-D district, buildings would have allowable heights of 1 to 4 stories or up to 45 feet. The building as proposed is 58' 6" and 5 levels along both 11th and 12th Avenue South. In discussing the proposed concept plan with the City's zoning code update consultants, they indicated other areas where the proposed building would likely not meet the future zoning standards including overall density, exterior materials, vehicle access points, and blank first floor (parking garage) elevations.

It should also be noted that the zoning update process has not yet progressed enough to determine what standards will be needed to preserve the look, scale and hometown feel of Mainstreet. Further, approving the development on the speculation that it could comply with the future zoning regulations could set a pattern for many future Mainstreet zoning standards (like height and density) that could put the historic nature and scale of Mainstreet in jeopardy of being lost to redevelopment pressure being brought on by the economics of high density development opportunities. The vision of the 2040 comp plan is to focus this more dense development pressure in the areas around the future light rail transit station and preserve the scale and development pattern along Mainstreet.

Summary of concept plan review findings. A detailed review of the applicant's concept plan is provided below. A summary of key findings and items for discussion include:

- Should the City consider using a planned unit development (PUD) to allow deviation from the zoning standards? If so, what would the City look for in exchange for the PUD?
- Maintaining downtown Hopkins' unique identity and sense of place must be a central consideration when planning for future growth.
- Commercial uses are essential along the ground floor of Mainstreet. The sides of buildings facing an Avenue could have other non-commercial uses provided they include pedestrian friendly and/or active storefront architecture. 11th Avenue South is a gateway into downtown and the design of this side of the building should enhance the pedestrian experience.
- The current proposal eliminates the subdivision included in the original concept plan submitted in December 2020. The development process for this site should include a subdivision process that creates a separate parcel for the proposed mixed-use apartment building.
- While the concept plan conforms to the 1 parking stall per unit standard required under the CUP, it does not meet the general parking requirement for multiple dwelling apartment buildings of at least two parking spaces for each unit. Both Planning and Engineering staff recommend a more detailed parking and access analysis be completed based on the specific

mix of proposed uses.

- Generally, the proposed mixed use residential and commercial apartment building use is consistent with the use and density standards in the 2040 comprehensive plan. However, the concept plan appears to exceed several of the current zoning standards that more specifically address the scale and intensity of developments in the B-2 Central Business District.
- At 88 units per acre, the concept plan exceeds the R-5 District 44 units per acre maximum density standard.
- At its highest point along Mainstreet and 12th Avenue South, the proposed building is 58' 6" tall including 4 levels of apartments on top of 2 levels of concrete wall enclosed parking (1 level underground and 1 level fully/partially above ground on 3 sides of the building). This design exceeds the 4-story or 45' height standard along both 11th and 12th Avenues.
- The site design and scale of the proposed building does not conform to the development pattern of the central business district. The applicant should consider redesigning the site to reduce its mass, add a pedestrian connection and maintain the current design in Downtown along Mainstreet by placing the building along Mainstreet with either parking or open space between the proposed building and the neighboring site to the south.
- The architectural techniques and varying rooflines used to divide the building and break up its appearance are effective along Mainstreet but lack the same elements and rhythm on the other sides of the building. The applicant should incorporate more of the traditional architectural features and provide a consistent architectural pattern on all sides of the building.
- Projecting balconies are inconsistent with traditional Mainstreet architecture and should be recessed into the building or eliminated.
- The proposed building meets the ground level transparency standard along Mainstreet but not on any other side of the building. The applicant should strive to meet the transparent material standards along all ground levels of the building.
- The proposed building does not meet the exterior building materials standard on any side of the building. Each elevation facing a public street should consist of at least 80 percent brick. The proposed siding materials should be eliminated from any street facing elevation.
- The applicant's future formal application shall include more detailed streetscape and landscaping plans. These improvements shall ensure continuity with the rest of Mainstreet and allow for the continued use of the abutting public right-of-way for public events.
- The applicant intends to design and market the ground floor commercial space along Mainstreet as either drop-in office or specialty retail space. Overall, the space is shallow and does not include the proper venting needed for restaurant or bar uses. This limited scope is inconsistent with the Economic Environment Downtown goals in the 2040 comprehensive plan and is expected to generate significantly less street activity than the former movie theatre or surrounding restaurant, bar and entertainment uses.

PUBLIC COMMENT

As a concept plan review, no public hearing is required. However, the City did require the applicant to hold a virtual neighborhood meeting to gather feedback from the community. The applicant mailed invitations to property and business owners within 350' of the subject property (the same notification distance required of a typical public hearing).

The applicant reported two comments from their virtual neighborhood meeting outreach efforts. The first was with the residents of CitiGables who reported concerns with building

height, privacy and security in the setback area between the buildings, landscaping, and pets. The second was with the Hopkins Coalition. The applicant shared two emails they received, one from Patrick Hanlon indicating his support for the project and another general email from the Hopkins Coalition to its members. In the general email to members, the Hopkins Coalition did not take a position on the proposed concept plan as it relates to the City's zoning standards but did support the project from an economic development perspective citing tax revenue and the economic impact of the building's residents on the local economy.

In addition to the feedback provided to the applicant, the City received 31 email comments regarding the proposed concept plan. A list of the people who provided comments directly to the city and whether they generally supported or opposed the concept plan is provided below. A summary spreadsheet with more detail about each person's specific concerns along with their individual emails are attached for your reference. Of the 31 comments, 1 was neutral, 4 were generally supportive and 26 were generally opposed the concept plan. The issues most cited by those generally opposed to the project included:

- Save the theatre
- Hopkins needs less rental and more owner-occupied housing
- More affordable housing
- The design does not fit in Downtown
- Keep the hometown feel
- More parking
- Retail space should be larger and include restaurants and bars
- Commercial space should be locally owned, no "chain stores."

By comparison, those that generally supported the project cited the need for more high density housing, more home ownership opportunities, tax revenue and the economic impact of more residents downtown.

Name	Address	Generally Support/Oppose
1. Kris Dahl	221 13th Ave N, Hopkins	Oppose
2. Laurie Severson	302 Jackson Ave N, Hopkins	Support
3. John Wegner	10451 Greenbrier Rd #105, MTKA	Oppose
4. Karin Eckblad	944 Westbrooke Way #5, Hopkins	Oppose
5. James Gullekson	33 6th Ave N, Hopkins	Oppose
6. Tom Hurdock	325 13th Ave N, Hopkins	Oppose
7. Zachary Clifton	345 10th Ave N, Hopkins	Oppose
8. Samantha Sands	10 7th Ave N #212, Hopkins	Oppose
9. Casey Kreie	8911 W 34th St, St. Louis Park	Support
10. Sharon Oldani	1502 5th St N, Hopkins	Oppose
11. Amy Digman	54 Harrison Ave S, Hopkins	Oppose
12. Ethan Kassner	233 11th Ave N, Hopkins	Support
13. Shannon Martin	315 19th Ave N, Hopkins	Oppose
14. Shelly Billiet	213 13th Ave N, Hopkins	Oppose
15. Adam Martin	315 19th Ave N, Hopkins	Oppose
16. Antonia Barlage	230 6th Ave N, Hopkins	Oppose
17. Brian Beresford	308 10th Ave N, Hopkins	Oppose

18. Michele Pasko	13024 Muriel Rd, Minnetonka	Oppose
19. Meghan McInerny	1936 Mainstreet, Hopkins	Support
20. Marshall Davis	314 7th Ave N, Hopkins	Oppose
21. Kyle Bresin	25 15th Ave N, Hopkins	Neutral
22. Ali Wachutka	218 8th Ave N, Hopkins	Oppose
23. Nancy Parker	32 11th Ave S #205, Hopkins	Oppose
24. Amy Schneider	315 13th Ave N, Hopkins	Oppose
25. Curt Dederich	221 8th Ave N, Hopkins	Oppose
26. Teresa Jones	1016 Westbrooke Way #2, Hopkins	Oppose
27. Rebekah Hudock	325 13th Ave N, Hopkins	Oppose
28. Maureen Davis	314 7th Ave N, Hopkins	Oppose
29. Nadeem Ayoob	410 Monroe Place, Hopkins	Oppose
30. Jim Shirley	32 11th Ave S	Oppose
31. Francis Tangney	32 11th Ave S	Oppose

CONCEPT PLAN REVIEW

Subdivision. The original concept plan application submitted in December 2020 indicated the developer intended to subdivide the property. The subdivision would separate the movie theatre property from the existing standalone commercial building containing the Thirty Bales restaurant, nail salon, insurance agency and pet businesses. The revised concept does not include a subdivision which would result in a single property containing two separate that are notably different in use, scale and density. Both staff and the City Attorney, recommend any approval process for the proposed Hopkins Apartment development include a subdivision consistent with their original proposal.

The original subdivision concept may meet the requirements of the zoning ordinance and therefore be eligible for review under the Administrative Subdivision process. It should be noted that the Administrative Subdivision process allows staff review and approval and does not require formal review by the Planning & Zoning Commission or action by the City Council.

With any subdivision, the City has the ability to collect park dedication in the form of land or a fee. The standard park dedication fee for multiple family residential subdivisions is currently $3,000 per unit. Based on the concept plan's 130 unit design, this project would be required to pay park dedication fee of $390,000.

Land Use. The 2040 Comprehensive Plan – Cultivate Hopkins guides the subject property as Downtown Center. According to the comprehensive plan, the City envisions this area as the central economic, social and civic district for Hopkins and the region. Maintaining downtown Hopkins' unique identity and sense of place must be a central consideration when planning for future growth. Mixed uses (vertical or horizontal) are encouraged. Overall, this land use category should include medium to larger scale neighborhood and regional uses at a densities between 20 to 100 units per acre.

Overall, the density standards in the Downtown Center future land use category are intend to allow for a transition of density. The highest densities (75 to 150 units per acre) are intended for the area within ¼ mile of the Downtown station. Examples include Gallery Flats which has a density of 90 units per acre or the Moline which has a density of 97 units per acre. The area from ¼ mile to ½ mile of the Downtown station (including Mainstreet) is intended to have

more moderate densities (20 to 100 units per acre). The 1-3 level commercial buildings along Mainstreet serve as the next transition level before stepping down to the Avenues single family neighborhood north of 1st Street North.

Generally, the proposed mixed use residential and commercial apartment building is consistent with the subject property's future land use designation and density requirements. However, the concept plan appears to exceed several of the current zoning standards that more specifically address the scale and intensity of developments within the B-2 Central Business District. Each of these items is reviewed in more detail in the Downtown Overlay District and conditional use permit sections.

In addition to use and density standards noted above, the 2040 Comprehensive Plan includes goals and policies to help guide the community when considering future development proposals. For greater context, these goals and policies are categorized under 4 environments - Built, Natural, Social and Economic. The goals and polices that can help inform the review and discussion of the Hopkins Apartments concept plan are provided below.

Built Environment Goals. Built Environment goals address the areas of land use, housing and transportation. They guide future growth to the City's mixed-use center (including Downtown) but at a scale and character consistent with Hopkins existing neighborhoods. Development should be transit-oriented and reinforce Hopkins' unique identity and sense of community through high quality urban design. It should include appropriate transitions between areas of the city where there are potential incompatibilities in land use or scale.

Land Use

1. Welcome growth to the city by directing most of new housing and employment to the city's mixed use centers and employment districts, allowing for the continuation of the scale and character of Hopkins' existing neighborhoods.

    - Encourage the development of housing and employment in Neighborhoods, Centers, and Districts future land use categories, as defined and designated in the comprehensive plan.
    - 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.

2. Create and develop mixed use centers and districts throughout the city, to support livability and community vitality.

    - Promote the development of high density transit oriented mixed use development around planned Green Line Extension light rail stations
    - 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.

5. Reinforce Hopkins' unique identity and sense of community through high quality urban design.

    - Reinforce the distinctive characteristics of Downtown and existing neighborhoods by encouraging developments that are compatible in design and supportive within their context.

6. Create appropriate transitions between areas of the city where there are potential incompatibilities in land use or scale.

    - Use urban design elements, building massing, land use strategies, and public realm improvements to provide appropriate transitions between developments – particularly those of different scale and intensity.
    - Encourage pedestrian and bicycle continuity and connection between established and developing areas of the city.
    - Carefully manage vehicular access and parking to minimize its impact on individual developments, the public realm, and the overall fabric of the community.

7. Encourage all public and private developments to be well designed, durable, human-scaled, and pedestrian oriented.

    - 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.
    - Encourage all development projects to be durable and environmentally responsible.
    - Encourage all developments to incorporate common spaces (interior or exterior) that help enhance the public realm and sense of community.

Housing

1. Grow the supply of housing in Hopkins, particularly in targeted areas.
    - Support the development of moderate to high-density housing in appropriate locations, particularly near commercial nodes and activity centers.

Natural Environment Goals. Natural Environment goals relate to natural systems and resources and include guidance on building and site efficiency. These goals recommend development be sustainable by supporting transit, bicycle and pedestrian activity; encouraging sustainable building techniques; and energy and water use efficiency.

Building and Site Efficiency

1. Encourage sustainable practices in locating, designing, constructing, and maintaining development in the city.
    - Support development in areas that are or will be served by transit, bicycle, and pedestrian infrastructure to reduce dependency on automobiles for travel.
    - Support site design that efficiently and sustainably uses space.
    - Encourage the use of sustainable construction techniques that promote the reuse and

recycling of materials.

- Encourage energy efficient building standards and sustainable investments in new and existing facilities to reduce energy consumption, improve air quality, and reduce greenhouse gas emissions.
- Support greener development patterns through stormwater management and landscaping of sites.

2. Increase the use of solar power and other renewable sources for city infrastructure, facilities, and operations and encourage residents and businesses to make renewable energy improvements.
   - Encourage energy efficiency measures to reduce the overall energy consumption and carbon dioxide emissions from development.
   - Encourage the use of renewable energy sources in relation to City facilities, infrastructure, and operations.
   - Encourage development projects to evaluate on-site solar opportunities and incorporate solar system installation into designs.

Social Environment Goals. The social environment is defined as human interaction and engagement in the community. It includes sections on quality of life and sense of community and addresses such topics as public services and facilities, education and equity. But the sections on public health, community connections, and arts and culture are most relevant to the proposed concept plan. These goals call for development to be designed to support active and healthy lifestyles and include art or other culturally distinctive elements to define a sense of place and blend into the fabric of the community.

Quality of Life

1. Support the vision of a community where everyone has access to the resources and opportunities needed to live healthy, active lives.
   - Support investments in infrastructure that encourage the incorporation of physical activity into daily routines, such as walking or bicycling to destinations.

Sense of Community

4. Promote arts and culture as tools for community and economic development.
   - Encourage private developments to include public art or other culturally distinctive elements as part of their development plan.

Economic Environment Goals. The economic environment covers the economy, jobs, businesses, income and poverty, and affordability. It includes sections on economic development and competitiveness and guidance for Downtown Hopkins as the city's economic hub. The downtown goals most relevant to the proposed concept plan recommend development grow the residential and jobs populations in downtown, attract specialty retailers and focus commercial development along Mainstreet.

Downtown Goals

2. Continue to grow Downtown's population and jobs base.
   - Target development efforts that encourage growth and expansion of commercial establishments that address two market orientations: (1) the destination specialty market

(e.g. entertainment, arts, and experiential businesses), and (2) the local convenience market (e.g. food, social services, and other daily needs).

- Attract specialty retail and destination uses including arts, entertainment, recreation, antiques, hobbies and crafts, gifts, and family-oriented uses.
- Encourage the growth of Downtown's share of housing and employment and continue its growth as the city's center for innovation and exchange through commerce, employment, arts, culture, entertainment, education and government.
- Encourage commercial development to be clustered along Mainstreet where it reinforces and is consistent with existing establishment types.
- Continue to expand medium density residential opportunities in Downtown to support businesses and provide housing options.

Conditional Use Permit. The subject property is zoned B-2, Central Business District and is also located within the Downtown Overlay district. Under the B-2 zoning, residential uses are a conditional use subject to the following standards:

1. That residential dwelling units abutting a right-of-way of 50 feet or more in width cannot occupy the first floor. As proposed, the concept plan would meet this standard as there is commercial space on the first floor along Mainstreet. However, there is enclosed parking for the apartment units on the first level along 11th and 12th Avenues.

2. That there is at least one underground parking space per unit. The concept conforms to this standard as it includes 130 apartment units and 167 parking stalls (136 enclosed parking stalls and another 31 stalls in a parking courtyard behind the building). This results in a parking ratio of 1.3 stalls per unit. A more detailed parking and access analysis is provided below. That includes a recommendation that the applicant conduct a parking and traffic study based on the specific mix of proposed uses.

3. That all dwellings must have an entrance leading directly out of the building. The concept plan conforms to this standard as each unit will have an entrance leading directly out of the building through the internal hallway system.

4. That the density allowed shall be as in an R-5 District. The concept plan exceeds this maximum density standard of the R-5 District. The R-5 district allows residential densities of up to 44 units per acre. As proposed, the concept plan has a density of 88 units per acre or twice the allowable density.

As mentioned above, the original concept plan included a subdivision to separate the movie theatre site from the Thirty Bales retail building. That split resulted in two lots, one 1.49 acre property for the new building and a 0.39 acres parcel for the existing Thirty Bales building. That split had the typical result of increasing the density by placing the same number of units on a smaller lot (130 units/1.88 acres = 88 units/acre). The revised proposal currently before the City eliminates the proposed subdivision and places the proposed building on the original 1.88 acres site with the Thirty Bales retail building which results in a lower density of 69 units/acre (130 units/1.88 acres = 69 units/acre). As noted in the subdivision review section above, staff recommends this application include the subdivision proposed as part of the applicant's original application.

Downtown Overlay District Standards. The subject property is zoned B-2, Central Business District but is also located within the Downtown Overlay District. The Downtown Overlay District details the site design and architectural standards for Mainstreet and the surrounding Downtown area. The spirit and intent of the overlay district is to preserve the small-town, unique character of Mainstreet Hopkins; complement the existing historic architecture; enhance the pedestrian orientation of Downtown Hopkins; encourage streetscape design that is inviting and on a human scale; and communicate the community's vision for the Mainstreet area. The proposed Hopkins Apartment concept plan is compared against each of the Downtown Overlay District standards below.

Awnings. Awnings may be required to enhance the historic character of Mainstreet while providing sun protection for display windows, shelter for pedestrians, and a sign panel for businesses. Awnings cannot extend across multiple storefronts and/or multiple buildings and must be constructed of durable, protective, and water repellant materials. Plastic, fiberglass backlit or illuminated awnings are not allowed. Awnings must project a minimum of 36 inches from the building. The proposed concept plan includes awnings along the ground floor commercial space. These awnings shall comply with the standards of the Downtown Overlay District.

Signage. Signage standards in the Downtown Overlay District require signs be compatible with the style, composition, materials, colors and details of the building and with signs on other nearby buildings. Internally illuminated, ground or rooftop signs are prohibited. Projecting signs are allowed provided they do not exceed 12 square feet or 3 feet in width. The maximum area of a single sign in the B-2 Central Business zoning district is 60 square feet. The concept plan includes preliminary commercial wall signs for the commercial spaces along Mainstreet. These sites will be subject to these sign standards and should be reviewed under the typical separate administrative sign permit process.

Building Height. The Downtown Overlay District establishes two standards to review building height. First, generally it states that new buildings, buildings and additions and redeveloped or remodeled buildings must complement the existing pattern of building heights. Second, it provides a more specific standard requiring buildings in the Overlay District may not exceed four stories or 45 feet in height.

When examining height, it is also important to understand how the zoning regulations define building height. Under the Code, building height is defined "as the distance measured from the mean ground level for all of that portion of the building having frontage on a public right-of-way or approved private road, to the top of the cornice of a flat roof, or to the deck line of a mansard roof, to a point on the roof directly above the highest wall of a shed roof, or to the uppermost point on a round or other arched type roof or to the midpoint of the highest gable on a gable, pitched or hip roof." In this case, this standard requires building height to be measured along the right-of-way (or street) sides of the building to top of the flat roof. Using this standard, according to the applicant the building is 58' 6" high from the mean street grade along Mainstreet and 12th Avenue South and 57' 6" high along 11th Avenue South.

Overall, the proposed building does not comply with either the general or specific height standards for the Downtown Overlay district. First, it does not complement the existing pattern of building heights. At its highest point of 58' 6" along 12th Avenue South, the proposed

building is higher than the 45' standard and higher than the neighboring CitiGables building to the south (52'), the Hopkins Center for the Art to the north (52') and the Hopkins Parking Garage to the east (36'). It should be noted that the CitiGables has a peaked roof not a flat roof like the proposed building. So its 52' height is measured to the midpoint of that peak. As a result, the ceiling of the dwelling units on the top floor are positioned notably lower than the overall height. And the proposed building is significantly higher than the single story commercial buildings directly to the east (Thirty Bales, Wild Boar) and west (Retro Wonderlust, Rogers Service & Sales and Monkabeans).

In addition to total height, the building exceeds the four story limit along both 11th and 12th Avenues. Along 11th Avenue South, which is a gateway into Downtown, the building includes a full level of enclosed parking with no transparency and 4 levels of wood-framed construction containing apartment units. While along 12th Avenue South, the building includes one partially visible level of enclosed parking and 4 levels of wood-frame construction containing apartment units. This design results in the building exceeding the 4-story height limit along both 11th and 12th Avenues.

Contributing to the overall height of the building is the high ceiling of the ground floor commercial spaces along Mainstreet. While the developer has not provided the specific height of the proposed ground floor commercial space, a visual comparison with the commercial space along Mainstreet appears to show it is notably higher. The applicant should consider revising their plans so that the height of the ground floor commercial space is consistent with the adjacent commercial space along Mainstreet. This would likely have the added effect of lowering the overall height of the building making it more consistent with the overall height of adjacent buildings.

Building Position and Setback. Buildings in the Overlay District will together create the wall of buildings effect associated with traditional Main Street areas. New construction and infill buildings must maintain the existing alignment of facades along the street front. Exceptions may be granted if the setback is pedestrian-oriented and contributes to the quality and character of the streetscape (i.e. outdoor dining). In instances where there are parking areas abutting the street, the sidewalk edge must be delineated with landscaping.

The applicant's concept plan generally follows this standard and maintains alignment with the street, other buildings along Mainstreet and the existing movie theatre. However, the proposed site design significantly changes the overall site layout and development pattern when compared with Mainstreet overall. The proposed building would extend along the entire west (12th Avenue) and south (adjacent to CitiGables) sides of the property. There is no other site along Mainstreet where a building of this size and bulk directly abuts a neighboring property without a break of permanent open space such as a parking lot or alley. Staff recommends the applicant consider redesigning the site to reduce its mass, add a pedestrian connection and maintain the current design in Downtown along Mainstreet by placing the building along Mainstreet with either parking or open space between the proposed building and the neighboring site to the south.

In addition to the Downtown Overlay standards, the underlying B-2 district provides more detailed setback requirements for each side of the building. Those standards require a 1 foot front, zero foot side and 25 foot or one-half the height of the proposed building (whichever is

greater) rear yard setback. As designed, the proposed building appears to meet these setback standards including a 29' 4" rear yard (south) setback which is more than one-half of the 57' 6" height of the rear (south) side of the proposed building.

Floor to Area Ratio. Floor to Area Ration (FAR) is a measurement of density calculated by dividing the total floor area of a building by the total lot area of the parcel on which the building is located. The B-2 District has a maximum Floor to Area Ration of 6.0. As proposed, the concept plan has a FAR of 1.72 which falls within this zoning standard.

Roofs and Parapets. Rooflines will mimic the separate yet complementary character and design of historic Main Street buildings. Sloped roofs are not allowed unless the roof form is concealed by a parapet or false front. Exceptions may be granted if the sloped roof is used on top of a multi-story building to help reduce the overall height of the facade and define the residential character of the upper floors. The applicant's plans appear to conform to this standard with varying rooflines along Mainstreet. However, the roofline of the other 3 sides of the building (including the 2 other sides of the building along 11th and 12th Avenues) have more uniform rooflines and should be revised to include variation and architectural detail similar to the Mainstreet side of the building.

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

The applicant's plans appear to include architectural roofline elements that should meet the screening standards above. The plans also show trash collection areas in both the retail and upper garage areas but no information about how trash will be placed for picked-up. No trash pick-up shall occur within the public right-of-way and must occur on the site in a manner that does not interfere with typical vehicle, bicycle or pedestrian access.

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

Technically, the proposed building conforms to this standard particularly along Mainstreet. However, staff finds the application of the architectural techniques to divide the building and break up the appearance of the façade on the other sides of the building lack the same rhythm and appearance of the Mainstreet side of the proposed building and other buildings along Mainstreet.

One architectural feature used to break up the façade is balconies. To be sure, balconies can be both an effective architectural feature and a practical outdoor space for residents. However, the use of projecting balconies on the proposed building is a more modern technique and inconsistent with the traditional architectural elements of Mainstreet. The applicant should revisit their design to eliminate projecting balconies and incorporate more of the overall traditional architectural features listed above and found in other Mainstreet buildings and that design should follow the same pattern on all sides of the building.

Windows and Doors. The Downtown Overlay District encourages and may require that windows and doors be incorporated in building designs to provide large open views into the commercial space enhancing the pedestrian experience by providing a visual connection to the use inside the building. Specifically, this standard requires that a minimum of 30 percent of the ground level façade and side of buildings adjacent to public streets consist of transparent materials. A minimum of 15 percent of the building's rear façade facing a public right-of-way, parking area or open space shall consist of transparent materials. Windows are required on upper levels, and should provide privacy while aesthetically and functionally serving the building. Reflective glass or glass tinted more than 40 percent is not allowed.

As designed, the concept plan meets this standard on the ground level along Mainstreet but not along any other side of the building. The proposed building is 47 percent glass along Mainstreet but only 23 percent along 12th Avenue. And there is no transparent material along the ground level along 11th Avenue or the rear (south) exterior sides of the building. The applicant's plans do not provide transparent material information for the interior ground level sides of the building adjacent the internal surfacing parking lot. The applicant should strive to meet the transparent material standards along all ground levels of the building.

Materials and Detailing. The Downtown Overlay District requires building renovations be constructed to be long lasting and use materials that maintain the distinct character and harmony of the downtown. Staff has interpreted this to require 80 percent brick on the street sides of building along or adjacent to a public right-of-way. The mix of exterior materials for each side of the proposed building are illustrated in the table below. This information shows the proposed concept plan does not meet this standard on any side of the building. Staff recommends the applicant revise their plans so that each elevation facing a public street consist of at least 80 percent brick and 20 percent stone or other acceptable materials. The proposed siding material should be eliminated on the street facing sides of the building.

Exterior Building Materials Abutting a Public Street				
Material	North (Mainstreet)	South (CitiGables)	East (11th Ave. S.)	West (12th Ave. S.)
Stone	16%	0%	0%	11%
R.F. CMU	0%	28%	21%	15%
Brick	55%	11%	0%	20%
Siding	29%	61%	79%	54%
Total	100%	100%	100%	100%

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

This standard typically applies to particular commercial or retail franchises and does not apply to this development proposal.

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

The City has a specific streetscape theme along Mainstreet (lighting, sidewalks, street furniture and the like). This theme is enhanced with additional sidewalks and other features in front of the subject property and the adjacent Hopkins Center for the Arts. Staff recommends that this theme and these features be maintained as part of any redevelopment to ensure continuity with the rest of Mainstreet and allow for the continued use of the abutting public right-of-way for public events. The applicant's formal application shall include more detailed streetscape and landscaping plans.

Exterior Lighting. Lighting in the Overlay District should serve to illuminate facades, entrances, and signage to provide an adequate level of personal safety while enhancing the aesthetic appeal of the buildings. Building and signage lighting must be indirect, with the light sources hidden from direct pedestrian and motorist view. The district standards encourage shaded gooseneck lamps for sign illumination. The applicant's plans do not include exterior lighting details. The applicant's formal application shall include detailed exterior lighting and photometric plans consistent with City requirements.

Vehicle Parking. While the concept plan conforms to the 1 parking stall per unit standard required under the CUP it does not meet the general parking requirement for multiple dwelling apartment building of at least two parking spaces for each unit. The subject property is zoned B-2, Central Business District which does not have off-street parking requirements for individual commercial uses but rather manages parking for commercial uses in the City's Downtown district parking system. Residential parking requirements are detailed in the conditional use permit section above (1 underground space for each unit) and the off-street parking section of the code.

