

**HOPKINS CITY COUNCIL
AGENDA
Tuesday, August 20, 2019
7:00 pm**

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

Schedule 4 p.m. – Economic Development Tour
Work Session after close of Regular Meeting

I. CALL TO ORDER/PLEDGE OF ALLEGIANCE

II. ADOPT AGENDA

III. PRESENTATIONS

IV. CONSENT AGENDA

1. Minutes of the August 5, 2019 City Council Regular Meeting Proceedings
2. Minutes of the August 5, 2019 City Council Work Session following Regular Meeting Proceedings
3. Minutes of the August 13, 2019 City Council Work Session Proceedings
4. Approval of Temporary On-Sale Liquor License for St. Gabriel the Archangel Catholic Church; Domeier
5. Resolution Approving Transfer of Excess Fee Revenues to Westbrooke Patio Homes; Bishop

V. PUBLIC HEARING

VI. OLD BUSINESS

VII. NEW BUSINESS

1. Beacon Interfaith Housing Collaborative Multiple Family Housing Concept Plan Review; Lindahl
2. Order Public Improvement Hearing – 2020 & 2021 Street and Utility Improvements, City Project 2019-10; Klingbeil

VIII. ANNOUNCEMENTS

IX. ADJOURN

OPEN AGENDA – PUBLIC COMMENTS/CONCERNS

Public must fill out a Speaker Request Form. During this time, anyone wanting to address a topic **not listed on the agenda** may do so. Three minute time limit per person.

The Hopkins City Council Chambers are enabled with a hearing loop system and hearing amplification options are available. Please notify staff for assistance.

**HOPKINS CITY COUNCIL
REGULAR MEETING PROCEEDINGS
AUGUST 5, 2019**

CALL TO ORDER

Pursuant to due call and notice thereof a regular meeting of the Hopkins City Council was held on Monday, August 5, 2019 at 7:01 p.m. at the Hopkins Fire Station, 101 17th Avenue South, Hopkins.

Mayor Gadd called the meeting to order with Council Members Brausen, Kuznia, Halverson and Hunke attending. Staff present included City Manager Mornson, Finance Director Bishop, Director of Planning and Development Elverum, Assistant City Manager Lenz, Public Works Director Stadler and Community Development Coordinator Youngquist.

Mayor Gadd asked for a moment of silence to honor Hopkins Police Officer Hegyi followed by the Pledge of Allegiance.

ADOPT AGENDA

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

Motion to Adopt Agenda.

Ayes: Brausen, Kuznia, Gadd, Halverson, Hunke.

Nays: None. Motion carried.

PRESENTATIONS

III.1. Branding Update

In addition to City staff, a representative present for the item was Alan Schutte, Platt Hollow Road. Community Development Coordinator Youngquist gave an update on the community input process and development of a new brand and tag line for the City of Hopkins. Mr. Schutte gave an overview of the strategic brief and reviewed a variety of preliminary tagline options. Mr. Schutte discussed that "It's all true" is the preferred tagline and would be a way to talk about all the great things that are happening in Hopkins. Ms. Youngquist commented on the ways the tagline could be tied into the uniqueness of Hopkins and the next steps in the process. Staff would bring the branding concept back to a future Council meeting for further discussion. Mayor Gadd commented that he appreciates all the work and community input.

CONSENT AGENDA

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

Motion to Approve the Consent Agenda.

1. Minutes of the July 16, 2019 City Council Regular Meeting Proceedings
2. Minutes of the July 16, 2019 City Council Work Session following Regular Meeting Proceedings
3. Minutes of the July 23, 2019 City Council Work Session Proceedings

**HOPKINS CITY COUNCIL
REGULAR MEETING PROCEEDINGS
AUGUST 5, 2019**

4. Approve Parking and Access Easement: Area between 9th & 10th Avenue North and Mainstreet and 1st Street North (between US Bank and Hance Hardware)
5. Adopt Resolution Amending Legislative Policy 8-F – Snow and Ice Control Policies and Procedures
6. Minnesota Brownfields Gap Financing Program Grant Application – Beacon
7. Ratify Checks Issued in July 2019

Ayes: Brausen, Kuznia, Gadd, Halverson, Hunke.

Nays: None. Motion carried.

NEW BUSINESS

VII.1. Resolution Approving Off-Sale Intoxicating Liquor License – Wine from Water LLC dba Ace Spirits

Assistant City Manager Lenz discussed the liquor license application commenting that the Police Department has conducted the background check and has no reservations about approving the application. The applicant would be required to attend liquor control training and be subject to compliance checks. Council Member Brausen asked about the liquor control training. Ms. Lenz discussed what is involved in the training. Mayor Gadd commented that the application is due to ownership change and that the number of liquor licenses has not changed. The business owner came forward and discussed his business plan. Mayor Gadd welcomed the owner to the Hopkins business community.

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

Motion to grant an Off Sale Intoxicating Liquor License to Wine from Water LLC dba Ace Spirits by adopting Resolution 2019-059.

Ayes: Brausen, Kuznia, Gadd, Halverson, Hunke.

Nays: None. Motion carried.

VII.2. Second Quarter Financial Report

Finance Director Bishop gave an overview of the 2019 Second Quarter Financial report. Mr. Bishop gave an overview of the General Fund revenues and expenditures, Special Revenue Fund revenues and expenditures, Enterprise Fund revenues and expenditures and financial position. Mr. Bishop discussed plans to reduce the deficit and cost saving measures at the Depot and Hopkins Center for the Arts. Mr. Bishop commented on the next steps in the budget process that include a presentation on the operating budget at a Council Work Session and that the preliminary levy needs to be submitted to Hennepin County by September 30, 2019.

ANNOUNCEMENTS

National Night Out kick-off is at Burnes Park on Tuesday, August 6, 5:30 p.m.

**HOPKINS CITY COUNCIL
REGULAR MEETING PROCEEDINGS
AUGUST 5, 2019**

ADJOURNMENT

There being no further business to come before the City Council and upon a motion by Halverson, second by Brausen, the meeting was unanimously adjourned at 7:41 p.m.

OPEN AGENDA – PUBLIC COMMENTS AND CONCERNS

Thomas Maiser, 342-14th Avenue North, commented that he was observing the City Council meeting as he would like to become more involved in the City.

Respectfully Submitted,
Debbie Vold

ATTEST:

Jason Gadd, Mayor

Amy Domeier, City Clerk

**MINUTES OF THE CITY COUNCIL WORK SESSION PROCEEDINGS
AT CONCLUSION OF THE REGULAR CITY COUNCIL MEETING
Monday, August 5, 2019**

CALL TO ORDER

Pursuant to due call and notice thereof a work session of the Hopkins City Council was held on Monday, August 5, 2019 at 7:44 p.m. at the Hopkins Fire Station, 101 17th Avenue South, Hopkins.

Mayor Gadd called the meeting to order with Council Members Brausen, Kuznia, Halverson and Hunke attending. Staff present included City Manager Mornson, Finance Director Bishop, Director of Planning and Development Elverum, Assistant City Manager Lenz, Public Works Director Stadler and Community Development Coordinator Youngquist.

Community Development:

Director of Planning and Development Elverum gave an update on the 325 Blake Road redevelopment project. Ms. Elverum discussed the background of the 17-acre site, community input and process to select a project developer. Ms. Elverum explained that the developer and the Minnehaha Creek Watershed District (MCWD) could not come to an agreement on the terms. Ms. Elverum discussed the approach to the development and possible reasons why the design concept didn't develop. Mayor Gadd asked about the property value. Ms. Elverum commented on the fair market value and lack of comparable properties. Ms. Elverum commented that the Redevelopment Tax Increment Financing (TIF) district expires in the year 2021 and that developers are still interested in the project. Council Member Brausen asked about the funding. Ms. Elverum discussed the grant funding requirements. There was much discussion about the importance of communication and relationships among the project partners. Ms. Elverum discussed the staff's recommendation to clarify the City's goals for the development. Council Member Brausen commented that with impending funding deadlines it is important to figure out ways to work together and move the project forward. Council and staff discussed ways to eliminate the stalemate and move forward on the project, which is a unique site and a fantastic opportunity. Ms. Elverum commented that staff would work on an approach on how to move the project forward and would keep the Council updated.

Ms. Elverum gave the following updates:

- An ammunition and gun sales business is interested in a Hopkins location but the location does not meet the zoning code requirements.
- Council Member Hunke discussed St. Gabriel's proposed updates to the 3-story convent building. The application would be on a future Planning and Zoning Commission and City Council agenda.

Administration:

City Manager Mornson gave the following updates:

- National Night Out discussion
- City Council tour of Beacon and ArtSpace properties on August 20 at 4 p.m.

- Doran property discussion
- City of Minnetonka property annexation discussion

City Council

- Council Member Hunke commented on a resident's concern regarding side marketers handing out literature at the Hopkins Farmer's Market.
- Council Member Hunke commented that a resident complimented Solid Waste Coordinator Hove.
- Council Member Halverson complimented the new landscaping on Blake Road.
- Council Member Halverson asked about the road construction storage on the old Taco Bell site.
- Council Member Kuznia commented on the street reconstruction project.
- Council Member Brausen complimented the Police Department debriefing event.
- Mayor Gadd discussed the City Manager's evaluation.
- Mayor Gadd discussed the National Night Out event.

ADJOURNMENT

There being no further business to come before the City Council and upon a motion by Kuznia, seconded by Brausen, the meeting was unanimously adjourned at 9:07 p.m.

Respectfully Submitted,
Debbie Vold

ATTEST:

Jason Gadd, Mayor

Amy Domeier, City Clerk

**HOPKINS CITY COUNCIL
WORK SESSION PROCEEDINGS
AUGUST 13, 2019**

CALL TO ORDER

Pursuant to due call and notice thereof a regular work session of the Hopkins City Council was held on Tuesday, August 13, 2019 at 6:33 p.m. at the Hopkins Fire Station, 101-17th Avenue South, Hopkins.

Mayor Gadd called the meeting to order with Council Members Brausen, Kuznia, Halverson and Hunke attending. Staff present included City Manager Mornson, Finance Director Bishop, Assistant City Manager Lenz and Public Works Director Stadler.

PRELIMINARY GENERAL FUND BUDGET

Finance Director Bishop discussed the staff report regarding the 2020 proposed General Fund budget. Mr. Bishop commented that the budget was prepared using the Financial Management Plan (FMP) model. Mr. Bishop gave an overview of the proposed 2020 budget including additional requests, the proposed 7.7% increase from 2019 and the affects on a median value home. Council Member Halverson asked what is included in the 7.7% increase. Mr. Bishop commented that the Police Department additional requests would be in addition to the proposed 7.7% increase.

Mr. Bishop discussed the proposed additions to the 2020 Equipment Replacement Plan (ERP) budget. Mr. Bishop commented that the proposed budget relies on Local Government Aid (LGA) and gave examples of the budget with and without LGA and what it would mean for the tax levy per home.

Mr. Bishop commented that in January, staff received requests for 12 new employees and that number was pared down to 5.5 employees. Mr. Bishop distributed information that detailed what the impacts would be if two additional Police Department staff were included in the 2020 budget. There was discussion about the future staffing requests by the Police and Fire Departments. Council Member Brausen asked for clarification of the proposed increase in staff for 2020. Mr. Bishop discussed the proposed staff for an approximate total of \$70,000. Assistant City Manager Lenz discussed the original staffing requests and explained that administration reviewed the requests and were able to edit and combine positions. Mr. Bishop commented that Public Safety had the majority of staffing requests. Council Member Brausen asked about the reduction in paid volunteer Fire Department positions if full-time positions would be added. Mr. Bishop would need to research the financial impact.

There was Council discussion on presenting the budget increase to the public, the importance to reduce the Arts Center debt, impacts on increasing market values, additional staffing to address long-term needs and changes in the community and that delaying improvements to the infrastructure often increases costs. Mr. Bishop commented that the bond-rating agency looks at the City's debt and the plan to eliminate the debt.

Council discussed the option to spread out the funding of the Police Department staffing requests in different years in order to keep the percentage increase below 13%. Mr. Bishop would evaluate the 2020 staffing requests, hiring timetable and how it would

**HOPKINS CITY COUNCIL
WORK SESSION PROCEEDINGS
AUGUST 13, 2019**

impact the tax levy. General feedback from the City Council was in support of keeping the 2020 increase below 13%. The budget presentation would be on the September 3 City Council agenda.

Council requested that Fire Department present a long-term plan at a future City Council Work Session.

Ms. Lenz discussed the reason for the request for Laserfiche professional software and Mr. Stadler discussed the efficiencies of implementing the Engineering Cartograph OMS software.

City Manager Mornson gave the following update:

- Tour of the Beacon and ArtSpace properties is on Tuesday, August 20, 4 p.m.
- Members of the Hopkins Police Department would be participating in the Officer Shawn Silvera Rotary Run on Saturday, August 17.
- Assistant City Manager Lenz gave an update on the FCC cable commission.

