

**HOPKINS CITY COUNCIL
AGENDA
Tuesday, October 20, 2020
7:00 pm**

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

I. CALL TO ORDER

II. ADOPT AGENDA

III. PRESENTATIONS

1. JCI Hopkins Presentation – Top Outstanding Young Minnesotan Award to Amy Brace of Amy's Cupcakes; Gadd

IV. CONSENT AGENDA

1. Minutes of the October 6, 2020 City Council Regular Meeting Proceedings
2. Resolution Approving Issuance of a Premise Permit For Lawful Gambling to be Conducted by The Hopkins Raspberry Festival at Pub 819; Domeier
3. Resolution Amending Fees in Appendix A of the Hopkins City Code; Bishop
4. Amendment to Cooperative Agreement – Hennepin County; Elverum
5. Joint Cooperative Agreement with City of Minnetonka and the Metropolitan Council; Elverum
6. Environmental Cleanup Grant Applications for Vista 44, Youngquist
7. Environmental Cleanup Grant Application for Blake Road Station, Youngquist

V. PUBLIC HEARING

1. Adopt Assessment Roll – 2020 Miscellaneous Special Assessments; Bishop

VI. OLD BUSINESS

VII. NEW BUSINESS

1. Blake Road Station Environmental Assessment Worksheet (EAW) Review ; Lindahl
2. Hopkins Village II Concept Plan Review; Lindahl
3. 3rd Quarter Financial Report; Bishop

VIII. ANNOUNCEMENTS

- Next Regular City Council Meeting: Wednesday, November 4 at 7:00 p.m.

IX. ADJOURN

DUE TO THE COVID-19 HEALTH PANDEMIC, THE CITY COUNCIL'S REGULAR MEETING PLACE IS NOT AVAILABLE TO THE PUBLIC. MEMBERS OF THE PUBLIC WHO DESIRE TO MONITOR THE MEETING REMOTELY OR GIVE INPUT OR TESTIMONY DURING THE MEETING CAN FIND INSTRUCTIONS AT www.hopkinsmn.com/virtualmeetings OR BY CALLING CITY HALL AT 952-548-6302 (DURING NORMAL BUSINESS HOURS 8 AM TO 4:30 PM.)

**HOPKINS CITY COUNCIL
REGULAR MEETING PROCEEDINGS
OCTOBER 6, 2020**

CALL TO ORDER

Pursuant to due call and notice thereof a regular meeting of the Hopkins City Council was held on Tuesday, October 6, 2020 at 7:05 p.m. in the Council Chambers at City Hall, 1010 1st Street South.

Mayor Gadd called the meeting to order with Council Members Beck, Brausen, Halverson and Hunke attending. Others attending included City Manager Mornson, City Clerk Domeier, Director of Planning and Development Elverum, City Attorney Riggs, CIO Hepp and Finance Director Bishop.

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

ADOPT AGENDA

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

Motion to Adopt Agenda.

Ayes: All.

Nays: None. Motion carried.

PRESENTATIONS

III.1. SW LRT Update; Elverum

Metropolitan Council Project Director, Jim Alexander, provided an update all things related to the SW LRT project. Mayor Gadd questioned the equity being built into the project. Mr. Alexander provided details on equity being distributed throughout the project and will provide additional information to Hopkins staff.

Council Member Beck questioned the 1,000 surface parking spots at the Shady Oak Station and suggested installing a ramp instead. Mr. Alexander commented that while he agrees funding is an issue. He recognized that the loss of the OMF has affected Hopkins. All the other Councilors shared concerns about the 1,000 parking spaces and the need to find a use that will generate taxes. Discussion was held about the detoured bike trails.

Director of Planning and Development Elverum stated an agreement will be coming forward for storm water treatment. She added that Hopkins residents have been supportive of the project and that staff is seeing proposed projects related to the investment.

CONSENT AGENDA

Council Member Brausen questioned if the City had an adequate supply of election judges. City Clerk Domeier shared that there has been a lot of interest from residents to serve. She also provided information on polling locations, early voting and ballot return options.

**HOPKINS CITY COUNCIL
REGULAR MEETING PROCEEDINGS
OCTOBER 6, 2020**

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

Motion to Approve the Consent Agenda.

1. Minutes of the September 15, 2020 City Council Regular Meeting Proceedings
2. Resolution Appointing Election Judges for the November 3, 2020 General Election; Domeier
3. Resolution Approving an Off-Sale Liquor License for Onkar Inc. dba Richard's Liquor; Domeier
4. Ratify Checks Issued in September 2020; Bishop
5. Subordinate Funding Agreement 09 – Southwest LRT (Siren Relocation); Elverum
6. Order Public Assessment Hearing – 2020 Miscellaneous Special Assessments; Bishop

Ayes. All.

Nays. None. Motion carried.

NEW BUSINESS

VII.1. Authorize Sale of \$2,350,000 General Obligation Refunding Bonds, Series 2020B; Bishop

Finance Director Bishop provided a summary of Council Report 2020-072 in which the 2020B General Obligation Refunding Bonds will be offered for sale on November 17, 2020. The Bonds will refund the 2012B General Obligation Bonds.

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

Motion to adopt Resolution 2020-051 Providing for the Sale of \$2,350,000 General Obligation Refunding Bonds, Series 2020B.

Ayes: All.

Nays: None. Motion carried.

VII.2. Financial Management Plan Update; Bishop

Finance Director Bishop provided background information and updates to the Financial Management Plan. Mayor Gadd talked about how projects are forecasted out and questioned if projects could be included. The CIP is a 5 year plan and carries the most detail. Council Member Brausen asked if the street project at the corner of 6th and Mainstreet could be changed due to the larger project coming.

Mr. Bishop reviewed budget scenarios moving forward. Council Member Brausen appreciated that staff has gone through the scenario process. Mayor Gadd noted the impacts going forward on the median value homes.

**HOPKINS CITY COUNCIL
REGULAR MEETING PROCEEDINGS
OCTOBER 6, 2020**

ANNOUNCEMENTS

Mayor Gadd the next regular City Council meeting will be on Tuesday, October 20 at 7 p.m. City Manager Mornson stated the next City Council work session will be on Tuesday, October 13 at 6:30 p.m. He questioned Council if they wanted to take a break on street projects and asked them to consider some of the issues for three City facilities that have been affected by the pandemic.

ADJOURNMENT

There being no further information to come before the City Council and upon a motion by Brausen, second by Beck, the meeting was unanimously adjourned at 8:17p.m.

Respectfully Submitted,
Amy Domeier, City Clerk

ATTEST:

Jason Gadd, Mayor

Amy Domeier, City Clerk



October 20, 2020

Council Report 2020-074

**Resolution Approving Issuance of a Premise Permit
For Lawful Gambling to be Conducted by The Hopkins Raspberry Festival at Pub 819**

Proposed Action

Staff recommends adoption of the following motion: Adopt Resolution 2020-052, approving issuance of a Premise Permit For Lawful Gambling to be Conducted by The Hopkins Raspberry Festival at Pub 819 located at 819 Mainstreet.

Overview

The Hopkins Raspberry Festival has submitted an application for a gambling premises permit to conduct lawful gambling at Pub 819 which authorized a lease agreement for use of their space located at 819 Mainstreet.

The Hopkins Raspberry Festival will be conducting the following activities: Pull-Tabs (paper) with dispensing device and Electronic Pull-Tabs.

Primary Issues to Consider

- Should the City Council approve the resolution approving the issuance of the premises permit for lawful gambling for the Hopkins Raspberry Festival at Pub 819?

The City Council has to approve a premises permit before the State Gambling Board will approve it. Minnesota cities do not license lawful gambling. The State Gambling Board is the licensing authority who regulates lawful gambling. Licenses issued by the State are perpetual and valid unless suspended or revoked or terminated by the organization. The State conducts the compliance reviews, site inspections, and civil investigations. The Minnesota Department of Revenue collects state lawful gambling tax and conducts tax audits.

Supporting Documents

- Resolution No. 2020-052
- Premises Permit Application and Lease for Lawful Gambling Activity is available in City Clerk's office

Amy Domeier, City Clerk

**CITY OF HOPKINS
HENNEPIN COUNTY, MINNESOTA
RESOLUTION 2020-052**

**RESOLUTION APPROVING ISSUANCE OF A PREMISE PERMIT
FOR LAWFUL GAMBLING TO BE CONDUCTED BY THE HOPKINS RASPBERRY
FESTIVAL AT PUB 819**

WHEREAS, Hopkins Raspberry Festival is submitting an application to the Minnesota Gambling Control Board for approval of a Premises Permit application to conduct lawful charitable gambling at the Pub 819, 819 Mainstreet, Hopkins, Minnesota 55343; and

WHEREAS, the gambling premises is located within the city limits of Hopkins, Minnesota; and

WHEREAS, Hopkins Raspberry Festival is a lawful gambling organization within the city; and

WHEREAS, Hopkins Raspberry Festival will be responsible for operating and managing the lawful gambling activity on the premises and will comply with all applicable requirements of city policy and state statutes.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hopkins, Minnesota that, pursuant to Minnesota Statutes, section 349.213, subd. 2(1), the City Council does hereby approve the issuance of a Premises Permit to Hopkins Raspberry Festival to conduct lawful charitable gambling activities at the Pub 819, 819 Mainstreet, Hopkins, Minnesota 55343

.Adopted by the City Council of the City of Hopkins, Minnesota, this 20th day of October, 2020.

By: _____
Jason Gadd, Mayor

ATTEST:

Amy Domeier, City Clerk



Resolution Amending Fees in Appendix A of the Hopkins City Code

Proposed Action.

Staff recommends that the Council approve the following motion: Move to approve Resolution 2020-054 Amending Fees in Appendix A of the Hopkins City Code.

Overview:

The common fees for all City departments are adopted by resolution and included in the City Code. The parking rates have been reviewed and increases are being recommended for 2021 permits. Sales tax will be added to all fees.

Parking Permits	2020 Rate	2021 Rate	Increase
Annual	\$288	\$296	2.78%
Quarterly	\$88	\$90	2.27%
Monthly	\$37	\$38	2.70%
Daily	\$3	\$3	No change
Overnight/Residential	\$40	\$40	No change
Electric Car – Annual	\$384	\$395	2.86%
Electric Car - Quarterly	\$110	\$113	2.73%

The proposed fee changes more accurately reflect the City’s costs for issuing and administering parking permit fees. An increase in the parking permit rates will also help offset the rising cost of maintenance and enforcement of the city owned municipal lots and the municipal ramp.

Supporting Information:

-Resolution 2020-054

Nick Bishop
Finance Director

**CITY OF HOPKINS
HENNEPIN COUNTY, MINNESOTA**

RESOLUTION 2020-054

AMENDING FEES IN APPENDIX A IN THE HOPKINS CITY CODE

WHEREAS, the City of Hopkins annually reviews Appendix A of the Hopkins City Code in order to establish logical and defensible fees: and

WHEREAS, the City of Hopkins has found certain fees and rates in need of adjustments

Appendix A – Parking Fees

Annual Permit	\$296
Quarterly Permit	\$90
Monthly Permit	\$38
Daily Permit	\$3
Overnight/Residential	\$40
Electric Car Annual Permit	\$395
Electric Car Quarterly Permit	\$113

NOW THEREFORE BE IT RESOLVED, by the City Council of City Hopkins that it adopts the fee adjustments as outlined above effective January 1, 2021.

Adopted by the City Council of the City of Hopkins this 20th day of October, 2020.

By: _____
Jason Gadd, Mayor

ATTEST:

Amy Domeier, City Clerk

AMENDMENT TO COOPERATIVE AGREEMENT – HENNEPIN COUNTY

Proposed Action

Staff recommends adoption of the following motion: Move to approve Amendment to Cooperative Agreement between Hennepin County and the City of Hopkins.

With this motion, the Amendment to the Cooperative Agreement will be executed.

Overview

Hennepin County has been a key partner in the realization of SW LRT and the City of Hopkins has been working collaboratively with Hennepin County to achieve SW LRT goals. Hennepin County is using Community Works funding to reimburse the Met Council for some project components being built as part of SWLRT, including the three trail grade separations. In order for Hennepin County to work and spend money within the cities, State statute requires the County and the cities enter into a cooperative agreement.

In 2017 the City of Hopkins entered into the Cooperative Agreement with Hennepin County with an expiration date of December 31, 2020. Not all of the funding Hennepin County has committed to the SW LRT project will be spent by the current expiration date including the commitment to fund project components of the Blake Road trail underpass. Hennepin has requested an amendment to the current agreement that would extend the deadline for expenditures to December 31, 2025.

The agreement does not obligate the City to spend any funds or undertake any specific projects, but rather to work cooperatively to further the goals of the Green Line Extension (also known as SW LRT). Any commitment of City funds through a multijurisdictional project would come back to the City Council for separate action.