The applicant's plans show a total of 167 off-street parking stalls. These stalls include 136 in the 2-level enclosed parking structure and another 31 surface stalls in a parking courtyard interior to the building site. This results in a parking ratio of 1.3 stalls per unit. Staff recommends that the applicant conduct a traffic and parking study to determine the specific parking needs for the uses and activities of this development as part of their future formal land use application process.

ENGINEERING COMMENTS

The Engineering and Public Works department has reviewed the applicant's concept plan and offer the following comments.

- A traffic and parking study will need to be completed to determine any impacts the development will have to adjacent streets and the transportation network.
- There are other planned developments adjacent to this site and the study should take into account the anticipated impacts from those in the analysis.
- Water and sanitary sewer service should connect to the respective mains in Mainstreet.

- A review of the city's water model will need to be completed. There are other planned developments adjacent to this site and the review should take into account the anticipated impacts from those in the analysis.
- The site is within the Nine Mile Creek Watershed District and the applicant will need to obtain a storm water permit from the District.
- Shoring or other support of excavation will need to be used to protect streets, sidewalks, buildings and other infrastructure adjacent to the site.
- Site access and trucking should be via Excelsior Boulevard and 11th Avenue South during construction.

POTENTIAL REVIEW PROCESS

One of the most important parts of the concept plan review process is for the applicant and City to agree on a review process that has the most likely chance of approval. In this case, the applicant has initially indicated that they would like to stay in the B-2 zone with the Downtown Overlay and seek variances rather than pursue a more holistic review approach through a planned unit development (PUD). As mentioned above, the current concept project does not meet several requirements of the zoning code and Downtown Overlay District. Staff is in agreement with the applicant that these items include density, building height and residential uses on the ground floor. Staff has also identified several more areas where the plan deviates from the code including the scale of the proposed development (density, height and building position), exterior materials (type, percentage and distribution around the building), ground floor transparency, protruding balconies and roofline and façade articulation. Given the type and number of items, staff and the City Attorney are recommending the applicant pursue a PUD rather than individual variances.

The developer has proposed that they will seek approval through the use of variances. Under Minnesota law, the use of variances must meet a "practical difficulty" standards which in this context means:

- The variance request is consistent with the purposes and intent of the zoning regulations.
- The variance is consistent with the comprehensive plan.
- Granting of the variance allows reasonable use of the property.
- There are unique circumstances to the property which are not created by the landowner.
- Granting of the variance does not alter the essential character of the locality.

A variance is not permitted if a property owner claims that economic considerations are the cause of the practical difficulties.

The applicant has identified a sloping grade, high water table and close proximity to other buildings as the practical difficulty that would prevent them from meeting the zoning standards. They have not offered justification based on the variance criteria provided in state law as to why these factors would prohibit a less dense (44 units per acre vs 88 units per acre), lower height (45' maximum height vs 58' 6" proposed height) development other than financial or economic reasons, which is specifically prohibited under state law.

Based on the information provided by the applicant at this point, staff finds it will be challenging for the applicant to meet the "practical difficulty" standards variance criteria detailed in state law

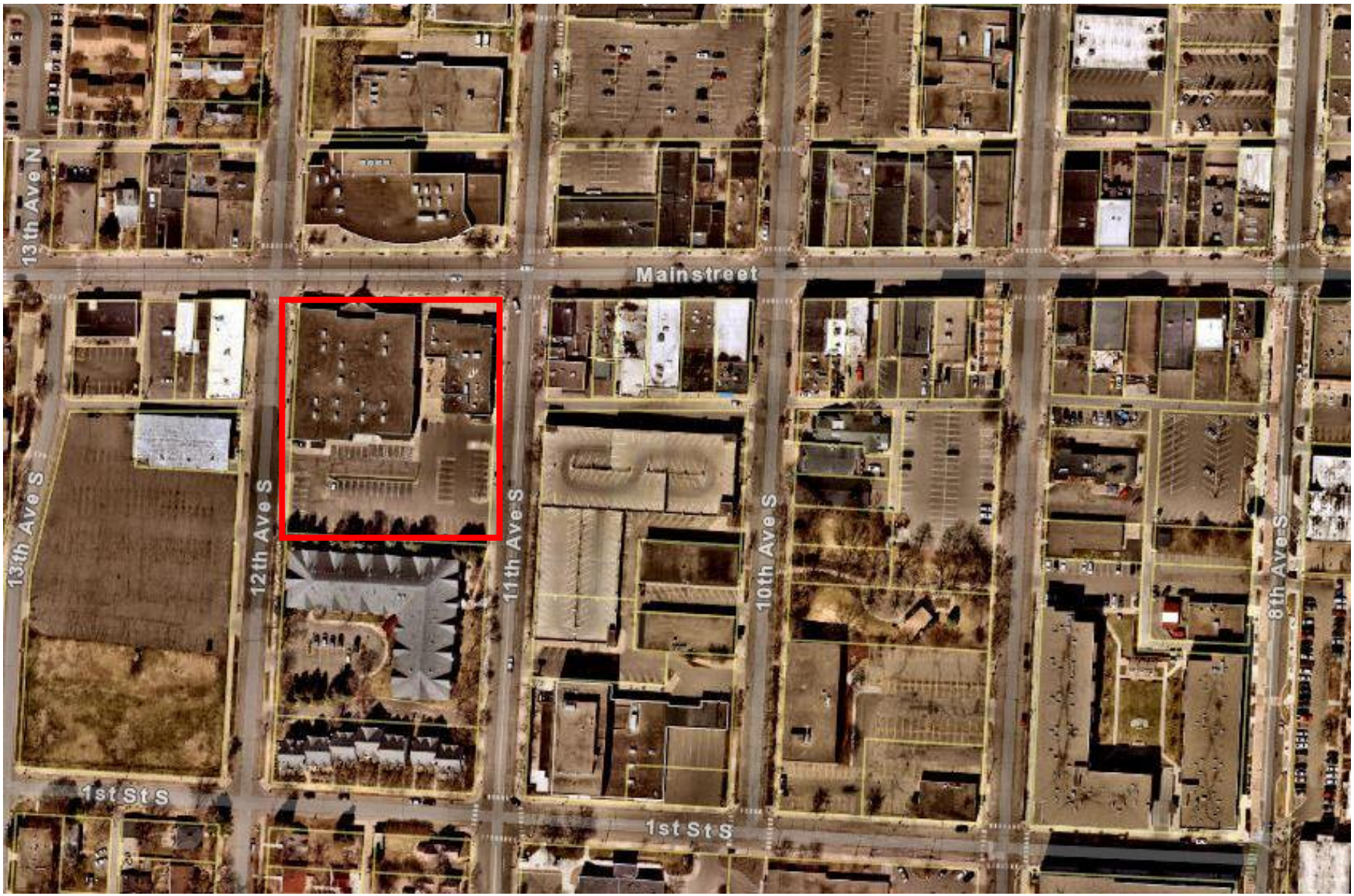
and recommends seeking approval through a planned unit development (PUD). A planned unit development allows flexibility from traditional development standards in return for the applicant creating a higher quality development. Typically, the city allows deviation from some standards while the developer exceeds other zoning standards, building code requirements or meets 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. A list of items to consider when evaluating the use of a planned unit development for this site could include, but is not limited to, the items listed below.

- Enhanced architectural design and building materials
- Enhanced façade or roofline articulation
- Activation of the ground floor/commercial space
- Natural resource protection and storm water management
- Pedestrian and bicycle facilities
- Enhanced sustainability or livability elements
- Energy conservation and renewable energy
- Add larger units
- Open space
- Public art
- Enhanced landscaping, streetscape or buffering

Based on the applicant's concept plan, staff anticipates this project will need the approvals listed below. The applicant should use feedback from the public, Planning & Zoning Commission and City Council to prepare these applications.

- Traffic and parking study
- Administrative subdivision to split the property into two parcels
- Site Plan Review
- Conditional Use Permit (CUP) review for a residential use in the B-2, Central Business District
- Planned Unit Development (PUD)
- Execution of a Planned Unit Development (PUD) Agreement
- Approvals from the Minnehaha Creek Watershed District

Site Location Map





PRELIMINARY CONCEPT PLAN FOR THE PROPOSED HOPKINS APARTMENTS, MULTI-FAMILY MIXED-USE DEVELOPMENT

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IV. Appendix: Drawings, Plans, and Submittals

Exhibit A – Preliminary Concept Review Plans

Exhibit B – Storm Water Management Report

I. INTRODUCTION

Bill Beard and Paul Gamst are the principals of Hopkins Mainstreet, Inc. (established in November 1995) and The Beard Group, Inc. (established in September 1990). In 1995, Hopkins Mainstreet, Inc. acquired the former Suburban Chevrolet site in downtown Hopkins, Minnesota which was then re-developed by The Beard Group, Inc. to include a six-screen movie theatre (formerly leased and operated by Mann Theatre – Hopkins Cinema 6), a 5,000 square foot restaurant (formerly known as The Big 10 and now known as Thirty Bales), and 3,000 square feet of commercial space (collectively "the Property"). For more than 26 years, the same ownership group has owned the Property and continues to do so today.

On November 20, 2020, Mann Theatre – Hopkins Cinema 6 permanently closed its business due primarily to the continuing COVID-19 pandemic. As a result of this closure, The Beard Group, Inc. seeks to re-develop the Property as provided in its Preliminary Concept Plan for the proposed Hopkins Apartments Multi-Family Mixed-Use Development along with certain other improvements to the Thirty Bales restaurant (the "Project") submitted for consideration by the City of Hopkins (the "City").

As detailed below, the Project is a mixed-use, market rate, luxury multi-family apartment and commercial building offering 130 residential dwelling units and 3,155 square feet of commercial space along with walking-paths, outdoor recreational areas, a dog park, generous bicycle parking and storage facilities, two-floors of secure underground parking, and a remodeling of the Thirty Bales restaurant outdoor patios. The Project is designed and developed by The Beard Group, Inc., Momentum Design Group, LLC., and Building Construction Management, Inc., and the apartment building will be managed by Steven Scott Management, Inc.

A. The Beard Group, Inc.

Founded in 1990, The Beard Group, Inc. is a full-service real estate development company specializing in redevelopment and mixed-used projects, and has officed in Hopkins, Minnesota since 1997. For each project, The Beard Group, Inc. implements its foundational values of community, creativity, and integrity. Specifically, The Beard Group, Inc. invests itself as a stakeholder in the life and dreams of each community it serves. In so doing, The Beard Group, Inc. brings a creative spirit and disciplined drive to deliver innovation that advances tradition. Finally, The Beard Group, Inc. delivers integrity by forthrightly expressing its commitment and then performing in accordance with expectations. For more than 30 years, The Beard Group, Inc. has successfully developed commercial and residential projects including the following.

1. Hopkins, Minnesota Project Resume.

Marketplace & Main Apartments and Town Homes:
https://beardgroupinc.com/projects/marketplace-main-apartments/
https://beardgroupinc.com/projects/marketplace-main-townhomes/

Regency: https://beardgroupinc.com/projects/regency/
Parkside: https://beardgroupinc.com/projects/parkside/

Hopkins Business Center: https://beardgroupinc.com/projects/hopkins-buisness-center/
Excelsior Tech Center: https://beardgroupinc.com/projects/excelsior-tech-center/

2. Apartment Projects.

Five Central, Osseo: https://beardgroupinc.com/projects/5-central-apartments/
Broadway Court, Robbinsdale: https://beardgroupinc.com/projects/broadway-court/
Victoria Flats, Victoria: https://beardgroupinc.com/projects/victoria-flats/
Birdtown Flats, Robbinsdale: https://beardgroupinc.com/projects/birdtown-flats/

Additional representative projects may be found at www.beardgroupinc.com/portfolio/

B. Momentum Design Group, Inc.

Momentum Design Group, LLC is an architectural and design company based in St. Paul, Minnesota comprised of twenty-eight design professional including four licensed architects with more than 100 years of combined experience. For nearly fifteen years, Momentum Design Group, LLC has designed and developed commercial, residential, industrial, and mixed-use properties throughout the Twin Cities metropolitan area including the following projects developed by The Beard Group, Inc.

Marketplace & Main Apartments and Town Homes – Hopkins, Minnesota:
https://mdgarchitects.com/portfolio-item/property-4/
https://mdgarchitects.com/portfolio-item/marketplace-and-main-townhomes/

Victoria Flats, Victoria, Minnesota:
https://mdgarchitects.com/portfolio-item/victoria-flats/

5 Central Phase 1 and 2, Osseo, Minnesota
https://mdgarchitects.com/portfolio-item/5-central/

Birdtown Flats, Robbinsdale, Minnesota
https://mdgarchitects.com/portfolio-item/birdtown-flats/

Additional representative projects may be found at www.mdgarchitects.com

C. Building Construction Management, Inc.

Building Construction Management, Inc. is a professional construction management firm based in Minneapolis, Minnesota with nation-wide experience managing the construction of commercial, residential, industrial, and mixed-use projects including multi-family homes, hotels, retail buildings, and sports facilities. For more than twenty-five years, Building Construction Management, Inc. has partnered with The Beard Group, Inc. to successfully design, develop, and build its projects.

D. Steven Scott Management, Inc.

Steven Scott Management, Inc. has successfully managed rental communities in the Twin Cities metropolitan area for more than 50 years, and is one of the largest locally owned property management firms in Minnesota. Steven Scott Management, Inc. manages a variety of apartment communities for a wide range of diverse ownership groups, and specializes in market rate housing including multi-family apartments and townhomes as well as mixed-use residential and commercial properties. Steven Scott Management, Inc. has partnered with The Beard Group, Inc. to successfully manage and maintain many of its residential and mixed-use projects.

II. HOPKINS APARTMENTS, MULTI-FAMILY MIXED-USE DEVELOPMENT

A. Project Overview and Design Challenges.

The Property is located on Mainstreet in historic Downtown Hopkins, Minnesota which poses unique design and development challenges for the Project. Among other things, the Property is located on a sloping grade with a high-water table in close proximity to neighboring buildings, and the Project will become an integral part of Mainstreet's "wall" façade and skyline comprised of many one-of-a-kind mixed-use buildings designed and built during the past 150 years. In order to preserve and enhance the historic aesthetics of Mainstreet, and meet the contemplated residential and commercial needs of downtown Hopkins in the years to come, the Project has been designed to the standards of the City's Downtown Overlay District as well as the City's vision for the future development of downtown Hopkins detailed in its recent 2040 Comprehensive Plan.

The Project consists of a four-story market rate apartment building with 130 dwelling units on the first, second, third, and fourth floors, two floors of heated and secured underground parking with 136 stalls, a surface level parking lot, and a full-suite of interior and exterior amenities including a dog park, exterior patio, roof-top patio/sun-deck, on-site gym, dog spa, and generous bicycle parking and storage. The first floor also provides 3,155 square feet of commercial space on Mainstreet, and is adjacent to Thirty Bales restaurant. *See* **Appendix Exhibit A** at **X01**.

The typical building found on Mainstreet includes storefront glazing at the street level, heavy materials to establish the base of the building, and delicately designed masonry in lighter detailing as the building extends upwards. As shown in the attached drawings, plans, and submittals, the Project's frontage is detailed in three separate design languages to reinforce the existing architecture of Mainstreet. *See* **Appendix Exhibit A** at **X00**-**X04**.

The Project's northwest corner element is designed with a heavy, rock-face masonry material similar to salt but more durable than limestone which creates a solid base for the building. As the building extends upward, the materials become more delicate and detailed similar to the traditional and historic mixed-use buildings found on Mainstreet. The Project's northeast corner element incorporates another traditional design with panels at the commercial level and brick above a decorative first floor cornice. This design element also steps down in mass to relate to the adjacent one story commercial building to the east. The Project's middle design element is comprised of stressed metal panels to emulate the surrounding design elements found throughout Downtown Hopkins as well as decorative steel columns along with decorative glass awnings. These materials and heavy design elements anchor the corners of the building, and incorporate

historic elements found in buildings on Mainstreet and throughout Downtown Hopkins. *See* **Appendix Exhibit A** at **X00-X04**.

1. Homes

The Project consists of 130 dwelling units including studio, one bedroom, and two bedroom apartments with standard finishes as well as upgraded finishes at different price points. Specifically, the Project offers 36 studio apartments, 59 one bedroom apartments, 16 one bedroom + den apartments, and 19 two bedroom apartments. Most units offer hanging balconies or balconies embedded into the façade of the apartment building. The 136 heated and secured underground parking stalls are dedicated for use by the families occupying the apartments. *See* **Appendix Exhibit A** at **X02-X03**.

2. Amenities.

a. Bicycle Parking and Storage: The Project provides interior storage for 396 bikes including locker storage for 40 bikes. The Project also provides interior parking for 268 bikes as well as 34 exterior bike racks for tenants and 68 bike racks for use by the public. *See* **Appendix Exhibit A** at **X02**.

b. Interior Community Amenities: The Project provides an interior community room consisting of a furnished great room with a fireplace and large flat-screen televisions along with a kitchen, dining area, beverage station, exercise room with commercial gym grade equipment, dog spa, and bicycle repair station. *See* **Appendix Exhibit A** at **X01**.

c. Exterior Patio: The Project provides a grade-level patio with a gas-fueled fire pit and flat-screen television as well as dining areas and gas-fueled grills. *See* **Appendix Exhibit A** at **X01**.

d. Roof-Top Patio/Sun Deck: The Project provides a roof-top patio/sun deck featuring a kitchenette with pizza oven, gas-fueled fireplace, and television as well as dining areas and gas-fueled grills. *See* **Appendix Exhibit A** at **X03**.

e. Dog Park: The Project provides a dog park with a covered shelter as well as artificial turf for easy cleaning and maintenance. *See* **Appendix Exhibit A** at **X02**.

f. Interior Storage Lockers. The Project provides 60 storage units (*i.e.*, 20 units on the second, third, and fourth floor respectively), and the units range in size from 9.5 to 21 square feet. *See* **Appendix Exhibit A** at **X03**.

g. Underground Heated and Secured Parking: The Project provides 136 heated and secured underground parking stalls dedicated for use by the families occupying the apartments. *See* **Appendix Exhibit A** at **X02**.

h. Self-Service Package, Storage Lockers, and Delivery Room. *See* **Appendix Exhibit A** at **X01**.

i. Sidewalks. The Project perimeter provides sidewalks accessing the existing public sidewalks. *See* **Appendix Exhibit A** at **X01**.

j. Parking Lot. The Project provides a ground level shared parking lot with 31 stalls. *See* **Appendix Exhibit A** at **X01**.

3. Commercial.

The Project provides 3,155 square feet of commercial space on the ground floor accessible from Mainstreet. As designed, the Project contemplates three separate commercial spaces with glass facing Mainstreet varying in size from 1,038 to 1,167 square feet for lease. *See* **Appendix Exhibit A** at **X01**.

B. Project Specifications.

1. Gross Building Area by Floor.

Lower Garage	32,516 sf
Upper Garage	22,738 sf
1st Floor	33,281 sf
2nd Floor	33,197 sf
3rd Floor	33,190 sf
4th Floor	31,374 sf
Total Building Area	186,296 sf

See **Appendix Exhibit A** at **X00**.

2. Gross Building Area Excluding Garages.

1st Floor	33,281 sf
2nd Floor	33,197 sf
3rd Floor	33,190 sf
4th Floor	31,374 sf
Total Building Area Excluding Garages	131,042 sf

See **Appendix Exhibit A** at **X00**.

3. Residential Efficiency Ratio.

Common Space	8 %
Egress	14%
Commercial	3 %
Dwelling Units	72%
Utility	3 %

See **Appendix Exhibit A** at **X00**.

4. F.A.R. Site Area.

Site Area = 82,016 sf, or 1.88 Acres
Gross Building Areas Excluding Garages = 131,045 sf w/estimated 8,665 sf for Thirty Bales restaurant
F.A.R.= 1.70

See **Appendix Exhibit A** at **X00**.

5. Unit Type Ratio.

One Bedroom	59 DUs	45%
One Bedroom + Den	16 DUs	12%
Studio	36 DUs	28%
Two Bedroom	19 DUs	15%
Total	130 DUs	

See **Appendix Exhibit A** at **X00**.

6. Area Per Dwelling Unit.

Gross Area Excluding Garages	131,045 sf
130 Dwelling Units	1,008.04 sf/DU

See **Appendix Exhibit A** at **X00**.

7. Walking, Biking, Public Transportation, and Parking.

The Project is perfectly situated for residents and the public to access stores, parks, and other amenities on foot, by bicycle, and via public transportation. Walk Score rates the Project site as both "Very Walkable" and "Very Bikeable," the Project's design encourages pedestrian and bike travel via sidewalks and generous bike parking and storage facilities, and the Project is located at two bus stops and within walking-distance of two contemplated light-rail stations (*i.e.*, within .27 and .50 miles respectively). *See* **Appendix Exhibit A** at **X11**.

The Project also provides generous parking without increasing the level of on-street parking in the area. Specifically, the Project provides 136 heated and secure underground parking stalls to its tenants as well as 30 ground level off-street parking spaces in the lot serving the Project. Furthermore, there are no less than 717 publicly-available parking stalls maintained by the City within a two-block radius of the Project. *See* **Appendix Exhibit A** at **X13**.

III. ZONING, CONDITIONAL USE PERMIT, AND VARIANCES/EXCEPTIONS.

A. Zoning.

The Property is located in the Downtown Overlay District which is within the B-2 Zoning District. As provided by the City of Hopkins, Minnesota Code of Ordinances (the "Code"), a conditional use permit is required for residential uses in the B-2 Zoning District. Code § 102-214 (b)(2), (c). As detailed below, the Project satisfies the general and particular conditional use permit standards subject to three potential minor variances which are consistent with the City's 2024 Comprehensive Plan as well as the Downtown Overlay District standards.

Namely, the Project contemplates 88 dwelling units per acre which is consistent with the City's 20 to 100 units per acre standard stated in its 2024 Comprehensive Plan. While the Project fully complies with the City's 2040 Comprehensive Plan for Downtown Hopkins, it exceeds the City's current density standard of 44 dwelling units per acre applicable to the Project under the Code. Likewise, the Project's apartment building meets the four-story maximum for buildings located in the Downtown Overlay District. However, the Project's design must accommodate the unique nature of the Property itself including a sloping grade, high water table, and close proximity to neighboring buildings which will require a roof-top with attendant fixtures exceeding the corollary forty-five foot maximum height requirement for buildings located in the Downtown Overly District. Of note, there appear to be a number of existing buildings on Mainstreet with rooftops or rooftop fixtures which exceed this 45 foot standard including but not limited to the Wells Fargo Bank Building, City Gables, and the Performing Arts Center. Finally, the Code prohibits residential dwelling units abutting a right-of-way greater than 50 feet from occupying the first floor of a building. While the first floor apartments technically abut a right-of-way greater than 50 feet, they are situated from 7 to 11 feet above grade which would provide adequate privacy to the tenants occupying these apartments.

As detailed below, the Project meets all of the aesthetic and structural standards of the Downtown Overly District as well as the twin goals contemplated by the 2040 Comprehensive Plan for Downtown Hopkins. Namely, (1) to maintain a viable downtown core that serves as an economic and social center for the community, and (2) to continue to grow Downtown Hopkins' population and job base. As designed, the Project's mixed-used residential and commercial components amply promote these vital goals, and enhances the historic Mainstreet "wall" façade and skyline.

B. Conditional Use Permit.

1. General Standards.

Code § 102-94 provides the general standards for evaluating a conditional use permit application and granting a conditional use permit. As detailed below, the Project satisfies each standard.

a. The consistency with the elements and objectives of the city's development plan, including the comprehensive plan and any other relevant plans at the time of the request.

The Project's mixed-used residential and commercial components promote the City's twin goals of maintaining a viable downtown core that serves as an economic and social center for the community as well as growing Downtown Hopkins' population and job base. Specifically, the Project provides 130 market-rate apartment dwelling units with a full-suite of interior and exterior amenities as well as 3,155 square feet of commercial space in the heart of Downtown Hopkins. As designed, the Project meets all the applicable aesthetic and structural standards necessary for Mainstreet's historic "wall" façade and skyline. Likewise, the Project's design encourages pedestrian and bike travel via sidewalks and generous bike storage facilities, and the Project is located at two bus stops and within walking-distance of two contemplated light-rail stations which promotes the use of public transportation. Furthermore, the Project provides generous parking without increasing the level of on-street parking in the area. Specifically, the Project provides 136 heated and secure underground parking stalls to its tenants as well as 30 ground level off-street parking spaces in the lot at the Project.

b. Consistency with this article.

As detailed below, the Project is consistent with the general standards for evaluating a conditional use permit application and granting a conditional use permit.

c. Creation of a harmonious relationship of buildings and open spaces with natural site features and with existing and future buildings having a visual relationship to the development.

As detailed in the attached submittals, the Project creates a harmonious relationship of buildings and open spaces with natural site features, and with existing and future buildings having a visual relationship to the development. *See* **Appendix Exhibit A** at **X00**.

d. Creation of a functional and harmonious design for structures and site features, with special attention to the following:

i. An internal sense of order for the buildings and uses on the site and provision of a desirable environment for occupants, visitors and the general community.

As detailed in the attached submittals, the Project possesses an internal sense of order for the buildings and uses the site, and provides a desirable environment for occupants, visitors, and the general community. *See* **Appendix Exhibit A** at **X01**.

ii. The amount and location of open space and landscaping.

As detailed in the attached submittals, the Project provides a functional and harmonious environment by use of open space and landscaping. *See* **Appendix Exhibit A** at **L1.0, L1.1, L1.2.**

iii. Materials, textures, colors and details of construction as an expression of the design concept and the compatibility of the same with the adjacent and neighboring structures and uses.

As detailed in the attached submittals, the Project provides functional and harmonious structures and site features through the use of materials, textures, colors, and details which are compatible with the adjacent and neighboring structures and uses. *See* **Appendix Exhibit A** at **X04-X05**.

iv. Vehicular and pedestrian circulation, including walkways, interior drives and parking in terms of location and number of access points to the public streets, width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic and arrangements and amount of parking.

As detailed in the attached submittals, the Project provides functional and harmonious structures and site features to accommodate vehicular and pedestrian circulation on-site and to adjacent public and private property. *See* **Appendix Exhibit A** at **X01**. The Project also provides 136 heated and secure underground parking stalls to its tenants as well as 30 ground level off-street parking spaces in the lot at the Project which are available to the public as well.

e. Promotion of energy conservation through design, location, orientation and elevation or structures, the use and location of glass in structures and the use of landscape materials and site grading.

The Project will comply with all applicable local, city, county, state, and federal rules and regulations. The Project's landscaping will include native perennials and annuals. *See* **Appendix Exhibit A** at **L1.0, L1.1, L1.2**.

f. Protection of adjacent and neighboring properties through reasonable provision for surface water drainage, sound and sight buffers, preservation of views, light and air and those aspects of design not adequately covered by other regulations which may have substantial effects on neighboring land uses.

As detailed in the attached submittals, the Project provides adequate protection to adjacent and neighboring properties via surface water drainage, sound and site buffers, and otherwise preserves the views, light, and air accessible to adjacent and neighboring properties. *See* **Appendix Exhibit A** at **X01**.

g. The use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor tend to or actually diminish and impair property values within the neighborhood.

The Project will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will not diminish or impair property values in the neighborhood.

h. In institutional zoning districts, the conditional use permit application shall comply with the standards, conditions and requirements stated in section 102-307.

N/A.

i. Traffic impacts such as increases in vehicular traffic, changes in traffic movements, traffic congestion, interference with other transportation systems or pedestrian traffic, and traffic hazards shall be considered by the planning commission and city council in evaluating an application for a conditional use permit. The applicant shall demonstrate the proposed conditional use shall not cause unacceptable increases in vehicular traffic, traffic congestion or interference with other transportation systems or pedestrian traffic, and will not create traffic hazards or excessive traffic through residential areas or otherwise cause adverse effects on residential areas or dwellings. The city may require the applicant to submit a traffic study prepared by a traffic consultant approved by the city to demonstrate the applicant's compliance with the requirements of this section. As a condition of the issuance of a conditional use permit, the city may require the applicant to incorporate in the applicant's

proposal and construct such traffic control measures and improvements as the city may deem necessary, including, but not limited to, directional signalization, channelization, stand-by turn lanes, sidewalks, removal of access points to public streets and moving of access points to public streets.

The Beard Group, Inc. will submit a Parking and Traffic Study with its application for a conditional use permit demonstrating compliance with all applicable standards as well as the City's 2040 Comprehensive Plan.

j. A development in the B-2 Zoning District may require a parking study. If it is determined that a project requiring a conditional use permit will have a parking shortage, the city may require that the applicant provide on-site parking, enter into an agreement to pay the costs of off-site parking, or a combination of both.