UPDATES

- Council Member Brausen commented on the impressive funeral service for Officer Hegyi.
- Council Member Brausen thanked staff for presenting information on the Cold Storage redevelopment site. City Manager Mornson commented that staff would keep the Council updated after a meeting with those involved in the project.
- Mayor Gadd commented on the show of support by city staff and the community over the loss of Officer Hegyi.
- Discussion about the Beacon housing project.
- The Vine Room ribbon cutting is at 12 noon on Friday, August 16.

ADJOURNMENT

There being no further business to come before the City Council and upon a motion by Brausen, second by Kuznia, the meeting was unanimously adjourned at 8:03 p.m.

Respectfully Submitted,
Debbie Vold

ATTEST:

Jason Gadd, Mayor

Amy Domeier, City Clerk

**POLICY 4-C
TEMPORARY LIQUOR LICENSE**

1. PURPOSE

- 1.01 The Hopkins City Council recognizes that the issuance of temporary liquor license may result in events which disturb surrounding businesses and residents and also may provide an opportunity for underage drinking. The City Council believes that by creating a set of rules and regulations in regard to the issuance of these licenses, problems can be avoided and the responsible consumption of liquor or 3.2 beer can be encouraged.

2. REGULATIONS

- 2.01 A temporary liquor license will be issued on a per event basis, each event not lasting more than three days.
- 2.02 Sales may only be conducted between the hours of 12:00 p.m. and 12:00 a.m.
- 2.03 A separate license is required for each location where liquor or beer is sold.
- 2.04 Application for a temporary liquor license must be received at least five weeks prior to the event.
- 2.05 Applicants for a temporary liquor license must be an organization whose principal location or office is within the City of Hopkins, has been located in Hopkins for at least two years, and has at least 30 active members.
- 2.06 Sales and/or consumption of liquor or beer will only take place in enclosed building or a fenced area.
- 2.07 Individuals under the age of 21 will not be allowed in any designated area where liquor or beer is sold or consumed, except if accompanied by a parent or guardian.
- 2.08 All organizations which have a temporary liquor license must use the following method for checking identification to ensure that underage individuals do not purchase liquor or beer:
- Anyone wishing to purchase beer must have either a driver's license, or a Minnesota ID with their picture. Individuals with the proper ID will have their hand stamped so that the actual sellers of the liquor or beer will not have to check IDs. If the event exceeds one day, a different color of ink must be used on subsequent days.
- 2.09 No temporary liquor license shall be issued in conjunction with a youth activity.¹
- 2.10 The number of temporary liquor licenses issued in conjunction with all public events² during any calendar year will be limited to twelve (12).
- 2.11 The City Council reserves the right to deny any liquor license at its sole discretion.
- 2.12 The applicant for any temporary liquor license will provide the City Clerk with a certificate of insurance showing \$1,000,000 of liquor liability coverage and showing the City as co-insured.

Established: 3/19/96

Revised: 4/1/2008

1A "youth activity" is an activity that is designed primarily for individuals under the age of 18 or the majority of the participants are under the age of 18.

2A "Public event" means an event where the public is invited or permitted to attend.

August 20, 2019



Council Report 2019-083

**RESOLUTION APPROVING TRANSFER OF EXCESS FEE REVENUES
TO WESTBROOKE PATIO HOMES**

Proposed Action

Staff recommends that the Council approve the following motion: Move to approve Resolution 2019-062 transferring excess Revenue Fees to Supplemental Project Funds.

Overview

In 1999, the City of Hopkins and Valley Park Condominiums entered into an agreement to fund certain improvements at Valley Park. The original projects have been completed and there now exists excess fee revenues from the sale of bonds used to fund these improvements. There will be approximately \$270,000 in excess fee revenues by the time all bonds are paid and all fees are collected in 2019. Valley Park Condominiums was notified of the availability of these funds and has identified qualifying capital improvements exceeding the available fee revenue.

Enclosed is an engineering report identifying recommended repairs, quotes supporting cost of repairs and project specifications.

Primary Issues to Consider

What projects are authorized by the original agreement and Ordinance 99-822?

What options does the Council have for distributing excess Fee Revenues?

Is there a deadline for distributing the excess Fee Revenues?

Supporting Information

- ◆ Resolution 2019-062
- ◆ Valley Park Letter dated April 22, 2019
- ◆ Quotes for mansard roof replacement
- ◆ Building Maintenance Priority Review (engineering report)

Nick Bishop, CPA
Finance Director

Financial Impact: \$ <u>270,000 Excess Fee Revenue</u>
Budgeted: Y/N <u>No – Debt Service Fund</u>
Source: <u>Housing Improvement Bond Funds</u>
Related Documents: <u>Originating Ordinance</u>
Notes: <u>Revenue can only be used for this purpose</u>

Primary Issues to Consider

What improvements are authorized by the original agreement and Ordinance 99-822?

Replacement of Mansard Roofs

Replacement of Patio Doors and Upper Patio Door Railings

Replacement of Downspouts

Redesign and Upgrading of Building Entrances

Repair and Painting of Stucco Timbers

Temporary Sidewalk and Barricades, Demolition of Old Trash Sheds, and Related Rehab of Garages

Construction of New Trash/Recycling Buildings

Rebuilding of Parking Lots

Replacement of Concrete Sidewalks

What options does the Council have for distributing excess Fee Revenues?

The Council has two options for distributing the excess fee revenues:

The Council can pass a resolution disbursing all or part of the excess funds to the Association to be deposited in an "Excess Revenue Subaccount" of a Replacement Reserve Fund. Money in the Excess Revenue Subaccount could only be spent for improvements, authorized by Ordinance 99-822, as determined by the Association. The Association would have to submit plans and written estimates to the City Building Official prior to undertaking the improvements.

and/or

The Council can pass a resolution specifying additional improvements, as authorized by Ordinance 99-822, and transfer all or a portion of the excess money into a supplemental project fund. This fund would be used to reimburse the Association for the money it spent on the specified improvements.

Is there a deadline for distributing the excess Fee Revenues?

There is no deadline in the Agreement or the Ordinance on when the excess Fee Revenues need to be disbursed.

Staff Recommendation:

Staff recommends adoption of Resolution 2019-062 transferring excess bond funds as they become available to Valley Park Condominiums for use in the projects identified by the Association Board.

CITY OF HOPKINS

**HENNEPIN COUNTY, MINNESOTA
RESOLUTION NO. 2019-062**

**RESOLUTION APPROVING TRANSFER
OF EXCESS FEE REVENUES TO
VALLEY PARK CONDOMINIUMS**

WHEREAS, by Ordinance No. 99-822 adopted January 5, 1999, the City Council established Housing Improvement Area No. 3 in order to facilitate certain improvements to property known as the Valley Park Condominiums, and

WHEREAS, Minnesota State Statutes authorized the City to issue Housing Improvement Bonds (the "Bonds") in the amount necessary to defray the expense to be incurred in making the housing improvements; and

WHEREAS, the City of Hopkins, in March 1999, entered into a Development Agreement (the "Agreement") with Westbrooke-West Condominium Association, Inc.; and

WHEREAS, Bonds were issued and fees were charged to each housing unit in Housing Improvement Area No. 3 in order to finance certain improvements as defined in Ordinance No. 99-822; and

WHEREAS, the Housing Improvements that were funded by the Bonds have been completed and paid for; and

WHEREAS, the Bond was called in 2019 and the City has determined that it has excess Fee Revenues as defined in the Agreement; and

WHEREAS, the City Council may, by resolution, specify additional housing improvements (as defined in Ordinance No. 99-822) and transfer all or any portion of such excess Fee Revenues into a project fund (the "Supplemental Project Fund"); and

WHEREAS, amounts in the Supplemental Project Fund shall be disbursed to the Association to pay the cost of the housing improvements specified by the Association in accordance with the Development Agreement dated March 2, 1999;

NOW, THEREFORE, the City Council of the City of Hopkins, Minnesota hereby resolves as follows:

The City of Hopkins shall transfer all such excess Fee Revenues that remain for the projects as specified by the Association and as defined in the Development Agreement dated March 2, 1999 to Valley Park Condominiums to be used for projects specified by Ordinance No. 99-822 adopted January 5, 1999. All remaining funds shall be disbursed in accordance with the provisions of the Agreement.

Adopted by the City Council of Hopkins, Minnesota, this 20th day of August 2019.

CITY OF HOPKINS, MINNESOTA

Jason Gadd, Mayor

ATTEST:

Amy Domeier, City Clerk



April 22, 2019

Nick Bishop
Director of Finance
City of Hopkins
1010 1st Street South
Hopkins, MN 55343

Re: Excess HIA Funds

Dear Mr. Bishop,

Valley Park Condominiums is applying for the excess HIA funds for capital improvements to the property. Sent with this letter is a complete copy of an engineering report with the recommendations and estimated costs for external capital improvements to the buildings. The number one priority was the mansard roofs. There is copies of the bid winners and specifications for the roofs. Association will start replacing four mansard roofs on the buildings this summer.

Certainreed Matterhorn shake metal roofing material was selected to be used on the new roofs. It is cedar color, carries a 50 year warranty, lighter than the existing cedar, and virtually indestructible. The Association then received multiple bids to do the roofing. Trio Contracting won the bid and also will be installing extra insulation on the building behind the mansard roof. The bids are for 1 (one) building each. The contractor will be working closely with the inspectors from the City of Hopkins.

Valley Park will set up a separate Replacement Reserve Excess Funds account at Minnesota Bank and Trust for the deposit.

I appreciate your help with this matter. If you have any questions please feel free to call me at office (952) 698-2062, cell (952) 292-0210 or email mark@sharpermanagement.com.

Sincerely,

Mark R. Johnson

Mark R. Johnson

Community Manager Valley Park Condominiums
Sharper Management, LLC.



16525 Highway 65 Suite 6

Ham Lake MN. 55304

June 10th 2018

Sharper Management

Mark Johnson

Mark@sharpermanagement.com



Valley Park

11th Ave S.

Hopkins, MN 55343

Mansard Job Quote Per Building Using Certainteed Matterhorn Steel Shakes:

- A) Remove old cedar shake siding system, fascia & soffit system exposing bare wood framed structure.
- B) Sheet entire building with new ½ in. OSB to support new steel shake system
- C) Install Tyvek moisture barrier to code or underlayment approved by Certainteed to follow warranty Specs.
- D) Install 3 sides of all windows and door wraps/ cladding with new metal. The bottom galvanized sills, will stay.
- E) Install new aluminum center vent soffit and custom fascia on bottom portion of mansard.
- F) Install continuous ventilation system at top of mansard walls to vent space.
- G) All waste and debris will be placed in a roll off and hauled away.
- H) Permit cost will be set by the city and billed at the end of the job.

Total Cost Per Building is \$58,566.00

**Home Exteriors • Roofing
Siding • Concrete/Masonry
General Contractor**



License #BC740997

Office: 763-999-4437

Fax: 763-999-4438

admin@triocontracting.com

Valley Park HOA

915 11th Ave S.

Hopkins, MN 55343

Trio Contracting Inc will install 2" R-10 rigid foam board to the exterior walls after shakes and sheathing are removed. The foam board will extend from the top of the 1st story to the top of the 2nd story of the building. Foam sheets will be cut to fit around all window and balcony door openings. All seams will be taped and gaps filled with spray foam or caulking where necessary. All insulation work will take place at the same time as Mansard roofing system is (shakes and sheathing) are being removed and replaced. This bid is for One building. Each building carries the same measurements and will cost the same.

All labor and material will be supplied by Trio Contracting Inc.

Cost of Permit will be set by the city of Hopkins and will be added to the cost of job.

Total Job Cost Per Building

\$11,200.00

MANSARD ROOF REPLACEMENT SPECIFICATIONS

1. Association and effected homeowners will be notified in advance of work commencing.
2. Access to parking lot will be needed for material and dumpster storage.
3. All necessary permits will be secured from the City of Hopkins prior to the start of the project.
4. Remove all existing mansard roofing materials, soffits and fascia from three buildings and discard.
5. Remove all existing wall sheeting from three buildings and discard.
6. All exposed framing materials will be inspected and any wet, rotten or otherwise deteriorating materials will be removed and replaced on a time and material basis over and above the base contract amount with labor billed at \$80.00 per man hour.
7. Existing pan flashings below windows and doors will be left in place and painted if possible.
8. Furnish and install all new ½" OSB plywood in place of removed sheeting and fasten in place.
9. Furnish and install all new house wrap to all exposed walls and fasten in place.
10. Furnish and install all new pre finished aluminum soffits in place of removed and fasten in place.
11. Furnish an install all new CertainTeed Matterhorn Metal Shakes to mansard roof and fasten in place per Manufactures specifications. Color to be chosen by Association in advance.
12. Furnish and install all new vertical siding to both entryways and sides of windows.
13. Furnish and install all new continuous mess venting at the top of the mansard roof for ventilation.
14. Fabricate and install all new custom made fascia metals in place of removed and fasten in place.
15. Clean up all project related debris and remove from site. A daily clean up will occur.
16. A final permit inspection will be scheduled with the City upon completion.