Primary Issues to Consider

The agreement is an acknowledgement that the two entities, the City of Hopkins and Hennepin County have agreed to work together to further our shared goals, and is necessary to satisfy a statutory requirement. There is no financial commitment from the City of Hopkins granted through this extension.

Supporting Information

- Cooperative Agreement with Hennepin County
- Amendment to Cooperative Agreement

Kersten Elverum
Director of Planning & Development

Financial Impact: \$0	Budgeted: Y/N <u>NA</u>	Source: TBD
Related Documents (CIP, ERP, etc.): _____		

**COOPERATIVE AGREEMENT BETWEEN HENNEPIN COUNTY
AND CITY OF HOPKINS**

This Agreement is between the County of Hennepin, State of Minnesota (“COUNTY”), 300 South Sixth Street, A2300, Minneapolis, MN 55487, and the City of Hopkins (“CITY”), 1010 1st Street S., Hopkins, MN 55343.

WHEREAS, COUNTY and CITY have each provided municipal approval for the Green Line Extension Project (“Green Line Extension”) pursuant to state law; and

WHEREAS, COUNTY and CITY have each approved the Southwest Corridor Investment Framework (“Framework”) dated December 2013 through respective resolutions Hennepin County Resolution 14-0490, and CITY action on January 6, 2015; and

WHEREAS, the COUNTY and CITY agree that there are financial and strategic benefits of working together to further the goals of the Green Line Extension and the Framework (“Goals”) and wish to document that understanding in a cooperative agreement; and

WHEREAS, COUNTY and CITY plan to develop one or more projects (“Project or Projects”) to further the Goals; and

WHEREAS, a cooperative agreement and future Projects fit within the criteria of a multijurisdictional reinvestment program authorized under Minnesota Statutes §383B.79; and

WHEREAS, COUNTY and CITY have the authority to participate in a cooperative agreement and Project pursuant to Minnesota Statutes §§383B.79 and 471.59 and other applicable law.

THEREFORE, the parties agree as follows:

1. Furtherance of Goals. Pursuant to Minnesota Statutes, Section 383B.79, COUNTY and CITY enter into this cooperative agreement, and agree to work with each other to further the goals of the Green Line Extension and the Framework by attempting to develop one or more Projects subject to the following requirements:
 - a. That the CITY retains its jurisdiction over all issues of local concern relating to zoning, land usage, building code requirements and compliance with all applicable city codes and ordinances.
 - b. That the full faith and credit of the CITY will not be pledged as a source of payment or repayment of said Project financial obligations owed by Hennepin County.

This agreement shall commence on January 1, 2017 and expire on December 31, 2020.

2. Merger and Modification.

- a. The entire Agreement between the parties is contained in this Agreement and supersedes all oral agreements between the parties relating to the subject matter. All items that are referenced or that are attached are incorporated and made a part of this Agreement. If there is any conflict between the terms of this Agreement and referenced or attached items, the terms of this Agreement shall prevail.
- b. Any alterations, variations, modifications, or waivers of provisions of this Agreement shall only be valid when they have been reduced to writing as an amendment to this Agreement and signed by the parties.

3. Notices. Any notice or demand which must be given or made by a party under this Agreement or any statute or ordinance shall be in writing, and shall be sent registered or certified mail. Notices to the COUNTY shall be sent to the County Administrator at the address stated in the opening paragraph of the Agreement. Notice to the CITY shall be sent to the address stated in the opening paragraph of the Agreement.

4. Audits. The books, records, documents, and accounting procedures and practices of the each party relevant to this agreement are subject to examination by the any party and either Legislative Auditor or the State Auditor for a period of six years after the effective date of this Agreement.

5. Termination. This Agreement terminates when the Projects, and the funding therefor, have been completed.

Reviewed by the County
Attorney's Office

[Signature]

Date: 5/19/17

COUNTY OF HENNEPIN
STATE OF MINNESOTA

By: [Signature]
Chair of Its County Board

ATTEST: [Signature]
Deputy Clerk of County Board

Date: 5-31-17

And: [Signature]
County Administrator

Date: [Signature]

By: [Signature]
Assistant County Administrator – Public Works

Date: 5/23/17

Recommended for Approval: [Signature]

Department Director, Community Works
Date: 4/24/17

CITY OF HOPKINS

By: [Signature]
Its: City Manager
Date: _____

City Department Review: [Signature]
Its: Community Development Director
Date: 4/4/17

Approved as to form: [Signature]
City Attorney
Date: 4/3/17

AMENDMENT TO
COOPERATIVE AGREEMENT
BETWEEN HENNEPIN COUNTY AND CITY OF HOPKINS

THIS AMENDMENT made and entered into by and between the County of Hennepin, State of Minnesota (“COUNTY”), 300 South Sixth Street, Minneapolis, MN 55487, and the City of Hopkins (“CITY”), 1010 1st Street S., Hopkins, MN 55343.

WITNESSETH:

WHEREAS, the parties wish to amend Contract No. A166832 in order to extend the term.

NOW, THEREFORE, in consideration of the foregoing, the parties agree to amend the Agreement as follows:

1. The last sentence of Section 1 is deleted and replaced with the following:

“This agreement shall commence on January 1, 2017 and expire on December 31, 2025.”

This Amendment shall be effective as of January 1, 2021. Except as herein amended, the terms, conditions and provisions of said Contract No. A166832 shall remain in full force and effect.

REMAINDER OF PAGE INTENTIONALLY BLANK

CITY, having signed this Amendment, and the Hennepin County Board of Commissioners having duly approved this Amendment on _____, 2020, and pursuant to such approval the proper County officials having signed this Amendment, the parties hereto agree to be bound by the provisions herein set forth.

Reviewed by the County
Attorney's Office

Date: _____

**COUNTY OF HENNEPIN
STATE OF MINNESOTA**

By: _____
Chair of Its County Board

ATTEST: _____
Deputy/Clerk of County Board

Date: _____

By: _____
County Administrator

Date: _____

Recommended for Approval:

Chief Housing and Economic Development Officer
Date: _____

CITY OF HOPKINS

By _____
Its: City Manager

Date: _____

City Department Review:

Its: Community Development Director
Date: _____

Approved as to form:

City Attorney

Date: _____

JOINT COOPERATIVE AGREEMENT WITH THE CITY OF MINNETONKA AND THE METROPOLITAN COUNCIL

Proposed Action

Staff recommends adoption of the following motion: Move to approve the Joint Cooperative Agreement with the City of Minnetonka and Metropolitan Council related to Shady Oak South Pond.

With this motion, the agreement will be executed.

Overview

The Shady Oak LRT Station is located on the border of Hopkins and Minnetonka. Today the area is made up of a variety of properties, with industrial and low-density development prominent. The area is poised for redevelopment from a market perspective, but underlying conditions make it difficult. The two cities have come together with a shared redevelopment vision and feel it is important to realize a more active station area for both economic and safety reasons.

Throughout the course of designing the Shady Oak LRT Station, staff has attempted to preserve and incentivize redevelopment opportunity within the area. Towards that goal, a design that moves the storm water treatment area away from the immediate station area and adds capacity for regional storm water treatment has been developed. The cost of infrastructure that benefits private development cannot be paid for by the SW LRT project and must be paid for by the benefiting cities.

Most of the benefiting regional treatment occurs within the City of Minnetonka so in an effort to simplify the contractual obligations to the Met Council for the change in project scope, Minnetonka has agreed to front the cost of the change order. Hopkins will reimburse Minnetonka as development occurs.

Primary Issues to Consider

- What is the background to this agreement?
- What are the terms of the agreement?

Supporting Information

- Joint Cooperative Agreement Regarding Shady Oak South Pond
- Maps: Project Contributing Area and Private Contributing Area

Kersten Elverum
Director of Planning & Development

Financial Impact: \$ <u> 0 </u> Budgeted: Y/N <u> </u> Source: _____ Related Documents (CIP, ERP, etc.): _____ Notes: _____
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Analysis of the Issues

- **What is the background to this agreement?**

In 2017, staff began negotiations with the Metropolitan Council's Southwest Project Office (SPO) regarding a proposed storm water management pond for the Shady Oak Station area. The initial plan for the station placed the storm water management pond in the center of the proposed redevelopment area that was identified in the Shady Oak Redevelopment Strategy, adopted by Hopkins and Minnetonka in 2016.

Minnetonka and Hopkins staff met with the SPO to discuss moving the pond to another area that would be less impactful on redevelopment for Minnetonka and Hopkins. The SPO determined it was able to move the treatment pond to the area south of the platform, near the proposed Rail Support Facility, if the cities would be willing to contribute to the cost of constructing an elliptical pipe to the new pond to serve approximately 11.2 acres within the Shady Oak Station redevelopment area (development contributing area). The development contributing area that is located within Hopkins is currently owned by the Met Council but intended for future development. See the attached exhibit depicting the 11.2 acre area.

- **What are the terms of the agreement?**

Under the proposed Joint Cooperative Agreement, the cities would share in the cost of upgrading the storm water pipe (\$146,988.28) based upon the storm water benefit that each city would receive with the upgraded pipe (roughly 65% in Minnetonka and 35% in Hopkins.) The basic premise of the agreement is that Minnetonka would pay for the initial cost to upgrade the pipe and Hopkins would repay Minnetonka, proportionately, as redevelopment occurs. It would be the City's intention to charge a development fee to offset our cost. If no development occurs in Hopkins or if development in Minnetonka claims all of the benefit, Hopkins obligation to reimburse Minnetonka expires in 30 years after the determination of excess capacity.

If approved, the cities will work with developers proposing new redevelopment projects in the Shady Oak Station area to utilize the available regional storm water treatment. The upsizing of the pipe allows redevelopment projects to access a more cost-effective method of treating storm water at the site. For example, the Birke, a 175-unit apartment building currently under construction in Minnetonka, must treat storm water on-site in an underground storage system. The cost to build the storage tank for this size of a project is approximately \$450,000. If a similar project were proposed in the 11.2-acre area served by this agreement, the developer would pay the city roughly \$34,450 for the treatment of a 2.5-acre site.

Alternatives

The City Council has the following options for this item:

- Elect to approve the agreement as drafted.
- Modify agreement and approve.
- Continue for more information.
- Elect not to enter into the agreement.

JOINT COOPERATIVE AGREEMENT REGARDING
SHADY OAK SOUTH POND

This Joint Cooperative Agreement (Agreement) is made by and among METROPOLITAN COUNCIL, a political subdivision of the State of Minnesota (Council), CITY OF HOPKINS, a Minnesota municipal corporation (Hopkins) and CITY OF MINNETONKA, a Minnesota municipal corporation (Minnetonka). This Agreement pertains to the Council's proposed Shady Oak South Pond (Pond), to be constructed as part of Council's Southwest Light Rail Transit (SWLRT) Project, referred to hereinafter as the "Project."

Recitals and Statement of Purpose

- A. Council has undertaken the Project, an approximately 16-mile extension of the METRO Green Line which will operate from downtown Minneapolis through the cities of St. Louis Park, Hopkins, Minnetonka and Eden Prairie.
- B. Council has obtained a permit from Nine Mile Creek Watershed District (NMCWD), permit no. 2016-88 (Permit), for the portions of the Project that lie within the boundaries of NMCWD. Council has entered into a Maintenance Agreement with NMCWD dated November 15, 2017, Metropolitan Contract No. 171041, as amended, regarding the Council's obligations to maintain wetland buffer, stormwater management facilities and waterbody crossings for the Project, pursuant to NMCWD permit no. 2016-88 (Maintenance Agreement).
- C. For purposes of this Agreement, the term "Permitted Facilities" refers to all stormwater management facilities covered by the Permit.
- D. One of the Permitted Facilities is a proposed stormwater pond on real property located at 610 16th Avenue South in the city of Hopkins, adjacent to the station known as the Shady Oak Station (the "Pond"). The proposed location of the Pond is depicted on Attachment 2.
- E. The Pond will provide stormwater treatment for approximately 23.7 acres of land currently owned by Council (the "Project Contributing Area"). The original plans for the Project call for the installation of a 60-inch pipe to convey stormwater from the Project Contributing Area to the Pond. The Project Contributing Area is depicted in Attachment 1.
- F. Council has estimated that the Pond and SWLRT project will have more capacity than will be necessary to meet NMCWD's permitting requirements (with respect to rate, and retention) for the Project Contributing Area ("Excess Capacity"), presuming redevelopment of the Development Contributing Area (as defined below) in a manner that results in 80 percent impervious cover. A specific quantity of stormwater volume retention for the Development Contributing Area is not required because the NMCWD engineer has concurred in the determination that the Development Contributing Area is "restricted," for purposes of application of the NMCWD Stormwater

Management Rule. The specific amount of Excess Capacity cannot be determined until the Permitted Facilities have been constructed and field verified, because infiltration rates must be determined based on post-construction conditions. The designed Excess Capacity is expected to be sufficient to provide for required rate control and water-quality treatment for the approximately 11.2-acre area located within the cities of Minnetonka and Hopkins (the “Development Contributing Area”), that could potentially use the Pond to satisfy NMCWD stormwater-management criteria for redevelopment in the Development Contributing Area. The Development Contributing Area is depicted in Attachment 2. The Development Contributing Area that is located within Hopkins is currently owned by the Council but is intended for future development.