The Beard Group, Inc. will submit a Parking and Traffic Study with its application for a conditional use permit demonstrating compliance with all applicable standards as well as the City's 2040 Comprehensive Plan.

2. Particular Standards.

a. Standards for Residential Use in B-2 District.

As detailed below, the Project satisfies all of the following particular standards necessary for a conditional use permit under Code § 102-216 (b)(33) for residential use in the B-2 District save for the R-5 density standard. However, the Project's proposed density does comply with the new density standard under the 2040 Comprehensive Plan, and otherwise satisfies the requirements for a variance under the Code.

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

While the first floor apartments technically abut a right-of-way greater than 50 feet, they are situated from 7 to 11 feet above grade which satisfies the purpose of this requirement (*i.e.*, to provide adequate privacy to the tenants occupying these apartments). *See* **Appendix Exhibit A** at **X04**.

ii. There is at least one underground parking space per unit.

As detailed in the attached submittals, the Project provides at least one underground parking space per dwelling unit. *See* **Appendix Exhibit A** at **X00**.

iii. All dwellings must have an entrance leading directly out of the Building.

As detailed in the attached submittals, all dwelling units have access to a common corridor leading to common staircases which lead to exits from the apartment building.

iv. The density allowed shall be as in an R-5 District.

The R-5 District density is 1,000 square feet per dwelling unit which is 43.56 dwelling units per acre. Code § 102-160 (providing "[l]ot area 1 family (sq. ft.)" is "1,000") for R-5 District). However, the 2040 Comprehensive Plan provides a density standard of 20 to 100 dwelling units per acre. While the Project's proposed density of 88 dwelling units per acre would exceed the current R-5 density standard, it is within the 2040 Comprehensive Plan's 20 to 100 dwelling units per acre standard. To the extent the City requires a variance for this standard, the Project satisfies the requirements for such a variance as detailed in Section C below.

b. Standards for Downtown Overlay District

The Project is located in the "Overlay District" in Downtown Hopkins. Code § 102-546 *et seq.* governs "[a]ll newly constructed buildings or structures" in the Overlay District including "any conditional use permit, building permit, or sign permit" relating to the same. Code § 102-547 (a)(1), (c). To that end, "[n]o CUP, building permit, or sign permit shall be issued until the requirements of this chapter have been met" such that "[i]t is the applicant's responsibility to provide the necessary information to the city staff to determine compliance with [this] section of the ordinance." Code § 102-547 (c).

As detailed below, the Project satisfies all of the following Overlay District standards under Code § 102-546 *et seq.* save for the building height standard. In that regard, the Project will not exceed four stories, and otherwise complements the existing pattern of building heights, in compliance with this standard. However, the building height for the Project is 58.54 feet when measured from the mean grade of the Project site which is approximately 13.5 feet greater than the building height limit of 45 feet. Of note, there appear to be a number of existing buildings on Mainstreet with rooftops or rooftop fixtures which exceed this 45 foot standard including but not limited to the Lot 400 Parking Ramp, the Wells Fargo Bank Building, City Gables, and the Performing Arts Center. To the extent the City requires an exception or variance to this standard, the Project satisfies the requirements for both as detailed in Section C below.

i. Awnings.

Awnings may be required to enhance the historic character of Main Street while providing sun protection for display windows, shelter for pedestrians, and a sign panel for businesses.

As detailed in the submittals, the Project satisfies this requirement. *See* **Appendix Exhibit A** at **X04**.

(1) *Length.* Awnings cannot extend across multiple storefronts and/or multiple buildings.

As detailed in the submittals, the Project satisfies this requirement. *See* **Appendix Exhibit A** at **X04**.

(2) *Materials.* Awnings must be constructed of durable, protective, and water repellant materials. Plastic or fiberglass awnings are not allowed.

As detailed in the submittals, the Project satisfies this requirement. *See* **Appendix Exhibit A** at **X04**.

(3) *Lighting.* Backlit or illuminated awnings are not allowed.

As detailed in the submittals, the Project satisfies this requirement. *See* **Appendix Exhibit A** at **X04**.

(4) *Projecting.* Awnings must project a minimum of 36 inches from the building.

As detailed in the submittals, the Project satisfies this requirement. *See* **Appendix Exhibit A** at **X04**.

ii. Signs.

Signs will be architecturally compatible with the style, composition, materials, colors, and details of the building to which they are affixed and with other signs on nearby buildings, while providing for adequate identification of the business.

As detailed in the submittals, the Project satisfies this requirement. *See* **Appendix Exhibit A** at **X04**.

(1) *Lighting.* Internally illuminated signs (not including neon) are prohibited except for theater signage.

As detailed in the submittals, the Project satisfies this requirement. *See* **Appendix Exhibit A** at **X04**.

(2) ***Prohibited.*** **Pylon and monument signs are prohibited on Main Street.**

As detailed in the submittals, the Project satisfies this requirement. *See* **Appendix Exhibit A** at **X01**.

(3) ***Projecting.*** **Projecting signs will have a maximum size of 12 square feet and a maximum width of three feet. Projecting signs cannot extend beyond the first floor of the building. No less than ten feet of clearance shall be provided between the sidewalk surface and the lowest point of the projecting sign.**

As detailed in the submittals, the Project satisfies this requirement. *See* **Appendix Exhibit A** at **X04**.

(4) ***Design details.*** **Signs cannot block or obliterate design details, windows or cornices of the building upon which they are placed.**

As detailed in the submittals, the Project satisfies this requirement. *See* **Appendix Exhibit A** at **X04**.

iii. Building height.

New buildings, buildings and additions and redeveloped or remodeled buildings will complement the existing pattern of building heights. Buildings in the Overlay District may not exceed four stories or 45 feet in height.

As detailed in the submittals, the Project satisfies the four-story requirement. *See* **Appendix Exhibit A** at **X04-X05**. However, the building height for the Project is 58.54 feet which is approximately 13.5 feet greater than the building height limit of 45 feet. This is due to the unique nature of the Property itself including a sloping grade, high water table, and close proximity to neighboring buildings which necessitates a higher rooftop and attendant rooftop fixtures. *See* **Appendix Exhibit A** at **X10**. As designed, the Project in general, and the rooftop design in particular, complements the existing historic "wall" façade and skyline inherent to Mainstreet. *See* **Appendix Exhibit A** at **X04**.

iv. Buildings.

Buildings in the Overlay District will together create the wall of buildings effect associated with traditional Main Street areas. The project design pushes the mass to the perimeter of the site, thus creating the desired wall of building effect.

As detailed in the submittals, the Project satisfies this requirement. *See* **Appendix Exhibit A** at **X04**.

(1) *Setback.* New construction and infill buildings must maintain the existing alignment of facades along the street front. Exceptions may be granted if the setback is pedestrian-oriented and contributes to the quality and character of the streetscape. An example would be outdoor dining.

As detailed in the submittals, the Project satisfies this requirement. *See* **Appendix Exhibit A** at **X01**.

(2) *Parking lots.* In instances where there are parking areas abutting the street, the sidewalk edge must be delineated with landscaping.

As detailed in the submittals, the Project satisfies this requirement. *See* **Appendix Exhibit A** at **L1.0, L1.1, L1.2**.

v. Roofs and parapets.

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

As detailed in the submittals, the Project satisfies this requirement. *See* **Appendix Exhibit A** at **X04**.

vi. Utility areas, mechanical equipment and screening.

Utility areas, mechanical equipment, and screening will be designed so that they do not detract from the aesthetic appeal of the district.

As detailed in the submittals, the Project satisfies this requirement. *See* **Appendix Exhibit A** at **X01-X02**

(1) ***Materials.*** **The screening of exterior trash, storage areas, service yards, loading areas, transformers, heating, and air conditioning units must use the same materials, color and/or style as the primary building in order to be architecturally compatible with the primary building and the building it is adjacent to. If the utility area is separate from the building it serves, it should be consistent with the city streetscape theme.**

As detailed in the submittals, the Project satisfies this requirement. *See* **Appendix Exhibit A** at **X04**.

(2) ***Roof equipment.*** **All roof equipment will be screened from public view so as not to be visible from the street.**

All roof equipment will be screened from public view so as not to be visible from the street. There are two elevator rooftop overruns located at the center of the roof which are 3 to 5 feet in height, and are thus not visible from the street.

(3) ***Screening.*** **All exterior trash and storage areas, service yards, loading areas, heating, and air conditioning units must be screened from view. Camouflaging heating and air conditioning units is an acceptable screening method.**

The Project does not include exterior trash, storage areas, service yards, or loading areas. All roof equipment will be screened from public view so as not to be visible from the street.

vii. Facades.

To break up the monotonous appearance of long facades, the exterior of buildings will be designed with visual breaks. A building more than 45 feet in width will be divided into increments of no more than 45 feet through articulation of the facade. This can be achieved through combinations of the following techniques:

(1) Divisions or breaks in materials.

As detailed in the attached submittals, the Project's façade incorporates three distinct visual breaks satisfying this requirement. *See* **Appendix Exhibit A** at **X04-X05.**

(2) Window bays.

As detailed in the attached submittals, the Project's façade incorporates three distinct visual breaks satisfying this requirement. *See* **Appendix Exhibit A** at **X04-X05.**

(3) Separate entrances and entry treatments.

As detailed in the attached submittals, the Project's façade incorporates three distinct visual breaks satisfying this requirement. *See* **Appendix Exhibit A** at **X04**.

(4) Variation in roof lines.

As detailed in the attached submittals, the Project's façade incorporates three distinct visual breaks satisfying this requirement. *See* **Appendix Exhibit A** at **X04-X05**.

(4) Building setback.

As detailed in the attached submittals, the Project's façade incorporates three distinct visual breaks satisfying this requirement. *See* **Appendix Exhibit A** at **X04-X05**.

viii. Windows and doors.

(1) *Open views.* It is encouraged and may be required that windows and doors be incorporated in building designs to provide large open views into the commercial space enhancing the pedestrian experience by providing a visual connection to the use inside the building.

As detailed in the submittals, the Project satisfies this requirement. *See* **Appendix Exhibit A** at **X04**.

(2) *Upper level windows.* Windows are required on upper levels, and should provide privacy while aesthetically and functionally serving the building.

As detailed in the submittals, the Project satisfies this requirement. *See* **Appendix Exhibit A** at **X04.**

(3) *Ground level windows and doors.* A minimum of 30 percent of the ground level facade and sides of buildings adjacent to public streets shall consist of transparent materials.

As detailed in the submittals, the Project satisfies this requirement. *See* **Appendix Exhibit A** at **X04-X05**.

(4) *Rear facade.* A minimum of 15 percent of the building's rear facade facing a public right-of-way, parking area, or open space shall consist of transparent materials.

As detailed in the submittals, the Project satisfies this requirement. *See* **Appendix Exhibit A** at **X04-X05**.

(5) *Glass.* Reflective glass is not allowed. Glass tinted more than 40 percent is not allowed.

As detailed in the submittals, the Project satisfies this requirement. *See* **Appendix Exhibit A** at **X04-X05**.

ix. Materials and detailing.

New buildings and structures, additions and renovations will be constructed to be long lasting and use materials and detailing that maintain the distinct character and harmony of the downtown.

As detailed in the submittals, the Project satisfies this requirement. *See* **Appendix Exhibit A** at **X04-X05**.

(1) *Materials.* The following materials are not allowed on the facades or sides of buildings adjacent to public rights-of-way:

- **a. Painted concrete block.**
- **b. Aluminum, vinyl or fiberglass siding or roofing materials.**
- **c. Precast concrete panels.**

As detailed in the submittals, the Project satisfies these requirements. *See* **Appendix Exhibit A** at **X04-X05**.

(2) ***Approval.*** **Any exterior material used in new construction or change in exterior materials on more than 50 percent of the front, rear, or side of a building facing a public right-of-way, shall require prior approval of the planning and zoning commission and city council for compliance with the requirements of this subsection and the other provisions of this chapter.**

The Project will comply with this requirement.

x. Franchise architecture.

To maintain the unique character of the city downtown, buildings will not be constructed or renovated using franchise architecture. The term "franchise architecture" means building design that is trademarked or identified with a particular franchise, chain or corporation and is generic or standard in nature. Franchise architecture is not allowed. Franchises or national chains must follow the standards of this article to create a building that is compatible with downtown Hopkins.

The Project will comply with this requirement.

xi. Streetscape.

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

As detailed in the submittals, the Project satisfies this requirement. *See* **Appendix Exhibit** A at **L1.0** and **C2.0**.

xii. Lighting.

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

As detailed in the submittals, the Project satisfies this requirement. *See* **Appendix Exhibit A** at **X04-X05**.

xiii. Parking.

> **Parking in the Overlay District must adequately serve the users without detracting from the compact design that makes it a successful commercial center. Off-street parking must be located in the rear of buildings on Main Street.**

As detailed in the submittals, the Project satisfies this requirement. *See* **Appendix Exhibit A** at **X01**. Also, The Beard Group, Inc. will submit a Parking and Traffic Study with its application for a conditional use permit demonstrating compliance with all applicable standards as well as the City's 2040 Comprehensive Plan.

C. Variances and Exceptions.

Minnesota law provides that a variance may be granted to relieve a conditional use applicant from compliance with a particular zoning ordinance under the following circumstances:

> Variances shall only be permitted when they are in harmony with the general purposes and intent of the ordinance and when the variances are consistent with the comprehensive plan. Variances may be granted when the applicant for the variances establishes that there are practical difficulties in complying with the zoning ordinance. "Practical difficulties," as used in connection with the granting of a variance, means that the property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance; the plight of the landowner is due to circumstances unique to the property not created by the landowner; and the variance, if granted, will not alter the essential character of the locality. Economic considerations alone do not constitute practical difficulties….The board of appeals and adjustments or the governing body as the case may be, may not permit a variance any use that is not allowed under the zoning ordinance for property in the zone where the affected person's land is located….The board or governing body as the case may be may impose conditions in the granting of variances. A condition must be directly related to and must bear a rough proportionality to the impact created by the variance.

Minn. Stat. § 462.357 Subd. 6(2); *see* State of Minnesota Ex Rel,. Neighbors for East Bank Livability v. City of Minneapolis, 915 N.W.2d 505, 516-17 (Minn. Ct. App. 2018) rev. denied (Aug. 7, 2018) (providing that "practical difficulties" means: "(1) the applicant proposes to use the property in a reasonable manner; (2) the difficulties facing the applicant are due to circumstances unique to the property, not created by the applicant; and (3) the variances will not alter the essential character of the locality").

Consistent with the foregoing, the Code provides that the City may relieve a conditional use applicant from literal compliance with the Code by granting a variance under the following circumstances:

> *Findings; issuance of variance.* Prior to the board formulating a decision and the conditions in support thereof, it must find that the literal enforcement of the provisions of this code would cause practical difficulties because of circumstances unique to the individual property under consideration, and that the granting of a variance is necessary to compensate for said practical difficulty is in keeping with the intent of this code.
>
> *General rule.* The board shall not permit any use which is not permitted under the code for property in the zone which applies to the land under consideration.

Code § 102-91 (c) – (d).

In regard to compliance with the Overlay District standards, the City also recognizes "that there may be projects that require a departure from the requirements of [the Overlay District] in order to be feasible." Code § 102-561 (a). To that end, "[p]ossible grounds to be considered in determining possible reasons for granting exceptions to the ordinance are as follows:"

> (1) Safety.
>
> (2) Unique site or building characteristics.
>
> (3) Standards would have a detrimental effect on the use of the property.
>
> (4) Public benefit.

Code § 102-561 (a)(1)-(4). However, "[f]inancial hardship alone is not a basis to grant an exception." Code § 102-561 (b) (explaining that "[e]xceptions will be reviewed by the planning and zoning commission with a recommendation to the city council for action….[,]" but "[m]inor exceptions can be granted on a staff level").

In this case, the Project may require three variances from the myriad requirements imposed under the Code. Namely, a variance to accommodate the proposed residential dwelling unit density, a variance to accommodate the proposed building height, and a variance for the proposed first floor residential dwelling units. The variances sought arise from the practical difficulties posed by the unique characteristics of the Property, and which have not been created by Hopkins

Mainstreet, Inc. or The Beard Group, Inc. Likewise, the variances sought are consistent with the Code and the City's 2040 Comprehensive Plan, and otherwise serve to put the Property to its highest and best use under the circumstances.

First, neither Hopkins Mainstreet, Inc. nor The Beard Group, Inc. intended to re-develop the Property upon converting it from a sightly car lot to a state-of-the-art movie theatre, restaurant, and commercial space more than twenty-five years ago. Instead, the re-development became a practical necessity after the COVID-19 pandemic shut-down their anchor tenant's business (*i.e.*, Mann Theatre – Hopkins Cinema 6).

Second, the highest and best use of the Property today is undoubtedly a mixed-use residential/commercial building serving the Downtown Overly District, and the unique characteristics of the Property pose practical difficulties in designing such a building in accordance with the current Code. Among other things, the Property's sloping grade, high water table, and close proximity to other buildings mandate a higher residential dwelling density, moderately increased building height, and above-grade first floor residential dwelling units to make a mixed-use residential/commercial building viable.

Third, the specific variances sought from the particular Code requirements are consistent with the other Code requirements as well as the City's 2040 Comprehensive Plan, and enhance the essential character of Mainstreet. For example, the proposed residential dwelling unit density complies with the City's 2040 Comprehensive Plan's residential dwelling unit density for the area, and promotes its twin goals for Downtown Hopkins: (1) to maintain a viable downtown core that serves as an economic and social center for the community; and (2) to continue to grow Downtown Hopkin's population and job base. Likewise, the proposed height for the building conforms to the four-story maximum requirement, creates a harmonious skyline with the existing buildings on Mainstreet (some of which appear to exceed the 45 foot height limit as well), and is otherwise necessary to accommodate the sloping grade, high water table, and close proximity to adjacent buildings inherent to the Property. Finally, the first floor residential dwelling units are situated from 7 to 11 feet above grade which will provide adequate privacy tenants occupying those units.



Hopkins Apartments

118 Mainstreet, Hopkins, MN 55343

CONCEPT REVIEW

SHEET INDEX:

CIVIL SHEETS		
SHEET	SHEET NAME	DATE ISSUED
C0.0	TITLE SHEET	02/12/21
V1.0	SITE SURVEY	02/12/21
C1.0	REMOVALS PLAN	02/12/21
C2.0	SITE PLAN	02/12/21
C3.0	GRADING PLAN	02/12/21
C4.0	UTILITY PLAN	02/12/21
C5.0	CIVIL DETAILS	02/12/21
C5.1	CIVIL DETAILS	02/12/21
C5.2	CIVIL DETAILS	02/12/21
L1.0	LANDSCAPE PLAN	02/12/21
L1.1	LANDSCAPE PLAN NOTES & DETAILS	02/12/21
L1.2	LANDSCAPE PLAN ENLARGEMENTS	02/12/21
SW1.0	SWPPP - EXISTING CONDITIONS	02/12/21
SW1.1	SWPPP - PROPOSED CONDITIONS	02/12/21
SW1.2	SWPPP - DETAILS	02/12/21
SW1.3	SWPPP - NARRATIVE	02/12/21
SW1.4	SWPPP - ATTACHMENTS	02/12/21
SW1.5	SWPPP - ATTACHMENTS	02/12/21

ARCHITECTURAL SHEETS		
SHEET	SHEET NAME	DATE ISSUED
X01	SITE PLAN / FIRST FLOOR	02/12/21
X02	FLOOR PLANS	02/12/21
X03	FLOOR PLANS	02/12/21
X04	EXTERIOR ELEVATIONS	02/12/21
X05	EXTERIOR ELEVATIONS	02/12/21
X06	EXTERIOR PERSPECTIVES	02/12/21
X07	MARKETPLACE & MAIN PROJECT	02/12/21
X08	BIRDTOWN & VICTORIA PROJECTS	02/12/21
X09	HIGH WATER ANALYSIS	02/12/21
X10	BUILDING SETBACKS	02/12/21
X11	SITE CONTEXT	02/12/21
X12	SITE CONTEXT	02/12/21
X13	SITE CONTEXT	02/12/21

DEVELOPER

BEARD GROUP, INC.

BILL BEARD 952.457.3405
PAUL GAMST 952.930.0630
BEN BEARD 952.200.9967

750 2ND STREET NE SUITE 100
HOPKINS, MN 55343

CONSTRUCTION CONSULTANT

BUILDING CONSTRUCTION MANAGEMENT, INC.

JON GUMBRILL 612.672.9183

P.O. BOX 3609
MINNEAPOLIS, MN 55403

ARCHITECT

MOMENTUM DESIGN GROUP

JEFF WREDE 612.554.9992
MATT HALLER 612.799.1791

755 PRIOR AVE N SUITE 301A
ST PAUL, MN 55114

CIVIL & LANDSCAPE

CIVIL SITE GROUP

DAVID KNAEBLE 763.234.7523
ROBERT BINDER 612.615.0060

4931 W. 35TH STREET SUITE 200
ST. LOUIS PARK, MN 55416

PROJECT SUMMARY

GROSS BUILDING AREA BY FLOOR	
Lower Garage	32516 SF
Upper Garage	22738 SF
1st Floor	33281 SF
2nd Floor	33197 SF
3rd Floor	33190 SF
4th Floor	31374 SF
Total	186297 SF

RESIDENTIAL EFFICIENCY RATIO	
USE	Percentage
COMMERCIAL	2%
COMMON SPACE	8%
EGRESS	14%
UNIT	73%
UTILITY	3%

GARAGE PARKING - CONCEPT REVIEW	
LOWER LEVEL STALLS	80
UPPER LEVEL STALLS	56
TOTAL APARTMENT PARKING	136
PROPOSED UNIT BEDROOMS	**149**

SHARED PARKING ON GRADE	
PARKING ON GRADE	31

11TH AVE PUBLIC PARKING GARAGE:
380 GARAGE SPACES (200 PERMIT SPACES)
34 OFF STREET SURFACE SPACES

GROSS BUILDING EXCLUDING GARAGES	
1st Floor	33281 SF
2nd Floor	33197 SF
3rd Floor	33190 SF
4th Floor	31374 SF
Total	131042 SF

EXISTING BUILDING GROSS	
1st Floor	8665 SF
Total	8665 SF

131,045 SF + 8,665 SF = 139,710 SF (TOTAL WITH EXISTING)

F.A.R. SITE AREA 82,016 SF (1.88 ACRES)	
Gross Area Excluding Garages	F.A.R.
139708 SF	1.70

UNIT TYPE RATIO		
UNIT TYPE	Count	Percentage
ONE BED	59	45%
ONE BED + DEN	16	12%
STUDIO	36	28%
TWO BED	19	15%
TOTAL	130	100%

32 PROPOSED UPGRADED UNITS

AREA PER DWELLING UNIT (130 UNITS)	
Gross Area Excluding Garages	AREA / DU
131042 SF	1008.02

BIKE PARKING	
INTERIOR RACKS @ STALLS (2 BIKES PER RACK)	268 BIKES
INTERIOR BIKE STORAGE LOCKERS (4 BIKES PER LOCKER)	40 BIKES
EXTERIOR PUBLIC BIKE RACKS (2 BIKES PER RACK)	68 BIKES
TOTAL	376 BIKES

COMMERCIAL AREA CALCULATIONS	
COMMERCIAL AREA 1	787 SF
COMMERCIAL AREA 2	965 SF
COMMERCIAL AREA 3	1,081 SF
TOTAL	2,833 SF

ABBREVIATIONS

ABV	ABOVE
ACC	ACCESSIBLE
AFF	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
APPROX	APPROXIMATE
BLKG	BLOCKING
BOT	BOTTOM
BOW	BOTTOM OF WALL
BPL	BEARING PLATE
CB	CATCH BASIN
CIP	CAST-IN-PLACE
CJ	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
CONT	CONTINUOUS
CPT	CARPET
CRS	COURSE
CT	CERAMIC TILE
DEMO	DEMOLISH OR DEMOLITION
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DTL	DETAIL
DW	DISHWASHER
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
EP	ELECTRICAL PANEL
EQ	EQUAL
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FA	FIRE ALARM
FD	FLOOR DRAIN
FEC	FIRE EXTINGUISHER CABINET
FF&E	FURNITURE, FIXTURES AND EQUIPMENT
FFEL	FINISH FLOOR ELEVATION
FH	FIRE HYDRANT
FND	FOUNDATION
FTG	FOOTING
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GYP	GYPSUM
HB	HOSE BIBB
HC	HANDICAPPED
HDWR	HARDWARE
HM	HOLLOW METAL
HT	HEIGHT
HVAC	HEATING VENTILATION AND AIR CONDITIONING
ID	INSIDE DIAMETER
INCL	INCLUDED/INCLUDING
INSUL	INSULATION
INT	INTERIOR
INV	INVERT
JST	JOIST
LAM	LAMINATE
LAV	LAVATORY
LH	LEFT HAND
LT	LIGHT
MAS	MASONRY
MAT	MATERIAL
MECH	MECHANICAL
MFR	MANUFACTURER
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTL	METAL
NIC	NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OVERHEAD
OHD	OVERHEAD DOOR
OPH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
PAR	PARALLEL
PART	PARTITION
PC	PRECAST
PL	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PP	POWER POLE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
PVMT	PAVEMENT
QT	QUARRY TILE
R&S	ROD AND SHELF
RA	RETURN AIR
RAD	RADIUS
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
RF	ROCK FACE
RH	RIGHT HAND
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RWL	RAIN WATER LEADER
SC	SOLID CORE
SF	SQUARE FEET/FOOT
SHR	SHOWER
SHTG	SHEATHING
SIM	SIMILAR
SPEC	SPECIFICATION
SQ	SQUARE
SSTL	STAINLESS STEEL
STC	SOUND TRANSMISSION COEFFICIENT
STRUCT	STRUCTURAL
T	TREAD
TO	TOP OF
TOC	TOP OF CONCRETE
TOS	TOP OF SLAB
TOW	TOP OF WALL
TYP	TYPICAL
UNFIN	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
VCT	VINYL COMPOSITION TILE
VIF	VERIFY IN FIELD
VT	VINYL TILE
VTR	VENT THROUGH ROOF
VWC	VINYL WALL COVERING
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
WH	WATER HEATER
WP	WATERPROOFING
WPM	WATERPROOF MEMBRANE
WWF	WELDED WIRE FABRIC

Momentum Design Group
755 Prior Avenue North , #301A
St. Paul, Minnesota 55104
952.583.9788

HOPKINS APARTMENTS
118 Mainstreet, Hopkins, MN 55343

ARCHITECTURAL SHEETS ISSUED FOR REFERENCE ONLY

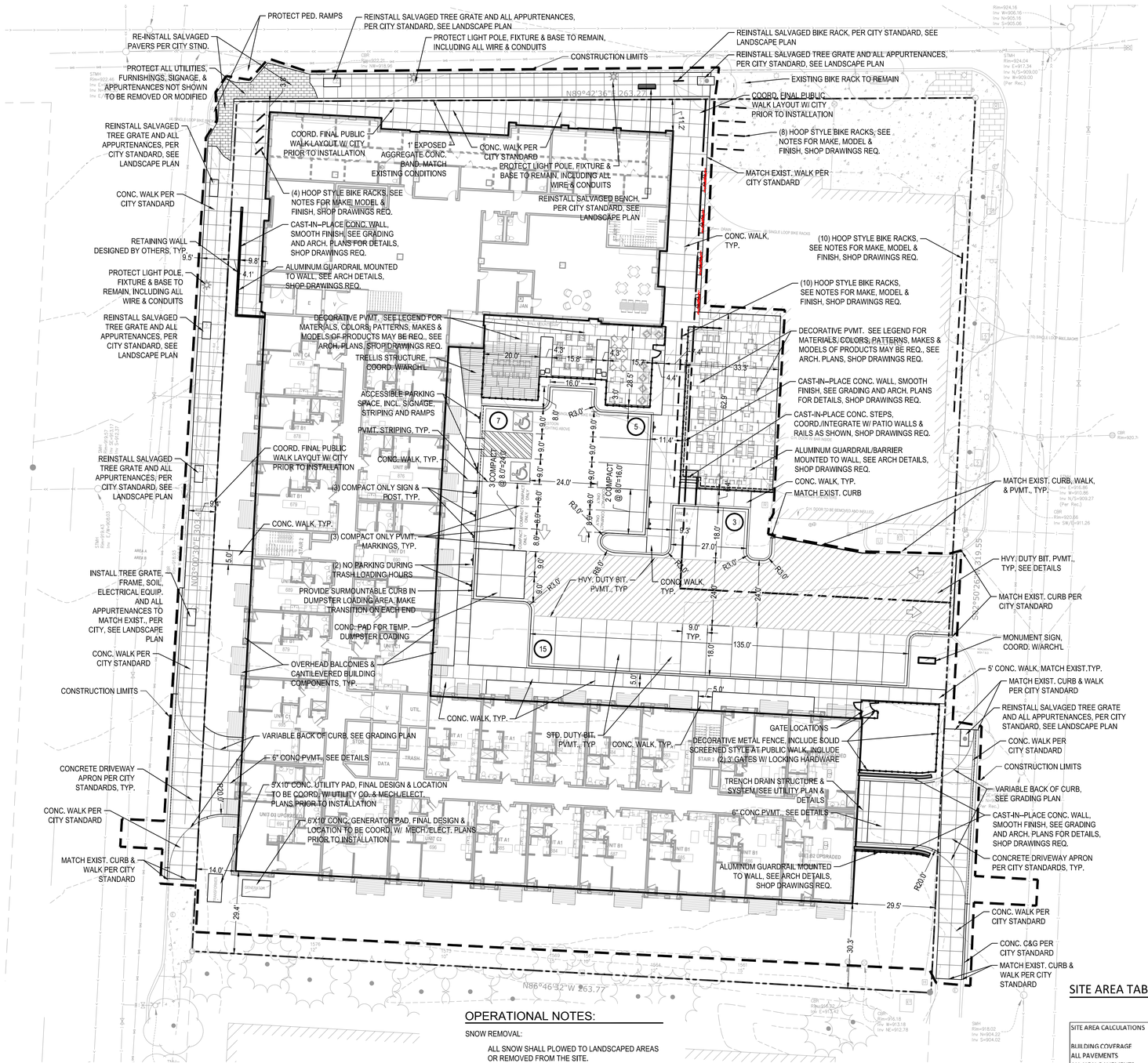
Date	Project Architect	Project Number
02/12/21	JW	20035

CONCEPT REVIEW SUBMITTAL

X00

CONCEPT REVIEW

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SITE LAYOUT NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCATIONAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
3. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
4. THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
5. CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
6. LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
7. CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
8. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING, FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
9. PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
10. CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 5' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
11. SEE SITE PLAN FOR CURB AND GUTTER TYPE. TAPER BETWEEN CURB TYPES-SEE DETAIL.
12. ALL CURB RADII ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
13. CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
14. FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
15. PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
16. ALL PARKING LOT PAINT STRIPPING TO BE WHITE, 4" WIDE TYP.
17. BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
18. ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE, SEE LANDSCAPE DOCUMENTS.
19. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

SITE PLAN LEGEND:

- LIGHT DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
- HEAVY DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
- CONCRETE PAVEMENT (IF APPLICABLE) AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS, SEE DETAIL.
- PROPERTY LINE
- CONSTRUCTION LIMITS
- CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
- TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS (IF APPLICABLE)
- SIGN AND POST ASSEMBLY (IF APPLICABLE). SHOP DRAWINGS REQUIRED. HC = ACCESSIBLE SIGN NP = NO PARKING FIRE LANE ST = STOP CP = COMPACT CAR PARKING ONLY
- ACCESSIBILITY ARROW (IF APPLICABLE) DO NOT PAINT.