July 26, 2017

Mark Johnson
Sharper Management
10340 Viking Dr. Suite 105
Eden Prairie, MN 55344

RE: Repair Priority Review of Condominium Complex
West Brooke West Condominiums
(DBA Valley Park Condominiums)
900-941 11th Avenue
Hopkins, Minnesota

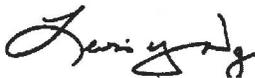
Dear Mr. Johnson:

We have completed a Repair Priority Review of the referenced condominiums building complex. The scope of our engineering services was limited to performing walk-through observations of the building exteriors, including building exterior walls, parking lots, and sidewalks to review their conditions, and identify repair/improvement needs to protect and extend the service life of the buildings. The recommended repair work items along with their budgets were then prioritized.

It has been a pleasure serving on your building engineering needs. Feel free to contact me if you have any questions on the report.

Sincerely Yours,

Buildings Consulting Group, Inc.



Lewis Y. Ng, P.E.
Principal Engineer



**Buildings
Consulting
Group, Inc.**

Web: <http://www.bcgminnesota.com>
612.789.6696 ■ Fax: 612.789.6397
2855 Anthony Lane S., Suite 200
Minneapolis, MN 55418-2637, U.S.A.

**Building Maintenance Priority Review
Building Exteriors**

WestBrooke West Condominiums
(DBA Valley Park Condominiums)
900-941 11th Avenue,
Hopkins, Minnesota
BCG PROJECT NO.: R1014-17-1
Review Date: July 21, 2017



**Buildings
Consulting
Group, Inc.**

Web: <http://www.bcgminnesota.com>
612.789.6696 ■ Fax: 612.789.6397
2855 Anthony Lane S., Suite 200
Minneapolis, MN 55418-2637, U.S.A.

Site layout Diagram/Overall view Photo:



Photo 1: Aerial View of West Brooke West Condominiums Complex

North Cluster Buildings	
Building	Street Address No.
1	901/903
2	900/902
3	907/909
4	906/908
5	915/917
6	912/914
7	918/920

South Cluster Buildings	
Building	Street Address No.
8	921/922
9	927/929
10	933/935
11	939/941

BUILDING DESCRIPTION

The WestBrooke West Condominiums complex (DBA Valley Park Condominiums) located at 900 to 941 11th Street, Hopkins, Minnesota, consists of 2 clusters of eleven (11) condominium buildings. Each building measures about 160' by 44' in plan dimensions and is 2 story in height. All the buildings were constructed of a Mansard roof style (See Photo 2), which the top half of the building exteriors was clad with cedar wood shingles/sidings. The seven (7) buildings in the north cluster have a brick veneer on the lower half of the building exteriors while the four (4) buildings in the south cluster have a stucco finish exterior on the lower half of the building. It is our understanding that the existing roofs are all single-ply flat roofs which were generally replaced in the last 10 years.



Photo 2: A Typical Building in the North Cluster with Brick Exterior on the Lower Portion

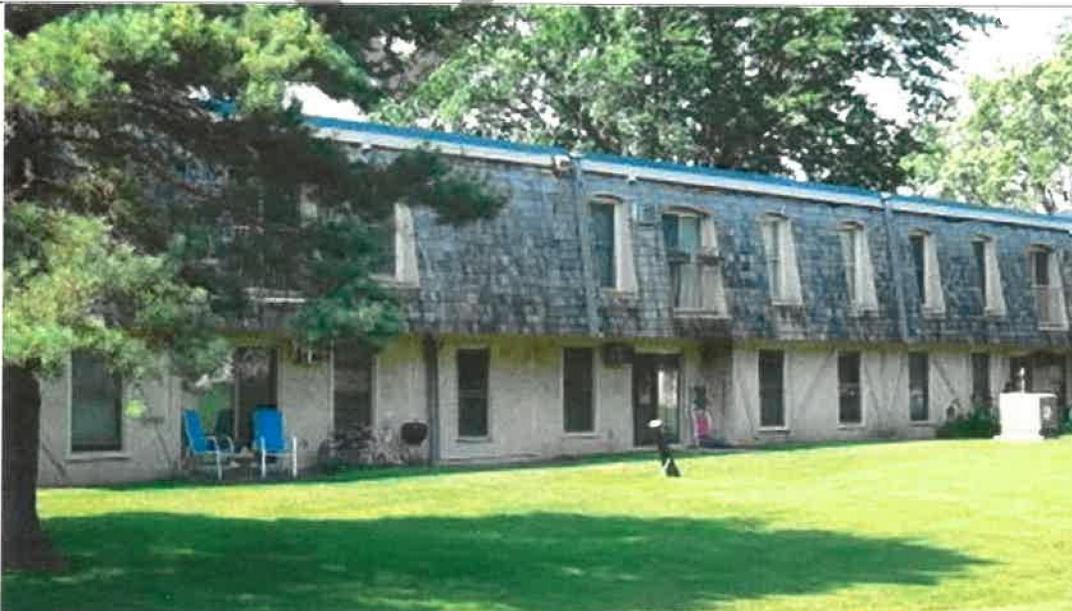


Photo 3: A Typical Building in the South Cluster with Stucco Exterior on the Lower Portion



INTRODUCTION

Buildings Consulting Group, Inc. (BCG), was requested by Mr. Mark Johnson of the Sharper Management, to conduct a building exterior maintenance review of the Valley Park Condominiums complex located in Hopkins, Minnesota. The scope of our work consisted of visual review of the following components of the buildings:

- “Mansard” roof building exteriors consisting of roof shingles on the upper portions.
- Brick and Stucco exteriors on the lower exterior wall portions.
- Asphalt pavements.
- Roof and ground water drainage

We were then requested to identify maintenance repair needs for these building components, and to provide a cost projection for corrections and improvements.

Work listed below has been planned by the property management to be completed in the near future, and therefore, was NOT included as a part of our maintenance repair priority study:

- Trash enclosure structures.
- Standalone garage structure by the 917 building.
- Windows.
- Single-ply roofing, which is only about 10 years old.
- Building interiors.

REVIEW OF BUILDING EXTERIORS

On July 25, 2017, Lewis Ng, a licensed engineer specialized in structural evaluation and restoration from **Buildings Consulting Group, Inc. (BCG)**, visited the project site and performed a walk-through survey for the visual condition of the building exteriors. Any building components displaying significant deterioration or conditions that require attention were noted. Photographs were taken to depict conditions encountered.

Our observation results are summarized as follows. Photographs referenced are shown on Pages 7-9.

	Conditions Observed
<p>Exterior Walls – Upper “Mansard Roof” Shingles/Sidings</p>	<p>The “Mansard Roof” cedar wood shingle/siding upper portion is about 10’ in height. All eleven (11) buildings were of similar style and of same size. The buildings are typically 160’ by 44’ in plan dimensions, and were built in the 1970s. Therefore, they are all over 40 years old.</p> <p>The wooden shingle/siding materials generally have been aged and displayed distress in the form of peeling, curling and loosening of nail fasteners (P4-P6). Algae growth was observed on the cedar wood surfaces on some of the building elevations (P7-P8). At a few isolated wall /soffit areas, failed siding and soffits has created openings (P9) in the exterior wall, allowing squirrels, insects or rodents to enter the cavities behind the wall and roofs.</p> <p>The “Mansard Roof” siding/shingle appeared to have exceeded their useful life and should be replaced to provide a watertight building exterior.</p>

<p>Exterior Walls – Lower Brick Masonry Walls (North Cluster- 7 Buildings)</p>	<p>The seven (7) buildings in the north cluster were constructed of a brick masonry veneer on the lower 7'-6" of the exterior walls. No significant visual distress, such as brick spalling or cracking, mortar joint erosion or cracking, or step cracks in the walls, were observed in these building exteriors (P10-P11). The brick masonry generally appeared to be in good condition and are considered to be performing extremely well for the age of the buildings.</p>
<p>Exterior Walls – Lower Stucco Walls (South Cluster- 4 Buildings)</p>	<p>The four buildings in the South cluster were constructed of a stucco building exterior finish on the lower 7'-6" of the exterior walls. No significant visual distress, such as stucco spalling or cracking, were observed in these building exteriors (P12-P13). Other than being dirty from deposit of air bore particles over the past many years, the stucco exteriors generally appeared to be in good condition and are considered to be performing extremely well for the age of the buildings.</p>
<p>Exterior Walls – Window Trims Patio Guard Rails Building Entrance</p>	<p>The paint coat of the window and patio wooden trim boards generally have faded and need to be repainted (P14).</p> <p>The steel guard rails for the patios generally displayed surface rust at random locations and faded paint, they should be cleaned and repainted to protect them from corrosion (P15).</p> <p>Each building has two entrances, constructed of plywood (P16). The plywood board was rotten at some isolated locations. The wooden board's paint has faded and should be repainted to protect them from the elements.</p>
<p>Parking lots</p>	<p>Three parking lots are located at the northeast, northwest, and southwest corners of the building site. The parking lots are constructed of asphalt pavements (P17).</p> <p>The parking lots are generally in fair to good condition and displayed only isolated areas of typical asphalt pavement distress such as pavement crazing cracks (dry mud bed type of cracks), rutting, and erosion (P18-P19). Previous asphalt pavement patching maintenance was noted at some areas.</p> <p>The apron in front of the parking garages and drainage swales were constructed of concrete pavement. The concrete garage aprons were generally in good condition. A section of the garage apron and a drainage swale section at Parking Lot #3 in the south cluster displayed severe cracking and spalling due to inadequate soil support beneath these failed concrete pavement sections (P20-P21).</p> <p>Maintenance repair will require milling and patching of the severely cracked and eroded asphalt pavement sections, and applying a chip seal coat to extend the service life of the pavement.</p> <p>The failed concrete section will required to be jackhammered out and replaced with properly compacted soils and concrete that is design for traffic exposure.</p>

<p>Sidewalks</p>	<p>Concrete pavements are located at:</p> <ul style="list-style-type: none"> • Walkways between buildings in the north cluster • Walkways from the parking lots to all building entrances in both north and south clusters. <p>The concrete pavements are typically 5' wide and jointed in 5' intervals and generally appeared in good condition. Isolated concrete cracking and edge spalling due to settlement are present in a few walkway panels.</p> <p>Asphalt pavement walkways are located in interior grass areas. The asphalt pavement walkways are also 5' wide and generally appeared in good condition with no significant erosion of the asphaltic materials.</p>
<p>Miscellaneous Items</p>	<p>A concrete patio slab located by the northeast corner of Building 11 has settled by as much as 6" at one side of the slab, making the patio slab uneven and unusable (P22). The concrete slab should be repaired to provide a level patio surface for the tenants.</p> <p>A total of 6 to 12 downspouts are located on four elevations of each building. The roof drainage down spouts are generally terminated at the half height of the exterior walls, causing roof runoff water to discharge forcefully onto the grassed surface (P23) and induced erosion to the turf.</p> <p>There are only 2 downspouts among all eleven buildings that have proper drainage downspout that extended to the ground level and with a splash block placed at the discharge end to prevent erosion to the ground surface (P24).</p>

MAINTENANCE REPAIR RECOMMENDATION

Based on the conditions observed at the Site, we recommend the following repairs be considered and budgeted for restoring the distress present at the building exterior components and maintaining the long term service life of the buildings. We recommend Priority 1 repair work be completed within the next 1 to 3 years, while Priority 2 work items can be deferred for 3 to 4 years.

	Repair Needs	Budget Recommendation		
		Each Building	All 11 buildings	Priority
Exterior Walls – Upper Half	Replace The Mansard roof cedar shingle/siding in the upper portion of the building exteriors. (asphalt shingles lowest cost to cedar siding highest cost)	\$35,000- \$59,000	\$385,000- \$649,000	1
Exterior Walls – Lower Half	Apply a protective masonry sealer to extend the service life of the brick exterior at the seven North cluster buildings	\$2,000- \$2,500	\$22,000- \$27,500	2
	Power wash the stucco exteriors and apply a protective penetrating sealer to protect the stucco exteriors of the four South cluster buildings.	\$2,100- \$2,600	\$23,100- \$28,600	2
	Repaint all window and patio wooden trim boards.	\$4,000- \$4,500	\$44,000- \$49,500	1
	Repaint all steel guard rails for the patios.	\$1,000- \$1,300	\$11,000- \$14,300	1
	Repaint all building entrance vestibules	\$1,200- \$1,500	\$13,200- \$16,500	2
Parking lot	Mill and patch deteriorated asphalt sections and apply a chip seal coat to protect all three parking lot pavements.		\$40,000- \$50,000	2
	Repair distress concrete apron/drainage swale		\$7,000-\$8,000	1
Sidewalks	Remove and replace severely cracked and settled sidewalk panels.		\$3,000-\$4,500	2
Miscellaneous Items	Mud jack settled patio concrete slab.		\$1,000- \$1,500	1
	Add drainage down spout extensions to the existing downspouts to carry roof drainage to ground level and with a splash block placed at the discharge end to prevent erosion to the ground surface.		\$6,000- \$7,000	1
	Repair eroded turf areas.		\$2,000- \$3,500	1
Total Construction Budget			\$557,300- \$859,900	
Engineering Design & Inspections Fee			\$41,000-\$50,000	
Total Budget Recommendation			\$598,300 - 909,900	