G. The originally-planned 60-inch stormwater pipe is not adequate to serve both the Project Contributing Area and the Development Contributing Area. Council has determined that a 58-inch by 91-inch horizontal elliptical pipe (Elliptical Pipe) is necessary to serve both the Development Contributing Area and the Project Contributing Area.

H. Council has negotiated a change order to the Project contract, to provide for the construction of the Elliptical Pipe in lieu of the 60-inch stormwater pipe, at an additional cost of \$146,988.28 (“Added Cost”).

I. Council, Hopkins and Minnetonka desire to enter into this Agreement in order to address ownership and related responsibilities for the Pond and Elliptical Pipe, payment of the Added Costs, and allocation of Excess Capacity in the Pond.

Terms of Agreement

1. Recitals incorporated. The recitals above are incorporated into this Agreement by reference.
2. Ownership and Maintenance Responsibilities. Council shall be the owner of the Pond and the Elliptical Pipe. Council represents to and agrees with Hopkins and Minnetonka that Council shall be solely responsible for the construction, operation, maintenance, repair and replacement of the Pond and Elliptical Pipe. Council will at all times comply with the requirements of NMCWD permit no. 2016-88 and the Maintenance Agreement with respect to the Pond and Elliptical Pipe. Council agrees that it will allow future connections to the Elliptical Pipe, as allowed per paragraph 5.b. herein and any other applicable requirement under this Agreement, by owners of property within the Development Contributing Area, at no cost, charge, fee or assessment to the connecting property owner or to Hopkins or Minnetonka.
3. Added Costs; Minnetonka’s Payment to Council. Minnetonka agrees to pay the Added Costs to Council as provided in that certain Subordinate Funding Agreement (Council No. 14I067G) by and between the Council and the City, approved contemporaneously with Council and Minnetonka’s approval of this Agreement.

4. Determination of Excess Capacity. The exact Excess Capacity of the Pond cannot be determined until the Pond is constructed and as-built drawings are completed. The parties understand and agree that whether Excess Capacity exists and the amount of Excess Capacity that exists cannot be determined until completion of construction. After construction is completed, Council agrees to determine the amount of Excess Capacity of the Pond and to submit documentation of its analysis and determination to NMCWD for review and concurrence. Council agrees to use due diligence to obtain the NMCWD's concurrence in Council's determination of Excess Capacity and agrees to provide Hopkins and Minnetonka of all documentation submitted to NMCWD.

5. Allocation of Excess Capacity. With respect to future use of Excess Capacity, the parties agree as follows:

- a. Council agrees to make any and all Excess Capacity available to Hopkins and Minnetonka, collectively, for use by properties within the Development Contributing Area (as that area is determined under paragraph 4 above).
- b. Properties within the Development Contributing Area may submit applications for land use approval to the local zoning authority (Hopkins or Minnetonka, as appropriate) and, as part of those applications, may request connection to the Elliptical Pipe. Any connection to the Elliptical Pipe will also require an application to NMCWD for a permit.
- c. Nothing in this Agreement creates any rights in favor of any person or entity that is not a party to this Agreement; specifically, this Agreement does not entitle any owner of property within the Development Contributing Area to connect to the Elliptical Pipe or to enforce any provision of this Agreement.
- d. Nothing in this Agreement entitles either Hopkins or Minnetonka individually to any specified portion of the Excess Capacity. Hopkins and Minnetonka understand and agree they will consider applications for connection to the Elliptical Pipe on a first-come-first served basis, as development proposals are submitted and in accordance with the following process: When an application is submitted to either city for the development or redevelopment of a property within the Development Contributing Area, the city receiving the application will notify the other city that the application is pending. The cities will mutually develop and share a spreadsheet that maintains a running balance of Excess Capacity as originally determined under paragraph 4 above, minus Excess Capacity utilized by developments that have received final approvals. The spreadsheet will show an estimate of the Excess Capacity that would be utilized by any development application that has been received but not yet finally approved, for planning purposes, but allocations of Excess Capacity will require final project approval.
- e. At all times, the extent and availability of Excess Capacity will be determined based upon NMCWD's permit-approval determinations. When NMCWD determines that the Excess Capacity has been fully exhausted, no further connections to the Elliptical Pipe will be allowed.

6. Reimbursement to Minnetonka of Added Costs. Hopkins and Minnetonka will each adopt land use policies or ordinances, as each deems appropriate for its jurisdiction, to require that approved land use applicants pay a development fee equal to their proportionate share of the Added Costs. The amount of the development fee must be calculated as follows for all developments with 80 percent or less of total land area as impervious surface: \$146,988.28 **divided by** the total number of acres in the Development Contributing Area (as that area is determined under paragraph 4 above) **times** 1.05 (5% administrative fee). The five percent administrative fee is attributable to developments in both Hopkins and Minnetonka, for the purpose of reimbursing Minnetonka for its costs in providing up-front financing and administration of the Added Costs.

For example only, if the final Development Contributing Area is 11.2 acres, the development fee will be calculated as:

$$\$146,988.28 \div 11.2 = \$13,123.95 \times 1.05 = \$13,780.15 \text{ per acre.}$$

If a development has greater than 80 percent impervious surface area, the development fee will be increased by 10 percent for each 5 percent incremental increase in impervious surface area; for example, a development with 85 percent impervious surface area would pay a fee of \$15,158.17 ($13,780.15 \times 1.1$). Each city is responsible for collecting the development fee from the land use applicant in the manner it deems appropriate. Hopkins agrees to pay Minnetonka the full amount of the development fee within 30 days after Hopkins provides final approval of the application to which the fee is related, regardless of whether Hopkins has received payment from the land use applicant. Hopkins reserves the right to charge a storm water fee or seek reimbursement from the land use applicant or property owner.

7. Revised development fee; city responsibilities. Hopkins and Minnetonka recognize that, based on the development fee formula in paragraph 6 above, any decrease in the amount of Excess Capacity (based on the post-construction determination to be made under paragraph 4 above) will reduce the acreage of the Development Contributing Area, which will result in an increase in the development fee to be collected. In addition, Hopkins and Minnetonka recognize that, if the Excess Capacity is materially less than estimated, it is possible that the amount of the development fee as calculated under paragraph 6 above could be financially unrealistic for developers, when compared to the cost of constructing on-site stormwater systems. In that event, Hopkins and Minnetonka agree to cooperate in good faith in establishing a development fee that is financially viable, and each city will be responsible for the difference between the revised development fee and the development fee determined under paragraph 6 above. Hopkins and Minnetonka also recognize that the development may not occur for several years.

8. Term; Termination of Certain Rights and Obligations. The term of this Agreement shall be perpetual in nature, except that all rights and obligations of the parties that are contained in paragraphs 6 and 7 of this Agreement shall terminate on the earlier of: (a) 30 years after the date

that Council provides the notice of Excess Capacity as required in paragraph 4 above; or (b) when the Excess Capacity has been exhausted, as determined by the NMCWD, and all development fees for the developments that are utilizing the Excess Capacity have been collected and remitted to City of Minnetonka as provided in paragraph 6. For the sake of clarity, if the parties' rights and obligations in paragraphs 6 and 7 of this Agreement terminate, Hopkins shall have no obligation to reimburse Minnetonka for any additional share of the Added Costs. Notwithstanding the foregoing, nothing contained in this Agreement shall preclude the cities from establishing and requiring land use applicants or property owners to pay development fees at any point in time after the rights and obligations in paragraphs 6 and 7 terminate, in accordance with then-current state or local laws and regulations.

9. Notice. The parties agree that any notice made pursuant to this Agreement must be sent to all parties by:

- a. Email, as long as the recipient acknowledges receipt by e-mail or otherwise in writing; or
- b. Certified mail.

10. Dispute Resolution. A dispute resolution process shall be used for any unresolved issue, dispute or controversy between the parties before any legal remedies are exercised. The dispute resolution process contains a three-level dispute resolution ladder that escalates a dispute from the project management level through the executive management level.

The City of Minnetonka is represented from level 1 to 3 in the following order: City Engineer, Public Works Director, and City Manager.

The City of Hopkins is represented from level 1 to level 3 in the following order: City Engineer, Public Works Director, and City Manager.

The Council is represented from level 1 to 3 in the following order: Deputy General Manager, General Manager, and Regional Administrator.

At each level, representatives of the Parties shall meet and continue to explore resolution until either party determines, in good faith, that effective resolution is not possible at the current level and notifies the other parties that the process is elevated to the next level. If any party make such a determination at any point during issue resolution at level 3, then the dispute resolution process has been exhausted.

11. Force Majeure. No party will be responsible to any other party's failure to perform or a delay in performance under this Agreement where such delay or failure to perform is caused by events beyond the performing party's reasonable control, including but not limited to unusually severe weather, fire, floods, or other acts of God, statutory and regulatory changes, labor disputes, acts of war or terrorism, or public health emergencies.

12. Governing Law. This Agreement is entered into and under the laws of the State of Minnesota and shall be interpreted in accordance therewith.
13. Liability. To the extent authorized by law each party is responsible only for its own acts and the results of its acts. The liability of the Council and the Cities is governed by the provisions of Minnesota Statutes, Chapter 466.
14. All parties are authorized to enter into this Agreement and have caused this Agreement to be executed by their duly authorized representatives on the dates indicated below.

[signature pages follow]

DRAFT

Signature page – Metropolitan Council

METROPOLITAN COUNCIL

By: _____

Its _____

Date: _____

DRAFT

Signature page – City of Hopkins

CITY OF HOPKINS

By: _____
Its Mayor

By: _____
Its: City Manager

Date: _____

DRAFT

Signature page – City of Minnetonka

CITY OF MINNETONKA

By: _____
Its Mayor

By: _____
Its: City Manager

Date: _____

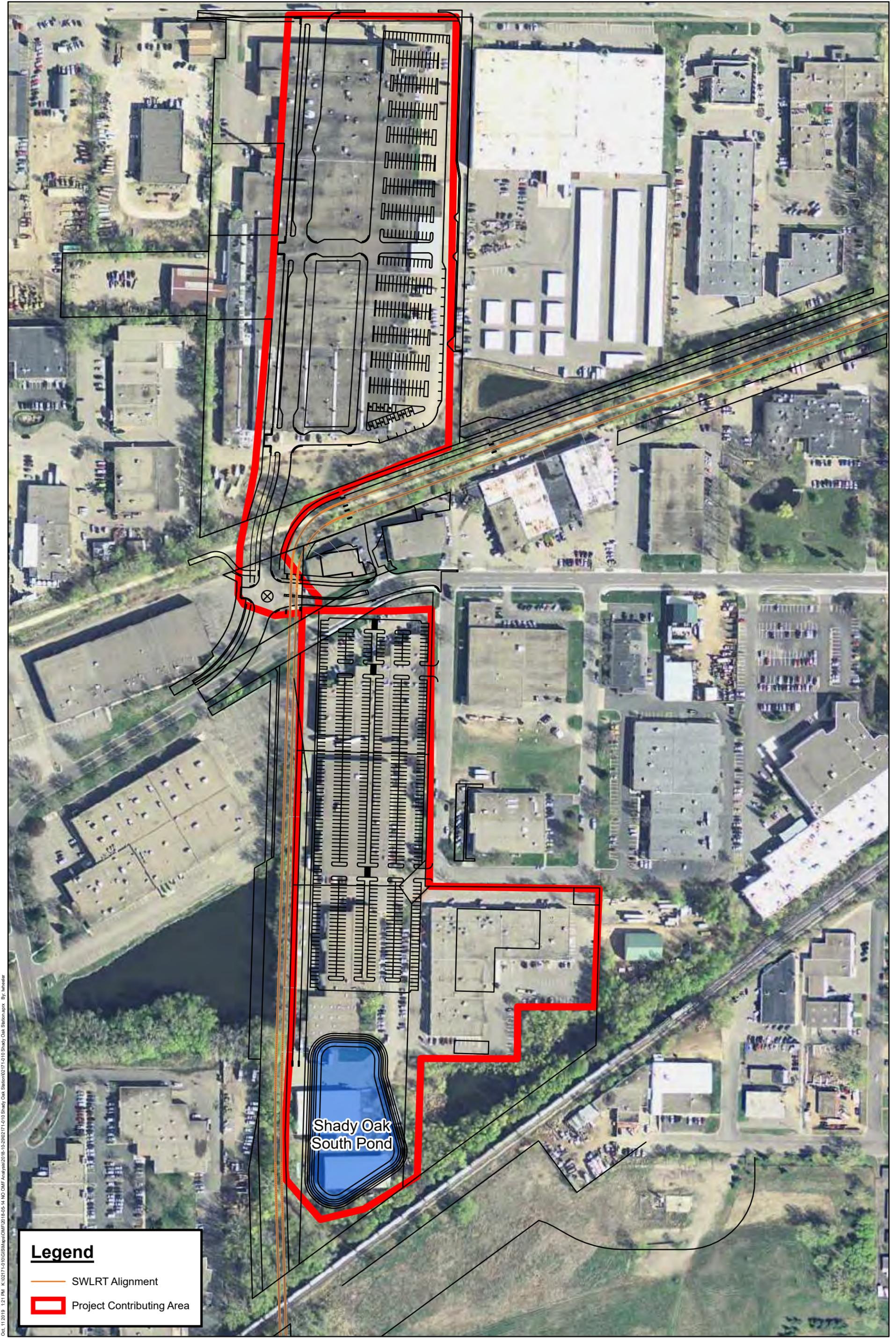
DRAFT

ATTACHMENT 1: PROJECT CONTRIBUTING AREA

DRAFT

ATTACHMENT 2: DEVELOPMENT CONTRIBUTING AREA

DRAFT



Oct. 11 2019 12:11 PM K:\02171-010\GIS\Map\02171-010 Shady Oak Station\02171-010 Shady Oak Station.aprx By: Wheeler