CITY OF HOPKINS SITE SPECIFIC NOTES:

1. RESERVED FOR CITY SPECIFIC NOTES.

OPERATIONAL NOTES:

SNOW REMOVAL:

ALL SNOW SHALL PLOWED TO LANDSCAPED AREAS OR REMOVED FROM THE SITE.

TRASH REMOVAL:

TRASH REMOVAL SHALL OCCUR THROUGH THE TRASH ROOM DUMPSTERS WILL BE HAULED OUT AT THE TIME OF TRASH PICKUP AND WILL NOT BE STORED ONSITE.

DELIVERIES:

DELIVERIES SHALL OCCUR THROUGH THE MAIN ENTRANCE.

SITE AREA TABLE:

SITE AREA CALCULATIONS	EXISTING CONDITION		PROPOSED CONDITION	
BUILDING COVERAGE	34,334 SF	41.9%	42,091 SF	51.3%
ALL PAVEMENTS	43,414 SF	52.9%	25,553 SF	31.2%
ALL NON-PAVEMENTS	4,268 SF	5.2%	14,372 SF	17.5%
TOTAL SITE AREA	82,016 SF	100.0%	82,016 SF	100.0%

IMPERVIOUS SURFACE		
EXISTING CONDITION	77,748 SF	94.8%
PROPOSED CONDITION	67,644 SF	82.5%
DIFFERENCE (EX. VS PROP.)	10,104 SF	12.3%

Know what's **below.** **Call** before you dig.

1" = 20'-0"
10'-0" 0 20'-0"
2/12/2021 1:07:14 PM

CivilSite GROUP
Civil Engineering • Surveying • Landscape Architecture
4931 W. 35th Street, Suite 200
St. Louis Park, MN 55416
civilsitegroup.com 612-615-0060

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
HOPKINS APARTMENTS
118 MAIN ST, HOPKINS, MN 55343

HOPKINS MAINSTREET INC.
750 SECOND ST NE, SUITE 100, HOPKINS, MN 55343

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.

David J. Knaeble
DATE 2/12/21 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
2/12/21	CITY SUBMITTAL

DRAWN BY: BJ, FJ REVIEWED BY: DK
PROJECT NUMBER: 20294

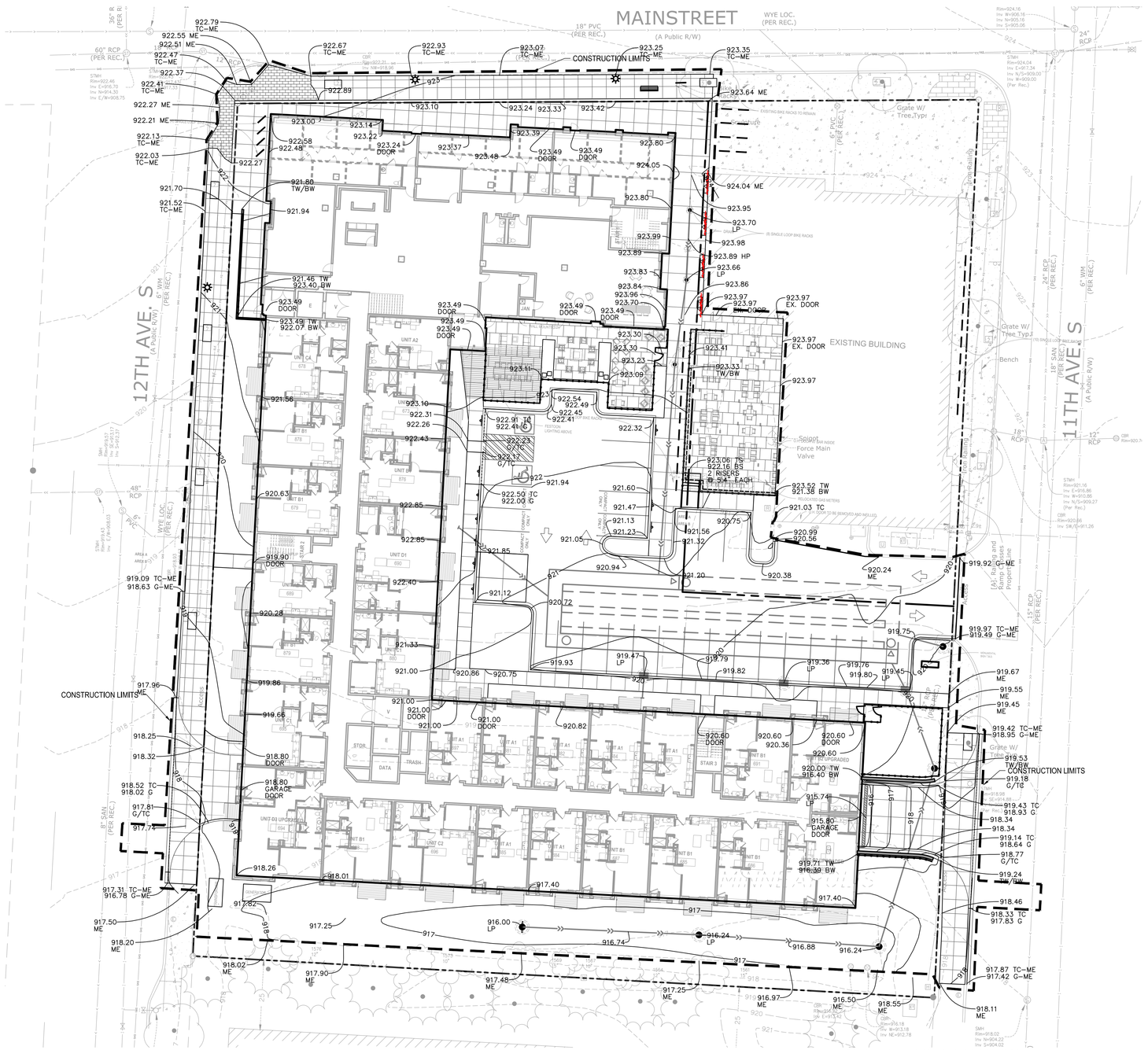
REVISION SUMMARY

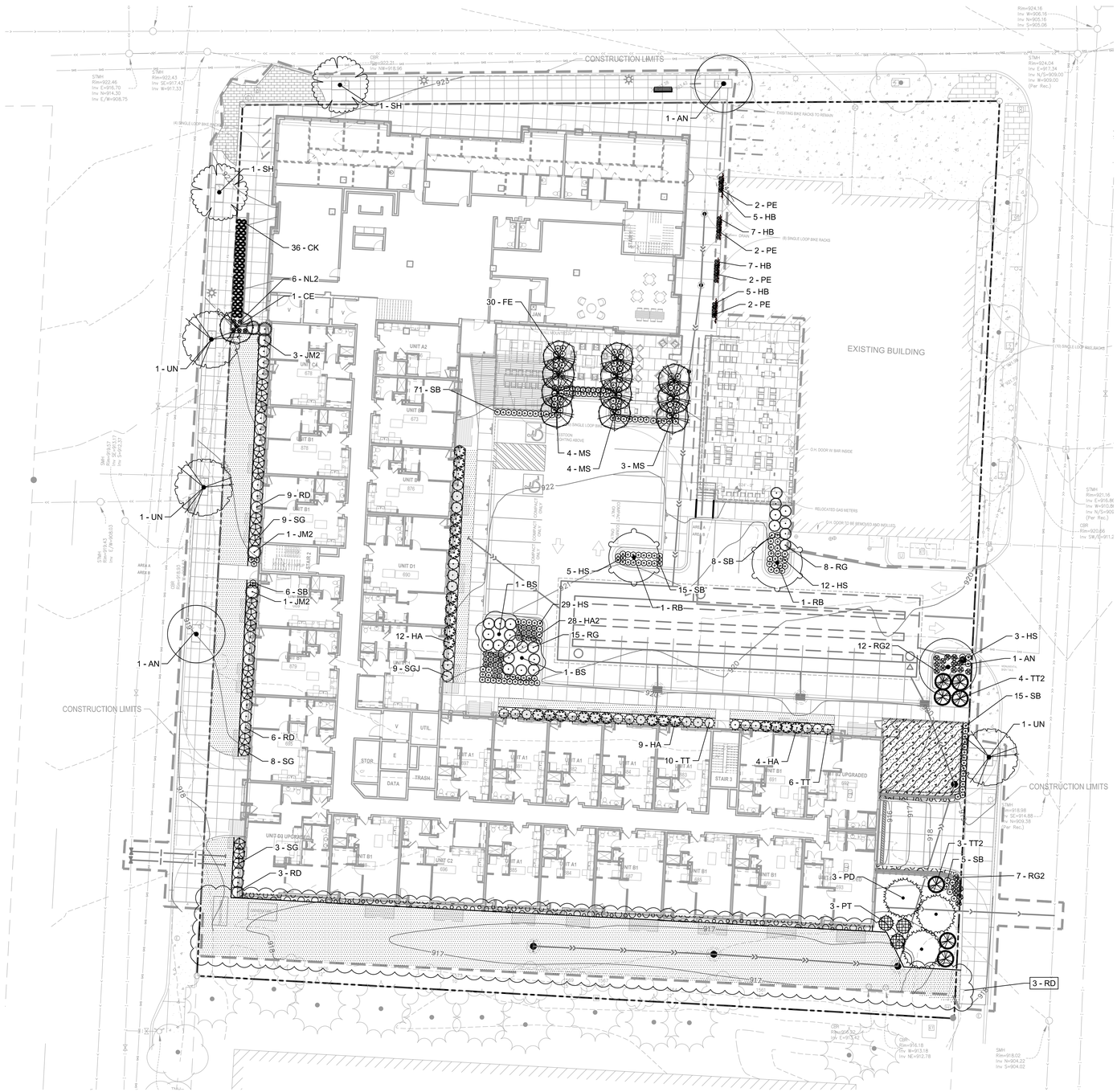
DATE	DESCRIPTION

SITE PLAN

C2.0

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MAINSTREET
(A Public R/W)
12TH AVE. S
(Athletic R/W)
11TH AVE S
(A Public R/W)
CONSTRUCTION LIMITS
EXISTING BUILDING
Grate W/ Tree,Typ
Bench
Sanitary Sewer Force Main Valve
Lot Line and Property Line
EXISTING BIKE RACKS TO REMAIN
(8) SINGLE LOOP BIKE RACKS
WYE LOC. (PER REC.)
18" PVC (PER REC.)
60" RCP (PER REC.)
48" RCP
24" RCP
18" RCP
12" RCP
15" RCP
6" PVC (PER REC.)
6" WM (PER REC.)
8" SAN (PER REC.)
18" SAN (PER REC.)
CBR
STMH
922.79 TC–ME
922.55 ME
922.51 ME
922.47 TC–ME
922.37
922.41 TC–ME
922.27 ME
922.21 ME
922.13 TC–ME
922.03 TC–ME
921.70
921.52 TC–ME
922.67 TC–ME
922.93 TC–ME
923.07 TC–ME
923.25 TC–ME
923.35 TC–ME
922.89
923.10
923.24
923.33
923.42
923.64 ME
923.00
923.14
923.22
922.58
922.48
922.27
923.24 DOOR
923.37
923.48
923.39
923.49 DOOR
923.49 DOOR
923.80
924.05
924.04 ME
923.95
923.70 LP
923.98
923.89 HP
923.66 LP
923.83
923.84
923.86
923.96
923.70
923.97 EX. DOOR
923.97 EX. DOOR
923.97 EX. DOOR
923.97
923.33 TW/BW
923.41
923.30
923.23
923.09
923.11
922.54
922.49
922.45
922.41
922.32
923.06 TS
922.16 BS
2 RISERS @ 9¼" EACH
923.52 TW
921.38 BW
921.03 TC
(SWP TO BE REMOVED AND INSTALLED)
920.75
920.99
920.56
921.94
921.60
921.47
921.13
921.23
921.56
921.32
921.05
921.85
920.94
921.20
920.38
920.24 ME
919.92 G–ME
919.97 TC–ME
919.49 G–ME
919.75
919.47 LP
919.79
919.82
919.93
919.36 LP
919.76
919.80
919.45 LP
919.67 ME
919.55 ME
919.45 ME
919.42 TC–ME
918.95 G–ME
919.53 TW/BW
CONSTRUCTION LIMITS
919.18 G/TC
915.74 LP
919.43 TC
918.93 G
918.34
918.34
919.14 TC
918.64 G
918.77 G/TC
919.24 TW/BW
915.80 GARAGE DOOR
919.71 TW
916.39 BW
918.46
918.33 TC
917.83 G
917.87 TC–ME
917.42 G–ME
918.11 ME
921.72
921.12
920.72
920.86
920.75
921.00
921.00 DOOR
921.00
920.82
920.60 DOOR
920.60
920.36
920.60 DOOR
920.60
920.00 TW
916.40 BW
919.90 DOOR
919.09 TC–ME
918.63 G–ME
920.28
919.66
917.96 ME
918.25
918.32
918.80 DOOR
918.80 GARAGE DOOR
918.52 TC
918.02 G
917.81 G/TC
917.74
918.26
918.01
917.31 TC–ME
916.78 G–ME
917.50 ME
918.20 ME
917.82
917.25
916.00 LP
916.74
916.24 LP
916.88
916.24
917.40
917.40
918.02 ME
917.90 ME
917.48 ME
917.25 ME
916.97 ME
916.50 ME
918.55 ME
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922.43
922.26
922.31
923.10
921.56
923.11
923.12 G/TC
922.91 TC
922.41 G
922.23
922.03 G/TC
922.50 TC
922.00 G
921.94
UNIT A2
UNIT B1
UNIT E
UNIT B1
UNIT A1
UNIT B1
UNIT D1
UNIT C1
UNIT A1
UNIT B1
UNIT C2
UNIT A1
UNIT B1
STOR.
DATA
TRASH
STAIR 1
STAIR 2
AREA A
AREA B
AREA C
AREA D
AREA E
AREA F
AREA G
AREA H
AREA I
AREA J
AREA K
AREA L
AREA M
AREA N
AREA O
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AREA R
AREA S
AREA T
AREA U
AREA V
AREA W
AREA X
AREA Y
AREA Z
CONTRACT CONTROL POINT #1
CONTRACT CONTROL POINT #2
CONTRACT CONTROL POINT #3
CONTRACT CONTROL POINT #4
CONTRACT CONTROL POINT #5
CONTRACT CONTROL POINT #6
CONTRACT CONTROL POINT #7
CONTRACT CONTROL POINT #8
CONTRACT CONTROL POINT #9
CONTRACT CONTROL POINT #10
CONTRACT CONTROL POINT



LANDSCAPE NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. WHERE SHOWN, SHRUB & PERENNIAL BEDS SHALL BE MULCHED WITH 4" DEPTH (MINIMUM AFTER INSTALLATION AND/OR TOP DRESSING OPERATIONS) OF SHREDDED CEDAR MULCH.
3. ALL TREES SHALL BE MULCHED WITH SHREDDED CEDAR MULCH TO OUTER EDGE OF SAUCER OR TO EDGE OF PLANTING BED, IF APPLICABLE. ALL MULCH SHALL BE KEPT WITHIN A MINIMUM OF 2" FROM TREE TRUNK.
4. IF SHOWN ON PLAN, RANDOM SIZED LIMESTONE BOULDERS COLOR AND SIZE TO COMPLIMENT NEW LANDSCAPING. OWNER TO APPROVE BOULDER SAMPLES PRIOR TO INSTALLATION.
5. PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE AND DISFIGURATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMPNESS OF PLANT MATERIAL FOR DURATION OF ACCEPTANCE PERIOD.
6. UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
7. CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE WARRANTED FOR ONE (1) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
8. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 4" LAYER TOPSOIL AND SOD AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
9. COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES, LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
10. ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
11. REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
12. SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
13. PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PAVEMENT/BACK OF CURB.
14. CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INLCUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.



EXISTING LANDSCAPING ALONG SOUTHERN PROPERTY LINE (FROM 11TH AVE.)



EXISTING LANDSCAPING ALONG SOUTHERN PROPERTY LINE (FROM 12TH AVE.)

LEGEND

- ALL SHRUB BEDS - SHREDDED CEDAR MULCH, SAMPLES REQUIRED
  PROVIDE EDGING AS SHOWN ON PLAN
- GEOTEXTILE (ADD TO SEED MIX HATCH)
- PROPOSED CANOPY TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED EVERGREEN TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED ORNAMENTAL TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED DECIDUOUS AND EVERGREEN SHRUB SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED PERENNIAL PLANT SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- EDGING
- DECORATIVE BOULDERS (ROUNDED & BLOCK STYLE), 18"-30" DIA.

Know what's **below.** **Call** before you dig.

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

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118 MAIN ST, HOPKINS, MN 55343

HOPKINS MAINSTREET INC.
750 SECOND ST NE, SUITE 100, HOPKINS, MN 55343

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Robert L. Binder
DATE 2/12/21 LICENSE NO. 25821

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
2/12/21	CITY SUBMITTAL

DRAWN BY: BJ, FJ REVIEWED BY: DK
PROJECT NUMBER: 20294

REVISION SUMMARY

DATE	DESCRIPTION

LANDSCAPE PLAN

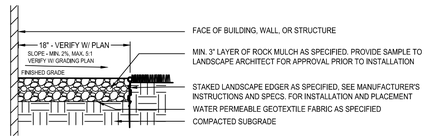
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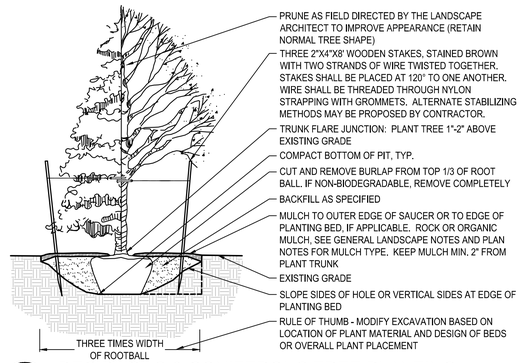
PLANT SCHEDULE

TREES	COMMON / BOTANICAL NAME	CONT	
3	Northwood Red Maple / Acer rubrum `Northwood`	2.5" Cal. B&B	
2	River Birch / Betula nigra	2.5" Cal. B&B	
2	Shiloh Splash Birch / Betula nigra `Shiloh Splash`	2.5" Cal. B&B	
2	Skyline Thornless Honey Locust / Gleditsia triacanthos inermis `Skycole` TM	2.5" Cal. B&B	
3	New Horizon American Elm / Ulmus americana `New Horizon`	2.5" Cal. B&B	
EVERGREEN TREES	COMMON / BOTANICAL NAME	CONT	
3	Black Hills Spruce / Picea glauca `Densata`	6` B&B	
3	Mugo Pine / Pinus mugo `Tannenbaum`	6` B&B	
7	Techny Arborvitae / Thuja occidentalis `Techny`	6` B&B	
ORNAMENTAL TREES	COMMON / BOTANICAL NAME	CONT	
1	Eastern Redbud Multi-trunk / Cercis canadensis	#20 CONT.	
11	Spring Snow Crabapple / Malus x `Spring Snow`	1.5" Cal. B&B	
SHRUBS	COMMON / BOTANICAL NAME	SIZE	
25	Annabelle Hydrangea / Hydrangea arborescens `Annabelle`	#5 CONT	
9	Sea Green Juniper / Juniperus chinensis `Sea Green`	5 gal.	
5	Medora Juniper / Juniperus scopulorum `Medora`	#5 CONT	
23	Gro-Low Fragrant Sumac / Rhus aromatica `Gro-Low`	#5 CONT	
18	Rose / Rosa x `Double Knockout`	#5 CONT	
20	Goldmound Japanese Spirea / Spiraea japonica `Goldmound`	#5 CONT	
16	Taunton`s Yew / Taxus x media `Tauntonii`	#5 CONT	
GRASSES	COMMON / BOTANICAL NAME	SIZE	
36	Feather Reed Grass / Calamagrostis x acutiflora `Karl Foerster`	#1 CONT	
30	Elijah Blue Fescue / Festuca glauca `Elijah Blue`	#1 CONT	
28	Golden Variegated Forest Grass / Hakonechloa macra `Aureola`	#1 CONT	
120	Blue Heaven Little Bluestem / Schizachyrium scoparium `Blue Heaven`	#1 CONT	
PERENNIALS	COMMON / BOTANICAL NAME	SIZE	
49	Stella Supreme Daylily / Hemerocallis x `Stella Supreme`	#1 CONT	
24	Berry Smoothie Coral Bells / Heuchera x `Berry Smoothie`	#1 CONT	
6	Catmint / Nepeta racemosa `Little Titch`	#1 CONT	
19	Goldsturm Coneflower / Rudbeckia fulgida `Goldsturm`	#1 CONT	
VINE/ESPALIER	COMMON / BOTANICAL NAME	SIZE	
8	Engelmann Virginia Creeper / Parthenocissus quinquefolia engelmannii	#1 CONT	

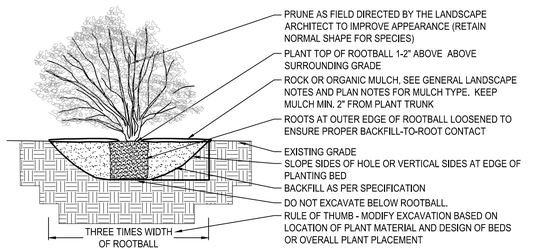
GROUND COVERS	QTY	COMMON / BOTANICAL NAME	SIZE
	724.5 sf	Dog Park Surfacing / Dog Park Surfacing Synthetic turf system specifically produced for use in dog parks. Include any underground components as required by manuf. Surface shall be treated with anti-microbial agent.	Mulch
	492.7 sf	Rock Maintanence Strip / Rock Maintanence Strip 1" River rock over filter fabric, include edging as shown & needed. See detail.	Mulch
	212,6.1 sf	Blue Grass Based / Sod Commercial grade, locally grown, "Big Roll" preferred	Sod



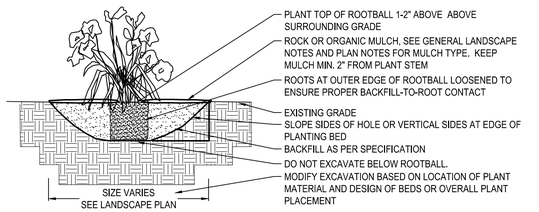
1 AGGREGATE MAINTANENCE STRIP
NTS



2 DECIDUOUS & CONIFEROUS TREE PLANTING
NTS



3 DECIDUOUS & CONIFEROUS SHRUB PLANTING
NTS



4 PERENNIAL BED PLANTING
NTS

IRRIGATION NOTES:

1. ENTIRE SITE SHALL BE FULLY IRRIGATED. THE CONTRACTOR SHALL SUBMIT IRRIGATION SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. SEE MECHANICAL AND ELECTRICAL PLANS AND SPECIFICATIONS FOR IRRIGATION WATER, METER, AND POWER CONNECTIONS.
3. CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND/ABOVE GROUND FACILITIES PRIOR TO ANY EXCAVATION/INSTALLATION. ANY DAMAGE TO UNDERGROUND/ABOVE GROUND FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND COSTS ASSOCIATED WITH CORRECTING DAMAGES SHALL BE BORNE ENTIRELY BY THE CONTRACTOR.
4. SERVICE EQUIPMENT AND INSTALLATION SHALL BE PER LOCAL UTILITY COMPANY STANDARDS AND SHALL BE PER NATIONAL AND LOCAL CODES. EXACT LOCATION OF SERVICE EQUIPMENT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT OR EQUIVALENT AT THE JOB SITE.
5. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR THE PROPOSED ELECTRICAL SERVICE AND METERING FACILITIES.
6. IRRIGATION WATER LINE CONNECTION SIZE IS 1½" AT BUILDING. VERIFY WITH MECHANICAL PLANS.COVAGE.
7. ALL MAIN LINES SHALL BE 18" BELOW FINISHED GRADE.
8. ALL LATERAL LINES SHALL BE 12" BELLOW FINISHED GRADE.
9. ALL EXPOSED PVC RISERS, IF ANY, SHALL BE GRAY IN COLOR.
10. CONTRACTOR SHALL LAY ALL SLEEVES AND CONDUIT AT 2'-0" BELOW THE FINISHED GRADE OF THE TOP OF PAVEMENT. EXTEND SLEEVES TO 2'-0" BEYOND PAVEMENT.
11. CONTRACTOR SHALL MARK THE LOCATION OF ALL SLEEVES AND CONDUIT WITH THE SLEEVING MATERIAL "ELLED" TO 2'-0" ABOVE FINISHED GRADE AND CAPPED.
12. FABRICATE ALL PIPE TO MANUFACTURE'S SPECIFICATIONS WITH CLEAN AND SQUARE CUT JOINTS. USE QUALITY GRADE PRIMER AND SOLVENT CEMENT FORMULATED FOR INTENDED TYPE OF CONNECTION.
13. BACKFILL ALL TRENCHES WITH SOIL FREE OF SHARP OBJECTS AND DEBRIS.
14. ALL VALVE BOXES AND COVERS SHALL BE BLACK IN COLOR.
15. GROUP VALVE BOXES TOGETHER FOR EASE WHEN SERVICE IS REQUIRED. LOCATE IN PLANT BED AREAS WHENEVER POSSIBLE.
16. IRRIGATION CONTROLLER LOCATION SHALL BE VERIFIED ON-SITE WITH OWNER'S REPRESENTATIVE.
17. CONTROL WIRES: 14 GAUGE DIRECT BURIAL, SOLID COPPER IRRIGATION WIRE. RUN UNDER MAIN LINE. USE MOISTURE-PROOF SPLICES AND SPLICE ONLY AT VALVES OR PULL BOXES. RUN SEPARATE HOT AND COMMON WIRE TO EACH VALVE AND ONE (1) SPARE WIRE AND GROUND TO FURTHEST VALVE FROM CONTROLLER. LABEL OR COLOR CODE ALL WIRES.
18. AVOID OVER SPRAY ON BUILDINGS, PAVEMENT, WALLS AND ROADWAYS BY INDIVIDUALLY ADJUSTING RADIUS OR ARC ON SPRINKLER HEADS AND FLOW CONTROL ON AUTOMATIC VALVE.
19. ADJUST PRESSURE REGULATING VALVES FOR OPTIMUM PRESSURE ON SITE.
20. USE SCREENS ON ALL HEADS.
21. A SET OF AS-BUILT DRAWINGS SHALL BE MAINTAINED ON-SITE AT ALL TIMES IN AN UPDATED CONDITION.
22. ALL PIPE 3" AND OVER SHALL HAVE THRUST BLOCKING AT EACH TURN.
23. ALL AUTOMATIC REMOTE CONTROL VALVES WILL HAVE 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL UNDERNEATH VALVE AND VALVE BOX. GRAVEL SHALL EXTENT 3" BEYOND PERIMETER OF VALVE BOX.
24. THERE SHALL BE 3" MINIMUM SPACE BETWEEN BOTTOM OF VALVE BOX COVER AND TOP OF VALVE STRUCTURE.