Photograph Attachment



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13

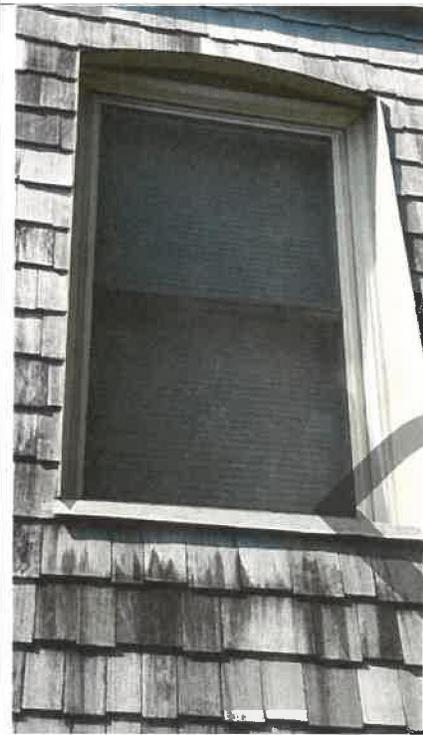


Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20

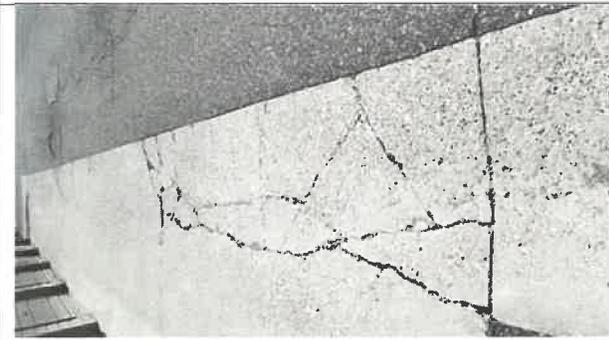


Photo 21

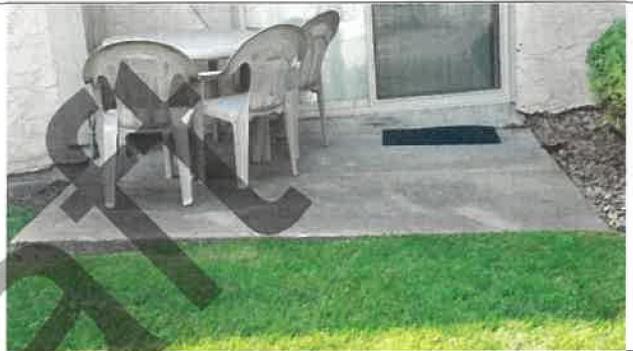


Photo 22



Photo 23



Photo 24

BACKGROUND

The 2.5-acre subject property was originally platted as part of the West Minneapolis Addition in 1887. The property is currently used as a 170 stall surface parking lot for St. Joseph Church and the Chesterton Academy (scheduled to open in September). At the southern end of the parking lot is approximately 1-acre green space. The applicant plans to subdivide off the 1-acre green space for the proposed 50 unit multiple family apartment building. It should be noted that the proposed subdivision and multiple family apartment building detailed below will not reduce the amount of existing off-street parking provided for the either church or school.

Public Comments. In addition to the public hearing, the City received 11 written or verbal comments regarding this proposal (see attached). These comments are summarized below.

- Jeff Budish, Vice President at Colliers Capital Markets & Investment Services and owner of the property at 12th and Mainstreet, expressed support for the project.
- Charlie Flynn (phone call). Mr. Flynn identified himself as a Hopkins resident and Beacon board member. He expressed support for the proposal citing the need for affordable housing and Beacon's strong reputation for high quality construction and quality facility management.
- J. Hemker of 32 – 11th Avenue South expressed opposition for the project and concerns about parking, noise and construction in Hopkins and the 350' public notice limit.
- Judy Johnson of 32 – 11th Avenue South expressed support for the project citing the need for Hopkins to be welcoming.
- Pat Lea of 32 – 11th Avenue South expressed opposition for the project and concerns about the size of the building, traffic, and overall disturbance from other construction projects.
- Brigid Peterson of 32 – 11th Avenue South expressed opposition for the project and concerns about building staffing, congestion, parking, traffic on 13th Avenue and school bus pick up.
- Jim Shirley of 32 – 11th Avenue South expressed opposition for the project and concerns about the amount of both rental and affordable housing in Hopkins.
- Francis Tangney 32 – 11th Avenue South attended the Beacon Tour offered to CitiGables residents and expressed support for the project.
- Lyle Wandrei of 32 – 11th Avenue South expressed opposition for the project and concerns about the amount of rental in Hopkins, congestion, parking and the amount of required greenspace.
- Terry Zauhar (2 letters) of 32 – 11th Avenue South expressed opposition for the project and concerns about the amount of rental in Hopkins, foot traffic from the development on his property, parking, property values, greenspace, issues with homeless populations, public notice of this item and potential property sale limitations placed on the subject property by the seller to the church.
- Greg Zoidis of 201 Homedale Road expressed support for the proposal citing Beacon's high quality construction and quality facility management.

Planning & Zoning Commission Action. The Planning & Zoning Commission held a public hearing to review this item (Planning Application 2019-11-CON) during its regular meeting on July 23, 2019. During that meeting, the Commission heard a summary presentation from staff and comments from the applicant and the public. The following six people spoke during the public hearing.

- Pastor Joanna Mitchell spoke generally about the need for more affordable housing and specifically in support of Beacon and their proposal.
- John Herbeck, owner of the apartment building at 1210 1st Street South, asked questions about parking, rents and how the project would be financed.
- Jenny Dillion of 206 Harrison Avenue North talked about her past work with Habitat for Humanity, the services Beacon and their partner Volunteers of America will offer in this building and how important it is for people to have stable housing.
- Dennis Roof of 5855 Cheshire Parkway in Plymouth and owner of a neighboring apartment building stated his preference for middle-income housing and his concerns about parking and storm water management.
- Greg Zoidis of 201 Homedale Road spoke about the need for more affordable housing and stated his support for the proposal.
- Butch Johnson of 140 – 11th Avenue North spoke generally about the issue of parking in Hopkins and his concern with parking at this development.

At the conclusion of the public hearing, the Commission stated general support for the project but stressed the need to comply with the minimum zoning standards of the Mixed Use district with the exception of the floor to area ratio (FAR) standard.

SUBDIVISION DESIGN

To facilitate the proposed concept plan, the applicant would need to subdivide the subject property. As proposed on the concept plan, this subdivision would likely meet the requirements of the zoning ordinance and therefore be processed through the Administrative Subdivision process. It should be noted that approval of an Administrative Subdivision 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 \$3,000 per unit. Based on the concept plan's 50 unit design, this project would be required to pay park dedication of \$150,000.

LAND USE & ZONING REVIEW

The land use and zoning section reviews the concept plans against the goals and policies in the comprehensive plan (both 2030 and draft 2040) as well as the specific zoning standards of the Mixed Use district. Staff's review and findings related to each standard are provided below.

Land Use. The Subject property is guided HDR – High Density Residential by the 2030 Comprehensive Plan. According to the narrative for this land use classification, it allows for high-density residential uses including multi-unit and multi-building developments. The high-density category accommodates more intense housing, such as apartments and condominium developments. The density range for this category establishes a minimum threshold of 17+ units per acre, ultimately resulting in multi-storied structures.

The Residential Land Use Pattern goal from the 2030 Comprehensive Plan states the City should work toward a balanced supply of housing, which is important to Hopkins' efforts to serve the needs of a broad range of residents. The land use plan identifies land use patterns that will support a variety of residential uses including medium to high density uses, such as condos, townhomes and apartments. In addition, the Housing chapter of the 2030 Comprehensive Plan includes the goal - continue to strive for a mix of housing that

accommodates a balance of all housing needs. Policies to support these goals include:

- Ensure that the infilling of vacant parcels and the rehabilitation of existing developed land will be in accordance with uses specified in the Comprehensive Plan.
- Work to assure strong and well-maintained neighborhoods.
- Work to enhance a variety of residential land uses in the City.
- Work to balance the supply of multiple family residential uses within the City.

By comparison, the 2040 Comprehensive Plan Update – Cultivate Hopkins guides this property as Downtown Center. The City envisions this area as the central economic, social and civic district for Hopkins and the region. Development in this area should include moderate to high density mixed use development designed to complement and enhance the existing development pattern in these areas and support the public investment in transit. This area is expected to absorb significant amount of anticipated future growth.

Maintaining downtown Hopkins' unique identity and sense of place must be a central consideration when planning for future growth. Mixed uses (vertical and horizontal) are encouraged. Overall, this land use category should include medium to larger scale neighborhood and regional uses. Densities in this area typically range from 20-100 units per acre, with 50-100 units per acre within ¼ mile of an LRT station platform. The estimated mix of uses throughout the land use category should be 40% commercial and 60% residential.

The 2040 Comprehensive Plan Update – Cultivate Hopkins organizes goals and policies by the four environments – Built, Natural, Social and Economic. Goals and policies that support this proposal are listed below by those environments.

Built Environment - Land Use Goals

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

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.
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.

Built Environment - Housing Goals

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.
2. Maintain an inventory of housing that is affordable to low and moderate income households.
 - Support preservation, production, and protection of affordable housing units.
 - Support programs and initiatives that create long-term affordable units.
 - Strengthen partnerships with developers, nonprofits, banks, and others to create and preserve affordable units.

Economic Environment – Economic Competitiveness Goals

4. Promote economic equity in Hopkins, to benefit residents regardless of identity or background.
 - Encourage the development and maintenance of affordable housing and commercial space.

Zoning Review. The subject property is zoned R-5, High Density Multiple Family. The site is also located within the Downtown Overlay District. Based on the goals and policies of the 2040 Comprehensive Plan and project needs, the applicant anticipates requesting rezoning to the Mixed Use district. These standards and staff's findings for each are detailed below.

Downtown Development Standards. The Downtown Development standards address parking design, location of the pedestrian entrance, and the building bulks standards including height, setbacks and floor to area ratio (FAR).

The City's off-street parking standards allow for and the applicant has agreed to conduct, a parking and travel demand management study to identify specific traffic impacts and parking needs for the proposed uses. The applicant plans to conduct this study as part of their future formal land use and zoning applications.

Bicycle Parking. According to the applicant's narrative, the proposed development will conform to the Mixed Use district bicycle parking standards of 1 long-term bicycle parking space per 2 units and 1 short-term bicycle parking space per 20 units. However, their plans fail to illustrate the location of these required short and long-term bicycle parking spaces. Based on the current design, the development must provide a minimum of 3 short term and 25 long term bicycle parking stalls.

Shadow Study. The Mixed Use district requires a shadow study for all buildings four stories or higher. The applicant's narrative pledges to provide a shadow study as part of their formal land use and zoning application. No such information was included in their concept plan submittal.

Exterior. The Mixed Use district requires the primary exterior treatment of walls facing a public right-of-way or parking lot on a structure shall be brick, cast concrete, stone, marble or other material similar in appearance and durability. Regular or decorative concrete block, float finish stucco, EIFS-type stucco, cementitious fiberboard, or wood clapboard may be used on the front façade as a secondary treatment or trim but shall not be a primary exterior treatment of a wall facing a public right-of-way. Staff defines primary as at least 80% of the wall while secondary could be up to 20% of the wall. As illustrated on the attached building elevations, the building fails to meet the exterior materials standards. The plans show the building is 53.8% brick on the north elevation, 25% brick on the south elevation, 54.3% brick on the east elevation and 50% brick on the west elevation. Staff recommends the applicant revise their plans to meet the minimum 80% primary and 20% secondary materials requirement.

Building Orientation. Buildings within the Mixed Use district must be oriented toward the pedestrian by providing a direct link between each building and the pedestrian walking system, with emphasis on directing people to a transit station. The concept plan illustrates the main pedestrian entrance to the building will connect to the City's trail and sidewalk network along 12th Avenue North. This network provides direct pedestrian access to the existing transit routes along Mainstreet and 11th Avenue South as well as a connection to the future Downtown Hopkins and Shady Oak light rail transit stations.

Façade. The primary street side façade of a building shall not consist of an unarticulated blank wall, flat front facades or an unbroken series of garage doors. The front of a building shall be broken up into individual bays of a minimum of 25 feet and maximum of 40 feet wide. The concept plan fails to meet this standard on any side of the building. The south side of the buildings has breaks of more than 60 feet while the east and west sides have breaks exceeding 70 feet. Staff recommends the applicant revise their plans to meet the minimum façade articulation standards.

Sidewalks. The Mixed Use district requires a minimum 5-foot wide sidewalk along the frontage of all public streets and within and along the frontage of all new development or redevelopment. The concept plan shows sidewalks along both 1st Street South and 12th Avenue South but does not include sidewalk along 13th Avenue South. The applicant shall revise their plans to include a sidewalk at least 5 feet wide along 13th Avenue South that connects to the existing sidewalk to

the north. Dedication of additional right-of-way may be necessary to accommodate the required sidewalk.

Pedestrian/Streetscapes. The Mixed Use district requires pedestrian streetscape improvements along all sidewalks. If the existing right-of-way does not allow for street trees, landscaping, trees, planters or street furniture, they will be added to the interior side of the sidewalk where the setback will allow.