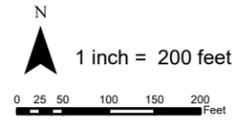
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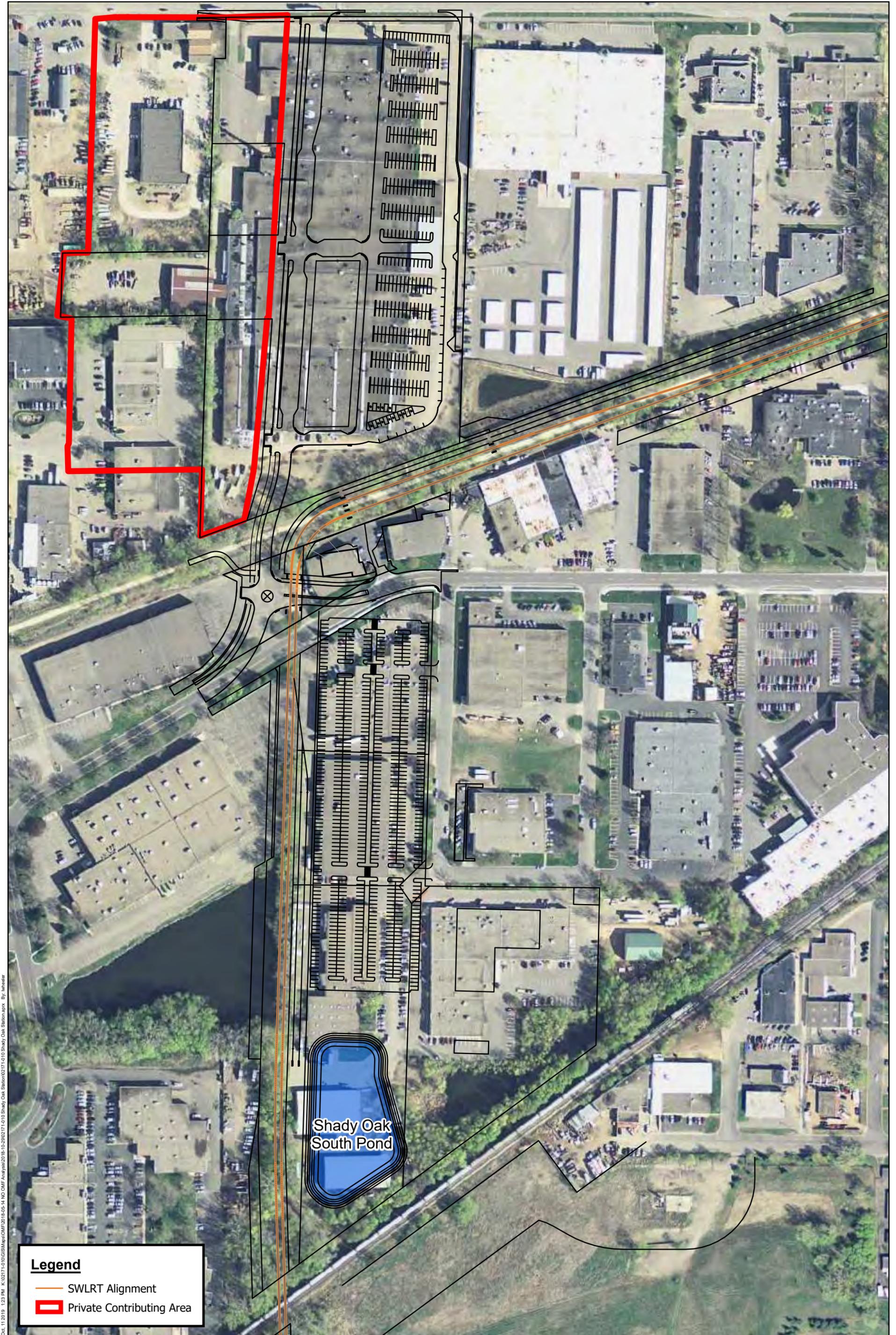
- SWLRT Alignment
- Project Contributing Area



**Shady Oak South Pond
 Project Contributing Area
 Attachment 1**

DATE: 10/11/2019





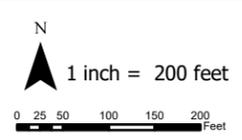
Oct. 11 2019 1:23 PM K:\02171-0\GIS\Map\OMP\2018-05-14 NO ONF Analysis\2018-10-29\02171-010 Shady Oak Station\02171-010 Shady Oak Station.aprx By: Wheeler

Legend

- SWLRT Alignment
- Private Contributing Area

**Shady Oak South Pond
Development Contributing Area
Attachment 2**

DATE: 10/11/2019





ENVIRONMENTAL CLEANUP GRANT APPLICATIONS FOR VISTA 44

Proposed Action

Staff recommends adoption of the following motion: Move to approve Resolution 2020-056 approving applications to the Metropolitan Council Tax Base Revitalization Account, DEED Contamination Cleanup, and Hennepin County Environmental Response Fund programs for the Vista 44 project.

Overview.

In December 2019, Beacon Interfaith Housing Collaborative received land use entitlements for development of a 51-unit apartment building, located on the south one-acre portion of the St. Joseph’s Church parking lot site, along 1st Street South between 12th and 13th Avenues South. As part of the development of the project, known as Vista 44, Beacon has asked the City of Hopkins to support grant applications for environmental cleanup to the Minnesota Department of Employment and Economic Development (DEED), the Metropolitan Council, and Hennepin County. Contaminated soils were found on the property which must be remediated before development can begin. Grant funds from these programs will be used for soil remediation and associated costs.

Applicants for grants from DEED and the Metropolitan Council must be local governmental units. Therefore, the City would act as the sponsor and applicant for these programs. Developers may apply directly to Hennepin County, with a resolution from the City. The projected cleanup costs are \$265,077; the total amount of the three grants requests is \$218,600. All costs associated with the development of the applications will be paid by Beacon, including any local match requirements.

If approved, funds from DEED and the Metropolitan Council would be provided to the City of Hopkins and Beacon would be the subrecipient of the grant funds. The City would enter into a subrecipient agreement with Beacon.

Supporting Information.

- Resolution 2020-056
- Summary of Beacon Request

Jan Youngquist, AICP
Community Development Coordinator

Financial Impact: \$ ____0____ Budgeted: Y/N ____ Source: _____ Related Documents (CIP, ERP, etc.): _____
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**CITY OF HOPKINS
HENNEPIN COUNTY, MINNESOTA**

RESOLUTION 2020-056

**RESOLUTION AUTHORIZING APPLICATIONS TO THE METROPOLITAN COUNCIL TAX
BASE REVITALIZATION ACCOUNT, DEED CONTAMINATION CLEANUP, AND
HENNEPIN COUNTY ENVIRONMENTAL RESPONSE FUND PROGRAMS FOR THE
VISTA 44 PROJECT**

WHEREAS the City of Hopkins has identified a contamination cleanup project within the City located at on 1st Street South between 12th and 13th Avenues North, to be developed as Vista 44 by Beacon Interfaith Housing Collaborative that meets the purposes and criteria of these programs; and

WHEREAS the City of Hopkins is located within the seven county metropolitan area defined in section 473.121, subdivision 2, is a participant in the Livable Communities Act's Local Housing Incentives Account Program for 2020 as determined by the Metropolitan Council, and is therefore eligible to make application apply for funds under the Tax Base Revitalization Account; and

WHEREAS the City finds that the required contamination cleanup will not occur through private or other public investment within the reasonably foreseeable future without Tax Base Revitalization Account grant funding; and

WHEREAS the City represents that it has undertaken reasonable and good faith efforts to procure funding for the activities for which Livable Communities Act Tax Base Revitalization Account funding is sought but was not able to find or secure from other sources funding that is necessary for cleanup completion and states that this representation is based on the following reasons and supporting facts; and

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

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

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

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

THEREFORE BE IT RESOLVED that, the City Council of Hopkins authorizes the City Manager to submit an application for Metropolitan Council Tax Base Revitalization Account

grant funds and, if the City is awarded a Tax Base Revitalization Account grant for this project, the City will be the grantee and agrees to act as legal sponsor to administer and be responsible for grant funds expended for the project contained in the Tax Base Revitalization grant application submitted on November 2, 2020.

BE IT FURTHER RESOLVED that, the City Council of Hopkins approves the Contamination Cleanup grant application to be submitted to the Department of Employment and Economic Development (DEED) on November 2, 2020, by the City of Hopkins for the Vista 44 site.

BE IT FURTHER RESOLVED that the City of Hopkins acts as the legal sponsor for project contained in the Contamination Cleanup Grant Program to be submitted on November 2, 2020 and that the City Manager is hereby authorized to apply to the Department of Employment and Economic Development for funding of this project on behalf of the City of Hopkins.

BE IT FURTHER RESOLVED that, the City Council of Hopkins approves the submittal of an Environmental Response Fund grant application to the Hennepin County Environment and Energy Department on November 2, 2020 by Beacon Interfaith Housing Collaborative.

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

Adopted this 20th day of October, 2020.

By: _____

Jason Gadd, Mayor

ATTEST:

Amy Domeier, City Clerk

*Administrative Office
2610 University Avenue West Suite 100
St. Paul, MN 55114*

*Families Moving Forward Program Center
1808 Emerson Avenue North
Minneapolis, MN 55411*

T: 651. 789 6260

T: 612. 529 2185



Jan Youngquist
City of Hopkins

Re: Vista 44 Environmental Remediation Funding Applications

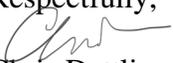
Dear Ms. Youngquist,

Beacon Interfaith Housing, the developer of Vista 44, requests approval from the City of Hopkins for funding applications to Hennepin County, the Metropolitan Council and the MN Department of Economic Development to address environmental contamination at the project site. The attached table provides a summary of the costs and funding requests by agency.

In order to develop Vista 44 on the current project site, contamination from past infill and structures must be removed and disposed of according to State regulations. Based on the findings of third-party environmental testing, the Minnesota Pollution Control Agency approved a Response Action Plan (RAP) to address the contaminated soils. The activities associated with the RAP are eligible for environmental cleanup funds through the agencies listed above.

Vista 44 will assume full responsibility for any local match or other costs associated with the applications.