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PROJECT
HOPKINS APARTMENTS
118 MAIN ST, HOPKINS, MN 55343

HOPKINS MAINSTREET INC.
750 SECOND ST NE, SUITE 100, HOPKINS, MN 55343

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DRAWN BY:BJ, FJ REVIEWED BY: DK
PROJECT NUMBER: 20294

REVISION SUMMARY

DATE	DESCRIPTION

LANDSCAPE PLAN NOTES & DETAILS

L1.1

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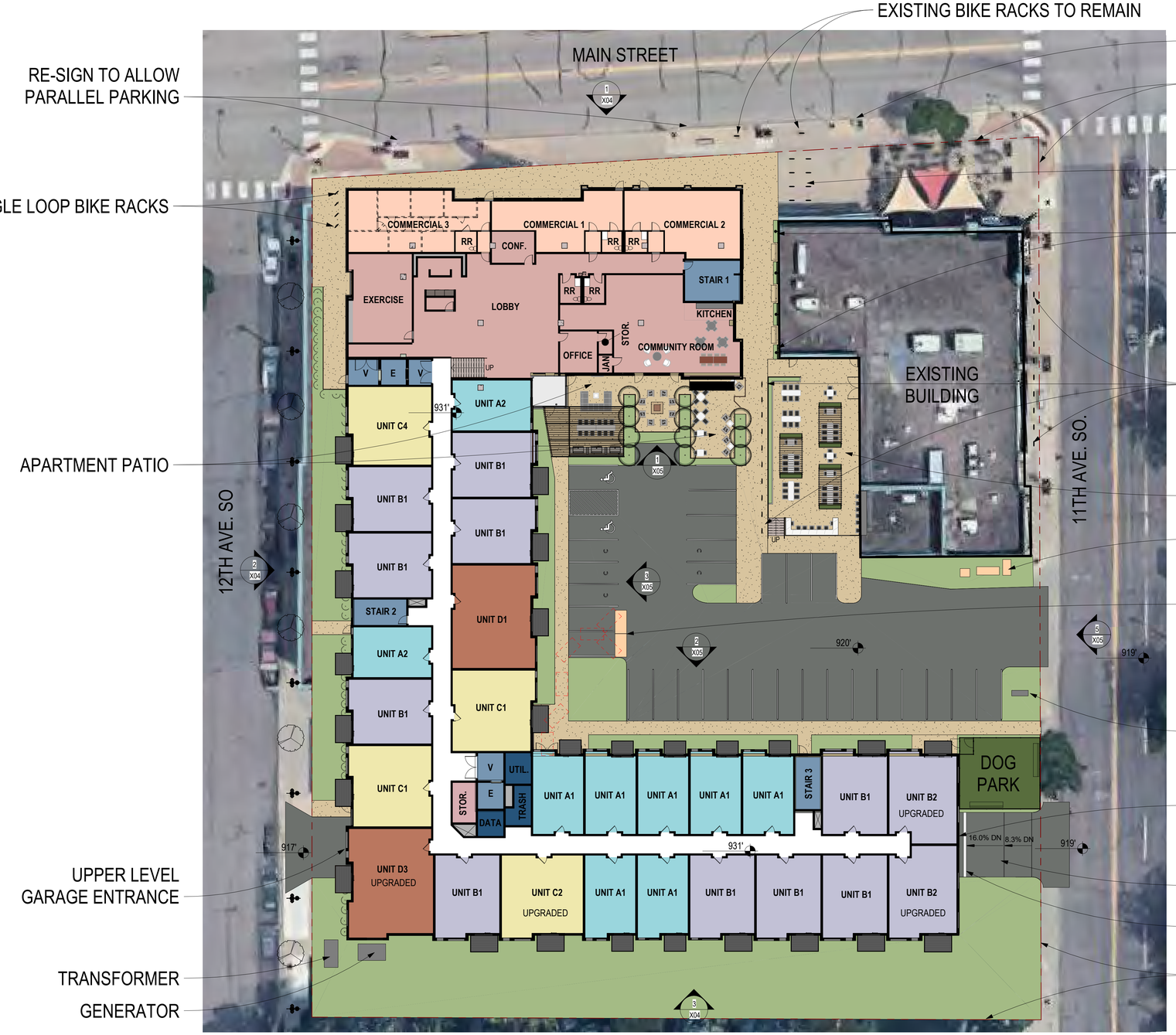
REVISION SUMMARY

DATE	DESCRIPTION

LANDSCAPE PLAN ENLARGEMENTS

L1.2

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EXISTING BIKE RACKS TO REMAIN

RELOCATED BUS STOP

RE-SIGN TO ALLOW PARALLEL PARKING

PROPERTY LINE

SINGLE LOOP BIKE RACKS

SINGLE LOOP BIKE RACKS

VERTICAL TRELLISES WITH (3) PUBLIC BENCHES

SINGLE LOOP BIKE RACKS

APARTMENT PATIO

RESTAURANT PATIO

EXISTING ELECTRICAL TRANSFORMERS TO REMAIN

TRASH PICKUP AREA - DUMPSTER ROUTE DASHED RED

MONUMENT SIGN

LOWER LEVEL GARAGE ENTRANCE

HEATED RAMP

UPPER LEVEL GARAGE ENTRANCE

TRENCH DRAIN

PROPERTY LINE

TRANSFORMER

GENERATOR

1 SITE PLAN/1ST FLOOR

SCALE 1" = 20'-0"

Momentum Design Group
755 Prior Avenue North , #301A
St. Paul, Minnesota 55104
952.583.9788

HOPKINS APARTMENTS
118 Mainstreet, Hopkins, MN 55343

ARCHITECTURAL SHEETS ISSUED FOR REFERENCE ONLY

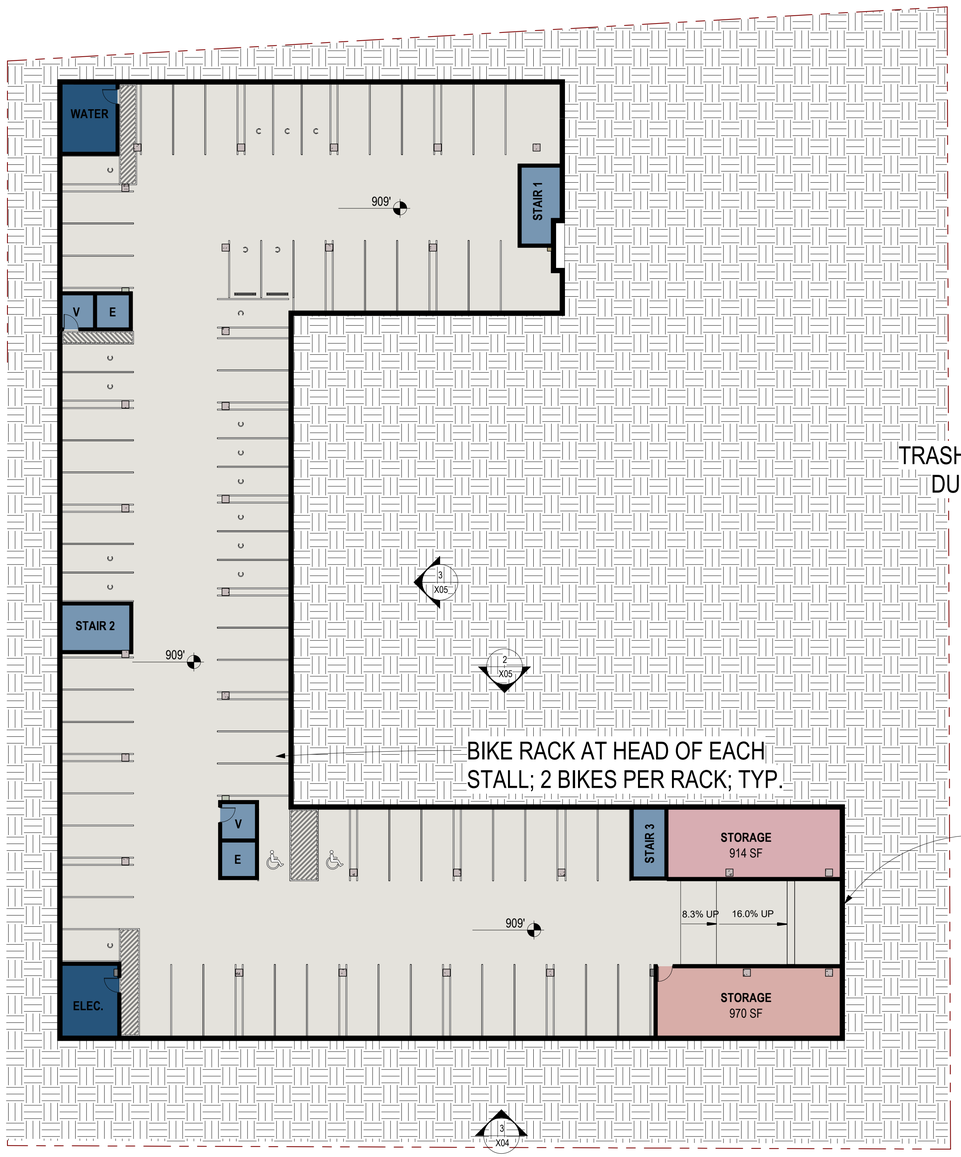
Date	Project Architect	Project Number
02/12/21	JW	20035

SITE PLAN / FIRST FLOOR

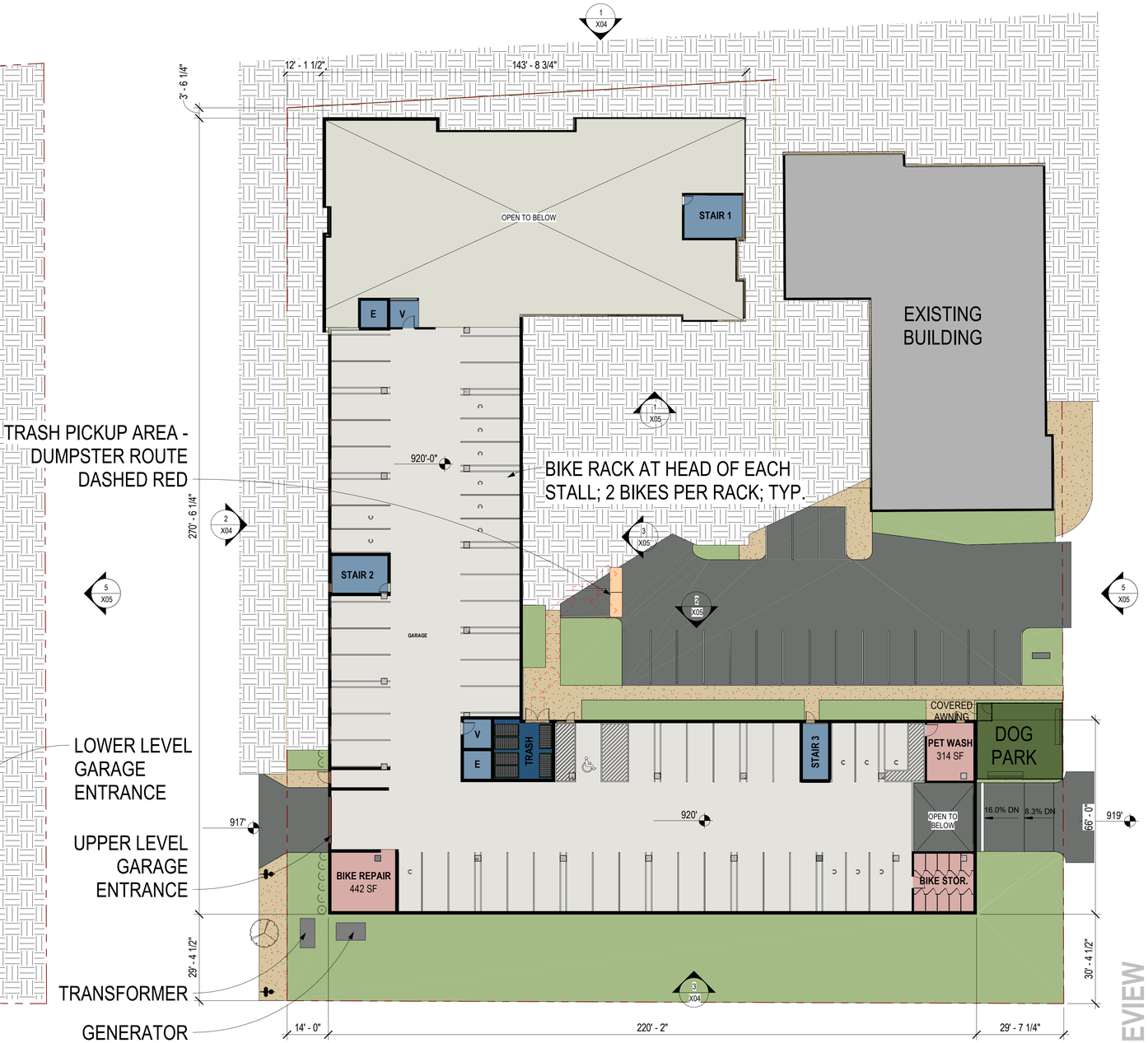
X01

CONCEPT REVIEW

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1 **LOWER GARAGE LEVEL**
SCALE 1" = 20'-0"



2 **UPPER GARAGE LEVEL**
SCALE 1" = 20'-0"

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952.583.9788

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CONCEPT REVIEW

Date	02/12/21
Project Architect	JW
Project Number	20035

FLOOR PLANS

X02

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1 2ND-3RD FLOORS

SCALE 1" = 20'-0"



2 4TH FLOOR

SCALE 1" = 20'-0"

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Date	02/12/21
Project Architect	JW
Project Number	20035

FLOOR PLANS

X03

CONCEPT REVIEW

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STONE:	810.9	SF	10%
R.F. CMU:	0.0	SF	0%
BRICK:	1,643.7	SF	21%
SIDING:	2,466.1	SF	31%
GLAZING:	2,913.7	SF	38%
TOTAL:	**7,834.4**	**SF**	**100%**

1 NORTH ELEVATION
SCALE 1" = 10'-0"



STONE:	1,241.3	SF	08%
R.F. CMU:	1,773.4	SF	11%
BRICK:	2,338.2	SF	15%
SIDING:	6,184.9	SF	40%
GLAZING:	3,995.1	SF	26%
TOTAL:	**15,532.9**	**SF**	**100%**

2 WEST ELEVATION
SCALE 1" = 10'-0"



STONE:	0.0	SF	00%
R.F. CMU:	3,007.3	SF	22%
BRICK:	1,210.5	SF	10%
SIDING:	6,609.5	SF	49%
GLAZING:	2,605.8	SF	19%
TOTAL:	**13,433.1**	**SF**	**100%**

3 SOUTH ELEVATION
SCALE 1" = 10'-0"

HOPKINS CINEMA FLATS
TOTAL BUILDING MATERIAL %'S

STONE:	2,109.3 SF	3.3 %
R.F. CMU:	8,118.6 SF	12.6 %
BRICK:	8,877.8 SF	13.8 %
SIDING:	29,637.9 SF	45.9 %
GLAZING:	15,737.4 SF	24.4 %
	64,481.0 SF	

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Date	Project Architect	Project Number
02/12/21	JW	20035

CONCEPT REVIEW

EXTERIOR ELEVATIONS

X04

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1 NORTH ELEVATION - INTERIOR

SCALE 1" = 10'-0"

STONE:	0.0 SF	0%
R.F. CMU:	0.0 SF	0%
BRICK:	1,169.5 SF	28%
SIDING:	1,768.5 SF	44%
GLAZING:	1,121.0 SF	28%
TOTAL:	**4,059.00 SF**	**100%**



2 SOUTH ELEVATION - INTERIOR

SCALE 1" = 10'-0"

STONE:	0.0 SF	0%
R.F. CMU:	1,586.5 SF	18%
BRICK:	916.9 SF	10%
SIDING:	4,360.4 SF	49%
GLAZING:	2,049.4 SF	23%
TOTAL:	**8,913.2 SF**	**100%**

HOPKINS CINEMA FLATS TOTAL BUILDING MATERIAL %'S

STONE:	2,109.3 SF	3.3 %
R.F. CMU:	8,118.6 SF	12.6 %
BRICK:	8,877.8 SF	13.8 %
SIDING:	29,637.9 SF	45.9 %
GLAZING:	15,737.4 SF	24.4 %
	64,481.0 SF	

3 EAST ELEVATION - INTERIOR

SCALE 1" = 10'-0"

STONE:	0.0 SF	00%
R.F. CMU:	1,037.5 SF	14%
BRICK:	626.4 SF	09%
SIDING:	3,947.5 SF	53%
GLAZING:	1,781.5 SF	24%
TOTAL:	**7,392.9 SF**	**100%**



4 EAST ELEVATION - SOUTH END

SCALE 1" = 10'-0"

STONE:	0.0	SF	00%
R.F. CMU:	713.9	SF	19%
BRICK:	0.0	SF	00%
SIDING:	2,619.6	SF	68%
GLAZING:	480	SF	13%
TOTAL:	**3,813.5**	**SF**	**100%**



5 EAST ELEVATION - NORTH END

SCALE 1" = 10'-0"

STONE:	57.1	SF	02%
R.F. CMU:	0.0	SF	00%
BRICK:	972.6	SF	28%
SIDING:	1,681.4	SF	44%
GLAZING:	923.0	SF	26%
TOTAL:	**3,501.9**	**SF**	**100%**

Momentum Design Group
755 Prior Avenue North , #301A
St. Paul, Minnesota 55104
952.583.9788

HOPKINS APARTMENTS
118 Mainstreet, Hopkins, MN 55343

ARCHITECTURAL SHEETS ISSUED FOR REFERENCE ONLY

Date	Project Architect	Project Number
02/12/21	JW	20035

CONCEPT REVIEW

EXTERIOR ELEVATIONS

X05

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Perspective from NW



Sidewalk Perspective from NW



Sidewalk Perspective from NE



Arial View of Rooftop Patio



Birdtown Flats Rooftop - Robbinsdale, MN



BRICK 1



BRICK 2



COMPOSITE BOARD & BATTEN SIDING



COMPOSITE LAP SIDING



ROCKFACE CMU



MANUFACTURED STONE



PHENOLIC PANELS

Proposed Materials

CONCEPT REVIEW

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Project Number	20035

EXTERIOR PERSPECTIVES

X06

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MARKETPLACE & MAIN - HOPKINS, MN



MARKETPLACE & MAIN MATERIAL %'S		
STONE:	0 SF	0%
R.F. CMU:	6,948 SF	16.69%
BRICK:	5,895 SF	14.17%
SIDING:	20,879 SF	50.17%
GLAZING:	7,894 SF	18.97%
	41,616 SF	





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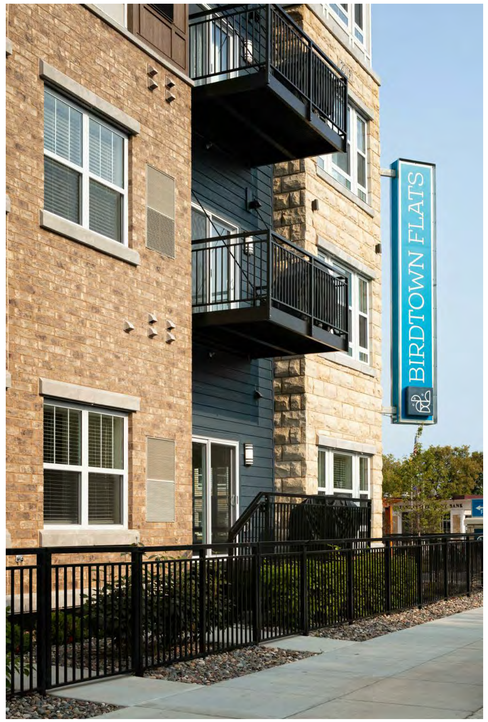
Date	02/12/21
Project Architect	JW
Project Number	20035

MARKETPLACE
& MAIN
PROJECT

X07

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BIRDTOWN FLATS - ROBBINSDALE, MN



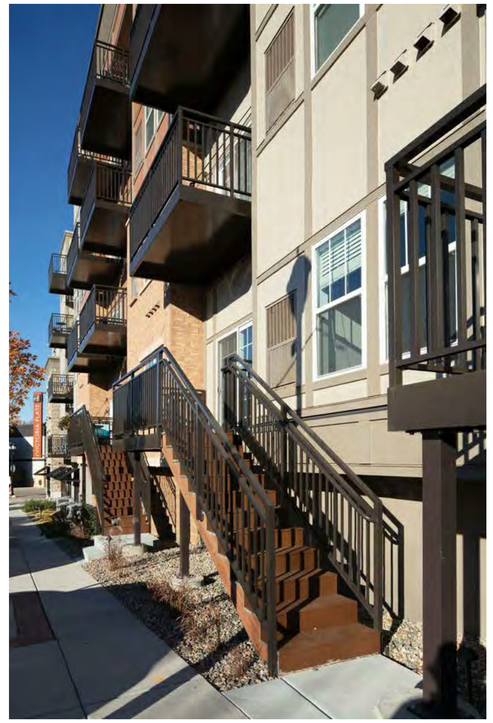
BIRDTOWN FLATS MATERIAL %'S		
STONE:	5,516 SF	7%
R.F. CMU:	10,924 SF	13%
BRICK:	11,372 SF	14%
SIDING:	40,388 SF	48%
GLAZING:	15,514 SF	19%
	83,714 SF	



VICTORIA FLATS - VICTORIA, MN



VICTORIA FLATS MATERIAL %'S	
STONE:	5%
R.F. CMU:	15%
BRICK:	11%
SIDING:	43%
GLAZING:	25%



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Date	02/12/21
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Project Number	20035

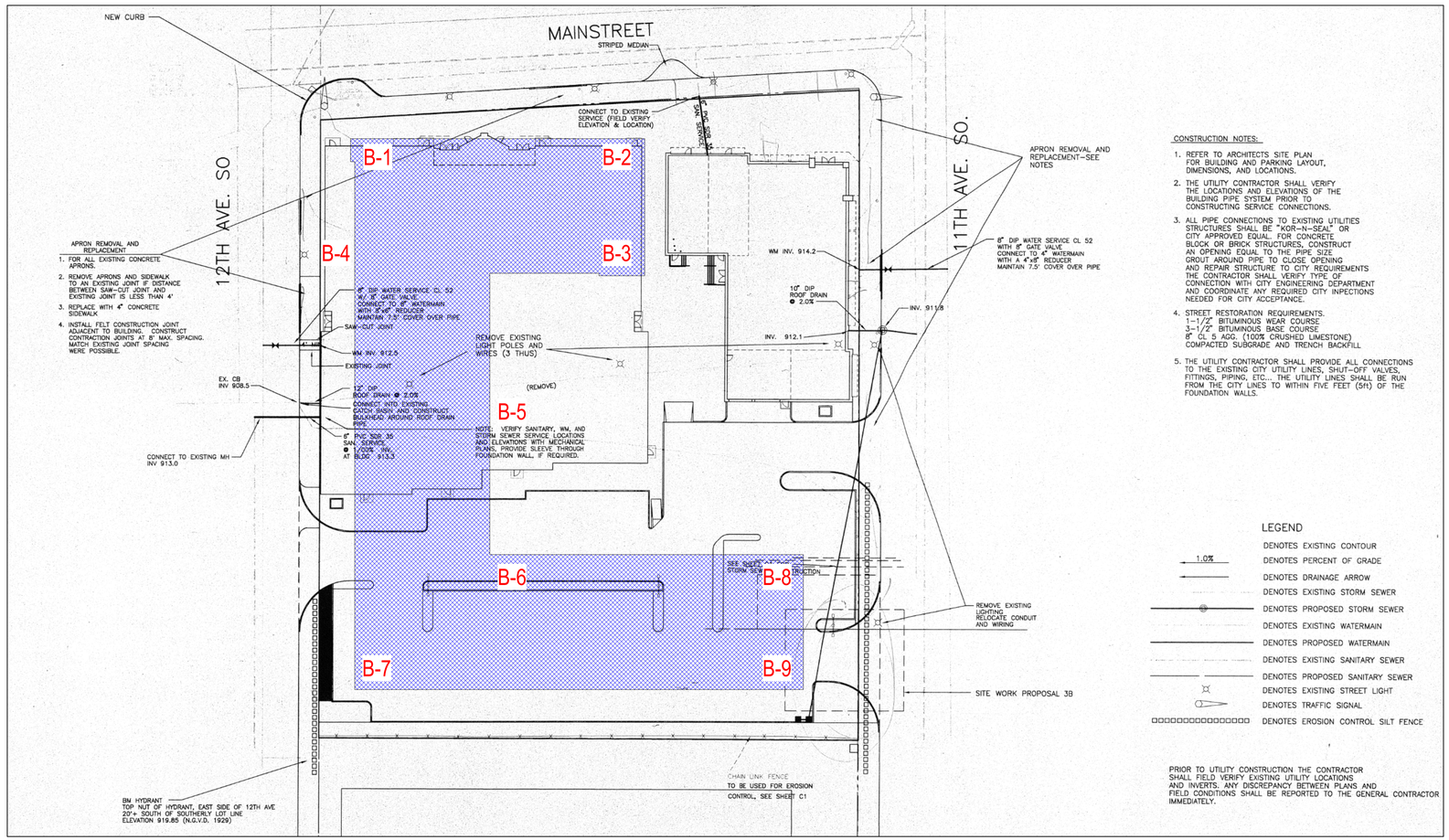
BIRDTOWN & VICTORIA PROJECTS

X08

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ESTIMATED GROUND WATER LEVELS AND ELEVATIONS

Boring Location	Estimated Surface Elevation	Measure Ground Water Level (ft) - During Drilling	Date Measured	Measure Ground Water Level (ft) - Later Date	Date Measured	Estimated Ground Water Elevation	Previous Boring Location - Closest	Previous Ground Water Level (ft)	Previous Ground Water Elevation
B-1	923.3	18.3	11/13/2020	NA	NA	905.0	BH-18	19.5	NA
B-2	924.6	18.9	11/16/2020	NA	NA	905.7	B-1	18.6	905.3
B-3	NA	NA	NA	NA	NA	NA	B-2	17.1	904.8
B-4	NA	NA	NA	NA	NA	NA	BH-19	19.0	NA
B-5	921.2	16.1	11/11/2020	17.6	11/12/2020	903.6	B-7	16.5	904.5
B-6	919.9	15.4	11/11/2020	NA	NA	904.5	B-7	15.5	NA
B-7	918.9	15.4	11/12/2020	15.4	11/13/2020	903.5	B-6	13.5	NA
B-8	919.7	14.9	11/12/2020	NA	NA	904.8	B-8	15.0	NA
B-9	918.0	13.6	11/12/2020	13.6	11/13/2020	904.4	NA	NA	NA