Pedestrian improvements of at least 25 percent of the landscaping budget shall be included in the development. These improvements shall create a high quality pedestrian experience through the provision of benches, planters, drinking fountains, waste containers, median landscaping, etc.

Pedestrian-scale light fixtures that shine downward on the sidewalks and walkways shall be no greater than 12 feet in height and must be provided along all sidewalks and walkways to provide ample lighting during nighttime hours for employees, residents, and customers.

Landscaping. All open areas of a lot that are not used or improved for required parking areas and drives shall be landscaped with a combination of over-story trees, under-story trees, shrubs, flowers and ground cover materials. The plan for landscaping shall include ground cover, bushes, shrubbery, trees, sculptures, fountains, decorative walks or other similar site design features or materials. The applicant shall provide a detailed landscaping plan demonstrating compliance with these requirement and the minimum project value standards as part of their formal land use and zoning application.

Signs, Canopies and Awnings. The concept plans do not include sign plans. All signs must be approved through a separate administrative permit subject to conformance with the standards of the Mixed Use district and sign regulations contained in Section 570.

Trash Enclosure. The applicant plans to store trash containers within the underground parking garage. The applicant shall designate an on-site location for trash pickup. Trash pick-up shall not occur within the public right-of-way.

ENGINEERING COMMENTS

The Engineering Department completed an initial review of the applicant's concept plans. Based on this review, the Engineering Department offers the following comments.

- The applicant will need to escrow funds with the city to have a traffic and parking study completed.
- The applicant will need to escrow funds with the city to allow for a review of the city's water model to ensure the building can be served and to recommend improvements by the developer if necessary.

POTENTIAL REVIEW PROCESS

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

- Comprehensive Plan amendment.
- Rezoning from R-5, High Density Residential to Mixed Use with a Planned Unit

Development (PUD).

- Administrative Subdivision approval. As proposed by the concept plan, this process would not require additional review by the Planning & Zoning Commission or approval by the City Council.
- Execution of a Planned Unit Development Agreement.
- Approvals from the Nile Mile Creek Watershed District.

Planned Unit Development. The purpose of a planned unit development is to allow flexibility from traditional development standards in return for a higher quality development. Typically, the City looks for a developer to exceed other zoning standards, building code requirements or meet other goals of the Comprehensive Plan. In exchange for the flexibility offered by the planned unit development, the applicant is expected to detail how they intend to provide a higher quality development or meet other City goals. 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.

- Architectural design and building materials
- Natural resource protection and storm water management
- Pedestrian and bicycle facilities
- Energy conservation and renewable energy
- Open space
- Public art
- Buffering and landscaping

TO

FROM

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CC
Chris Dettling

DATE
PROJECT
#

June 27, 2019
Beacon Vista 44
19-0013

RE: **COMPLIANCE WITH MIXED USE DEVELOPMENT STANDARDS & DOWNTOWN OVERLAY DISTRICT**

The goal of this multi-unit development is to comply with as many mixed-use zoning standards as possible while integrating with its surroundings in compatible use, scale and operation transitions to neighboring uses. In addition, these standards must be balanced with the privacy and comfort of this specific multi-unit population.

543.03 Parking Per statute a minimum of one enclosed parking stall per unit and one guest stall per 15 units must be provided. Vista 44 will provide 43 enclosed stalls for 50 units along with 13 surface stalls. Four of the surface stalls will be for guests and 9 will be for residents if not reduced by a TDM plan/parking & transportation study approved by the City Council. Proof of parking will provide the balance of the required number of parking spaces.

543.04 Travel Demand Management Plan Beacon is commissioning a TDM plan/parking and transportation study.

543.05 Shared Parking Not being considered at this time.

543.06 Bicycle Parking The required 1 bike parking space per unit will be provided for long term use in addition to 1 per 20 units for short term. Such parking will meet the rest of standards 543.06.

543.07 Shadow Study A shadow study will be provided.

543.08 Exterior Beacon requests alternative compliance for Nichiha siding to be allowed as a primary exterior treatment..

543.09 Building Orientation A direct link between the building and the pedestrian walking system will be provided with emphasis on directing people to a transit station.

1. Façade: the front of the building will be articulated.
2. Blocks: Not applicable
3. Height: Not applicable

543.10 Transparency A minimum of 60% of the front street facing façade between 2 and 8 feet will be comprised of clear windows that allow views of indoor space. Side facades facing a public right of way will have a minimum of 30 percent clear windows.

543.11 Sidewalks Sidewalks with a minimum width of 5 feet will be constructed along all public streets.

543.12 Pedestrian/Streetscapes The standards in 543.12 will be met.

543.13 Landscaping The standards in 543.13 will be met.

543.14 Indoor/Outdoor Operations A conditional use permit may be required for a play area.

543.15 Signs, Canopies and Awnings The standards in 543.15 will be met.

543.16 Drive through Not applicable.

543.17 Urban Neighborhood Not applicable.

543.18 Downtown

1. Not applicable
2. Development standards will be met
3. Outdoor Gathering Space standards will be met.
4. Minimum height will be met.
5. Setback standards will not be met due to the privacy and comfort of the specific resident population.

Downtown Overlay District

Awnings Awnings are not included in the design at this time..

Color The building will use primarily earth tones with light and bright colors used only as minor accents.

Fenestration Large windows will allow visual connection with 1st Floor amenity spaces. Reflective or tinted glass more than 40% will not be allowed

Franchise Architecture Vista 44 will not be branded using an architectural style of a company.

Heights & Setbacks Vista 44 will not exceed four stories and any setbacks (desired for resident privacy) from other neighboring buildings will be pedestrian-oriented and contribute to the quality and character of the streetscape.

Landscaping Landscape treatments will be used to enhance the pedestrian experience, complement architectural features and scree utility areas.

Lighting Building and signage lighting will be indirect with the light source hidden from direct pedestrian and motorist view. Colored lighting schemes will be avoided.

Materials & Detailing Beacon requests Nichiha as an alternative primary exterior material.

Parking & Rear Entrances Off street parking is located within the structure or to the rear of the building. Entrance to the garage will be clean and improved with an architectural feature.

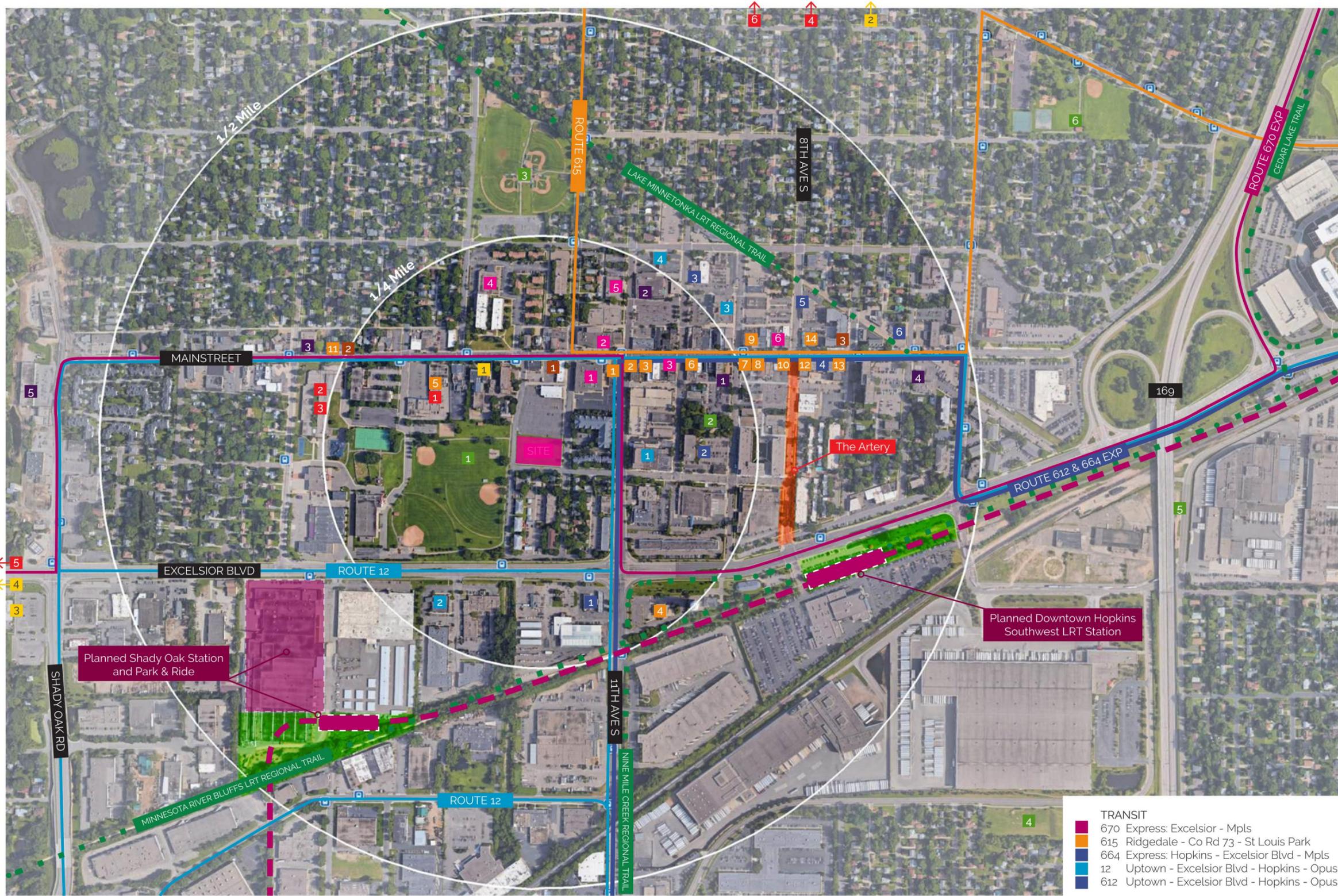
Roofs & Parapets A flat roof is preferred by Beacon but if neighbors request a sloped roof it will be used to reduce the overall height of the façade and define the residential character of the upper floors.

Signs Vista 44 will comply with standards outlined in the Downtown Overlay District

Streetscape The new streetscape incorporate approved Hopkins streetscape elements.

Utility Areas & Mechanical Equipment Screening Vista 44 will comply with the standards outlined in the Downtown Overlay District.

Width The façade of Vista 44 will be articulated with divisions or breaks in materials in facades that are longer than 45 feet.



RESTAURANTS		
1	Thirsty Bales	0.1
2	Wild Boar Bar & Grill	0.2
3	Nacho's Mexican Grill	0.2
4	Wendy's	0.3
5	Star Wok	0.2
6	Samba Taste of Brazil	0.2
7	Hoagie's Family Restaurant	0.3
8	Mainstreet Bar & Grill	0.3
9	Pub 819	0.3
10	Tibet Corner	0.3
11	Jasmine Garden Restaurant	0.3
12	Chipotle Mexican Grill	0.3
13	Aji Japanese Restaurant	0.3
14	LTD Brewery	0.3
COFFEE		
1	Munkabeans Café	0.2
2	Cream & Amber	0.3
3	Amy's Cupcake W	0.4
GROCERIES		
1	Hopkins Farmer's Market	0.2
2	Driskill's Downtown Market	0.3
3	Paradise Market	0.3
4	Midnite Market	0.4
5	La Bamba - Mexican Bakery	0.6
PARKS		
1	Central Park	0.1
2	Downtown Park	0.2
3	Maetzold Field	0.4
4	Buffer Park	0.7
5	Overpass Skatepark	0.7
6	Burnes Park	0.7
SCHOOLS / CHILD CARE		
1	Noah's Ark	0.2
2	Curren School	0.3
3	Ubah Medical Academy	0.3
4	Alice Smith Elementary School	0.8
5	Orchard Park Child Care	0.8
6	Eisenhower Elementary	0.7
ENTERTAINMENT		
1	Mann Hopkins Cinema 6	0.1
2	Hopkins Center for the Arts	0.1
3	Boutin Art Gallery	0.2
4	Hopkins Historical Society	0.2
5	Hopkins Library	0.2
6	Royal Comedy Theatre	0.3
BANKS		
1	Wells Fargo Bank	0.1
2	Citizens Independent Bank	0.2
3	US Bank Branch	0.3
4	US Bank - Drive-Up	0.3
PLACES OF WORSHIP		
1	St Gabriel the Archangel	0.1
2	Mizpah United Church of Christ	0.7
3	Cross of Glory Baptist Church	0.7
4	Faith Presbyterian Church	0.9
OTHER		
1	Holiday Gas Station	0.2
2	Shamblott Family Dentistry	0.2
3	Hopkins Center Drug	0.3
4	My House Fitness	0.5
5	Snap Fitness	0.5
6	Studio 5 Pilates & Wellness	0.5

TRANSIT	
670 Express	Excelsior - Mpls
615	Ridgedale - Co Rd 73 - St Louis Park
664 Express	Hopkins - Excelsior Blvd - Mpls
12	Uptown - Excelsior Blvd - Hopkins - Opus
612	Uptown - Excelsior Blvd - Hopkins - Opus