Respectfully,


Chris Dettling
Director of Housing Development

Vista 44 -Environmental Remediation Summary of Costs and Funding Requests

<i>I.</i>	<i>INVESTIGATION AND CLEAN-UP</i>	<i>Count</i>	<i>Units</i>	<i>Rate</i>	<i>Total Cost</i>	<i>TBRA</i>	<i>DEED</i>	<i>County ERF</i>	<i>County GAP</i>	<i>Private</i>
A	SITE INVESTIGATION & REMEDIATION PLAN DEV.									
	1. Investigation Costs				\$ 20,072	\$ -	\$ 3,131	\$ -	\$ 14,533	\$ 2,409
	2. Preparation of RAP				\$ 4,000		\$ 3,520			\$ 480
	Total Site Investigation and RAP									
B	IMPLEMENTING THE PLAN: CLEANUP COSTS									
	1. Soil handling costs									
	Mobilization and Demobilization				\$ 2,000	\$ 1,000	\$ 788			\$ 212
	Excavation and Loading of contaminated soils	4905	CY	\$ 7.00	\$ 34,335	\$ 15,000	\$ 15,215			\$ 4,120
	Transportation of contaminated soils	4905	CY	\$ 20.00	\$ 98,100	\$ 40,000	\$ 46,315			\$ 11,785
	Landfill disposal of contaminated soils	6870	Ton	\$ 10.60	\$ 72,822	\$ -	\$ 44,083	\$ 20,000		\$ 8,739
	Landfill disposal of asbestos in soil	20	CY	\$ 26.60	\$ 532	\$ 500	\$ -			\$ 32
	Lining of trucks for asbestos transportation	1	Each	\$ 3,500.00	\$ 3,500	\$ 3,000	\$ -			\$ 500
	2. Excavation Oversight									
	Environmental Field Personnel (4 weeks, 10 hr Days)	200	Hours	\$ 95.00	\$ 19,000	\$ 10,000	\$ 3,720	\$ 3,000		\$ 2,280
	Monitoring Equipment, PPE, Ice, etc.	20	days	\$ 125.00	\$ 2,500	\$ 1,500	\$ 700			\$ 300
	Travel	200	Mile	\$ 0.58	\$ 116		\$ -			\$ 116
	3. Reporting, Project Management and Meetings	60	Hours	\$ 135.00	\$ 8,100	\$ 2,000	\$ 3,128	\$ 2,000		\$ 972
	Total Cleanup Implementation				\$ 265,077	\$ 73,000	\$ 120,600	\$ 25,000	\$ 14,533	\$ 31,945
						28%	45%	9%	5%	12%



ENVIRONMENTAL CLEANUP GRANT APPLICATIONS FOR BLAKE ROAD STATION

Proposed Action

Staff recommends adoption of the following motion: Move to approve Resolution 2020-057 approving applications to the Metropolitan Council Tax Base Revitalization Account, DEED Contamination Cleanup, and Hennepin County Environmental Response Fund programs for the Blake Road Station project.

Overview

Trilogy Real Estate Group has submitted land use applications for its proposed Blake Road Station project, which would entail redevelopment of the Hopkins Commerce Center, to be done in three stages. The first phase is located at 8594 Excelsior Boulevard and would be a mixed use building including approximately 220 multi-family housing and 2,000 square feet of retail. As part of the development of Phase A, Trilogy has asked the City of Hopkins to support grant applications for environmental cleanup to the Minnesota Department of Employment and Economic Development (DEED), the Metropolitan Council, and Hennepin County.

Environmental investigations found contamination above the Minnesota Pollution Control Agency's (MPCA) applicable standards for soil, groundwater, and soil vapor, which must be remediated before development can begin. Grant funds from these programs will be used to implement the Response Action Plan that has been approved by the MPCA.

Applicants for grants from DEED and the Metropolitan Council must be local governmental units. Therefore, the City would act as the sponsor and applicant for these programs. Developers may apply directly to Hennepin County, with a resolution from the City. The projected cleanup costs are \$761,188; the total amount of the three grants requests is \$620,159. All costs associated with the development of the applications will be paid by Trilogy, including any local match requirements.

If approved, funds from DEED and the Metropolitan Council would be provided to the City of Hopkins and Trilogy would be the subrecipient of the grant funds. The City would enter into a subrecipient agreement with Trilogy.

Supporting Information

- Resolution 2020-057
- Summary of Trilogy Request

Jan Youngquist, AICP
Community Development Coordinator

Financial Impact: \$ ____0____ Budgeted: Y/N ____ Source: _____ Related Documents (CIP, ERP, etc.): _____
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**CITY OF HOPKINS
HENNEPIN COUNTY, MINNESOTA**

RESOLUTION 2020-057

**RESOLUTION AUTHORIZING APPLICATIONS TO THE METROPOLITAN COUNCIL TAX
BASE REVITALIZATION ACCOUNT, DEED CONTAMINATION CLEANUP, AND
HENNEPIN COUNTY ENVIRONMENTAL RESPONSE FUND PROGRAMS FOR THE
BLAKE ROAD STATION PROJECT**

WHEREAS the City of Hopkins has identified a contamination cleanup project within the City located at 8594 Excelsior Boulevard to be developed as Blake Road Station by Trilogy Real Estate Group that meets the purposes and criteria of these programs; and

WHEREAS the City of Hopkins is located within the seven county metropolitan area defined in section 473.121, subdivision 2, is a participant in the Livable Communities Act's Local Housing Incentives Account Program for 2020 as determined by the Metropolitan Council, and is therefore eligible to make application apply for funds under the Tax Base Revitalization Account; and

WHEREAS the City finds that the required contamination cleanup will not occur through private or other public investment within the reasonably foreseeable future without Tax Base Revitalization Account grant funding; and

WHEREAS the City represents that it has undertaken reasonable and good faith efforts to procure funding for the activities for which Livable Communities Act Tax Base Revitalization Account funding is sought but was not able to find or secure from other sources funding that is necessary for cleanup completion and states that this representation is based on the following reasons and supporting facts; and

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

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

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

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

THEREFORE BE IT RESOLVED that, the City Council of Hopkins authorizes the City Manager to submit an application for Metropolitan Council Tax Base Revitalization Account grant funds and, if the City is awarded a Tax Base Revitalization Account grant for this

project, the City will be the grantee and agrees to act as legal sponsor to administer and be responsible for grant funds expended for the project contained in the Tax Base Revitalization grant application submitted on November 2, 2020.

BE IT FURTHER RESOLVED that, the City Council of Hopkins approves the Contamination Cleanup grant application to be submitted to the Department of Employment and Economic Development (DEED) on November 2, 2020, by the City of Hopkins for the Blake Road Station site.

BE IT FURTHER RESOLVED that the City of Hopkins acts as the legal sponsor for project contained in the Contamination Cleanup Grant Program to be submitted on November 2, 2020 and that the City Manager is hereby authorized to apply to the Department of Employment and Economic Development for funding of this project on behalf of the City of Hopkins.

BE IT FURTHER RESOLVED that, the City Council of Hopkins approves the submittal of an Environmental Response Fund grant application to the Hennepin County Environment and Energy Department on November 2, 2020 by Trilogy Real Estate Group.

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

Adopted this 20th day of October, 2020.

By: _____

Jason Gadd, Mayor

ATTEST:

Amy Domeier, City Clerk

October 15, 2020

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

Re: Project Summary of Contamination Cleanup Grant Applications
Blake Road Station Apartments – Phase A
8594 Excelsior Boulevard
Hopkins, Minnesota

Dear Ms. Youngquist:

Braun Intertec Corporation is assisting Trilogy Real Estate Group with application for the fall 2020 contamination cleanup grants offered by the State of Minnesota Department of Employment and Economic Development (DEED), Hennepin County's Environmental Response Fund (ERF), and Metropolitan Council's Tax Based Revitalization Act (TBRA). Applications for contamination cleanup grants are a collaboration between the developer and City.

The Blake Road Station project will serve as a welcoming gateway and anchor for the new southwest light rail transit station and will advance long-standing City goals outlined in numerous area planning documents. The high-quality redevelopment of the project site and creation of a new transit-oriented node with significant residential density will provide a catalyst for redevelopment along the City's east end. The Blake Road Station project is planned to be developed in a phased approach consisting of three phases. The first phase, Phase A is located at 8594 Excelsior Boulevard in Hopkins, Minnesota and is scheduled to commence in 2021. Current plans for Phase A of the project include demolition of the existing site building and construction of a new 331,688 square-foot, 7-story mixed-use building with approximately 220 units of residential housing and approximately 2,000 square feet of retail spaces on the street level. The proposed development includes one level of below grade parking.

Phase A of the project is currently occupied with a strip mall with various commercial tenants including a hair and nail salon, liquor store and chiropractor among others. A portion of the existing building is vacant and was most recently occupied by a catering company. Historical uses of the Site include a boat repair facility with a paint booth and a laboratory.

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

AA/EOE

A summary of the costs associated with environmental investigation and implementation of planned response actions is provided in the attached table. This table presents the current cost allocation by grantor (DEED, Hennepin County or Met Council) and includes developer funds that are required to meet match requirements of each grant agency. These estimated total cost and specific allocations by grant agency may change slightly as we work toward finalizing the grant applications. If grant applications are successful, a majority of the environmental cleanup costs will be paid by the grant agencies. Funds not provided through grants may be paid for by the developer or by value engineering building design.

If you have any questions regarding this letter, please feel free to contact Brian Hoese at 612.940.3270 or bhoese@braunintertec.com and Pat Carr at 218.343.4471 or pcarr@braunintertec.com.

Sincerely,

BRAUN INTERTEC CORPORATION



Patrick E. Carr, CHMM
Project Scientist



Brian J. Hoese, PE
Group Manger, Senior Engineer

Enclosure:

Estimated Contamination Cleanup Budget and Funding Allocation Table

Estimated Contamination Cleanup Grant Allocations
Blake Road Station Phase A
Hopkins, Minnesota
October 15, 2020

Item	Activity	Units	Estimated Quantity	Unit Cost	Cost Estimate	% Complete	Grant Eligible	Funding Allocation Request					
								DEED	Met Council	Hennepin County	Developer	Total	
A. Pre-Development Environmental Work													
1	Phase I Environmental Site Assessment				\$ 2,800	100%	Yes				2,800	2,800	
2	Phase II Site Investigation and second round vapor sampling				\$ 53,987	100%	Yes				53,987	53,987	
3	Response Action Plan (RAP) Preparation				\$ 7,500	100%	Yes	5,625			1,875	7,500	
4	Regulated Materials Survey				\$ 29,629	100%	Yes				29,629	29,629	
5	Regulated Materials Survey - Pre-Demolition/Destructive		Estimate		\$ 4,712	0%	Yes		4,712		0	4,712	
6	Environmental Plans and Specificaitons/Vapor Mitigation System Design		Estimate		\$ 8,000	0%	Yes	6,000			2,000	8,000	
7	Pre-Construction MPCA Brownfield Program Review and Liability Assurances		Estimate		\$ 2,000	0%	Yes	1,500			500	2,000	
Subtotal - Pre-Development Environmental Work					\$ 108,628			\$ 13,125	\$ 4,712	\$ -	\$ 90,791	\$ 108,628	
								12%	4%		84%		
B. RAP Implementation Activities													
1	<i>Soil Remediation During Construction:</i>												
	- Contaminated Soil Excavation and Segregation per MPCA-approved RAP	Tons	1,800	\$4.00	\$7,200	0%	Yes	5,400	936		864	7,200	
	- Contaminated Soil - Transport to disposal facility	Tons	1,800	\$13.00	\$23,400	0%	Yes	17,550	3,042		2,808	23,400	
	- Contaminated Soil - Cost to Dispose at Industrial Landfill	Tons	1,800	\$20.00	\$36,000	0%	Yes	27,000	4,680	-	4,320	36,000	
2	RAP Implementation Environmental Monitoring, Testing and Documentation Reporting		Estimate		\$60,000	0%	Yes	22,800	15,000	15,000	7,200	60,000	
3	Active Vapor Mitigation System under Parking Garage	Sq. Ft.	51,450	\$4.00	\$205,800	0%	Yes	102,900	78,204		24,696	205,800	
4	Utility Corridor Vapor Controls	Sq. Ft.	5,000	\$2.00	\$10,000	0%	Yes	7,500	1,300		1,200	10,000	
5	Abatement - Asbestos		Estimate		\$107,860	0%	Yes	-	57,860	50,000	0	107,860	
	Abatement - Regulated Materials		Estimate		\$8,500	0%	Yes				8,500	8,500	
6	Abatement - Professional Services (Specifications Development)		Estimate		\$1,850	0%	Yes		1,850		0	1,850	
	Abatement - Professional Services (Air Monitoring)	Day	5	\$1,200	\$6,000	0%	Yes		6,000		0	6,000	
	Abatement - Professional Services (Reporting)		Estimate		\$950	0%	Yes		950		0	950	
7	Demolition		Estimate for 50% of building		\$180,000	0%	Yes	-	130,000	50,000	0	180,000	
8	MPCA Voluntary Program Charges for Technical Approvals and Liability Assurances		Estimate		\$5,000	0%	Yes	3,000	1,350	-	650	5,000	
Subtotal - RAP Implementation Activities					\$ 652,560			\$ 186,150	\$ 301,172	\$ 115,000	\$ 50,238	\$ 652,560	
								28.5%	46.2%	17.6%	7.7%	100.0%	
Total Environmental Costs					\$ 761,188			\$ 199,275	\$ 305,884	\$ 115,000	\$ 141,029	\$ 761,188	
								% of Eligible	26.2%	40.2%	15.1%	18.5%	100%

Note: Part B developer costs meet 12% minimum match requirement of DEED eligible Lines 1, 2, 3, 4 & 8

October 20, 2020



Council Report 2020-075

**Public Hearing
Adopt Assessment Roll
2020 Miscellaneous Special Assessments**

Proposed Action.