HIGH WATER ANALYSIS

1/32" = 1'-0"

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St. Paul, Minnesota 55104
952.583.9788

HOPKINS APARTMENTS
118 Mainstreet, Hopkins, MN 55343

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CONCEPT REVIEW

Date 02/12/21
Project Architect JW
Project Number 20035

HIGH WATER ANALYSIS

X09

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South Elevation - Building Height

3/32" = 1'-0"



1st Floor - w/ Setbacks

1" = 20'-0"

SETBACK REQUIREMENTS FOR B2:

FRONT YARD = 1'-0"
- If abutting a residential district - 1/2 requirement of the abutting R-district
- Abutting R-5 District Front Yard = 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 = 10'-0"
- If abutting a residential district - same requirement as abutting R-district
- Abutting R-5 District Rear Yard = 25'-0" or 1/2 height of building (whichever is greater)

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HOPKINS APARTMENTS

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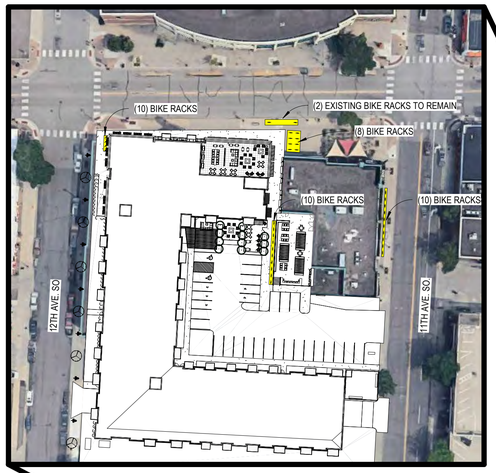
Date	02/22/21
Project Architect	JW
Project Number	20035

CONCEPT REVIEW

BUILDING SETBACKS

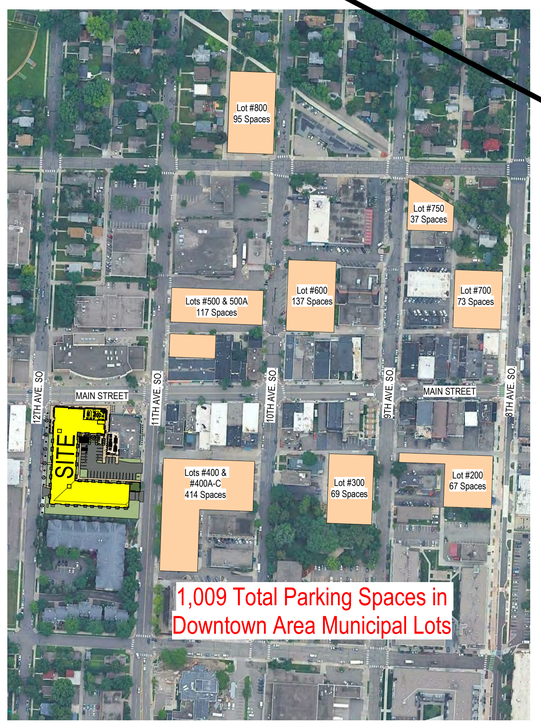
X10

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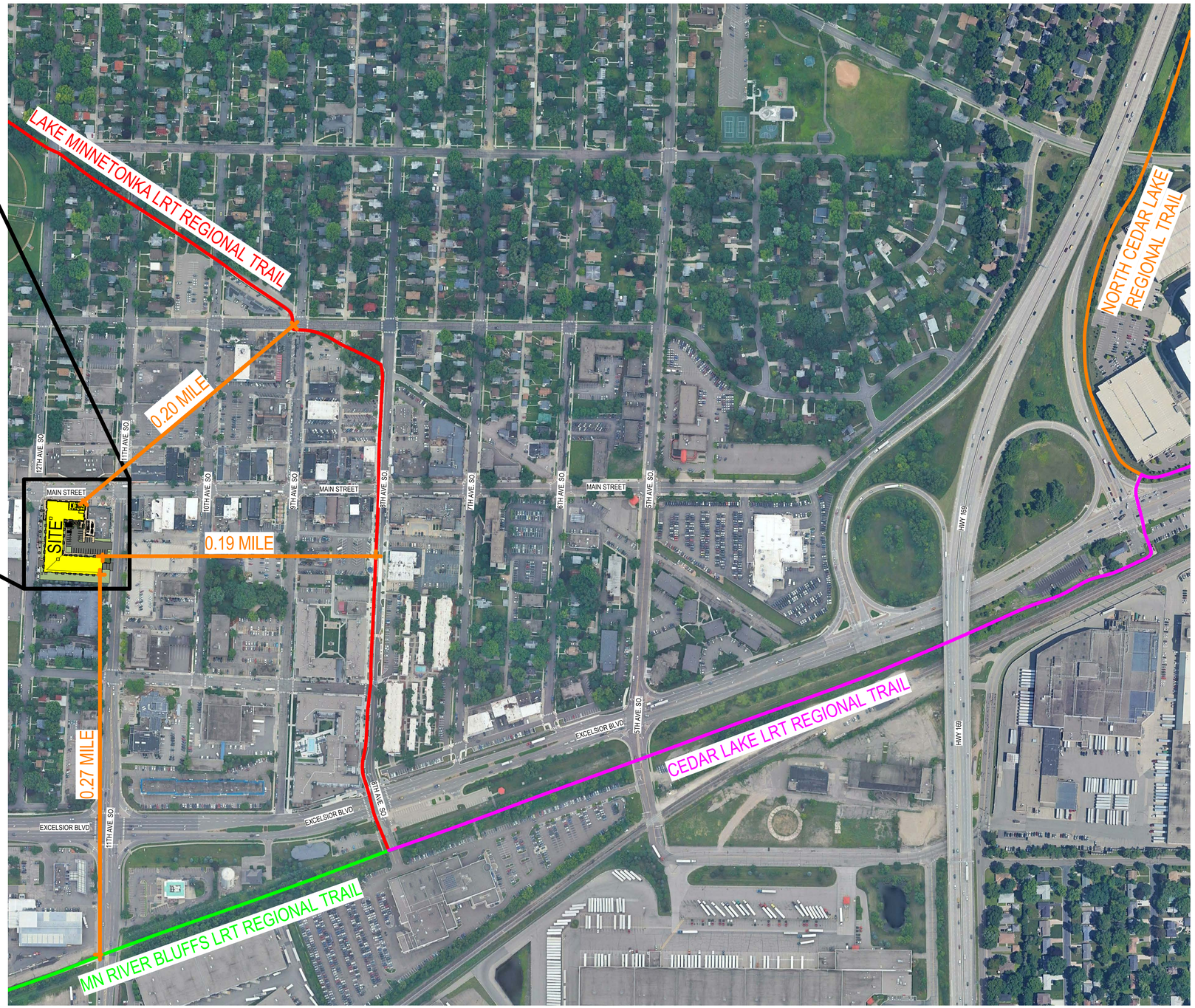
Public Bike Rack Locations

1/64" = 1'-0"



Public Parking

1" = 200'-0"



Bicycle Trails

1" = 200'-0"

CONCEPT REVIEW

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St. Paul, Minnesota 55104
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HOPKINS APARTMENTS

118 Mainstreet, Hopkins, MN 55343

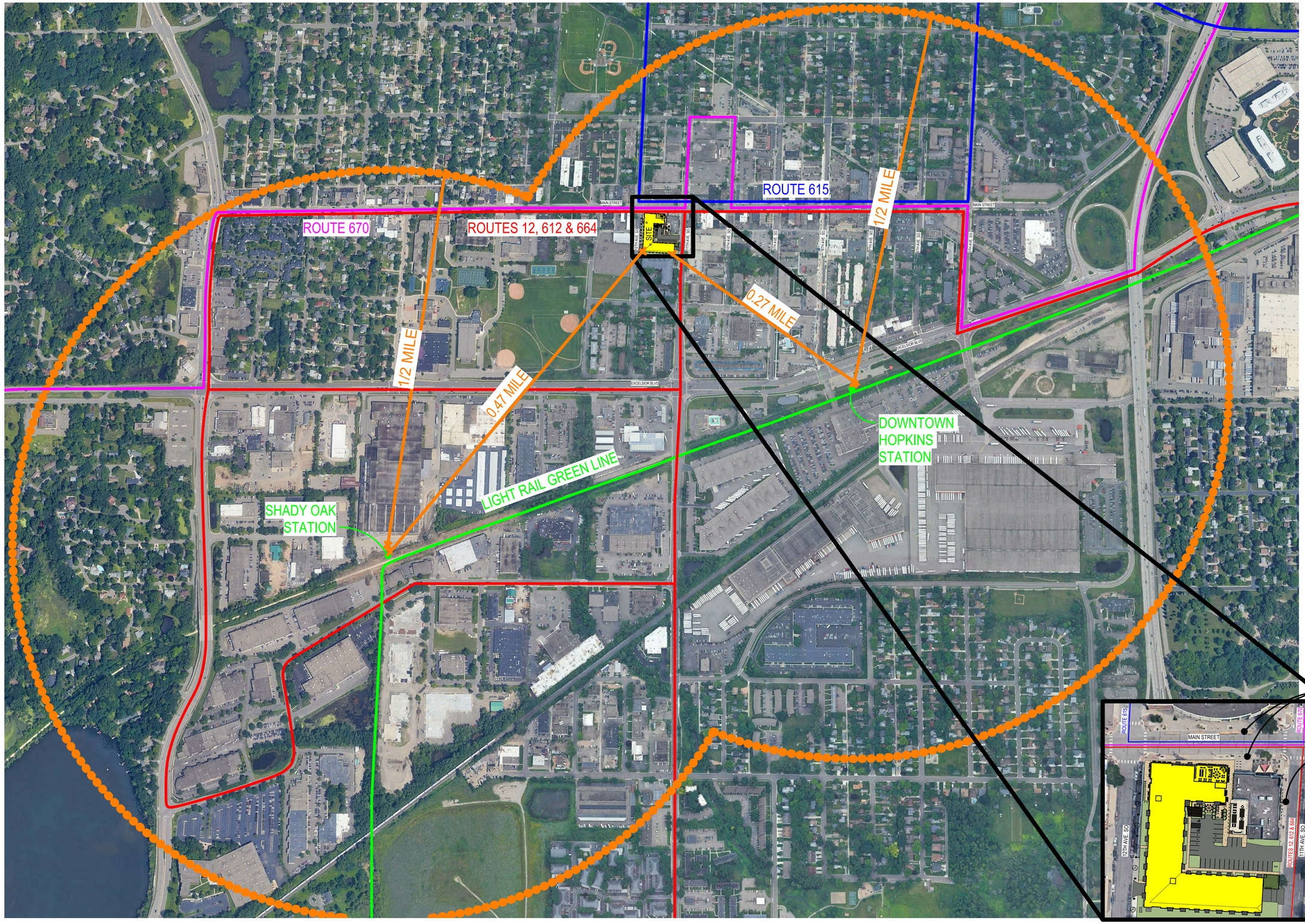
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Date	02/12/21
Project Architect	JW
Project Number	20035

SITE CONTEXT

X11

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Public Transportation Routes

1" = 300'-0"

Bus Stop Locations

1" = 80'-0"

CONCEPT REVIEW

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HOPKINS APARTMENTS

118 Mainstreet, Hopkins, MN 55343

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Date	02/12/21
Project Architect	JW
Project Number	20035

SITE CONTEXT

X12

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1 South Elevation - Building Height

SCALE 1" = 10'-0"



3 Estimated Surrounding Building Heights

SCALE 1" = 100'-0"



2 North Elevation - Building Height

SCALE 1" = 10'-0"

CONCEPT REVIEW

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HOPKINS APARTMENTS

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Date	02/12/21
Project Architect	JW
Project Number	20035

SITE CONTEXT

X13

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HOPKINS APARTMENTS COMMENTS

Name	Address	Support/Oppose	Reason/Ideas
Kris Dahl	221 13th Ave N, Hopkins	Oppose	Hopkins is currently 65% rental. We need more residential property - condos/townhomes. No more apartments.
Laurie Severson	302 Jackson Ave N, Hopkins	Support	A long time renter in Hopkins and hoping to be on the list. They're going to be beautiful. I hope not too expensive like the others.
John Wegner	10451 Greenbrier Rd #105, MTKA	Oppose	I wish these were condos instead of apartments. There are a lot of apartment buildings in downtown. Would like to live downtown but as a condo owner it is not very feasible.
Karin Eckblad	944 Westbrooke Way #5, Hopkins	Oppose	The proposed monstrosity is not what Hopkins needs right now. We need affordable housing and spaces for the community, not luxury apartments. The proposed development is moving away from what Hopkins should be.
James Gullekson	33 6th Ave N, Hopkins	Oppose	No more apartments along Mainstreet. Ruining the small town feel of downtown Hopkins. There are also many vacant business/store fronts along Mainstreet. Try and find another theater group. A lot of people moved here for the theater.
Tom Hurdock	325 13th Ave N, Hopkins	Oppose	Moved to Hopkins 5 years ago because of what Mainstreet & downtown offer residents and visitors - a unique small-town experience; dinner and a movie, a lunch out.
Zachary Clifton	345 10th Ave N, Hopkins	Oppose	While very sad to see the theater go, replacing it with a four story luxury apartment building is not what our town needs. We would love to see more commercial spaces for restaurants/small businesses. New residential on Mainstreet should fit with existing aesthetic. There was a great plan for artists lofts on a minimally used parking lot that would have brought artists/culture to the community. This was a great idea. Hopkins does not need more luxury apartments, should focus on affordable options while maintaining Mainstreet's charm.
Samantha Sands	10 7th Ave N #212, Hopkins	Oppose	The theater is a beloved staple of the city. The City should hold off on approving anything until another theatre company can run a movie theatre again. The City could give funds to the landowner to keep it open right now. If there is to be an apartment building the city should insist that it include subsidized/affordable housing.
Casey Kreie	8911 W 34th St, St. Louis Park	Support	Like the retail space, but why is it so small? Doesn't look like anything but a news stand could be in there.

Sharon Oldani	1502 5th St N, Hopkins	Oppose	Hopkins is a place of inclusion and divsersity. Expensive, luxury apartments attract only wealthy, white twenty-somethings. I do think it's time to move on from Hopkins Cinema, however apartments if apartments are going to be built, they should be affordable.
Amy Digman	54 Harrison Ave S, Hopkins	Oppose	Disappointed in seeing more 1 bedroom/studio apartments. Hopkins already has so many apartments of this size. It would be nice to see units that could support more families in the community. Mainstreet is startin gto feel like a tunnel corridor and less like the small town downtown that drew us here to begin with.
Ethan Kassner	233 11th Ave N, Hopkins	Support	How will the city make sure that the residents don’t' oerwhelm or severely reduce nearby parking? Overall, think this development would be good for the city as long as the parking issue is addressed.
Shannon Martin	315 19th Ave N, Hopkins	Oppose	If the theater cannot be saved, please reject the current offer to turn into condos. More luxury apartments is not what our downtown needs. We need to maintain offerings of activities and opportunities for small businesses to thrive. Fear the commercial space will simply go to the highest bidder - more chain companies like Verizon or Jimmy Johns. Hopkins is different and should continue to be so. People visit our downtown because it's unique, not like every other suburban space.
Shelly Billiet	213 13th Ave N, Hopkins	Oppose	Would be all for this if it was ownership not rental. Tons of people want to own in Hopkins, not rent. It's also concerning that a few chosen corporations (Doran & Beard) will own a majority of housing in Hopkins.
Adam Martin	315 19th Ave N, Hopkins	Oppose	Incredibly disappointed to see the theater close their doors, it was a component of what makes downtown Hopkins a destination for families. The addition of apartments risks Hopkins losing it's character/charm. Interested in creative solutions for retaining the theater: Can the city assist? Are there other operators interested? Is there an option for creating a municipal theater? Potential for relationship with the Arts Center?
Antonia Barlage	230 6th Ave N, Hopkins	Oppose	Fill Mainstreet restaurants and shops - not just chain places on the bottom floor of high rises - but real businesses not found anywhere else. Build a community center & art museum that celebrates our rich immigrant population. Build buildings that nod to the past in architecture but are forward facing. Do not put up another ticky-tacky monstrosity.

Brian Beresford	308 10th Ave N, Hopkins	Oppose	The structure reflects no architectural interest or onrigue, it is just trying to cram as many units as possible into the space. The Arts Center & cinema created a family-friendly destination for people from around the metro. Hopkins could use an upscale restaurant. Can't this project replacing the cinema be more thoughtful, aesthetically pleasing, family-friendly?
Michele Pasko	13024 Muriel Rd, Minnetonka	Oppose	What's the rush to redevelop this space? Why not wait till covid ends and find a buyer for the theater? There is already too much empty retail space, don't build more. Affordable apartments are desirable; empty storefronts are not.
Meghan McInerny	1936 Mainstreet, Hopkins	Support	Support the development of higher-density housing in Hopkins. The current designs look attractive and hope it will bring more retailers to Mainstreet. In addition to the development of apartments, would like to see more condos so there will be a mix of renters and owners.
Marshall Davis	314 7th Ave N, Hopkins	Oppose	Believe it would be good for Hopkins to have these be condos instead of apartments. People should have more options to buy in Hopkins and have more ownership in the city.
Kyle Bresin	25 15th Ave N, Hopkins		Will the dog park be public/will it be limited to use by registered Hopkins dogs? How many parking spots will be initially capable of charging EV vehicles? How many could be potentially capable of charging EV vehicles 5-10 years from now? Need to be looking down the road, not designing dense living space that can only accommodate residents with gas vehicles.
Ali Wachutka	218 8th Ave N, Hopkins	Oppose	An apartment complex does not have the same community-centered purpose as a movie theater. If apartments are necessary, Hopkins should be a leader in community equity and market rate, 1 bedroom/studio apartments do not alaign with that vision. Worry that this would deepen the divides in our community by setting the expectiation that pricing and family structure should define where you can live.
Nancy Parker	32 11th Ave S #205, Hopkins	Oppose	CitiGables resident. Where will residents of Hopkins Apartments park? Will the parking ramp hold them all? Dismayed that a very big building is going to be built that will shut out light, space and privacy to the north side of CitiGables. We will have to look into the windows/balconies of the new building, and they will have to look into our windows/balconies. Consider CitiGables residents who bought property with the expectation that there would always have large and active views out our windows.

Amy Schneider	315 13th Ave N, Hopkins	Oppose	Having more luxury apartments in our town changes the culture and where the focus is. I have reviewed the intial themes of the Zoning Regulations Update and think that regjecting this would be part of "Protecting Mainstreet". Efforts should be made to preserve the businesses we have. If we go the way of gentrification then what makes Hopkins so unique and wonderful will be lost.
Curt Dederich	221 8th Ave N, Hopkins	Oppose	The hope from our family and other neighbors was that the theater would be purchased and reopened for movies in post-covid times. Please find a way to keep that spot as a movie theater - via another buyer or helping a buyer with a business loan. It is a big booster for getting people to Mainstreet - besides the economics, it was a nice thing to have to enhance the quality of life in Hopkins.
Teresa Jones	1016 Westbrooke Way #2, Hopkins	Oppose	It would be really nice to see something in that location that could bring people together. Instead of apartment buildings in downtown Hopkins lets see more business to help with property taxes and provide something positive to this community.
Rebekah Hudock	325 13th Ave N, Hopkins	Oppose	The theater was a huge draw in choosing where to live. We are very sad and disappointed the theater has closed. Another apartment building on Mainstreet will significantlly detract from the small town downtown environment we all love and will not offer incetive for Hopkins residents and those who visit our city to head downtown to visit locally-owned businesses. We would rather see the space occupied by a locally-owned restaurant or family-friendly entertainment/shopping venue (without retail units attached) If there are housing needs, would rather see additional single-family or units build off of Mainstreet. We are likely to see taxes increase with more rental units and see the quality of Mainstreet decline.
Maureen Davis	314 7th Ave N, Hopkins	Oppose	Sad to lose the theatre as it brought in more people from outside Hopkins than any regular retail space could do. Would be lovely to see the developer reach out to movie businesses to see if a small second run/art house theatre could be included. I like the idea of more people living on Mainstreet and having another upscale place to live but can we insist on condos? We need more residents than rentals.
Nadeem Ayoob	410 Monroe Place, Hopkins	Oppose	Looks like just another generic modern apartment building. This will likely lead to increased gentrification of downtown leading to increased rent prices for existing businesses and restaurants which will cause retail prices to go up. It's ugly/generic/boring in it's current design. If the apartments are affordable to those that aren't wealthy, I could get behind it.

Jim Shirley	32 11th Ave S	Oppose	CitiGables resident. Proposed concept plan is out of scale with neighboring properties and Downtown Mainstreet (height, setback). Concerned about health and safety, security, and parking
Francis Tangney	32 11th Ave S	Oppose	CitiGables resident. Concerned about apartment residents and pets and their impact on the neighborhood.
Patrick Hanlon	109 11th Ave N	Support	You should know your responses to community groups is winning you a lot of respect. People have been very impressed with how you have been engaging the nearby residents. There is a lot of support in the Hopkins Coalition to support your project. The point of the Hopkins Coalition updates is to be an objective observer of developments. I will certainly be submitting comments in support of your development. I know others are as well. I hope we can help in any small way we can to make this project happen. It's the kind of development Hopkins needs right now. It's the kind of development that will spur additional developments.
Hopkins Coalition	www.hopkinscoalition.com	Support	The Hopkins Coalition sent an email to their members supporting the project. Their support for the project focuses on economic development items including tax revenue and the economic impact of the building's residents on the local economy. Their email specifically states they are not taking a position on the development as it relates to the City's zoning standards

From: noreply@civicplus.com
To: Courtney Pearsall; Jason Lindahl; Mike Mornson; Kersten Elverum; Ari Lenz; Jan Youngquist
Subject: [EXTERNAL] Online Form Submittal: Hopkins Apartments (formerly Hopkins Cinema Flats) Comment Form
Date: Sunday, March 7, 2021 8:35:02 PM

Hopkins Apartments (formerly Hopkins Cinema Flats) Comment Form

Bill Beard with The Beard Group, Inc. has submitted a concept plan review application to develop a four story apartment building located on the corner of Mainstreet and 12th Avenue South on the area currently occupied by the Mann Cinema 6 movie theatre.

This item is scheduled to be presented to the Planning & Zoning Commission on March 23, 2021 and the City Council on April 6, 2021. As a concept review, this application does not require formal action from the Planning & Zoning Commission or City Council.

Further information is available on our website at www.hopkinsmn.com/1070/Hopkins-Apartments.

Please use this form to share any comments regarding Hopkins Apartments (formerly Hopkins Cinema Flats) with the Hopkins City Council and City staff.

First Name	Adam
Last Name	Martin
Address	315 19th Avenue North
City	Hopkins
State	MN
Zip Code	55343
Phone Number	6126365769
Email Address	adam@blueapplestudio.com
Comment/Question	I was incredibly disappointed to see the movie theater close their doors, as it was a business that I frequented even before moving to Hopkins. It was a component of what makes downtown Hopkins a destination for families. With the loss of the theater and the potential addition of a multi-story apartment building, Hopkins risks losing some of its character and charm. Surely there are other locations available for development in Hopkins that will not radically alter the look and feel of downtown,

and I would encourage the Beard Group to explore those instead.

Additionally, I am interested in creative solutions for retaining the theater in its current location and building:
-Could the city step in and discuss assisting Mann in some way?
-Are other theater operators interested?
-Is there an option for creating a municipal theater?
-Is there a potential for a relationship with Hopkins Center for the Arts?

I am happy to personally assist in working to retain the theater; feel free to contact me if appropriate.

Best,

-Adam Martin

Email not displaying correctly? View it in your browser.

From: noreply@civicplus.com
To: Courtney Pearsall; Jason Lindahl; Mike Mornson; Kersten Elverum; Ari Lenz; Jan Youngquist
Subject: [EXTERNAL] Online Form Submittal: Hopkins Apartments (formerly Hopkins Cinema Flats) Comment Form
Date: Tuesday, March 9, 2021 8:11:25 PM

Hopkins Apartments (formerly Hopkins Cinema Flats) Comment Form

Bill Beard with The Beard Group, Inc. has submitted a concept plan review application to develop a four story apartment building located on the corner of Mainstreet and 12th Avenue South on the area currently occupied by the Mann Cinema 6 movie theatre.

This item is scheduled to be presented to the Planning & Zoning Commission on March 23, 2021 and the City Council on April 6, 2021. As a concept review, this application does not require formal action from the Planning & Zoning Commission or City Council.

Further information is available on our website at www.hopkinsmn.com/1070/Hopkins-Apartments.

Please use this form to share any comments regarding Hopkins Apartments (formerly Hopkins Cinema Flats) with the Hopkins City Council and City staff.

First Name	Ali
Last Name	Wachutka
Address	218 8th Ave N
City	Hopkins
State	Minnesota
Zip Code	55343
Phone Number	9527381459
Email Address	simply.mauvelous@gmail.com
Comment/Question	Hi, City Council, If there is a bid for the former movie theater lot that is not dominated by more apartment complexes I urge you to consider that option. The continuous stream of 'market-priced luxury apartments' in the area has become disheartening. Our city, and Main Street especially, prides itself on charm and that uniqueness is slowing being developed away. The movie theater was an asset to our community - something that all of us could

enjoy and that brought people to Hopkins. An apartment complex does not have the same community-centered purpose.

That being said, if you feel the apartments are necessary I have some concerns. In looking at the Hopkins Apartments proposal, I noticed that there was all market priced housing and the vast majority (85%) is slated for one bedroom or studio apartments. Hopkins should be a leader in community equity and these plans do not align with that vision. The events of the past year have brought many inequities in our communities to the forefront of public discussions. I see no consideration for this in the Hopkins Apartment plans; I worry that it would in fact deepen the divides in our community by setting the expectation that pricing and family structure should define where you can live. Please request units below market pricing and a greater emphasis on multi-bedroom units if this apartment complex is truly the direction the city wants to go.

Thank you,
Ali Wachutka

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From: noreply@civicplus.com
To: Courtney Pearsall; Jason Lindahl; Mike Mornson; Kersten Elverum; Ari Lenz; Jan Youngquist
Subject: [EXTERNAL] Online Form Submittal: Hopkins Apartments (formerly Hopkins Cinema Flats) Comment Form
Date: Friday, March 5, 2021 6:12:14 PM

Hopkins Apartments (formerly Hopkins Cinema Flats) Comment Form

Bill Beard with The Beard Group, Inc. has submitted a concept plan review application to develop a four story apartment building located on the corner of Mainstreet and 12th Avenue South on the area currently occupied by the Mann Cinema 6 movie theatre.

This item is scheduled to be presented to the Planning & Zoning Commission on March 23, 2021 and the City Council on April 6, 2021. As a concept review, this application does not require formal action from the Planning & Zoning Commission or City Council.

Further information is available on our website at www.hopkinsmn.com/1070/Hopkins-Apartments.

Please use this form to share any comments regarding Hopkins Apartments (formerly Hopkins Cinema Flats) with the Hopkins City Council and City staff.

First Name	Amy
Last Name	Digman
Address	54 Harrison Ave S
City	Hopkins
State	MN
Zip Code	55343
Phone Number	6127104989
Email Address	Amyjdigman@yahoo.com
Comment/Question	I'm disappointed in seeing more 1 bedroom/studio apartments. Hopkins has so many apartments of this size. It would be nice to see units that could support more families in the community. I think it's short sited to not consider more diversity in the size of apartments or condos. There is very few places for new families to grow and stay in the Hopkins community that are affordable. The Main Street is starting to feel like a tunnel corridor and less like the small town downtown that drew us here to begin with.

Email not displaying correctly? View it in your browser.

From: noreply@civicplus.com
To: Courtney Pearsall; Jason Lindahl; Mike Mornson; Kersten Elverum; Ari Lenz; Jan Youngquist
Subject: [EXTERNAL] Online Form Submittal: Hopkins Apartments (formerly Hopkins Cinema Flats) Comment Form
Date: Thursday, March 11, 2021 11:53:21 AM

Hopkins Apartments (formerly Hopkins Cinema Flats) Comment Form

Bill Beard with The Beard Group, Inc. has submitted a concept plan review application to develop a four story apartment building located on the corner of Mainstreet and 12th Avenue South on the area currently occupied by the Mann Cinema 6 movie theatre.