SITE



URBANWORKS

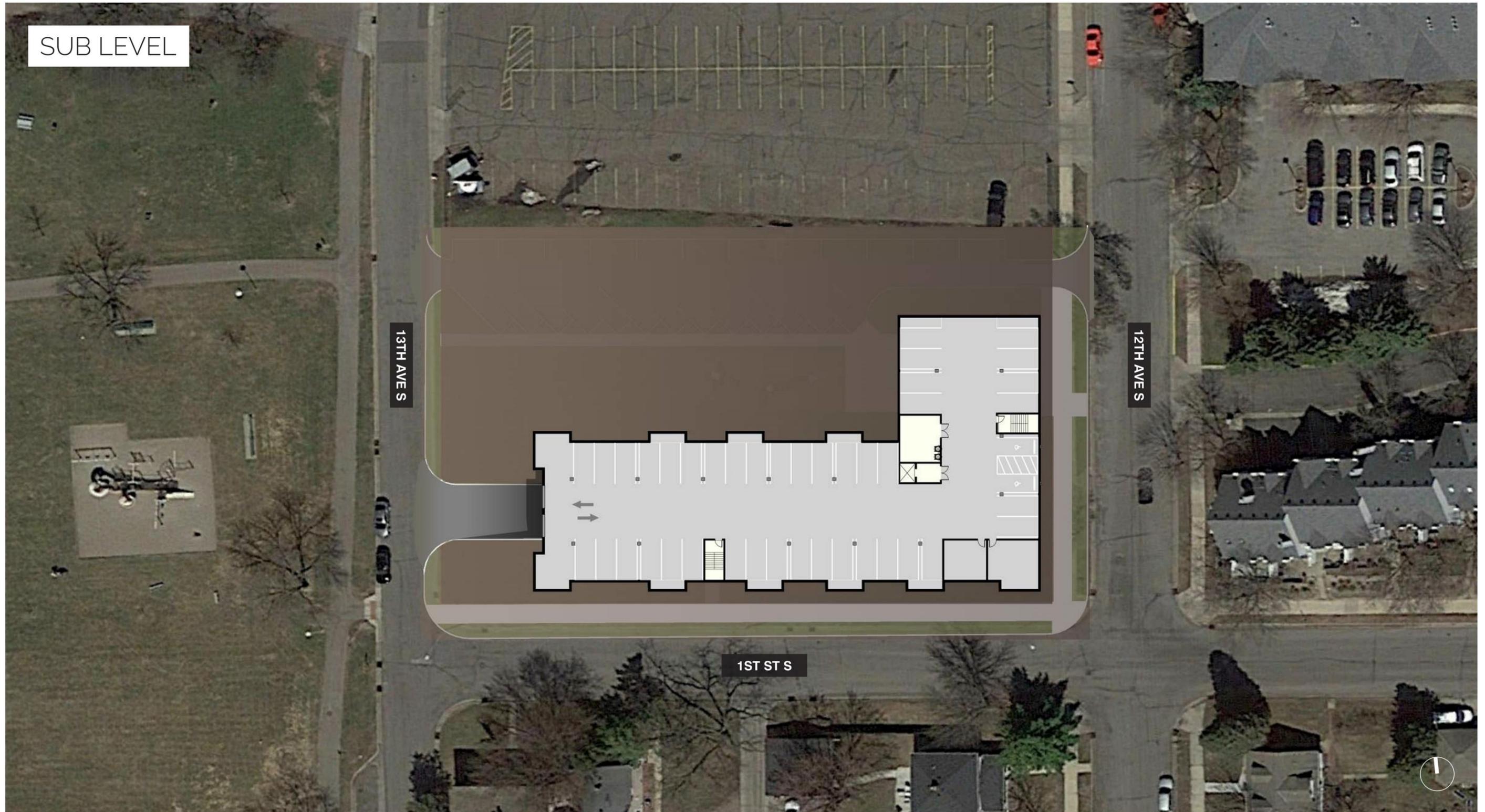


Vista 44
HOPKINS, MN / 07.12.2019 / 19-0013

0' 30'

CONCEPT REVIEW APPLICATION

SUB LEVEL



1ST LEVEL



2-4 LEVELS



13TH AVE S

12TH AVE S

1ST ST S





NORTH ELEVATION



Brick:
53.8% Facade Coverage

Fiber Cement Lap Siding - Navy:
29.3% Facade Coverage

InsulTech:
5.6% Facade Coverage

Fiber Cement Panel - Light Gray:
11.3% Facade Coverage

SOUTH ELEVATION



InsulTech:
10.1% Facade Coverage

Fiber Cement Panel - Light Gray:
31.4% Facade Coverage

Fiber Cement Lap Siding - Navy:
33.5% Facade Coverage

Brick:
25% Facade Coverage

EAST ELEVATION



Fiber Cement Panel - Light Gray:
22.9% Facade Coverage

Fiber Cement Lap Siding - Navy:
13.9% Facade Coverage

InsulTech:
8.9% Facade Coverage

Brick:
54.3% Facade Coverage

WEST ELEVATION



Fiber Cement Panel - Light Gray:
20.3% Facade Coverage

Fiber Cement Lap Siding - Navy:
19.5% Facade Coverage

Brick:
50.1% Facade Coverage

InsulTech:
10.1% Facade Coverage

SECTION



Development Summary

Beacon Vista 44 - Hopkins PUD

Updated 06/27/2019

Description	Gross SF	Parking GSF	Utilities	Residential GSF	Res. Amenity	Residential NLSF	Efficiency	Open Space	Paved Surfaces	Enclosed Stalls	Surface Stalls	Res. Units
0 Parking	17,592	17,592					350	-	-	43	13	
1 Residential Lobby/ Apartments	17,592		200	9,995	7,397	8,455	84.6%	18,208	7,760			8
2 Apartments	17,592		200	17,592		14,202	80.7%					14
3 Apartments	17,592		200	17,592		14,202	80.7%					14
4 Apartments	17,592		200	17,592		14,202	80.7%					14
Total	87,960	17,592	800	62,771	7,397	51,061	81.3%	18,208	7,760	43	13	50

Unit Mix	Mix	# of Units	# of Beds	Units SF	NLSF
Studio	0.0%	-	-	-	-
1 Bedroom	6.0%	3	3	687	2,061
2 Bedroom	64.0%	32	64	965	30,880
3 Bedroom	30.0%	15	45	1,208	18,120
Total	100%	50	112	1,021	51,061

Metrics	
Total Dwelling Units	50
Enclosed Stalls / Dwelling Unit	0.86
Total Stalls (Enclosed + Surface)	56
Total Stalls / Dwelling Unit	1.12
Average Unit Size	1,021
Above Grade SF / Unit	1,407
Gross SF / Unit	1,759
Site SF	43,560
Site Acreage	1.00
Dwelling Unit / Acre	50.00
FAR	1.63



Engineering Dept.

CITY OF HOPKINS

Memorandum

To: Jason Lindahl, City Planner
From: Nate Stanley, City Engineer
Date: July 12, 2019
Subject: Beacon Development – Vista 44 Comments

In regards to the subject project, Engineering has the following comments:

- The applicant will need to escrow funds with the city to have a traffic and parking study completed.
- The applicant will need to escrow funds with the city to allow for a review of the city's water model to ensure the building can be served and to recommend improvements by the developer if necessary.

From: [Brigid Peterson](#)
To: [Jason Lindahl](#)
Subject: [EXTERNAL] Hopkins Planning & Zoning Committee Meeting 7-29-2019
Date: Wednesday, July 24, 2019 1:17:02 PM

Jason,

The meeting concerning the Beacon request to build a Family Supportive Housing building on 12th Ave So in Hopkins was very informative.

As a owner at CitiGables across the street, I would like to pass on concerns that were expressed after the meeting to ensure they are addressed.

Jim Shirley has made a strong point that Hopkins should make more Senior housing available to long time residents as Hopkins already has a lot of low income housing. How much consideration was given to the proposal to turn down Beacon and examine senior housing? Is this a funding issue as we must have an investor come forward? What about low-income senior housing?

We should clarify the use of the 7 staff of Volunteers of American?

1. Are all seven staff Full-time at this location?
2. Does the staffing change as the needs of the occupants change?
3. Does this staff exclusively serve the occupants of this building OR are the services open to others? If so, please clarify further as this can bring additional traffic and parking issues.

Building concerns

1. As you heard, many residents are concerned about congestion & parking. When reviewing the drawings, it seems that all visitors will be guided to enter the public parking from 13th Ave. However, since the front of the building is on 12th Avenue, it encourages street parking on 12th Avenue. What can be done to encourage parking in the guest parking of the building? Was there any thought about changing the building or parking orientation?
2. 13th Ave is a narrow street. Will the street be widened to accommodate increased traffic?
3. How will school buses be picking up children? This building will bring in around 100 children to the area. CitiGables residents are concerned with school buses idling on 12th Ave in the early morning hours.

Thanks!

Brigid

Brigid Peterson

32 - 11th Ave S

Apr 314

Hopkins MN 55343

Francis J Tangney

32 11th Ave South #302

Hopkins, Mn 55343

July 17, 2019

RE: Beacon Interfaith Housing Collaborative (PID 24-117-22-34-0300)

Jason Lindahl,

As can be seen by my address, I live at CitiGables and I am a member of St Gabriel's church.

When Beacon invited CitiGables residents to tour their Creekside Commons property I went. It was clear that they maintain their property very well and I was impressed with the on-site property Manager.

What Beacon is proposing for Vista 44 is reported to offer more on-site services for the residents to help them be successful as they move from homelessness to permanent housing. That program will help bring a stable set of renters as our neighbors.

Beacon claims that they want to be "good neighbors" and I believe they will be.

I know the city planners must look at what is best for Hopkins. If they do approve Vista 44, I will welcome them as our neighbors!

Sincerely yours,

Francis J Tangney

From: [Greg Zoidis](#)
To: [Jason Lindahl](#)
Cc: zoidae@aol.com
Subject: [EXTERNAL] Vista 44 Affordable Housing
Date: Thursday, August 15, 2019 10:57:35 AM

Hi Mr. Lindahl, my name is Greg Zoidis and I've lived at 201 Homedale Road in Hopkins for almost 30 years. I'm a member of Plymouth Congregational Church downtown and on the board of Beacon Interfaith Housing Collaborative. I'm also a "small time" senior housing developer with projects in St. Louis Park, Eagan & Chanhassen (under construction). I'm writing in support of Vista 44 which will provide supportive, high-quality apartment homes for 50 families.

I know there has been opposition to this project from some neighbors but I don't think they've taken the time to visit other Beacon communities and seen the high quality construction and quality management of those apartments. With SWLRT we can expect lots of high-end development like the Moline in our community over the next several years. As a person of faith, I believe in our obligation to support those in our community who need help finding safe housing. The development of this small parcel for affordable housing would be a significant benefit for our community- proving that we support those who need help while adding to our tax base. To me, this project is a no-brainer and I sure hope the City Council and Planning & Zoning Commission support Vista 44 as it goes through the application and approval process.

Greg Zoidis

(612) 578-2138 cell
(763) 591-5135 office
gzoidis@prncapital.com

Mr. Lindahl,

Last week I attended the Hopkins Planning and Zoning Commission Meeting. The topic was to "consider" a concept plan review application from Beacon Interfaith Housing for a multi-family housing development on the (green space) of St. Joseph's campus.

Let me first say that I got the impression that this project has progressed far beyond the consideration stage. They were showing samples of the siding material to be used. Who does that at a concept meeting?

While I think that everyone ~~has~~ should have a safe place to return to at the end of each day, I also feel that Hopkins is over saturated already with multi-family, low income, assisted living, apartment and condo buildings. There is only so much space to use. Our city limits are not expanding and yet the city continues to cram more people into the space we have. I would be interested to know what (if any) other sites were considered for this project.

I was also concerned when I heard

that only residents within 350 ft. of the proposed building were notified, by mail. If public input is truly desired, I think the rest of the residents in Hopkins need to be aware of this proposed development.

I grew up in Hopkins, moved to a neighboring suburb for many years and chose to move back to Hopkins 6 years ago as a retiree. The main reason was that I was looking for the small town appeal that I remembered. In those 6 years our town has taken on a totally different feel. Traffic, noise, parking and construction seem to be the norms. I had not planned on moving again but, I have seriously thought about where I would go if I were to leave Hopkins.

Issues of parking, taxes, the school district etc. have already been voiced by others so I will not comment on those.

Thank You for giving me the opportunity to voice my opinions.

Respectfully yours.

J. Hemker
11th Nov 8 #211

From: [Budish, Jeff](#)
To: [Jason Lindahl](#)
Subject: [EXTERNAL] RE: [EXTERNAL] Beacon Multifamily
Date: Tuesday, July 16, 2019 9:27:17 AM

Thank you! I will not be there, but think the concept plans look good. That is a great site.