Staff recommends that the Council approve the following motion: Move that Council adopt Resolution 2020-053, Resolution for Adoption of Assessment Roll, 2020 Miscellaneous Special Assessments.

Overview:

The proposed special assessments as described in Exhibit A are for delinquent utility bills, citations, and invoices. Notices of this hearing have been published, and both notices and assessment statements have been mailed to all affected property owners.

Primary Issues to Consider:

Timeline Schedule:

- Assessment items
- Appeal process
- Owner appeals/staff recommendations

Supporting Information:

- Multi-year comparison of assessments
- Information on Special Assessments
- Notice of assessment hearing and statement of assessment
- Exhibit A (Assessment Roll)
- Sample Notice
- Resolution 2020-053

A handwritten signature in black ink, appearing to read 'Nick Bishop'.

Nick Bishop, CPA
Finance Director

Primary Issues to Consider:

- Assessment items
Refer to attached Exhibit A. Assessments that have been paid by certified checks, money orders, cash or credit cards since publication and mailing of the assessment statements have been notated on Exhibit A.
- Appeal process
If residents have not waived their rights to appeal, they are given the opportunity to approach Council during the public hearing. The public notice included instructions on how to participate in the public hearing virtually. Appeal forms were available by contacting the Special Assessment Technician. All owners wishing to appeal their assessment were requested to submit an appeal form by Tuesday, October 20, 2020 at Noon. All appeal forms must be completed and signed by the property owner.
- Owner appeals/staff recommendations (To date, our office has not received any appeals)

Supporting Information:

The following chart is a ten year comparison of total amounts to be assessed, utility amounts to be assessed and the percentage of utility bills.

<u>YEAR</u>	<u>TOTAL ASSESSMENT</u>	<u>UTILITY BILLS</u>
2020	\$78,278.08	\$64,016.95 (82%)
2019	\$90,999.83	\$84,378.27 (93%)
2018	\$98,361.77	\$78,979.51 (80%)
2017	\$92,240.58	\$86,465.44 (94%)
2016	\$ 99,275.72	\$92,077.27 (93%)
2015	\$116,796.43	\$89,616.82 (77%)
2014	\$127,348.75	\$91,995.60 (72%)
2013	\$100,849.73	\$94,559.25 (93%)
2012	\$117,755.55	\$101,956.45 (87%)
2011	\$135,312.56	\$111,703.34 (83%)

2020 INFORMATION ON SPECIAL ASSESSMENTS

HOW ARE SPECIAL ASSESSMENTS PAID?

1. Assessments not paid prior to December 1, 2020, will be automatically included with real estate taxes payable beginning in 2021. The actual terms of financing are set by the City Council at the Public Hearing. The interest rate is proposed to be 5%.
2. The assessment can be paid off in full or in any amount but not less than the lesser of 100.00 or 25% of the assessment. The procedure and deadline for payments will be as follows:
 - October 21, 2020 to November 20, 2020 - 30 day interest free period.
 - During this period, the owner may pay all or part of the total, interest free.
 - Partial payments are allowed in any amount not less than the lesser of \$100.00 or 25% of the assessment.

November 21, 2020 to November 30, 2020 -interest accrues from date of adoption on any payment made during this time.

- After the 30-day period, the total may be paid with interest prorated from the date of adoption, October 20, 2020, to the date of payment, until November 30, 2020.
- Partial payments of not less than the lesser of \$100.00 or 25% are still accepted, although interest charges will apply to the payment.

December 1, 2020 – assessments are certified to Hennepin County.

- Payments can no longer be accepted by the City of Hopkins.
- On December 1, 2020 the assessments are certified to Hennepin County for collection with the property taxes payable beginning in 2021 for a term of one year.
- 14 months of interest is added to the assessments certified to the property taxes payable in 2021.

NOTE: Pursuant to State Statutes, the City is required to follow the procedure and deadlines listed above.

SPECIAL ASSESSMENT DEFERMENTS

The City Council may in its discretion, defer payment of special assessments upon request. The property must be homesteaded by the property owner. Also the property owner must be 65 years of age or older or retired by virtue of a permanent and total disability. The income is not to exceed \$39,394 as of January 1, 2020. Income verification is required. An appeal is not required to take advantage of this program.

WHERE CAN ADDITIONAL INFORMATION CONCERNING SPECIAL ASSESSMENT BE OBTAINED?

Resident may call or email the Special Assessment Technician.

Phone: 952-548-6310

Email: mortiz@hopkinsmn.com



CITY OF HOPKINS
Hennepin County, Minnesota
NOTICE OF ASSESSMENT HEARING
2020 MISCELLANEOUS ASSESSMENTS

NOTICE OF PUBLIC HEARING The City Council of Hopkins, Minnesota will hold a public hearing on Tuesday, October 20th, 2020, at 7:00 p.m., to pass upon the proposed special assessments for the cost of delinquent utility bills, for delinquent invoices, and for delinquent citations, all more particularly described in Exhibit A hereto attached and hereby made a part hereof. The total amount of the proposed assessments is \$82,370.84 as of September 22nd, 2020. The area to be assessed includes properties throughout the entire City of Hopkins.

Options for interested parties to participate in the public hearing process to review this item are detailed as follows. Due to the ongoing COVID-19 health pandemic, the City Council meeting place is not available to the public. Members of the public who decide to monitor the meeting remotely or give input or testimony during the meeting can find instructions at www.hopkinsmn.com/virtualmeetings. Additionally, questions or comments related to the public hearing may be emailed to nbishop@hopkinsmn.com, made by phone at (952)-548-6330 or mailed to 1010 First Street South, Hopkins, MN 55343. Comments submitted through these methods must be received by Tuesday, October 20, 2020 at noon in order to be considered during the hearing. Please note that any emails, letters and attachments you send to the City are likely considered public information and the City staff may use them in staff reports that go to the City Council.

The proposed assessment roll is on file with the City Clerk and is available for review. Property Owners may present their objections to proposed special assessments at this hearing either orally or in writing. The Council will consider those objections. No appeal may be taken as to the amount of any assessment adopted unless a written objection signed by the property owner is filed with the City Clerk prior to the assessment hearing or presented to the presiding officer at the hearing. Appeal forms are available by contacting the Special Assessment Clerk's office 952-548-6310 or mortiz@hopkinsmn.com.

An owner may appeal an assessment to district court pursuant to Minnesota Statutes Section 429.081 by serving notice of the appeal upon the Mayor or City Clerk of the City of Hopkins within thirty (30) days after the adoption of the assessment and by filing such notice with the district court within ten (10) days after service upon the Mayor and City Clerk.

Under provisions of Minnesota Statutes Section 435.193 to 435.195 and Hopkins Ordinances 701.01 to 703.05 the City may, in its discretion, defer the payment of this special assessment for any homestead property owner by a person 65 years of age or older or retired by virtue of a permanent and total disability for whom it would be a hardship to make the payments.

When a deferment of the special assessment has been granted and is terminated for any reason provided in that law and Ordinance, all amounts accumulated plus applicable interest become due. The procedures to apply for such deferment are available from the Assessment Clerk.

The following information shall also apply:

1. The property owner shall have the right to prepay the entire assessment. Your assessment may be paid without interest from October 20, 2020 to November 20, 2020, to the Special Assessment Clerk at City Hall, 1010 1st Street South, Hopkins, Minnesota. You may at any time thereafter and **prior to November 30, 2020**, pay to the Special Assessment Clerk the entire amount of the assessment remaining unpaid, with interest accrued from November 21, 2020 to the date in which such payment is made. Such payment must be made **prior to November 30, 2020** or interest will be charged through December 31 of the succeeding year.

2. Partial prepayments of the total assessment have been authorized by Ordinance. An owner may pre-pay any amount of the assessment but not less than the lesser of \$100.00 or 25% of the assessment, with interest accrued to the payment date, except that no interest shall be charged if such partial payment is made by November 20, 2020. Partial prepayments can only be made **prior to November 30, 2020**. Such partial payment should be made to the Special Assessment Clerk at City Hall, 1010 1st Street S, Hopkins, Minnesota 55343.

3. In the case where accrued interest applies, the rate of interest to be accrued, if the assessment is not prepaid within the required time period, is proposed to be 5 percent commencing on the date of adoption by the City Council. Assessments shall be payable in one annual installment unless otherwise specified in Exhibit A.

4. The amount to be specially assessed against your property is shown on the statement of assessment sent to you by mail.

This is an important hearing because this is your opportunity to object to the proposed special assessment that affects your property. The Council may adopt the proposed special assessment at the hearing. If you have any questions regarding this assessment, please call the Special Assessment Clerk at 952-548-6310.



Amy Domeier, City Clerk
City of Hopkins, Minnesota

Publish: Hopkins Sun Sailor, October 1st, 2020
Dated: September 22nd, 2020

EXHIBIT A

PID NUMBER	SERVICE ADDRESS	ASSESSMENT
DELINQUENT UTILITY BILLS - Payable in 1 year @ 5% interest		
1311722330014	705-707 ROBINWOOD LN	\$248.02
1311722420041	707 DRILLANE RD S	\$1,018.74
1911721110002	1410 DIVISION ST	\$1,150.27
1911721110066	1314-1316 OXFORD ST	\$262.53
1911721240018	402 MONROE PL	\$2,602.50
1911721240022	415 MONROE PL	\$954.28
1911721240022	413 MONROE PL	\$2,443.47
1911721240094	401-403 MONROE PL	\$1,944.12
1911721240253	204 HARRISON AVE N	\$87.51 paid 10/13
1911721340021	30 HARRISON AVE S	\$1,498.59
1911721340026	50 HARRISON AVE S	\$821.31
1911721340029	59 VAN BUREN AVE S	\$164.96
1911721340033	37 VAN BUREN AVE S	\$770.61
1911721340057	41 JACKSON AVE S	\$1,249.82
1911721340107	130 HARRISON AVE S	\$881.25
1911721340108	138 HARRISON AVE S	\$65.31
1911721340137	125 VAN BUREN AVE S	\$677.40
1911721410030	1326 PRESTON LN	\$462.81
1911721420046	108 BLAKE RD N	\$75.90
1911721440038	100 OAKWOOD RD	\$1,236.65
1911721440039	101 OAKWOOD RD	\$558.38
2011721320026	1 HAWTHORNE RD	\$865.89
2011721330053	114 MEADOWBROOK RD	\$264.44
2311722140014	350 18TH AVE N	\$1,634.89
2311722140025	317 19TH AVE N	\$979.28
2311722140034	330 19TH AVE N	\$786.70
2311722140100	210 18TH AVE N	\$652.27
2311722140111	249 19TH AVE N	\$1,121.28
2311722140112	257 19TH AVE N	\$166.52
2311722410089	54 20TH AVE N	\$1,348.89
2311722410150	24 17TH AVE N	\$920.87
2311722440007	122 19TH AVE S	\$991.50
2311722440024	14 18TH AVE S	\$898.90
2311722440043	35 18TH AVE S	\$268.10
2311722440047	11 18TH AVE S	\$511.78
2411722110024	425 WAYSIDE RD W	\$597.18 paid 10/14
2411722130036	226 6TH AVE N	\$954.85
2411722130098	241 9TH AVE N	\$538.65
2411722130109	303 9TH AVE N	\$414.27 paid 10/14
2411722140093	202 WASHINGTON AVE N	\$1,826.28
2411722220028	414 15TH AVE N	\$1,970.44
2411722230029	301 17TH AVE N	\$1,280.30
2411722230071	225 16TH AVE N	\$265.65 paid 10/8
2411722230073	233 16TH AVE N	\$694.11
2411722230077	242 13TH AVE N	\$1,000.71
2411722230152	246 14TH AVE N	\$2,087.47
2411722240013	201 10TH AVE N	\$672.09
2411722240045	245 11TH AVE N	\$971.80
2411722240066	237 12TH AVE N	\$987.10
2411722240075	210 12TH AVE N	\$794.71
2411722240117	301 12TH AVE N	\$1,510.89
2411722310072	126 11TH AVE N	\$678.37 paid 10/9
2411722340100	105 13TH AVE S	\$310.00
2411722340101	1210 1ST ST S	\$75.44
2411722420062	30 8TH AVE N	\$1,312.73
2411722430020	47 6TH AVE S	\$77.08 paid 10/14
2411722430043	65 7TH AVE S	\$487.64
2411722430044	53 7TH AVE S	\$791.67
2511722130005	516 5TH AVE S	\$1,155.33
2511722130022	604 5TH AVE S	\$349.63
2511722130045	542 6TH AVE S	\$775.94
2511722130082	606 6TH AVE S	\$1,335.44