This item is scheduled to be presented to the Planning & Zoning Commission on March 23, 2021 and the City Council on April 6, 2021. As a concept review, this application does not require formal action from the Planning & Zoning Commission or City Council.

Further information is available on our website at www.hopkinsmn.com/1070/Hopkins-Apartments.

Please use this form to share any comments regarding Hopkins Apartments (formerly Hopkins Cinema Flats) with the Hopkins City Council and City staff.

First Name	Amy
Last Name	Schneider
Address	315 13th Ave N
City	Hopkins
State	Minnesota
Zip Code	55343
Phone Number	6128750219
Email Address	schneideramy18@gmail.com
Comment/Question	I'm writing today to express my concern and oppsition to this proposed apartment building at the theatre site. I do not believe that this preserves the historical and small town charm of our community and would not be in allignment with what those of us living in Hopkins value about our town. I believe that by having more of these luxury apartments in our town change the culture of our town where the focus is on how to serve those with higher incomes, what they value, where they want to shop, eat etc. I have reviewed the initial themes of the Zoning Regulations

Update Project and I think that rejecting this project would be part of 'Protecting Mainstreet'. Efforts should be made to preserve the businesses we have and look to areas that have not been given the same attention for development (the area south of excelsior blvd does not have nearly as many shops, grocery stores etc in that area) . We have already lost businesses to these types of develpments (eg the site of Chalet Pizza) and I urge the council to not approve more of these luxury apartment projects. The movie theatre is a beloved part of our community and work should be done to preserve it as a theatre that everyone can gather together and enjoy. There are so many communities that are bending to the will of the mighty dollar, Hopkins cannot be one of them. If we go the way of gentrification then what makes Hopkins so unique and wonderful will be lost.

Thank you for your time and I will be watching closely as plans develop

Amy

Email not displaying correctly? View it in your browser.

From: noreply@civicplus.com
To: Courtney Pearsall; Jason Lindahl; Mike Mornson; Kersten Elverum; Ari Lenz; Jan Youngquist
Subject: [EXTERNAL] Online Form Submittal: Hopkins Apartments (formerly Hopkins Cinema Flats) Comment Form
Date: Sunday, March 7, 2021 9:15:21 PM

Hopkins Apartments (formerly Hopkins Cinema Flats) Comment Form

Bill Beard with The Beard Group, Inc. has submitted a concept plan review application to develop a four story apartment building located on the corner of Mainstreet and 12th Avenue South on the area currently occupied by the Mann Cinema 6 movie theatre.

This item is scheduled to be presented to the Planning & Zoning Commission on March 23, 2021 and the City Council on April 6, 2021. As a concept review, this application does not require formal action from the Planning & Zoning Commission or City Council.

Further information is available on our website at www.hopkinsmn.com/1070/Hopkins-Apartments.

Please use this form to share any comments regarding Hopkins Apartments (formerly Hopkins Cinema Flats) with the Hopkins City Council and City staff.

First Name	Antonia
Last Name	Barlage
Address	230 6th Avenue North
City	Hopkins
State	MN
Zip Code	55343
Phone Number	612-306-1247
Email Address	Welschia@gmail.com
Comment/Question	Main Street Hopkins is special. It's special because it combines history and community. Art and culture. Community events and yes, parades and farmer's markets and local businesses. It's a still a meeting place in a world that increasingly seems to tear down such novelties. Almost every day I walk along it. It breaks my heart to think another stark, soul-less apartment will go up. Put such buildings on excelsior. On Highway 7. Heck, even put them on 5th. But on Main Street? Fill Main Street restaurants and shops—not just chain places on the bottom floor of high rises—

but real small businesses not found anywhere else. Build a community center and art museum that celebrates our rich immigrant population. Build buildings that nod to the past in architecture but are modern and forward facing. But please, for the love of god. Do not put up another ticky-tacky monstrosity.

Email not displaying correctly? View it in your browser.

From: noreply@civicplus.com
To: Courtney Pearsall; Jason Lindahl; Mike Mornson; Kersten Elverum; Ari Lenz; Jan Youngquist
Subject: [EXTERNAL] Online Form Submittal: Hopkins Apartments (formerly Hopkins Cinema Flats) Comment Form
Date: Saturday, March 13, 2021 11:27:49 AM

Hopkins Apartments (formerly Hopkins Cinema Flats) Comment Form

Bill Beard with The Beard Group, Inc. has submitted a concept plan review application to develop a four story apartment building located on the corner of Mainstreet and 12th Avenue South on the area currently occupied by the Mann Cinema 6 movie theatre.

This item is scheduled to be presented to the Planning & Zoning Commission on March 23, 2021 and the City Council on April 6, 2021. As a concept review, this application does not require formal action from the Planning & Zoning Commission or City Council.

Further information is available on our website at www.hopkinsmn.com/1070/Hopkins-Apartments.

Please use this form to share any comments regarding Hopkins Apartments (formerly Hopkins Cinema Flats) with the Hopkins City Council and City staff.

First Name	Rebekah
Last Name	Hudock
Address	325 13TH AVE N
City	HOPKINS
State	MN
Zip Code	55343
Phone Number	6513987987
Email Address	becky.hudock@gmail.com
Comment/Question	Hello, My husband and I moved to Hopkins approximately 5 years ago. We are active professionals in the local community and also have young children. As we were searching for homes, we looked all over the metro area and ultimately settled in Hopkins due to the convenience of the city to other parts of the metro, the small town feel of the community, and the many opportunities to engage in family-friendly activities. In particular, we LOVE

downtown Hopkins and have spent many, many evenings and weekends walking downtown and seeing a movie and then grabbing dinner. In fact, the local theater was a huge draw for us when choosing where to live since my husband and I frequently drove to Hopkins prior to living here specifically to see a movie and eat downtown Hopkins. When we moved here, friends and family would also frequently come to visit and experience a movie and dinner together downtown. Needless to say, we are very sad and disappointed to see that the movie theater has closed. This is a huge loss to the community and we feel it personally within our own family. Even more upsetting is seeing the proposed plans to turn this space in to additional apartments. Another apartment building on Mainstreet will significantly detract from the small town downtown environment we all love and will not offer incentive for Hopkins residents and those who visit our city to head downtown to visit locally-owned businesses. We would much rather see this space occupied by a locally-owned restaurant or a family-friendly entertainment or shopping venue (without rental units attached). We are strongly opposed to the addition of more rental units in downtown Hopkins. Hopkins already has a very, very high density of rental units for a city this size. If there are housing needs, we would much rather see additional single-family homes being added to the city or units built off of Mainstreet. We pay very high tax rates to live in Hopkins and have generally felt that this high cost has been mostly balanced by what he city offers. However, choices like removing a beloved community theater and replacing it with rental units is not something that I feel benefits me as a resident and tax payer. In fact, we are likely to see our taxes continue to rise with the addition of more rental units and also see the quality of the Mainstreet experience decline. In sum, we are strongly opposed to the development of apartments on the site of the Hopkins movie theater. We hope that you seriously consider the views and requests of Hopkins residents. Thank you.

Email not displaying correctly? View it in your browser.

From: noreply@civicplus.com
To: Courtney Pearsall; Jason Lindahl; Mike Mornson; Kersten Elverum; Ari Lenz; Jan Youngquist
Subject: [EXTERNAL] Online Form Submittal: Hopkins Apartments (formerly Hopkins Cinema Flats) Comment Form
Date: Monday, March 8, 2021 11:31:28 AM

Hopkins Apartments (formerly Hopkins Cinema Flats) Comment Form

Bill Beard with The Beard Group, Inc. has submitted a concept plan review application to develop a four story apartment building located on the corner of Mainstreet and 12th Avenue South on the area currently occupied by the Mann Cinema 6 movie theatre.

This item is scheduled to be presented to the Planning & Zoning Commission on March 23, 2021 and the City Council on April 6, 2021. As a concept review, this application does not require formal action from the Planning & Zoning Commission or City Council.

Further information is available on our website at www.hopkinsmn.com/1070/Hopkins-Apartments.

Please use this form to share any comments regarding Hopkins Apartments (formerly Hopkins Cinema Flats) with the Hopkins City Council and City staff.

First Name	Brian
Last Name	Beresford
Address	308 10th Avenue N
City	Hopkins
State	MN
Zip Code	55343
Phone Number	952-933-2438
Email Address	beresfordb@msn.com
Comment/Question	This latest proposal "Hopkins Apartments" is even more unsightly that the previous "Cinema Flats". At least I like the name, Cinema Flats. The concept plan speaks of this building being erected in the heart of mainstreet. The trouble is, this building is redefining Mainstreet. The structure reflects no architectural intrest or onrigue. It clearly is just trying to cram in as many units as possible into the space. The Center for the Arts and the cinema created a family-friendly

and atractive destination for people from around the metro. This horrid building is nothing more than densely-packed apartments. Any Mainstreet-facing first level square footage should contain retail space. Hopins could use an upscale restaurant.

I am thrilled to see the Bear Cave making progress, but this is another adult establishment. Can't this project which is replacing our dearly-loved cinema be more thoughtful, more asetheticly pleasing, and more family-friendly?
The city has a unique opportunity to curate a preferred addition to Mainstreet. We do NOT need this building in it's current state. It isn't mainstreet-worthy, nor will it help create the pedestrian-friendly city we all strive to maintain.

Email not displaying correctly? View it in your browser.

From: noreply@civicplus.com
To: Courtney Pearsall; Jason Lindahl; Mike Mornson; Kersten Elverum; Ari Lenz; Jan Youngquist
Subject: [EXTERNAL] Online Form Submittal: Hopkins Apartments (formerly Hopkins Cinema Flats) Comment Form
Date: Friday, March 5, 2021 5:12:31 PM

Hopkins Apartments (formerly Hopkins Cinema Flats) Comment Form

Bill Beard with The Beard Group, Inc. has submitted a concept plan review application to develop a four story apartment building located on the corner of Mainstreet and 12th Avenue South on the area currently occupied by the Mann Cinema 6 movie theatre.

This item is scheduled to be presented to the Planning & Zoning Commission on March 23, 2021 and the City Council on April 6, 2021. As a concept review, this application does not require formal action from the Planning & Zoning Commission or City Council.

Further information is available on our website at www.hopkinsmn.com/1070/Hopkins-Apartments.

Please use this form to share any comments regarding Hopkins Apartments (formerly Hopkins Cinema Flats) with the Hopkins City Council and City staff.

First Name	Casey
Last Name	Kreie
Address	8911 w 34th st
City	St. Louis Park
State	MN
Zip Code	55426
Phone Number	9523005584
Email Address	Caseykreie@gmail.com
Comment/Question	I like that there is retail space, but why is the retail so small? It doesn't look like anything but a news stand could be in there.

Email not displaying correctly? View it in your browser.

From: noreply@civicplus.com
To: Courtney Pearsall; Jason Lindahl; Mike Mornson; Kersten Elverum; Ari Lenz; Jan Youngquist
Subject: [EXTERNAL] Online Form Submittal: Hopkins Apartments (formerly Hopkins Cinema Flats) Comment Form
Date: Thursday, March 11, 2021 3:33:24 PM

Hopkins Apartments (formerly Hopkins Cinema Flats) Comment Form

Bill Beard with The Beard Group, Inc. has submitted a concept plan review application to develop a four story apartment building located on the corner of Mainstreet and 12th Avenue South on the area currently occupied by the Mann Cinema 6 movie theatre.

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Further information is available on our website at www.hopkinsmn.com/1070/Hopkins-Apartments.

Please use this form to share any comments regarding Hopkins Apartments (formerly Hopkins Cinema Flats) with the Hopkins City Council and City staff.

First Name	Curt
Last Name	Dederich
Address	221 8th Avenue N
City	Hopkins
State	MN
Zip Code	55343
Phone Number	952-927-0686
Email Address	goodnightkourt@earthlink.net
Comment/Question	The closing of the Mann Cinema 6 movie theatre is a terrible loss for Hopkins. It was a special draw to Mainstreet and a draw for all of the businesses there. It was great having a chance to see movies at a nice theater on our own Mainstreet. Many times when I would mention to someone in the Twin Cities that we lived in Hopkins, usually the first or second comment from them would be "Oh yeah, I go to the Mann theater on Mainstreet pretty often, it's great!!"

The hope from our family, and other neighbors I've talked to, was that the theater would be purchased and reopened for movies in post-Covid times. It always seemed to be a pretty popular place.

Please, city managers, find a way to keep that spot as a movie theater -- via another buyer or helping a buyer with a business loan. It is a big booster for getting people to Mainstreet, which, of course, is a BIG help for Hopkins retail and restaurant businesses. (And besides the economics, what a nice thing to have there to enhance the quality of life in Hopkins.)

Our family is not happy to see a good, and somewhat-new theatre building torn down for a "mixed-use development."

Thanks for listening.

Email not displaying correctly? View it in your browser.

From: noreply@civicplus.com
To: Courtney Pearsall; Jason Lindahl; Mike Mornson; Kersten Elverum; Ari Lenz; Jan Youngquist
Subject: [EXTERNAL] Online Form Submittal: Hopkins Apartments (formerly Hopkins Cinema Flats) Comment Form
Date: Saturday, March 6, 2021 12:59:42 PM

Hopkins Apartments (formerly Hopkins Cinema Flats) Comment Form

Bill Beard with The Beard Group, Inc. has submitted a concept plan review application to develop a four story apartment building located on the corner of Mainstreet and 12th Avenue South on the area currently occupied by the Mann Cinema 6 movie theatre.

This item is scheduled to be presented to the Planning & Zoning Commission on March 23, 2021 and the City Council on April 6, 2021. As a concept review, this application does not require formal action from the Planning & Zoning Commission or City Council.

Further information is available on our website at www.hopkinsmn.com/1070/Hopkins-Apartments.

Please use this form to share any comments regarding Hopkins Apartments (formerly Hopkins Cinema Flats) with the Hopkins City Council and City staff.

First Name	Ethan
Last Name	Kassner
Address	233 11th Ave N
City	Hopkins
State	MN
Zip Code	55343
Phone Number	6106395409
Email Address	erkassner@gmail.com
Comment/Question	How will the city make sure that the residents of the new apartment building don't overwhelm or severely reduce nearby parking? I assume that apartment residents will have to pay extra rent to use a space in the private garage, which would incentivize them to use street or public parking instead. This has been an issue with similar developments elsewhere in the metro area (for example, in parts of Minneapolis). Overall, I think this development would be good for the city as

long as the parking issue is addressed.

Email not displaying correctly? View it in your browser.

From: Bill Beard
To: F Tangney; CitiGables Board
Cc: Jason Lindahl; Ben Beard
Subject: [EXTERNAL] RE: Dogs from Hopkins Apartments and grass
Date: Tuesday, March 16, 2021 6:41:26 AM

Frances:

Good morning and thank you for your email. It would be reasonable to have the Apartment project assist with sod replacement.

Please know that we will have a pet policy that:

1.) Has breed restrictions which restricts aggressive breeds.
2.) Has all pet owners sign a policy form that states that they aren't allowed to have their pets use the sod or landscaped areas.
3.) Has significant penalties that apply for those pet owners who violate the rules (fines and/or eviction).
4.) Requires DNA tests for each pet so that we can identify a pet/tenant that violates the pet policy.

We will include the CitiGables property in our "No-Go" area in our pet policy so we can enforce violations should they occur.

Please don't hesitate to contact me with any questions or comments.

Regards, Bill

Bill Beard
The Beard Group, Inc.
750 2nd Street NE Suite 100
Hopkins, MN 55343
Billb@beardgroupinc.com
952 457-3405 M
952 930-0630 O

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DISCLAIMER REGARDING UNIFORM ELECTRONIC TRANSACTIONS ACT (Minn. Stat. ''325L.01-.19) ("UETA"). If this communication concerns negotiation of a contract or agreement, UETA does not apply to this communication: contract formation in this matter shall occur only with manually-affixed original signatures on original documents.

From: F Tangney [mailto:fjtangney@gmail.com]
Sent: Monday, March 15, 2021 9:58 AM
To: CitiGables Board <citigables.board@gmail.com>
Cc: Bill Beard <billb@beardgroupinc.com>; jlindahl@hopkinsmn.com
Subject: Dogs from Hopkins Apartments and grass

Downtown Hopkins has very little grass. The block we live on has
just the trim around CitiGables and the townhouses. 90% of that
grass is ours. I am proud of how well we keep it looking. The grass in front of the townhouses is not that well maintained.

There is no grass on the block to the east of us and the lot on the block to the west will have Vista 44 built on the only grass there.

What is the point? When Hopkins Apartments fill up, they will have many dogs that need to urinate once or twice a day. That will not all happen in the doggie park but as people walk the dogs along the street. It is a safe bet that our grass will receive a lot of urine and urine can kill grass. The Moline building is a good test location. The only grass on their block runs beside the building on 9th Street. If you walk by there now you can see how bad the grass looks. But Moline wants to keep their place looking great.
They re sod that strip of grass at least once a year.

If our grass needs to be replaced, is it reasonable to ask Hopkins
Apartments to help?

I am copying the city on this because it may be an issue they will
face in the future.

Francis Tangney (condo #302)

From: noreply@civicplus.com
To: Courtney Pearsall; Jason Lindahl; Mike Mornson; Kersten Elverum; Ari Lenz
Subject: [EXTERNAL] Online Form Submittal: Hopkins Apartments (formerly Hopkins Cinema Flats) Comment Form
Date: Friday, March 5, 2021 11:52:53 AM

Hopkins Apartments (formerly Hopkins Cinema Flats) Comment Form

Bill Beard with The Beard Group, Inc. has submitted a concept plan review application to develop a four story apartment building located on the corner of Mainstreet and 12th Avenue South on the area currently occupied by the Mann Cinema 6 movie theatre.

This item is scheduled to be presented to the Planning & Zoning Commission on March 23, 2021 and the City Council on April 6, 2021. As a concept review, this application does not require formal action from the Planning & Zoning Commission or City Council.

Further information is available on our website at www.hopkinsmn.com/1070/Hopkins-Apartments.

Please use this form to share any comments regarding Hopkins Apartments (formerly Hopkins Cinema Flats) with the Hopkins City Council and City staff.

First Name	James
Last Name	Gullekson
Address	33 6TH AVE N
City	Hopkins
State	MN
Zip Code	55343
Phone Number	952-93-35014
Email Address	gulleksonjim@outlook.com
Comment/Question	No more apartments along Main street! Ruining the small town feel of downtown Hopkins, There are also so many vacant business/store fronts along Mainstreet why would you want to add more. Makes no sense. Try and find another theater group. I speak to alot of people that one reason they moved here was the theater.

Email not displaying correctly? View it in your browser.

From: mjshirley@aol.com
To: Jason Lindahl
Subject: [EXTERNAL] Hopkins Apartment Projectand
Date: Monday, March 8, 2021 9:43:34 PM

Jason --
Re: Change of Use--Hopkins Theater Property

I, and many residents, of CitiGables Condominiums are concerned about the detrimental effect the proposed demolition of the Hopkins Theater for the purpose of building the Hopkins Apartments will be created.

We understand the unfortunate circumstances created when the Mann Theater people cancelled their lease on the property giving the owners cause to consider their options. One of the options they chose is to convert the use of the property to an alternate, more intensive use that severely adversely affects the CitiGables property owners.

While we understand that his proposal is one of the permitted uses of the site, it contains an element that is so detrimental and unexpected by even a sophisticated potential purchaser that it should not be allowed. There are times in the history of the U.S. that laws were overturned in the new of sensibility. (e.g. the Prohibition Amendment). Erecting a four-story building within 50 feet of an already built building is totally out of step with any sense of livability. One only need go north across Mainstreet to the 50' alley between the US West building and the Hopkins Center for the Arts to get get a hint of the situation that would be created by the proposal. Imagine the canyon created if the telephone company building were as tall as the scenery storage tower at the Art Center-- and nearly a block long!

I believe that in the 80-plus years Suburban Chevrolet occupied the site in question, it had a foot-print similar to that created by the current use. Thus, it would be difficult to anticipate a 5-story wall at that location.

In addition to the aesthetics of major residential buildings being that close together, there are considerations for health and safety--and security. And parking will be a problem for businesses that need spaces that are within a convenient walking distance.

From: noreply@civicplus.com
To: Courtney Pearsall; Jason Lindahl; Mike Mornson; Kersten Elverum; Ari Lenz
Subject: [EXTERNAL] Online Form Submittal: Hopkins Apartments (formerly Hopkins Cinema Flats) Comment Form
Date: Friday, March 5, 2021 11:16:45 AM

Hopkins Apartments (formerly Hopkins Cinema Flats) Comment Form

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Please use this form to share any comments regarding Hopkins Apartments (formerly Hopkins Cinema Flats) with the Hopkins City Council and City staff.

First Name	John
Last Name	Wegner
Address	10451 Greenbrier Rd #105
City	Minnetonka
State	MN
Zip Code	55305
Phone Number	6512474459
Email Address	wjwthe3rd@yahoo.com
Comment/Question	I wish these were going to be condos instead of apartments. There are lots of apartment buildings in downtown, but only 2 buildings of condos (and one of those is 55+). I would love to live in downtown Hopkins, but as a condo owner, it is not very feasible.

Email not displaying correctly? View it in your browser.

From: noreply@civicplus.com
To: Courtney Pearsall; Jason Lindahl; Mike Mornson; Kersten Elverum; Ari Lenz
Subject: [EXTERNAL] Online Form Submittal: Hopkins Apartments (formerly Hopkins Cinema Flats) Comment Form
Date: Friday, March 5, 2021 11:32:46 AM

Hopkins Apartments (formerly Hopkins Cinema Flats) Comment Form

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Further information is available on our website at www.hopkinsmn.com/1070/Hopkins-Apartments.

Please use this form to share any comments regarding Hopkins Apartments (formerly Hopkins Cinema Flats) with the Hopkins City Council and City staff.

First Name	Karin
Last Name	Eckblad
Address	944 Westbrooke Way, APT 5
City	Hopkins
State	MN
Zip Code	55343
Phone Number	6122969733
Email Address	eckbladk@gmail.com
Comment/Question	I'm having a hard time figuring out what Beard Group thinks they've changed. The proposed monstrosity is not at all what Hopkins needs right now. We don't need luxury apartments. We need affordable housing. We need spaces for the community. This proposed development is moving away from what Hopkins should be

Email not displaying correctly? View it in your browser.

From: noreply@civicplus.com
To: Courtney Pearsall; Jason Lindahl; Mike Mornson; Kersten Elverum; Ari Lenz
Subject: [EXTERNAL] Online Form Submittal: Hopkins Apartments (formerly Hopkins Cinema Flats) Comment Form
Date: Friday, March 5, 2021 10:45:14 AM

Hopkins Apartments (formerly Hopkins Cinema Flats) Comment Form

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Further information is available on our website at www.hopkinsmn.com/1070/Hopkins-Apartments.

Please use this form to share any comments regarding Hopkins Apartments (formerly Hopkins Cinema Flats) with the Hopkins City Council and City staff.

First Name	Kris
Last Name	Dahl
Address	221 13th Avenue North
City	Hopkins
State	mn
Zip Code	55343
Phone Number	9529356402
Email Address	kris.dahl@q.com
Comment/Question	Please do not approve this project as is - Hopkins is currently 65% rental property... we need more residential property - individuals who want to live and invest in our community - use the space for condo's or townhomes - no more apartments please.

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From: noreply@civicplus.com
To: Courtney Pearsall; Jason Lindahl; Mike Mornson; Kersten Elverum; Ari Lenz; Jan Youngquist
Subject: [EXTERNAL] Online Form Submittal: Hopkins Apartments (formerly Hopkins Cinema Flats) Comment Form
Date: Tuesday, March 9, 2021 10:48:08 AM

Hopkins Apartments (formerly Hopkins Cinema Flats) Comment Form

Bill Beard with The Beard Group, Inc. has submitted a concept plan review application to develop a four story apartment building located on the corner of Mainstreet and 12th Avenue South on the area currently occupied by the Mann Cinema 6 movie theatre.

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Further information is available on our website at www.hopkinsmn.com/1070/Hopkins-Apartments.

Please use this form to share any comments regarding Hopkins Apartments (formerly Hopkins Cinema Flats) with the Hopkins City Council and City staff.

First Name	Kyle
Last Name	Bresin
Address	25 15TH AVE N
City	HOPKINS
State	MN
Zip Code	55343-7416
Phone Number	9529356486
Email Address	KYLE@bresin.com
Comment/Question	Two questions: 1.) It appears the dog park will be public? Will that be limited to use by registered Hopkins dogs? 2.) Lots of parking spots, how many will be initially capable of charging EV vehicles? How many could be potentially capable of charging EV vehicles a 5-10 years from now? (based on onsite limitations such as peak power and cabling)

Is there any plan on how metering of those spots to residents.

It is 2021, need to be looking down the road, and not designing dense living spaces that can *only* accommodate residents who own gas vehicles.

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From: noreply@civicplus.com
To: Courtney Pearsall; Jason Lindahl; Mike Mornson; Kersten Elverum; Ari Lenz
Subject: [EXTERNAL] Online Form Submittal: Hopkins Apartments (formerly Hopkins Cinema Flats) Comment Form
Date: Friday, March 5, 2021 11:13:43 AM

Hopkins Apartments (formerly Hopkins Cinema Flats) Comment Form

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Please use this form to share any comments regarding Hopkins Apartments (formerly Hopkins Cinema Flats) with the Hopkins City Council and City staff.

First Name	Laurie
Last Name	Severson
Address	302 Jackson Avenue N
City	Hopkins
State	Minnesota
Zip Code	55343
Phone Number	612-325-7124
Email Address	sevie56.ls@gmail.com
Comment/Question	I am a long time renter in Hopkins and hoping to be on a list! They're going to be beautiful! I hope not too expensive like the others! Thanks

Email not displaying correctly? View it in your browser.

From: noreply@civicplus.com
To: Courtney Pearsall; Jason Lindahl; Mike Mornson; Kersten Elverum; Ari Lenz; Jan Youngquist
Subject: [EXTERNAL] Online Form Submittal: Hopkins Apartments (formerly Hopkins Cinema Flats) Comment Form
Date: Tuesday, March 9, 2021 10:39:00 AM

Hopkins Apartments (formerly Hopkins Cinema Flats) Comment Form

Bill Beard with The Beard Group, Inc. has submitted a concept plan review application to develop a four story apartment building located on the corner of Mainstreet and 12th Avenue South on the area currently occupied by the Mann Cinema 6 movie theatre.

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Further information is available on our website at www.hopkinsmn.com/1070/Hopkins-Apartments.

Please use this form to share any comments regarding Hopkins Apartments (formerly Hopkins Cinema Flats) with the Hopkins City Council and City staff.

First Name	Marshall
Last Name	Davis
Address	314 7th Avenue North
City	Hopkins
State	MN
Zip Code	55343
Phone Number	6129683384
Email Address	marshall@davissound.net
Comment/Question	I believe it would be good for Hopkins to have these units be condos instead of apartments. Hopkins is already 2/3 renters and this just adds to that ratio. I feel people should have more options to buy in Hopkins and have more ownership in the city. I hear this same sentiment from many others who live here, and from others who want to live here.

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From: noreply@civicplus.com
To: Courtney Pearsall; Jason Lindahl; Mike Mornson; Kersten Elverum; Ari Lenz; Jan Youngquist
Subject: [EXTERNAL] Online Form Submittal: Hopkins Apartments (formerly Hopkins Cinema Flats) Comment Form
Date: Sunday, March 14, 2021 9:00:13 AM

Hopkins Apartments (formerly Hopkins Cinema Flats) Comment Form

Bill Beard with The Beard Group, Inc. has submitted a concept plan review application to develop a four story apartment building located on the corner of Mainstreet and 12th Avenue South on the area currently occupied by the Mann Cinema 6 movie theatre.

This item is scheduled to be presented to the Planning & Zoning Commission on March 23, 2021 and the City Council on April 6, 2021. As a concept review, this application does not require formal action from the Planning & Zoning Commission or City Council.

Further information is available on our website at www.hopkinsmn.com/1070/Hopkins-Apartments.

Please use this form to share any comments regarding Hopkins Apartments (formerly Hopkins Cinema Flats) with the Hopkins City Council and City staff.

First Name	Maureen
Last Name	Davis
Address	314 7th Ave N
City	Hopkins
State	mn
Zip Code	55343
Phone Number	6122452219
Email Address	maureen_davis@ymail.com
Comment/Question	Sad to lose the movie theatre, as it brought in more people from outside Hopkins than any regular retail space could do. Would be lovely to see the developer reach out to movie businesses to see if a small second run or art house theatre could be included. I like the idea of more people living on main street and having another upscale place to live. But can we insist on condominiums? We really need more residents rather than rentals. And when my husband and I decided to sell our single family home, we would hope Hopkins would have the option of us purchasing a condo

with nice amenities. Right now there are too few choices. Thanks for reading!