Jeff Budish

Vice President
Capital Markets & Investment Services
Direct 952 897 7755 | Mobile 952 210 0598

Colliers | Minneapolis-St. Paul

4350 Baker Road, Suite 400 | Minnetonka, MN 55343
<https://www.colliersinvestmentservices.com/multifamily-retail>

From: Jason Lindahl <jlindahl@HOPKINSmn.com>
Sent: Tuesday, July 16, 2019 8:36 AM
To: Budish, Jeff <Jeff.Budish@colliers.com>
Subject: RE: [EXTERNAL] Beacon Multifamily

Hi Jeff – Beacon describes their project as multifamily affordable housing for families. I don't believe they have finalized their funding sources yet but it would be typical for them to apply for affordable housing tax credits. As of this point, the concept review process focuses on how the proposal conforms with the zoning standards.

You can review their concept plans on the City's website by [clicking here](#).

Thanks

Jason



Jason Lindahl | City Planner | City of Hopkins
1010 1st St S | Hopkins, MN 55343 | 952-548-6342 | 952-935-1384 Fax
www.hopkinsmn.com

From: Budish, Jeff <Jeff.Budish@colliers.com>
Sent: Monday, July 15, 2019 5:52 PM
To: Jason Lindahl <jlindahl@HOPKINSmn.com>
Subject: [EXTERNAL] Beacon Multifamily

Jason,

What type of Multifamily housing is this project at the St Joseph's church in Hopkins. Tax credit / Affordable? I am an owner in the property at 12th @ Main St.

Thanks!

Jeff Budish

Vice President

Capital Markets & Investment Services

Direct [952 897 7755](tel:9528977755) | Mobile [952 210 0598](tel:9522100598)

Colliers | Minneapolis-St. Paul

[4350 Baker Road, Suite 400 | Minnetonka, MN 55343](https://www.colliersinvestmentservices.com/multifamily-retail)

<https://www.colliersinvestmentservices.com/multifamily-retail>

May 16, 2019

Jason Lindahl, Zoning Administrator

City of Hopkins

Jason, I am using this means to express some of my concerns regarding the proposed Beacon development which is immediately west of Citigables where I live. I will be out of town the evening of the May 21 Zoning and Planning Commission meeting when the item is to be considered.

I have enclosed two pieces that contain items I have prepared earlier -- for the original Beacon presentation and for the concerns of some of the Citigables residents. (Citigables does not have an official stance on the question)

I am a life-long resident of Hopkins and have served nearly twenty years on a combination of the Zoning and Planning Commission and the City Council. I think it is fair to say that I have the good of the city as well as my own interests at heart.

I am concerned that Hopkins seems to have become a target for the greater Metropolitan area to locate low to moderate income housing and that we now have at least our fair share. During my public service, I supported several of the projects including Dow Towers, West Side Village, Hopkins Village Apartments as well as the Sonoma handicapped facility all of which have added to the richness of diversity this community offers. But with the coming of light-rail, we have an opportunity to pursue middle to upper income multiple developments and not add to low to moderate ones we already have in abundance.

I hope the Planning Commission and the City Council agree that the Beacon development should be defeated in favor of middle to upper income offerings.

James C. Shirley

32 - 11th Avenue South, # 201

Hopkins, MN 55343



Beacon Interfaith Housing Collaboration

Re: Proposed Apartment Development

Please accept my apology for using this method to respond to your open meeting April 25. I will be out of town for several days and unable to attend the meeting in person.

I am opposed to the development of the stated property for a non-owner-occupied multiple dwelling. The City of Hopkins currently has over 60% of housing stock in multiple dwellings of this type.

Hopkins has welcomed multiple dwellings in the past and has provided a large number of units available to low to moderate income housing. Among those are:

Westside Village at Blake and Excelsior,

Hopkins Village Apartment the 11-story building on 6th and Mainstreet,

Dow Towers on 5th and Mainstreet,

Sonoma handicapped apartments on 5th and County Road 3,

Hopkins Park Plaza on 5th and Mainstreet, and

Raspberry Ridge on Mainstreet across from St. Joseph Church, to name a few.

In addition, the City of Minnetonka has similar housing on County Road 73 just north of Highway 7 and has approved a large development at the intersection of Shady Oak Road and Mainstreet, a half-mile from your proposed site.

I live in the CitiGables building to the immediate west of your proposed building. All but four of the units here are owner-occupied by those of us 55 years and older. Many of us have been Hopkins home-owners for many years. For example, of the 49 units in the building, eleven are owned by Hopkins High School alumni. Four of us owned homes within half a block of each other. There is high demand for this demographic not only to provide a housing option for this stable element of the population, but to open their single-family homes for younger families who will continue to be backbones of this community. The conveniences that have been supported by these residents over the years are no less important to them than they would be to potential residents in the ones proposed.

While I understand that there is a demand for the housing you propose, I believe that a better option for the good of this community is owner-occupied senior citizen town home/condominium accommodations.

James C. Shirley

April 15, 2019

Questions Regarding the Proposed Beacon Building

1. Will the building be built respecting Hopkins codes and ordinances -- e.g. side yard set-backs, height, parking -- on and off-street, and drainage from the now porous soil to hard surface roofs that will affect Nine-Mile Creek watershed?
2. How will the tenants be selected? Who will select them? Will rents be supplemented? Will income only or income/debt (including college scholarship debt) and other measures be used? Will background checks be required?
3. How long is the term of the management/program contract?
4. Will resident children have free access to the Chesterton Academy as the closest school?
5. Will the building respect the residential architecture of the neighborhood -- e.g. flat roofs or gabled roofs?
6. Does Hopkins have a disproportionate amount of rent-suppliment, low-to-moderate income housing compared with Minnetonka, St. Louis Park, Edina and other surrounding communities? What is the impact on Hopkins schools and our central business district?
7. Will parking in the St. Joe's/Legion lot be adequate to accommodate the needs of the church, the Legion, Chesterton Academy, the nuns' residence and snow removal needs?

From: ajdance@usfamily.net
To: [Jason Lindahl](#)
Subject: [EXTERNAL] Vista 44
Date: Wednesday, August 14, 2019 7:30:07 PM

Hello Mr. Lindahl,

I am a supporter of Vista 44.

My family moved to Hopkins in 1950. Katherine Curren was my grade school, I graduated from HHS in 1962. Hopkins is a special community for myself and my family.

I am very much in favor of the Vista 44 community building in Hopkins for these reasons:

- Hopkins is a welcoming community
- People in a homeless situation need support, encouragement, education, etc
- People cannot get a job without an address, and cannot get an address without a job
- We, at Citigables are a senior community, having various job and housing histories – we can be supportive and encouraging
- People need hope and Hopkins people can give hope to recover from a “hopeless” situation

A concerned citizen,

Judy L. Johnson

Citigables



Virus-free. www.avast.com

City of Hopkins

Mr. Jason Lindahl, ALCP

City Planner

101 17th Avenue South

Hopkins, MN 55343

Dear Mr. Lindahl

This letter is to express concerns about the application from Beacon and FHC for multi-family housing on the green space of St. Gabriel's parking lot. I also realize this development is on the agenda July 23rd meeting.

I believe that Hopkins currently has 65% of properties as rental units. We need to have more owner occupied homesteaded properties to maintain property values, home improvements and community involved residents.

One additional concern is traffic congestion and parking problems in the downtown area will discourage shoppers and visitors to our beautiful city which has the "small town" feel.

In closing, I have one additional question for construction on city lots in Hopkins what percentage of the property needs to be preserved as "green space"? From the plans that I reviewed, it appears that the property will be one large building with a 12 car concrete parking lot and entrances to the underground garage.

Thank you for considering my letter.

Lyle Wandrei 07/18/2019

Lyle Wandrei

City Gables #202
32-11th Avenue South Hopkins, MN

Jason Lindahl
City Planner

I'm writing to you with my concerns about putting a building on the green space at 1st Street and 12th Ave So.

I believe a 50 unit building is too large for the space. We live at Citigables, so know the area. Most days cars are parked on 12th Ave ^{on both sides} from 1st Street to Citigables driveways already creating a blind corner at 1st Street and 12th Ave So. 1st Street So. is also used at times for schools ^{buses} and city maintenance trucks.

We need to leave space for visitors to our City. I could give you examples of many other communities that have no place to park. Just go to Excelsior or 50th and France. Excelsior has pay to park all over, very unfriendly place to visit.

We have stages, businesses, restaurants, movie theater, church, American Legion in this area. Yes, they have a lot but what about the overflow from a 50 unit building? They will also have friends and family.

over

When something is built on the (green space) it should be smaller like a Senior building, which would be less people, less cars and less turn over.

Also I wanted to mention. We have lived at Citigables for four years. In that time, we have had the noise and mess from the 8th Ave Plaza, The Moline, City Hall, Wells Fargo Walk, the addition on the Pavilion and the addition of Pickle-Ball Courts in Central Park. Time to move on to another area.

Respectfully,

Pat Lea

From: [z-man](#)
To: [Jason Lindahl](#)
Cc: [z-man](#); jslay50@gmail.com
Subject: [EXTERNAL] Beacon Interfaith Housing Notice
Date: Monday, July 22, 2019 1:32:48 PM

Hi Jason

My name is Terry Zauhar and I live in the Citigables Townhome complex that is located kitty-corner from the Hopkins City hall on First Street South between 11th and 12th Avenue. Our 14 townhome units would be adjacent to the Beacon Housing complex. I am and have been on the Board of Directors of our Townhome Association for many years and have lived here for over +20 years. I will not be available to come to the Public Hearing on Tuesday; I am hopeful our President, Ms. Judy Slayton will be able to attend but she will be traveling back from out-of-state and not sure she can make it back. So I wanted to get your our concerns to you regarding this proposed first step on the Beacon Housing Complex.

Here are the primary concerns we have with this type of building coming into our neighborhood and they are not in any particular priority order as they are listed:

1. More Rental Units in Hopkins - 65% of the available housing in Hopkins is rental units. We just finished up getting the Moline and Gallery Flats just east of us completed and occupied. We have many, many other smaller apartment buildings around the area, most of them only a few blocks away from our complex. There is plenty of lower income apartments available in the area. Do we need more of that type of housing to keep driving up that rental percentage??
2. Foot Traffic on our Private Drive - We have a private road on the back of our units leading into our garages. Increased foot traffic (this private road will be the "shortcut" of walkers from Beacon to downtown) is bound to happen. We have had instances when we have a garage door open, things end up missing/stolen. I lost a bicycle myself from leading the door open just for a few minutes and then the bike is gone. When development can increase crime via increased foot traffic, that is not a good thing.
3. Parking - I had a conversation with Jay Strachota, Parks and Streets, Superintendent recently about our concern of our residents not being able to see around the closed parked cars that park so very close to our exit out to 12th avenue. I stressed the safety concern we had for not being able to see to pull out considering how quickly the cars turn off 1st street onto 12th avenue. Safety issue or not, Jay explained to me in a very nice way that parking downtown was difficult already and hence no "yellow line" could be added and take away even ONE space. So now, we are going to put more pressure on the street parking with a building that could house 150-200 people. I know the Beacon proposal has parking onsite for the residents. But visitor parking will run over onto the streets and we are already very tight, as explained to me by Mr. Strachota.
4. Property Values - A building of this type so close to us that blocks the green space of the park has to hurt our market values of our property. This building will not be like the Moline with regards to "upping" the property values considering how upscale it is the high cost of the rents.

5. Green Space - We have so little of it left in our community. Putting up a four story building eats up something that we are sure has the potential to be something that the community can use and be proud of vs putting in another four story building that takes away 100% the beauty of Central Park to the residents of Hopkins who live to the East of the park.
6. Homeless/at Risk - With all the news about the trouble the City of Minneapolis has had on this issue, it certainly begs the question if Hopkins does not have a homeless issue, why should a building be located here to bring the homeless into our city?? We certainly realize that people need help and more chance in life; we also realize the potential for increased crime in our city via the struggle these folks are enduring. That struggle many times include alcohol and drugs; and to support those habits, crime happens. These are facts endorsed by all the struggles the city of Minneapolis is having.

Thanks so much for the letter on the Public Hearing and the opportunity to voice some of our concerns to you regarding the project.

I have copied our President, Judy Slatyon, and hopefully you be able to meet her on Tuesday night.

Best regards,

Terry E. Zauhar
1107 1st Street South
Hopkins, MN 55343
Home 951-938-5465
Mobile 612-859-2386

Sent from [Mail](#) for Windows 10

From: [z-man](#)
To: [Jason Lindahl](#)
Cc: [z-man](#)
Subject: [EXTERNAL] RE: [EXTERNAL] Beacon Interfaith Housing Notice
Date: Monday, August 12, 2019 10:24:26 AM

Hi Jason

Hope all is well. I see that the progress looks to be going well at the City Hall renovation so I hope you are looking forward to getting back into our neighborhood. I have a few more questions for you regarding the Beacon housing project that have come up since your Planning and Zoning Commission meeting on July 23rd.