2511722130095	633 7TH AVE S	\$1,153.32
2511722130096	629 7TH AVE S	\$651.83
2511722130161	630 6TH AVE S	\$286.66
2511722140013	517 5TH AVE S	\$934.37
2511722140040	533 E PARK VALLEY DR	\$87.26
2511722140070	638 E PARK VALLEY DR	\$924.01
2511722240076	601 10TH AVE S	\$636.46
2511722240136	620 10TH AVE S	\$327.79
2511722420037	723 6TH AVE S	\$501.77
2511722420037	721 6TH AVE S	\$1,811.14
2511722420080	731 6TH AVE S	\$994.95
2511722420081	737 6TH AVE S	\$955.66
2511722420081	735 6TH AVE S	\$1,096.43
2511722420082	739 6TH AVE S	\$1,273.85

DELINQUENT INVOICES - Payable in 1 year @ 5% interest

1911721240007	509-511 SUNNYSIDE CIR	\$149.75	
2411722130057	226 7TH AVE N	\$499.20	
2411722140093	202 WASHINGTON AVE N	\$1,199.72	*adjusted to \$1,003.02 on 10/1, partial balance not delinquent for 2020 certification
2411722320083	33 16TH AVE N	\$215.70	
2411722330003	1430 MAINSTREET	\$774.68	
2411722420062	30 8TH AVE N	\$314.36	
2411722430043	65 7TH AVE S	\$74.42	

DELINQUENT CITATIONS - Payable in 1 year @ 5% interest

1911721240022	413 MONROE PL	\$850.00	
1911721240094	401-403 MONROE PL	\$420.00	
1911721410030	1326 PRESTON LN	\$1,890.00	
2311722410032	141 18TH AVE N	\$1,776.00	paid 9/28
2411722230049	213 17TH AVE N	\$1,000.00	
2411722330003	1430 MAINSTREET	\$3,980.00	
2411722330003	1410 MAINSTREET	\$3,090.00	

**CITY OF HOPKINS
HENNEPIN COUNTY, MINNESOTA**

NOTICE OF ASSESSMENT HEARING - 2020 MISCELLANEOUS ASSESSMENTS

NOTICE IS HEREBY GIVEN The City Council of Hopkins, Minnesota will hold a public hearing on Tuesday, October 20th, 2020, at 7:00 p.m., to pass upon the proposed special assessments for the cost of delinquent utility bills, for delinquent invoices, and for delinquent citations, all more particularly described in Exhibit A hereto attached and hereby made a part hereof. The total amount of the proposed assessments is \$62,370.84 as of September 22nd, 2020. The area to be assessed includes properties throughout the entire City of Hopkins.

Options for interested parties to participate in the public hearing process to review this item are detailed as follows. Due to the ongoing COVID-19 health pandemic, the City Council meeting place is not available to the public. Members of the public who desire to monitor the meeting remotely or give input or testimony during the meeting can find instructions at www.hopkinsmn.com/virtualmeetings. Additionally, questions or comments related to the public hearing may be emailed to nbishop@hopkinsmn.com, made by phone at (952)-548-6330 or mailed to 1010 First Street South, Hopkins, MN 55343. Comments submitted through these methods must be received by Tuesday, October 20, 2020 at noon in order to be considered during the hearing. Please note that any emails, letters and attachments you send to the City are likely considered public information and the City staff may use them in staff reports that go to the City Council.

PID NUMBER	SERVICE ADDRESS	ASSESSMENT	PID NUMBER	SERVICE ADDRESS	ASSESSMENT
DELINQUENT UTILITY BILLS - Payable in 1 year @ 5% interest					
1311722330014	705-707 ROBINWOOD LN	\$ 248.02	1311722420041	707 DRILLANE RD S	\$ 1,018.74
1911721110002	1410 DIVISION ST	\$ 1,150.27	1911721110066	1314-1316 OXFORD ST	\$ 262.53
1911721240018	402 MONROE PL	\$ 2,602.50	1911721240022	415 MONROE PL	\$ 954.28
1911721240022	413 MONROE PL	\$ 2,443.47	1911721240094	401-403 MONROE PL	\$ 1,944.12
1911721240253	204 HARRISON AVE N	\$ 87.51	1911721340021	30 HARRISON AVE S	\$ 1,498.59
1911721340026	50 HARRISON AVE S	\$ 821.31	1911721340029	59 VAN BUREN AVE S	\$ 164.96
1911721340033	37 VAN BUREN AVE S	\$ 770.61	1911721340057	41 JACKSON AVE S	\$ 1,249.82
1911721340107	130 HARRISON AVE S	\$ 881.25	1911721340108	138 HARRISON AVE S	\$ 65.31
1911721340137	125 VAN BUREN AVE S	\$ 677.40	1911721410030	1326 PRESTON LN	\$ 462.81
1911721420046	108 BLAKE RD N	\$ 75.90	1911721440038	100 OAKWOOD RD	\$ 1,236.65
1911721440039	101 OAKWOOD RD	\$ 558.38	2011721320026	1 HAWTHORNE RD	\$ 865.89
2011721330053	114 MEADOWBROOK RD	\$ 264.44	2311722140014	350 18TH AVE N	\$ 1,634.89
2311722140025	317 19TH AVE N	\$ 979.28	2311722140034	330 19TH AVE N	\$ 786.70
2311722140100	210 18TH AVE N	\$ 652.27	2311722140111	249 19TH AVE N	\$ 1,121.28
2311722140112	257 19TH AVE N	\$ 166.52	2311722410089	54 20TH AVE N	\$ 1,348.89
2311722410150	24 17TH AVE N	\$ 920.87	2311722440007	122 19TH AVE S	\$ 991.50
2311722440024	14 18TH AVE S	\$ 898.90	2311722440043	35 18TH AVE S	\$ 268.10
2311722440047	11 18TH AVE S	\$ 511.78	2411722110024	425 WAYSIDE RD W	\$ 597.18
2411722130036	226 6TH AVE N	\$ 954.85	2411722130098	241 9TH AVE N	\$ 538.65
2411722130109	303 9TH AVE N	\$ 414.27	2411722140093	202 WASHINGTON AVE N	\$ 1,826.28
2411722220028	414 15TH AVE N	\$ 1,970.44	2411722230029	301 17TH AVE N	\$ 1,280.30
2411722230071	225 16TH AVE N	\$ 265.65	2411722230073	233 16TH AVE N	\$ 694.11
2411722230077	242 13TH AVE N	\$ 1,000.71	2411722230152	246 14TH AVE N	\$ 2,087.47
2411722240013	201 10TH AVE N	\$ 672.09	2411722240045	245 11TH AVE N	\$ 971.80
2411722240066	237 12TH AVE N	\$ 987.10	2411722240075	210 12TH AVE N	\$ 794.71
2411722240117	301 12TH AVE N	\$ 1,510.89	2411722310072	126 11TH AVE N	\$ 678.37
2411722340100	105 13TH AVE S	\$ 310.00	2411722340101	1210 1ST ST S	\$ 75.44
2411722420062	30 8TH AVE N	\$ 1,312.73	2411722430020	47 6TH AVE S	\$ 77.08
2411722430043	85 7TH AVE S	\$ 487.64	2411722430044	53 7TH AVE S	\$ 791.67
2511722130005	516 5TH AVE S	\$ 1,155.33	2511722130022	604 5TH AVE S	\$ 349.63
2511722130045	542 6TH AVE S	\$ 775.94	2511722130082	606 6TH AVE S	\$ 1,335.44
2511722130095	633 7TH AVE S	\$ 1,153.32	2511722130096	629 7TH AVE S	\$ 651.83
2511722130161	630 6TH AVE S	\$ 286.66	2511722140013	517 5TH AVE S	\$ 934.37
2511722140040	533 E PARK VALLEY DR	\$ 87.26	2511722140070	638 E PARK VALLEY DR	\$ 924.01
2511722240076	601 10TH AVE S	\$ 636.46	2511722240136	620 10TH AVE S	\$ 327.79
2511722420037	723 6TH AVE S	\$ 501.77	2511722420037	721 6TH AVE S	\$ 1,811.14
2511722420080	731 6TH AVE S	\$ 994.95	2511722420081	737 6TH AVE S	\$ 955.66
2511722420081	735 6TH AVE S	\$ 1,096.43	2511722420082	739 6TH AVE S	\$ 1,273.85
DELINQUENT INVOICES - Payable in 1 year @ 5% interest					
1911721240007	509-511 SUNNYSIDE CIR	\$ 149.75	2411722130057	226 7TH AVE N	\$ 499.20
2411722140093	202 WASHINGTON AVE N	\$ 1,199.72	2411722320083	33 16TH AVE N	\$ 215.70
2411722330003	1430 MAINSTREET	\$ 774.68	2411722420062	30 8TH AVE N	\$ 314.36
2411722430043	65 7TH AVE S	\$ 74.42			
DELINQUENT CITATIONS - Payable in 1 year @ 5% interest					
1911721240022	413 MONROE PL	\$ 850.00	1911721240094	401-403 MONROE PL	\$ 420.00
1911721410030	1326 PRESTON LN	\$ 1,890.00	2311722410032	141 18TH AVE N	\$ 1,776.00
2411722230049	213 17TH AVE N	\$ 1,000.00	2411722330003	1430 MAINSTREET	\$ 3,980.00
2411722330003	1410 MAINSTREET	\$ 3,090.00			

The proposed assessment roll is on file with the City Clerk and is available for review. Property Owners may present their objections to proposed special assessments at this hearing either orally or in writing. The Council will consider those objections. No appeal may be taken as to the amount of any assessment adopted unless a written objection signed by the property owner is filed with the City Clerk prior to the assessment hearing or presented to the presiding officer at the hearing. Appeal forms are available by contacting the Special Assessment Clerk's office 952-548-6310 or mortiz@hopkinsmn.com.

An owner may appeal an assessment to district court pursuant to Minnesota Statutes Section 429.081 by serving notice of the appeal upon the Mayor or City Clerk of the City of Hopkins within thirty (30) days after the adoption of the assessment and by filing such notice with the district court within ten (10) days after service upon the Mayor and City Clerk.

Under provisions of Minnesota Statutes Section 435.193 to 435.195 and Hopkins Ordinances 701.01 to 703.05 the City may, in its discretion, defer the payment of this special assessment for any homestead property owner by a person 65 years of age or older or retired by virtue of a permanent and total disability for whom it would be a hardship to make the payments. When a deferment of the special assessment has been granted and is terminated for any reason provided in that law and Ordinance, all amounts accumulated plus applicable interest become due. The procedures to apply for such deferment are available from the Assessment Clerk.

The following information shall also apply:

1. The property owner shall have the right to prepay the entire assessment. Your assessment may be paid without interest from October 20, 2020 to November 20, 2020, to the Special Assessment Clerk at City Hall, 1010 1st Street South, Hopkins, Minnesota. You may at any time thereafter and prior to November 30, 2020, pay to the Special Assessment Clerk the entire amount of the assessment remaining unpaid, with interest accrued from November 21, 2020 to the date in which such payment is made. Such payment must be made prior to November 30, 2020 or interest will be charged through December 31 of the succeeding year.

2. Partial prepayments of the total assessment have been authorized by Ordinance. An owner may pre-pay any amount of the assessment but not less than the lesser of \$100.00 or 25% of the assessment, with interest accrued to the payment date, except that no interest shall be charged if such partial payment is made by November 20, 2020. Partial prepayments can only be made prior to November 30, 2020. Such partial payment should be made to the Special Assessment Clerk at City Hall, 1010 1st Street S, Hopkins, Minnesota 55343.

3. In the case where accrued interest applies, the rate of interest to be accrued, if the assessment is not prepaid within the required time period, is proposed to be 5 percent commencing on the date of adoption by the City Council. Assessments shall be payable in one annual installment unless otherwise specified in Exhibit A.

4. The amount to be specially assessed against your property is shown on the statement of assessment sent to you by mail.

This is an important hearing because this is your opportunity to object to the proposed special assessment that affects your property. The Council may adopt the proposed special assessment at the hearing. If you have any questions regarding this assessment, please call the Special Assessment Clerk at 952-548-6310.

/s/ Amy Domeler
Amy Domeler, City Clerk, City of Hopkins, Minnesota



**CITY OF HOPKINS
STATEMENT OF ASSESSMENT
MISCELLANEOUS CHARGES**

DELINQUENT ACCT #00XXXX-000

OWNER_NAME
OWNER_MAILING_ADDRESS
OWNER_CITY_STATE_ZIP

RE: PID #XX-XXX-XX-XX-XXXX – SERVICE_ADDRESS

THIS IS THE ONLY STATEMENT YOU WILL RECEIVE

The Hennepin County Treasurer’s records show you as an owner and/or taxpayer of certain land(s) with respect to which the City of Hopkins now proposes to order a levy for miscellaneous charges as shown below. It is important that you read and fully understand your rights and obligations concerning this assessment as stated on the attached Notice of Assessment Hearing. **Your total assessment for Parcel Identification Number XXXXXXXXXXXXXXX is as follows:**

TOTAL ASSESSMENT: \$0.00 @ 5% interest payable in 1 year

When requesting information or corresponding about this statement, please refer to Parcel Identification Number # (PID). Questions can be directed to the Special Assessment Clerk at 952-548-6310.