Email not displaying correctly? View it in your browser.

From: noreply@civicplus.com
To: Courtney Pearsall; Jason Lindahl; Mike Mornson; Kersten Elverum; Ari Lenz; Jan Youngquist
Subject: [EXTERNAL] Online Form Submittal: Hopkins Apartments (formerly Hopkins Cinema Flats) Comment Form
Date: Tuesday, March 9, 2021 10:30:51 AM

Hopkins Apartments (formerly Hopkins Cinema Flats) Comment Form

Bill Beard with The Beard Group, Inc. has submitted a concept plan review application to develop a four story apartment building located on the corner of Mainstreet and 12th Avenue South on the area currently occupied by the Mann Cinema 6 movie theatre.

This item is scheduled to be presented to the Planning & Zoning Commission on March 23, 2021 and the City Council on April 6, 2021. As a concept review, this application does not require formal action from the Planning & Zoning Commission or City Council.

Further information is available on our website at www.hopkinsmn.com/1070/Hopkins-Apartments.

Please use this form to share any comments regarding Hopkins Apartments (formerly Hopkins Cinema Flats) with the Hopkins City Council and City staff.

First Name	Meghan
Last Name	McInerny
Address	1936 MAINSTREET
City	Hopkins
State	MN
Zip Code	55343-7400
Phone Number	6123826469
Email Address	MEGHAN.MCINERNY@GMAIL.COM
Comment/Question	I support the development of higher-density housing in Hopkins. The current designs look attractive and I hope will bring more retailers to Mainstreet. As a side-note for the city, in addition to the development of apartments I'd also like to see more development of condos so that we have a mix of renters and owners.

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From: noreply@civicplus.com
To: Courtney Pearsall; Jason Lindahl; Mike Mornson; Kersten Elverum; Ari Lenz; Jan Youngquist
Subject: [EXTERNAL] Online Form Submittal: Hopkins Apartments (formerly Hopkins Cinema Flats) Comment Form
Date: Monday, March 8, 2021 12:30:12 PM

Hopkins Apartments (formerly Hopkins Cinema Flats) Comment Form

Bill Beard with The Beard Group, Inc. has submitted a concept plan review application to develop a four story apartment building located on the corner of Mainstreet and 12th Avenue South on the area currently occupied by the Mann Cinema 6 movie theatre.

This item is scheduled to be presented to the Planning & Zoning Commission on March 23, 2021 and the City Council on April 6, 2021. As a concept review, this application does not require formal action from the Planning & Zoning Commission or City Council.

Further information is available on our website at www.hopkinsmn.com/1070/Hopkins-Apartments.

Please use this form to share any comments regarding Hopkins Apartments (formerly Hopkins Cinema Flats) with the Hopkins City Council and City staff.

First Name	Michele
Last Name	Pasko
Address	13024 Muriel Road
City	Minnetonka
State	MN
Zip Code	55305
Phone Number	952-769-6924
Email Address	Michele.Pasko@hopkinsschools.org
Comment/Question	Although I live in Minnetonka, I work (and play) in Hopkins. My first comment is simply: what's the rush to re-develop this space? Why not wait until COVID ends and find a buyer for the movie theater?? The theater is a great amenity. And secondly, there is already too much empty retail space in the community. Don't build more! Affordable apartments are desirable; empty storefronts are not.

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From: noreply@civicplus.com
To: Courtney Pearsall; Jason Lindahl; Mike Mornson; Kersten Elverum; Ari Lenz; Jan Youngquist
Subject: [EXTERNAL] Online Form Submittal: Hopkins Apartments (formerly Hopkins Cinema Flats) Comment Form
Date: Friday, March 12, 2021 12:12:11 PM

Hopkins Apartments (formerly Hopkins Cinema Flats) Comment Form

Bill Beard with The Beard Group, Inc. has submitted a concept plan review application to develop a four story apartment building located on the corner of Mainstreet and 12th Avenue South on the area currently occupied by the Mann Cinema 6 movie theatre.

This item is scheduled to be presented to the Planning & Zoning Commission on March 23, 2021 and the City Council on April 6, 2021. As a concept review, this application does not require formal action from the Planning & Zoning Commission or City Council.

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Please use this form to share any comments regarding Hopkins Apartments (formerly Hopkins Cinema Flats) with the Hopkins City Council and City staff.

First Name	Nadeem
Last Name	Ayoob
Address	410 Monroe Place
City	Hopkins
State	MN
Zip Code	55343
Phone Number	6129636339
Email Address	ayoob.nadeem@gmail.com
Comment/Question	1. This looks like just another generic modern apartment building. The least they could do is keep the theater marquee and work that into the Main Street facade of the building to retain some of the city's character, charm, and history. 2. Do we need more apartments in the metro area, or Minnesota, or even the country as a whole? Yes, absolutely. However, there's no information on apartment lease pricing that I could see in the plans. I assume it would be similar to something like

Gallery Flats by the Post Office, which is also studio/1 bed/2 bed. Even so, I still consider those expensive and pricing out a lot of the people that actually need housing. This will likely also add to increased gentrification of downtown leading to increased rent prices for existing business and restaurants which will in turn cause retail prices to go up.

Bottom line for me: it's ugly/generic/boring in it's current design. If the apartments are affordable to those that aren't wealthy, I could get behind it.

Email not displaying correctly? View it in your browser.

Nancy Parker
32 11th Ave. S. #205
Hopkins, Mn 55343

March 7, 2021

Jason Lindahl
City Planning
Hopkins City Hall

Re: Beard Hopkins Apartments

Dear Mr. Lindahl,

I am the owner of one ot the seventeen units on the north side of CitiGables.

Today, about noon on a Sunday, I am looking out onto the parking lot and am surprised to see that, in spite of the pandemic, it is full. It occurred to me: after the pandemic is over and the Hopkins Apartments have been built, where will all of those people park? Will the parking ramp hold them all? They are customers of Thirty Bales and the Wild Boar and will eventually include the Center for the Arts.

Of course, I am dismayed, as are all of us who live on the north side of CitiGables, that a very big building is going to be built that will shut off our light, space and privacy. Beard has suggested that we could have more trees to preserve our privacy but that would only add to the feeling of suffocation.

Not only will we have to look into the windows and balconies of their building, the tenants on the south side of the new building will have to look into our windows and balconies. 45 feet between balconies!

These new apartments will undoubtedly be expensive, considering all of their amenities. I can't imagine having a luxury apartment that is in such close proximity to the next building.

Please, Mr. Lindahl, consider those of us who bought property here at CitiGables with the faith that we would always have the large and active view out our windows.

I am sad that an ambitious developer can change our lives in such a way.

Sincerely,

Nancy Parker

From: noreply@civicplus.com
To: Courtney Pearsall; Jason Lindahl; Mike Mornson; Kersten Elverum; Ari Lenz; Jan Youngquist
Subject: [EXTERNAL] Online Form Submittal: Hopkins Apartments (formerly Hopkins Cinema Flats) Comment Form
Date: Friday, March 5, 2021 3:32:19 PM

Hopkins Apartments (formerly Hopkins Cinema Flats) Comment Form

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Further information is available on our website at www.hopkinsmn.com/1070/Hopkins-Apartments.

Please use this form to share any comments regarding Hopkins Apartments (formerly Hopkins Cinema Flats) with the Hopkins City Council and City staff.

First Name	Samantha
Last Name	Sands
Address	10 7th Ave N #212
City	Hopkins
State	MN
Zip Code	55343
Phone Number	952-465-6818
Email Address	doblesamantha@gmail.com
Comment/Question	Hello, I do not think the city of Hopkins should approve this plan. The Hopkins theatre is a beloved staple of the city and in other countries and places where COVID is more under control, they have shown that people will return to movie theatres. I think the city should hold off on approving anything until another theatre company can run a movie theatre again. The city could even give funds to the landowner to keep it open right now. I also think that if there does have to be an apartment building there the city

should insist that it include subsidized or affordable housing. There are enough luxury apartments in Hopkins and the last thing we need is another place that has studio apartments for $2000 a month. I really think the city needs to put their foot down that if another apartment building is built that it needs to be affordable and it needs to keep intact the integrity of mainstreet and I think the city should intervene in anyway they can to keep the theatre running somehow.
Thanks
Samantha

Email not displaying correctly? View it in your browser.

From: noreply@civicplus.com
To: Courtney Pearsall; Jason Lindahl; Mike Mornson; Kersten Elverum; Ari Lenz; Jan Youngquist
Subject: [EXTERNAL] Online Form Submittal: Hopkins Apartments (formerly Hopkins Cinema Flats) Comment Form
Date: Saturday, March 6, 2021 4:16:35 PM

Hopkins Apartments (formerly Hopkins Cinema Flats) Comment Form

Bill Beard with The Beard Group, Inc. has submitted a concept plan review application to develop a four story apartment building located on the corner of Mainstreet and 12th Avenue South on the area currently occupied by the Mann Cinema 6 movie theatre.

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Further information is available on our website at www.hopkinsmn.com/1070/Hopkins-Apartments.

Please use this form to share any comments regarding Hopkins Apartments (formerly Hopkins Cinema Flats) with the Hopkins City Council and City staff.

First Name	Shannon
Last Name	Martin
Address	315 19th Ave. N.
City	Hopkins
State	MN
Zip Code	55343
Phone Number	612-245-2848
Email Address	shannonlynnmartin@gmail.com
Comment/Question	I would like to voice my concern regarding the redevelopment of the Mann Theater. The loss of the theater is significant to this community. Having amenities like a discount movie theater in our downtown is a draw to people of all walks of life (seniors, families on a budget and those under 18). Many of these people choose to eat out or get drinks either before or after a show as well, bringing revenue to other nearby businesses. The importance of such a business cannot be understated. I strongly encourage the City of Hopkins to advocate for the theater to remain either by

providing tax incentives or using other means at its disposal. Perhaps it could even become a municipal-run theater. Now is the time to get creative to save our vibrant downtown area.

If the theater cannot be saved, please reject the current offer to turn it into condos. There's a glut of condos on the market in the Twin Cities area and they are sadly cookie cutter in look and offerings. More luxury apartments is not what our downtown needs. We need to maintain offerings of activities in our downtown core and opportunities for small businesses to thrive. I fear the commercial space allotted in the proposed condoplex will simply go the highest bidders - more chain companies like Verizon or Jimmy Johns - the same that every suburban town has to offer. Hopkins is different and should continue to strive to be so. People visit our downtown because it is unique, not because it looks like every other suburban space.

Please reject the offer of the luxury condos being proposed by the developer and seek for something more for our downtown.

Sincerely,
Shannon Martin

Email not displaying correctly? View it in your browser.

From: noreply@civicplus.com
To: Courtney Pearsall; Jason Lindahl; Mike Mornson; Kersten Elverum; Ari Lenz; Jan Youngquist
Subject: [EXTERNAL] Online Form Submittal: Hopkins Apartments (formerly Hopkins Cinema Flats) Comment Form
Date: Friday, March 5, 2021 5:48:03 PM

Hopkins Apartments (formerly Hopkins Cinema Flats) Comment Form

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Further information is available on our website at www.hopkinsmn.com/1070/Hopkins-Apartments.

Please use this form to share any comments regarding Hopkins Apartments (formerly Hopkins Cinema Flats) with the Hopkins City Council and City staff.

First Name	Sharon
Last Name	Oldani
Address	1502 5th St N
City	Hopkins
State	MN
Zip Code	55305
Phone Number	6515876807
Email Address	Oldan002@umn.edu
Comment/Question	Hopkins is a place of inclusion and diversity. Expensive, luxury apartments only attract wealthy, white twenty-somethings. I do think that it is time to move on from Hopkins Cinema, however if apartments are going to be built they should be affordable and a place where people from different backgrounds want to live.

Email not displaying correctly? View it in your browser.

From: noreply@civicplus.com
To: Courtney Pearsall; Jason Lindahl; Mike Mornson; Kersten Elverum; Ari Lenz; Jan Youngquist
Subject: [EXTERNAL] Online Form Submittal: Hopkins Apartments (formerly Hopkins Cinema Flats) Comment Form
Date: Saturday, March 6, 2021 5:24:21 PM

Hopkins Apartments (formerly Hopkins Cinema Flats) Comment Form

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Further information is available on our website at www.hopkinsmn.com/1070/Hopkins-Apartments.

Please use this form to share any comments regarding Hopkins Apartments (formerly Hopkins Cinema Flats) with the Hopkins City Council and City staff.

First Name	Shelly
Last Name	Billiet
Address	213 13th Avenue N
City	Hopkins
State	MN
Zip Code	55343
Phone Number	6122403661
Email Address	shellybilliet@edinarealty.com
Comment/Question	I would be all for this if it was ownership not rental. It's increasingly more difficult to find home ownership. Tons of people want to own in Hopkins, not rent. It's also concerning that a chosen few corporations (Duran & Beard) will own a majority of housing in Hopkins.

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From: noreply@civicplus.com
To: Courtney Pearsall; Jason Lindahl; Mike Mornson; Kersten Elverum; Ari Lenz; Jan Youngquist
Subject: [EXTERNAL] Online Form Submittal: Hopkins Apartments (formerly Hopkins Cinema Flats) Comment Form
Date: Friday, March 12, 2021 8:36:13 AM

Hopkins Apartments (formerly Hopkins Cinema Flats) Comment Form

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Further information is available on our website at www.hopkinsmn.com/1070/Hopkins-Apartments.

Please use this form to share any comments regarding Hopkins Apartments (formerly Hopkins Cinema Flats) with the Hopkins City Council and City staff.

First Name	Teresa
Last Name	Jones
Address	1016 Westbrooke Way,, Unit 2
City	Hopkins
State	MN
Zip Code	55343
Phone Number	6513257447
Email Address	tjones@rseden.org
Comment/Question	It seems the first thing that happens are apartment buildings. People being stacked on top of each other all over this city. I deliberately moved further out to experience quite and not seeing a bunch of apartment buildings all over the place because of the rail. It would really be nice to see something in that location that could bring people together. Hopkins really should keep a theatre. I use to come to this theatre often in the past and lived in south Minneapolis. Instead of apartment buildings in downtown Hopkins lets see more business to help with property taxes and

provide something positive to this community. It would also be nice when councils such as this actually listen to the people that live in the area as to what they would like to see in the area.

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From: noreply@civicplus.com
To: Courtney Pearsall; Jason Lindahl; Mike Mornson; Kersten Elverum; Ari Lenz; Jan Youngquist
Subject: [EXTERNAL] Online Form Submittal: Hopkins Apartments (formerly Hopkins Cinema Flats) Comment Form
Date: Friday, March 5, 2021 12:06:55 PM

Hopkins Apartments (formerly Hopkins Cinema Flats) Comment Form

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Further information is available on our website at www.hopkinsmn.com/1070/Hopkins-Apartments.

Please use this form to share any comments regarding Hopkins Apartments (formerly Hopkins Cinema Flats) with the Hopkins City Council and City staff.

First Name	Tom
Last Name	Hudock
Address	325 13th Ave N
City	Hopkins
State	MN
Zip Code	55343
Phone Number	6122676516
Email Address	tommyhudock@gmail.com
Comment/Question	Hello Planning and Zoning Commission Members, I am writing you in regard to the proposed redevelopment of the Hopkins Cinema into a mixed-use apartment commercial development. My young family moved to Hopkins 5 years ago because of what Main Street and the immediate downtown corridor offers its residents and visitors. What is offered is a UNIQUE small-town experience. An experience that many have come to know Hopkins for. A dinner out and a movie. A lunch out

and antique shopping. These experiences are what makes Hopkins great and unique from other cities that have continued to be redeveloped into commercial entities. Additionally, with the loss of the movie theater and more proposed rentals we the single-family homeowners are going to continue to pay for the lost tax revenue by these developments. As you all know well our taxes are some of the highest in the Twin Cities. But we happily pay them because we are wanting our town to continue to be unique and be full of a mix of thriving small businesses. I would rather this commission place a call out to those seeking to purchase the movie theater building as is and operate it once again as an independent entity or another business that will be part of the uniqueness, not the commercialization. This end of Main Street has so much going for it especially being across from the Children's Theatre and the soon to be open Bear Cave Brewing redevelopment. I strongly urge you all to consider what type of Hopkins you are looking to create in the future or preserve what has already been established.

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From: noreply@civicplus.com
To: Courtney Pearsall; Jason Lindahl; Mike Mornson; Kersten Elverum; Ari Lenz; Jan Youngquist
Subject: [EXTERNAL] Online Form Submittal: Hopkins Apartments (formerly Hopkins Cinema Flats) Comment Form
Date: Friday, March 5, 2021 1:54:30 PM

Hopkins Apartments (formerly Hopkins Cinema Flats) Comment Form

Bill Beard with The Beard Group, Inc. has submitted a concept plan review application to develop a four story apartment building located on the corner of Mainstreet and 12th Avenue South on the area currently occupied by the Mann Cinema 6 movie theatre.

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Further information is available on our website at www.hopkinsmn.com/1070/Hopkins-Apartments.

Please use this form to share any comments regarding Hopkins Apartments (formerly Hopkins Cinema Flats) with the Hopkins City Council and City staff.

First Name	Zachary
Last Name	Clifton
Address	345 10 Ave N
City	Hopkins
State	Minnesota
Zip Code	55343
Phone Number	6129689390
Email Address	zachclifton27@gmail.com
Comment/Question	As a Hopkins resident I am opposed to the "Hopkins Apartment" development by The Beard Group. Hopkins is a jewel of a town in Minnesota given its unique Mainstreet aesthetic. While I am very sad to see the theater go out of business, replacing it with a four story luxury apartment building is not what our town needs. Our Mainstreet is a lovely place to walk and shop given it's numerous small business and restaurants. Hopkins' Mainstreet is also one of the main reasons my wife and I chose to buy our first home here. We would love to see more commercial spaces for

restaurants and small businesses, but these 4 story luxury apartment buildings are just too much. We already have multiple apartment/condo buildings on or around Mainstreet and if the city keeps approving these buildings we will end up looking and feeling like Uptown, destroying the charm that Hopkins Mainstreet has built over the years.

I know that building new residential space is an important to Hopkin's future, but I think it is important that new residential space on Mainstreet fits into the existing aesthetic. For example, there was a great plan to have new artist lofts built a couple blocks off Mainstreet, replacing a minimally used parking lot, that would have brought more artists and culture to our community. These plans did not move forward but would have kept huge buildings off Mainstreet while still providing housing for the artistic community. This was a great idea and I was saddened when the project ultimately feel through. Hopkins does not need more 4 story luxury apartment buildings on Mainstreet and should focus on providing more affordable housing options while keeping the charm Mainstreet has. We do not need, nor want, Hopkins to become the next Uptown.

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From:	Bill Beard
To:	Jason Lindahl
Cc:	Mike Mornson; Alan Beck; Ben Beard; Kersten Elverum; Jeff Wrede - Momentum Design Group (jeff@mdgarchitects.com)
Subject:	[EXTERNAL] FW: Meeting with CitiGables Condominium Board-Hopkins Apartments
Date:	Thursday, March 18, 2021 8:47:28 AM

Jason:

FYI. Just some more follow-up with the Citigables Board.

Regards, Bill

Bill Beard
The Beard Group, Inc.
750 2nd Street NE Suite 100
Hopkins, MN 55343
Billb@beardgroupinc.com
952 457-3405 M
952 930-0630 O

CONFIDENTIALITY NOTICE: This message (including any attachments) is covered by the Electronic Communication Privacy Act, 18 U.S.C. § 2510 – 2521. It may contain confidential and/or privileged material and is intended only for the use of the recipient(s) named above. Any review, retransmission, conversion to hard copy, copying, reproduction, circulation, publication, dissemination or other use of, or taking of any action, or omission to take action, in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you have received this message in error, please return it to the sender immediately and delete the original message and any copies from all computer storage systems and media.

DISCLAIMER REGARDING UNIFORM ELECTRONIC TRANSACTIONS ACT (Minn. Stat. ''325L.01-.19) ("UETA"). If this communication concerns negotiation of a contract or agreement, UETA does not apply to this communication: contract formation in this matter shall occur only with manually-affixed original signatures on original documents.

From: Bill Beard
Sent: Friday, March 5, 2021 7:19 PM
To: CitiGables Board <citigables.board@gmail.com>
Subject: RE: Meeting with CitiGables Condominium Board-Hopkins Apartments

Brigid:

Good evening. Please my comments below in red. Please don't hesitate to contact me with any questions or comments. Thanks.

Regards, Bill

Bill Beard
The Beard Group, Inc.
750 2nd Street NE Suite 100
Hopkins, MN 55343
Billb@beardgroupinc.com
952 457-3405 M
952 930-0630 O

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From: CitiGables Board <citigables.board@gmail.com>
Sent: Friday, March 5, 2021 6:14 PM
To: Bill Beard <billb@beardgroupinc.com>
Subject: Re: Meeting with CitiGables Condominium Board-Hopkins Apartments

Bill,

Can you please clarify?

1. The Corner upgraded Units - Will they have both gas stoves in the kitchen and gas grills on the balconies? ***BB Comment***: *All our corner units are what we call upgraded units. By upgraded we mean they all have "condo" quality finishes: Gourmet kitchens with double gas ovens, side by side double door refrigerators with an exterior water and iced port in the door, California Closets, dual lavs in the master bath, upgraded cabinets and granite and counter tops and a gas grille on their deck plus other enhancements. Please remember as we discussed yesterday some Cities don't allow grilles on decks so we are proposing gas grilles on the upgraded units but still don't know what Hopkins policy is on this yet.*

BB: Comment: Please know all our units will have all gas cooking.

2. Retail space - is it designed to only allow businesses that can be run out of an office space?

BB Comment: We will have 3 retails spaces along Mainstreet. Two of the retail spaces are open to be leased by any commercial tenant including retail uses. We are planning on taking 1 of the 3 retail bays and are planning to buildout individual offices and offer those initially to our apartment tenant's to have a "live-work" space.

Thanks!
Brigid

On Fri, Mar 5, 2021 at 1:51 PM Bill Beard <billb@beardgroupinc.com> wrote:

> All:
>
> First you should know that we restrict certain breeds. If a dog is an incessantly barker. The renter is warned. If the barking continues the renter can either put a bark collar on the dog which provides an electrical shock each time the dog barks, which usually does the trick or the tenant can be evicted which sometimes happens.
>
> Once again if you would like I would welcome the opportunity to present to your entire Association. Have a great weekend. I enjoyed our lunch yesterday as well.
>
> Regards, Bill
>
> ---
>
> **From:** CitiGables Board <citigables.board@gmail.com>
> **Sent:** Friday, March 5, 2021 1:41 PM
> **To:** Bill Beard <billb@beardgroupinc.com>
> **Subject:** Meeting with CitiGables Condominium Board-Hopkins Apartments
>
> Bill,
>
> Thank you so much for meeting with the CitiGables Condominium Board yesterday.
> Lunch was great and the conversation very informative!
>
> We are getting back to the Residents with answers to their questions and the large layouts that you supplied
>
> One item, we forgot to bring up....
> What is done about dogs who incessantly bark?
>
> Best regards,
> Brigid Peterson
> Carol Anderson
> Gary McGlennen

Jim Shirley

From:	Bill Beard
To:	Jason Lindahl
Cc:	Mike Mornson; Alan Beck; Ben Beard; Kersten Elverum; Jeff Wrede - Momentum Design Group (jeff@mdgarchitects.com)
Subject:	[EXTERNAL] FW: Meeting with CitiGables Condominium Board-Hopkins Apartments
Date:	Thursday, March 18, 2021 8:47:28 AM

Jason:

FYI. Just some more follow-up with the Citigables Board.

Regards, Bill

Bill Beard
The Beard Group, Inc.
750 2nd Street NE Suite 100
Hopkins, MN 55343
Billb@beardgroupinc.com
952 457-3405 M
952 930-0630 O

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From: Bill Beard
Sent: Friday, March 5, 2021 7:19 PM
To: CitiGables Board <citigables.board@gmail.com>
Subject: RE: Meeting with CitiGables Condominium Board-Hopkins Apartments

Brigid:

Good evening. Please my comments below in red. Please don't hesitate to contact me with any questions or comments. Thanks.

Regards, Bill

Bill Beard
The Beard Group, Inc.
750 2nd Street NE Suite 100
Hopkins, MN 55343
Billb@beardgroupinc.com
952 457-3405 M
952 930-0630 O

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From: CitiGables Board <citigables.board@gmail.com>
Sent: Friday, March 5, 2021 6:14 PM
To: Bill Beard <billb@beardgroupinc.com>
Subject: Re: Meeting with CitiGables Condominium Board-Hopkins Apartments

Bill,

Can you please clarify?

1. The Corner upgraded Units - Will they have both gas stoves in the kitchen and gas grills on the balconies? ***BB Comment***: *All our corner units are what we call upgraded units. By upgraded we mean they all have "condo" quality finishes: Gourmet kitchens with double gas ovens, side by side double door refrigerators with an exterior water and iced port in the door, California Closets, dual lavs in the master bath, upgraded cabinets and granite and counter tops and a gas grille on their deck plus other enhancements. Please remember as we discussed yesterday some Cities don't allow grilles on decks so we are proposing gas grilles on the upgraded units but still don't know what Hopkins policy is on this yet.*

BB: Comment: Please know all our units will have all gas cooking.

2. Retail space - is it designed to only allow businesses that can be run out of an office space?

BB Comment: We will have 3 retails spaces along Mainstreet. Two of the retail spaces are open to be leased by any commercial tenant including retail uses. We are planning on taking 1 of the 3 retail bays and are planning to buildout individual offices and offer those initially to our apartment tenant's to have a "live-work" space.

Thanks!
Brigid

On Fri, Mar 5, 2021 at 1:51 PM Bill Beard <billb@beardgroupinc.com> wrote:

> All:
>
> First you should know that we restrict certain breeds. If a dog is an incessantly barker. The renter is warned. If the barking continues the renter can either put a bark collar on the dog which provides an electrical shock each time the dog barks, which usually does the trick or the tenant can be evicted which sometimes happens.
>
> Once again if you would like I would welcome the opportunity to present to your entire Association. Have a great weekend. I enjoyed our lunch yesterday as well.
>
> Regards, Bill
>
> ---
>
> **From:** CitiGables Board <citigables.board@gmail.com>
> **Sent:** Friday, March 5, 2021 1:41 PM
> **To:** Bill Beard <billb@beardgroupinc.com>
> **Subject:** Meeting with CitiGables Condominium Board-Hopkins Apartments
>
> Bill,
>
> Thank you so much for meeting with the CitiGables Condominium Board yesterday.
> Lunch was great and the conversation very informative!
>
> We are getting back to the Residents with answers to their questions and the large layouts that you supplied
>
> One item, we forgot to bring up....
> What is done about dogs who incessantly bark?
>
> Best regards,
> Brigid Peterson
> Carol Anderson
> Gary McGlennen

Jim Shirley

From: Ben Beard
To: Jason Lindahl; Bill Beard
Subject: [EXTERNAL] Communications
Date: Thursday, March 18, 2021 11:52:19 AM

Jason,

As I mentioned on the phone we did not receive anywhere near the same amount of emails or phone calls as we did from our previous submission. The Hopkins Apartments website has 0 comments at this time. I didn't receive any direct emails from anyone either which I thought was strange. Bill did correspond with the Hopkins Coalition group, I will forward you that email exchange here shortly.

We met with the Citigables for lunch last week to go over the project and answer any questions they had. They would like to coordinate the landscape plan between the buildings. They're concerned about privacy and security in that area and did not like the idea of a sidewalk or alley. I think they would prefer to have it fenced off on 11th and 12th to be honest.. They were concerned about the building blocking sunlight and so we did a sun study which we shared with them .I believe that has been emailed to you already, if not please let me know. They did mention that they didn't like the height of the building as it doesn't provide them with the same view corridor that they currently have. They also wanted to know about our dog policy and how we handle waste and keeping residents accountable for picking up after their pets. We walked them through that process and they seemed satisfied. We did offer to come and speak to all of the residents but that meeting has yet to be scheduled.

Please let me know if you have any questions.

Thanks,

Ben Beard
The Beard Group, Inc.
750 2nd St NE
Suite 100
Hopkins, MN 55343
Office: (952) 930-0630
Mobile: (952) 200-9967