1. How wide was the distribution of the Public Hearing Notice ? Someone who attended the meeting told me it was something like residences within 350 of the proposed building site. This does not seem like a very deep dive into the population of Hopkins who might have some either positive or negative feelings about the project. The concern would be this: a very small number of residences were given the notice; hence a very small number of complaints regarding the project could be construed the City of Hopkins that there is no concern buy the citizens so hence we can move forward. Seems like something like this should have had notice in the local paper vs a small, very limited direct mail notice.
2. How will the process work going forward ? Next step is the City Council meeting on August 20th. Will the council see the written comments (like mine and others) prior to the council meeting? Or will they see them at the meeting. Will Beacon representatives present like they did at the zoning meeting? Concern here is that Beacon comes in with the heavy duty corporate presentations and that can be kind of overwhelming for the citizens who do not get any formal time in front of either the zoning commission or the council. People tend to be pretty quiet in formal meetings and he concern is that Beacon presentations trump the feelings the of the citizens.
3. What happens after the council meeting in terms of decision making and timing? I am assuming that a yes/no decision will not happen on site at the meeting on the 20th but would like some clarity on that and how the process will work post the council meeting on the 20th.
4. In talking with some Hopkins Old timers, some who have served in high capacity at the city government, I need some help in determining whether or not the church has the right to sell the property to a developer like this. I have been told that there is a real possibility that the land owner who sold the land to the church had a terms and condition agreement that was part of the sales contract that stated that the church could not sell the land for commercial or residential development. I certainly do not know if this is true or not, but I need some help proving that the church is legally ok in selling the property to a developer. Has the City of Hopkins reviewed the sales agreement between the church and the original seller of the land to the church? Can I see this document somehow, someway ??

Thanks much, Jason. Be glad to swing by in person this week to discuss my questions as well.
Thanks in advance for your help.

Terry E. Zauhar
(612) 859-2386

Sent from [Mail](#) for Windows 10

From: [Jason Lindahl](#)
Sent: Monday, July 22, 2019 2:02 PM
To: 'z-man'
Cc: jslay50@gmail.com
Subject: RE: [EXTERNAL] Beacon Interfaith Housing Notice

Hi Terry – Thanks for sharing your comments. I will add them to the file for this project and share them with the Planning & Zoning Commission when they review this application tomorrow night. The City Council will also review this item during their meeting on Tuesday, August 20th starting at 7 PM.

Thanks

Jason



Jason Lindahl | City Planner | City of Hopkins
1010 1st St S | Hopkins, MN 55343 | 952-548-6342 | 952-935-1384 Fax
www.hopkinsmn.com

From: z-man <tzauhar@comcast.net>
Sent: Monday, July 22, 2019 1:33 PM
To: Jason Lindahl <jlindahl@HOPKINSmn.com>
Cc: z-man <tzauhar@comcast.net>; jslay50@gmail.com
Subject: [EXTERNAL] Beacon Interfaith Housing Notice

Hi Jason

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Slayton will be able to attend but she will be traveling back from out-of-state and not sure she can make it back. So I wanted to get your our concerns to you regarding this proposed first step on the Beacon Housing Complex.

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1. More Rental Units in Hopkins - 65% of the available housing in Hopkins is rental units. We just finished up getting the Moline and Gallery Flats just east of us completed and occupied. We have many, many other smaller apartment buildings around the area, most of them only a few blocks away from our complex. There is plenty of lower income apartments available in the area. Do we need more of that type of housing to keep driving up that rental percentage??
2. Foot Traffic on our Private Drive - We have a private road on the back of our units leading into our garages. Increased foot traffic (this private road will be the "shortcut" of walkers from Beacon to downtown) is bound to happen. We have had instances when we have a garage door open, things end up missing/stolen. I lost a bicycle myself from leading the door open just for a few minutes and then the bike is gone. When development can increase crime via increased foot traffic, that is not a good thing.
3. Parking - I had a conversation with Jay Strachota, Parks and Streets, Superintendent recently about our concern of our residents not being able to see around the closed parked cars that park so very close to our exit out to 12th avenue. I stressed the safety concern we had for not being able to see to pull out considering how quickly the cars turn off 1st street onto 12th avenue. Safety issue or not, Jay explained to me in a very nice way that parking downtown was difficult already and hence no "yellow line" could be added and take away even ONE space. So now, we are going to put more pressure on the street parking with a building that could house 150-200 people. I know the Beacon proposal has parking onsite for the residents. But visitor parking will run over onto the streets and we are already very tight, as explained to me by Mr. Strachota.
4. Property Values - A building of this type so close to us that blocks the green space of the park has to hurt our market values of our property. This building will not be like the Moline with regards to "upping" the property values considering how upscale it is the high cost of the rents.
5. Green Space - We have so little of it left in our community. Putting up a four story building eats up something that we are sure has the potential to be something that the community can use and be proud of vs putting in another four story building that takes away 100% the beauty of Central Park to the residents of Hopkins who live to the East of the park.
6. Homeless/at Risk - With all the news about the trouble the City of Minneapolis has had on this issue, it certainly begs the question if Hopkins does not have a homeless issue, why should a building be located here to bring the homeless into our city?? We certainly realize that people need help and more chance in life; we also realize the potential for increased crime in our city via the struggle these folks are enduring. That struggle many times include alcohol and drugs; and to support those habits, crime happens. These are facts endorsed by all the struggles the city of Minneapolis is having.

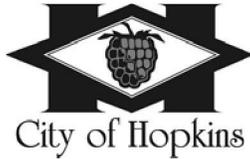
Thanks so much for the letter on the Public Hearing and the opportunity to voice some of our concerns to you regarding the project.

I have copied our President, Judy Slatyon, and hopefully you be able to meet her on Tuesday night.

Best regards,

Terry E. Zauhar
1107 1st Street South
Hopkins, MN 55343
Home 951-938-5465
Mobile 612-859-2386

Sent from [Mail](#) for Windows 10



August 20, 2019

Council Report 2019-081

**ORDER PUBLIC IMPROVEMENT HEARING
2020 & 2021 STREET AND UTILITY IMPROVEMENTS
CITY PROJECT 2019-10**

Proposed Action

Staff recommends the following motion: adopt Resolution 2019-061, Resolution Ordering Public Improvement Hearing for 2020 & 2021 Street and Utility Improvements.

This action continues an assessable project for street and utility improvements.

Overview

At its March 19, 2019 meeting, the Hopkins City Council authorized Bolton & Menk, Inc. to prepare a feasibility report concerning street and utility improvements along Preston Lane, Boyce Street, Goodrich Street, Ashley Road, Holly Road, Oakwood Road, Interlachen Road, Maple Hill Road, Homedale Road, Hawthorne Road, Meadowbrook Road, and Blake Road from Spruce Road to Boyce Street. The report is complete and is now submitted to Council for review and further action. A summary of the issues is provided here, and staff will provide a detailed summary of the report at the Council meeting.

Primary Issues to Consider

- Scope of Improvements
- Public Input
- Assessments
- Project Budget and Costs
- Project Schedule
- Staff Recommendation

Supporting Information

- Feasibility Report (Available Upon Request)
- Project Location Map
- Resolution 2019-061

Eric Klingbeil, P.E., Assistant City Engineer

Financial Impact: \$18,174,000 Budgeted: Y/N Y Source: PIR, SA, Water, Sanitary, Storm

Related Documents (CIP, ERP, etc.): CIP Notes: _____

ANALYSIS OF ISSUES

Scope of Improvements

This project includes improvement of the following streets:

- Preston Lane
- Boyce Street
- Goodrich Street
- Ashley Road
- Holly Road
- Meadowbrook Road
- Blake Road from Spruce Road to Boyce Street

The pavement condition index for most of the project area is below 40, which indicates failed pavement and warrants reconstruction. Proposed street improvements include full reconstruction of streets and new curb and gutter throughout the project area. Street width improvements were also considered with this project.

Water main is proposed to be replaced throughout the project area. Most of the existing main is in excess of 60 years old and made from cast iron. New main will be ductile iron, which has better reliability and when properly installed a longer lifecycle than cast iron. All water services will be replaced from the main to the property line.

Sanitary sewer improvements include the removal and replacement of the main, manholes and service lines to the property line.

Proposed storm sewer improvements include addition of curb and gutter, removal and replacement of the storm sewer main, addition of storm sewer inlets to reduce water ponding in the street and improvements to reduce sediment accumulation.

Pedestrian facilities include installation of new trail on the golf course side of Meadowbrook Road. The City is coordinating this work with the Minneapolis Park and Recreation Board (MPRB) as a portion of the trail will be on MPRB property.

During the scoping for this project, it was determined that there was other work that should be included in the project, due not only to proximity, but to capitalize on pricing. This additional work will be funded by separate items in the CIP and Budget and includes the following:

- Sanitary Sewer Lining in areas across the City identified by the Public Works Department.
- Citywide spot alley and sidewalk repairs

Public Input

Public informational meetings regarding the improvements were held on June 25th and August 5th. The June 25th meeting format consisted of a presentation of the overall project scope and assessments, followed with an open house style question and answer session. The August 5th meeting was an open house style meeting. Both meetings were well attended and staff spent significant time interacting

directly with residents. A third neighborhood meeting has been scheduled for September 11th to review proposed improvements and provide detailed information on proposed assessments.

A questionnaire was sent to all properties in the project area in March 2019 in advance of the neighborhood meetings. 123 questionnaires were returned. Drainage concerns, desire for improved street surface, both desire and opposition to curb and gutter, and property specific concerns were the most common responses.

A supplemental questionnaire focused on boulevard tree impacts was sent out in July 2019 to gain additional input on boulevard tree issues such as preservation and privately treated ash trees.

Bolton & Menk and City staff has met with individual property owners in person to discuss concerns and look at options to minimize issues; it is anticipated meetings will continue as design progresses.

Assessments

The proposed street assessments are based on the City's assessment policy, whereby 70% of the street reconstruction cost and 50% of the water and sewer service replacement are assessed to benefiting properties. The policy also allows for assessments to be capped should assessments exceed previous year assessments by 20%; the costs for this project will trigger the assessment cap. A preliminary assessment roll has been calculated and can be found in the appendix of the attached Feasibility Report.

The assessment cap for residential properties is \$94.31 per front foot based on adding 3% to the 2019 cap. Without the cap assessments could be more than double the capped rate.

Project Budget and Costs

The estimate for this project, which includes contingency, and costs for legal, administrative, and engineering costs for all the work totals to \$18,174,000.

Project costs and funding sources are as follows:

Funding Source	CIP Budget	Estimated Cost
PI-PIR/General Obligation Bonds	\$6,064,000	\$4,728,000
Assessments	3,200,000	3,200,000
Storm Sewer Fund	1,760,000	3,304,000
Sanitary Sewer Fund	3,214,000	3,214,000
Water Fund	3,722,000	3,722,000
Total	\$17,960,000	\$18,174,000

Preliminary cost estimates show the project tracking slightly higher than the CIP budget, this is due to additional work outside the original scope included with the project, and conservative estimates for contingencies and soft costs. It is anticipated that costs will come down as design progresses due to reduced contingency and efficiencies in design. Estimated costs from the storm sewer fund are higher

than the CIP budget, but staff has been working with the finance director to ensure the project will be funded.

Project Schedule

Accept feasibility report/order public hearing	August 20, 2019
Public Informational Neighborhood Meeting	September 11, 2019
Public hearing/order final design	September 17, 2019
Approve final plans/order bids	January 7, 2020
Order Assessment Hearing	February 18, 2020
Public Informational Neighborhood Meeting	March 4-11, 2020 (Date TBD)
Conduct Public Assessment Hearing	March 17, 2020
Adopt Assessment Roll/Award Contract	March 17, 2020
Begin Construction	April 2020
Complete Construction	November 2021

Staff Recommendation

Staff recommends accepting the feasibility report and ordering a public hearing for September 17, 2019.

**CITY OF HOPKINS
HENNEPIN COUNTY, MINNESOTA**

RESOLUTION 2019-061

**RESOLUTION ORDERING PUBLIC IMPROVEMENT HEARING FOR
2020 & 2021 STREET AND UTILITY IMPROVEMENTS
CITY PROJECT 2019-10**

WHEREAS, the City Council authorized and directed the City Engineer to prepare a report with reference to the aforesaid improvement, and

WHEREAS, the City Engineer has caused to be prepared the aforesaid report for improvements on Preston Lane, Boyce Street, Goodrich Street, Ashley Road, Holly Road, Oakwood Road, Interlachen Road, Maple Hill Road, Homedale Road, Hawthorne Road, Meadowbrook Road, and Blake Road from Spruce Road to Boyce Street; and this report was received by the City Council on August 20th, 2019, and

WHEREAS, the report provides information regarding whether the proposed improvement is necessary, cost-effective, and feasible; whether it should best be made as proposed or in connection with some other improvement; the estimated cost of the improvement as recommended; and a description of the methodology used to calculate individual assessments for affected parcels,

NOW THEREFORE, BE IT RESOLVED by the City Council of Hopkins, Minnesota:

1. The Council will consider the improvement of such streets and utilities in accordance with the report and the assessment of benefitting properties for all or a portion of the cost of the improvement pursuant to Minnesota Statutes Chapter 429 at an estimated total cost of \$18,174,000.
2. A public hearing shall be held on such proposed improvement on Tuesday, the 17th day of September in the Council Chambers at 101 17th Avenue South at 7:00 P.M. and the City Clerk shall give mailed and published notice of said hearing and improvements as required by law.

Adopted by the City Council this 20th day of August, 2019.

Jason Gadd, Mayor

Amy Domeier, City Clerk