NOTE -- Objections to this assessment will be accepted until the close of the Assessment Hearing. Assessment hearing appeal forms are available by contacting the Special Assessment Clerk’s office 952-548-6310 or mortiz@hopkinsmn.com. **Absolutely** no objections (oral or in writing) to any part of this assessment statement will be accepted by the Assessment Clerk or the Hopkins City Council after the close of the Assessment Hearing. Even though appeals are due by October 20, 2020, the City Clerk strongly recommends appeals be submitted by October 13, 2020.

**DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT TO:
CITY OF HOPKINS, ATTN: SPECIAL ASSESSMENT CLERK
1010 1ST STREET SOUTH, HOPKINS, MN 55343**

Assessment Payment for: **DELINQUENT UTILITY BILL** ACCT # 00XXXX-000

PID # XXXXXXXXXXXXXXX TOTAL ASSESSMENT: \$0.00

TOTAL PAYMENT ENCLOSED - \$ _____

INTEREST CHARGES WILL APPLY ON ANY PAYMENTS MADE AFTER NOVEMBER 20, 2020. PAYMENTS MUST BE MADE TO THE CITY OF HOPKINS PRIOR TO NOVEMBER 30, 2020. ANY BALANCE REMAINING ON NOVEMBER 30, 2020 WILL BE CERTIFIED TO HENNEPIN COUNTY FOR COLLECTION WITH THE 2020 PROPERTY TAXES.

PLEASE NOTE: THE DEADLINE FOR REMAINING BALANCES IS NOVEMBER 30, 2020. CITY HALL WILL BE CLOSED FOR THANKSGIVING HOLIDAY NOVEMBER 26-27, 2020.

**CITY OF HOPKINS
HENNEPIN COUNTY, MINNESOTA**

RESOLUTION 2020-053

**RESOLUTION FOR HEARING ON PROPOSED ASSESSMENTS
2020 MISCELLANEOUS SPECIAL ASSESSMENTS**

WHEREAS, pursuant to proper notice duly given as required by law, the City Council has met and heard and passed upon all objections to the proposed assessment for delinquent utility bills, citations, and delinquent invoices, all as more fully set forth and described in Exhibit A as attached to this resolution, and has amended such proposed assessment as it deems just,

NOW THEREFORE BE IT RESOLVED, that the City Council of the City of Hopkins hereby:

1. Such proposed assessment, a copy of which is attached hereto and made a part hereof, is hereby accepted and shall constitute the special assessment against the lands named therein, and each tract of land therein included is hereby found to be benefited by the proposed improvement in the amount of the assessment levied against it.
2. Such assessments shall be payable in equal, annual installments extending over the periods of years set forth in Exhibit A, the first of the installments to be payable on or after the first Monday in January of 2021. Any deferred installments shall bear interest at the rate set forth in said Exhibit A from the date of the adoption of this assessment resolution. To the first installment shall be added interest on the entire assessment from October 20, 2020, until December 31, 2021. To each subsequent installment when due shall be added interest for one year on all unpaid installments.
3. The owner of any property so assessed may, at any time prior to certification of the assessment to the county auditor, pay the whole or a partial payment of any amount of the assessment but not less than the lesser of \$100.00 or 25% of the assessment on such property, with interest accrued to the date of payment, to the city treasurer, except that no interest shall be charged if the entire assessment is paid within 30 days from the adoption of this resolution; and he/she may, at any time thereafter, pay to the city treasurer the entire amount of the assessment remaining unpaid, with interest accrued to December 31 of the year in which such payment is made. Such payment must be made prior to November 30 or interest will be charged through December 31 of the next succeeding year.
4. It is hereby declared to be the intention of the Council to reimburse itself in the future for the portion of the cost of this improvement paid for from municipal funds by levying additional assessments, on notice and hearing as provided for the assessments herein made, upon any properties abutting on the improvement, when changed conditions relating to such properties make such assessment feasible.
5. To the extent that this improvement benefits nonabutting properties which may be served by the improvement when one or more later extensions or improvements are made, but which are not herein assessed, therefore, it is hereby declared to be the

intention of the Council, as authorized by Minnesota Statutes 420.051, to reimburse the City by adding any portion of the cost so paid to the assessments levied for any such later extension or improvements.

6. The clerk shall forthwith transmit a certified duplicate of this assessment to the County Auditor to be extended on the property tax lists of the County, and such assessments shall be collected and paid over in the same manner as other municipal taxes.

Adopted by the City Council of the City of Hopkins this 20th day of October, 2020.

By: _____
Jason Gadd, Mayor

ATTEST:

Amy Domeier, City Clerk



Blake Road Station Environmental Assessment Worksheet (EAW) Review

Proposed Action

Move to adopt Resolution 2020-055, making a negative declaration of need regarding an Environmental Impact Statement for the Blake Road Station Development.

Overview

Pursuant to Minnesota Rule 4410.4300, the City of Hopkins is the Responsible Government Unit (RGU) for the Environmental Assessment Worksheet (EAW) for the proposed Blake Road Station Development (Project). In this role, the City of Hopkins retained Andi Moffatt, Vice President of Environmental Services with WSB to review the EAW prepared by the developer’s consultant, Kimley Horn. Per the City Code Article II - Environmental Review Program, after an EAW is prepared, the Planning & Zoning Commission shall review the EAW and recommend to the City Council whether it should require the preparation of an Environmental Impact Statement (EIS). The City Council shall require an EIS when it finds under Minnesota Rule 4410 that an action is major and has potential for significant environmental effects.

Based on the review of the project, reasonably expected environmental impacts, and the findings of fact and conclusions in this memo, staff finds that the project does not have the potential for significant environmental effects and that where there may be environmental impacts, they can be addressed through the permitting process. Through future land use review and permitting, the City can consider the information obtained in the EAW process and address mitigation measures as part of typical land use review and permitting process. Therefore, the Planning & Zoning Commission and staff recommend the City Council adopt the attached resolution making a negative declaration of need regarding an Environmental Impact Statement for the Blake Road Station Development.

Primary Issues to Consider

- Previous Background
- EAW Review & Comments
- Findings & Conclusion
- Alternatives

Supporting Documents

- Site Location Map
- Resolution 2020-055
- EAW Appendix A – Comments Received
- EAW Appendix B – Response to Comments
- EAW Appendix C – Permits and Approvals Required
- EAW Appendix D – Supplemental Wastewater Information

Jason Lindahl, City Planner

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

Background

The purpose of an EAW is to determine whether an Environmental Impact Statement (EIS) is needed. The EAW does not confer approval or denial of a project but rather is a tool to identify issues or impacts that can and cannot be addressed through the permitting process. An EAW was required to be prepared pursuant to Minnesota Rules 4410.4300, subpart 32 – Mixed residential and industrial projects.

The EAW analyzes a standard list of questions based on Minnesota Rule and guidance from the Minnesota Environmental Quality Board (EQB). The EQB is the State’s organization that oversees the rules and implementation of Minnesota’s environmental review process. The standard list of questions includes reviewing impacts to storm water quality and quantity, habitat, traffic, municipal infrastructure, soils, land use, and a few other topics as noted in the EAW. The full Blake Road Station EAW is available for review on the City’s website by [clicking here](#).

Planning & Zoning Commission Action. The Planning & Zoning Commission reviewed this item (Planning Application 2020-17) during a special meeting on October 14, 2020. During that meeting, the Commission heard a summary presentation from staff and additional comments from the applicant’s development team. After some general discussion, the Commission voted 4-0 to recommend the City Council make a negative declaration of need regarding an Environmental Impact Statement for the Blake Road Station Development.

EAW Review & Comments

The EAW was provided to the required review agencies and made available to the public on the City’s website for the required 30-day comment period beginning on August 31, 2020. The comment period ended September 30, 2020. No public hearing by the Planning & Zoning Commission or City Council is required as part of this process. Comments through the EAW process can help inform the permitting process and future steps for projects like this one. Eight comment letters were received during the comment period and are attached in Appendix A. These comments letters are from the state agencies and members of the public listed below.

- Minnesota Department of Natural Resources
- Minnesota Department of Transportation
- Minnesota Pollution Control Agency
- State historic Preservation Office
- Metropolitan Council
- Hennepin County
- Hopkins Community Housing Team
- Larry Hiscock, Hopkin Resident

The environmental review process requires RGU’s to respond to substantive comments related to the required elements of the environmental review. Responses to comments have been prepared for Planning & Zoning Commission and City Council review and are attached in Appendix B. In addition, the City will prepare specific comment response letters to both the Hopkins Housing Team and resident Larry Hiscock.

Findings of Fact and Conclusion

City staff worked with our consultant, Andi Moffatt, Vice President of Environmental Services with WSB, to review the EAW prepared by the developer’s consultant, Kimley Horn, and the comments received from various state agencies and members of the public. Based on this review and the criteria in Minnesota Rules, Part 4410.1700 and City Code Part III, Chapter 100,

Article II – Environmental Review, the City makes the findings of fact listed below and concludes the project does not have the potential for significant environmental effects and EIS is not required for the Blake Road Station Development.

1. Trilogy Real Estate Group is proposing the redevelopment of 6.4 acres of existing commercial uses at the intersection of Excelsior Boulevard and Blake Road South in Hopkins, located adjacent to the future METRO Green Line Blake Road Station. The proposed project is a multi-modal transit-oriented development that will be constructed in three phases starting in the spring of 2021. After the three phases are complete, the development will have up to 770 multi-family dwelling units, up to 19,000 square feet of retail, and up to 950 parking stalls.
2. An Environmental Assessment Worksheet (EAW) was required for the project in accordance with Minnesota Rules, part 4410.4300, subpart 32 (Mixed residential and industrial-commercial projects).
3. The City of Hopkins is the Responsible Governmental Unit (RGU).
4. The EAW was prepared using the form approved by the Minnesota Environmental Quality Board in accordance with Minnesota Rules, part 4410.1300.
5. The EAW is incorporated by reference in this Record of Decision.
6. The EAW was published in the *EQB Monitor* on August 31, 2020. The EAW was sent to all persons on the EQB Distribution List and was posted on the City's website.
7. The 30-day public review and comment period opened on August 31, 2020 and ended on September 30, 2020. Eight comment letters were received and are included in Appendix A.
8. Based on the comments received, the City does not find any corrections are necessary to the EAW.
9. The proposed project does not have the potential for significant environmental effects based on the above findings and the evaluation of the following four criteria per Minnesota Rules, part 4410.1700, subpart 7:
 - a. Type, extent, and reversibility of environmental effects
 - b. Cumulative potential effects
 - c. Extent to which the environmental effects are subject to mitigation on ongoing public regulatory authority
 - d. Extent to which environmental effects can be anticipated and controlled as a result of other environmental studies undertaken by public agencies or the project proposer, including other Environmental Impact Statements (EISs)

ALTERNATIVES

- **Vote to Approve.** By voting to approve the motion, the City Council will make a negative declaration of need regarding an Environmental Impact Statement (EIS) for the Blake Road Station Development.
- **Vote to Deny.** By voting to deny the motion, the City Council will not make a negative declaration of need regarding an Environmental Impact Statement (EIS) for the Blake

Road Station Development. Should the City Council consider this option, it must also identify specific findings that support this alternative.

- **Continue For Further Information.** If the City Council finds that further information is needed, the items should be continued.

Site Location Map - Blake Road Station Development



**CITY OF HOPKINS
HENNEPIN COUNTY, MINNESOTA**

RESOLUTION 2020-055

**A RESOLUTION MAKING A NEGATIVE DECLARATION OF NEED REGARDING
AN ENVIRONMENTAL IMPACT STATEMENT FOR THE BLAKE ROAD STATION
DEVELOPMENT**

WHEREAS, the City of Hopkins prepared an Environmental Assessment Worksheet (EAW) for the Blake Road Station Development pursuant to Minnesota Rules 4410; and

WHEREAS, the EAW was distributed to the agencies and public for the required 30-day comment period August 31, 2020; and

WHEREAS, the 30-day comment period ended on September 30, 2020; and

WHEREAS, the preparation of the Blake Road Station EAW and comments received on the EAW have generated information adequate to determine whether the proposed project has the potential for environmental impacts; and

WHEREAS, the EAW has identified areas where the potential for environmental effects exist, but appropriate measures have or will be incorporated into the project plan and/or permits to reasonably mitigate those impacts; and

WHEREAS, the development is expected to comply with all the City of Hopkins and review agency standards; and

WHEREAS, based on the criteria established in Minnesota Rules 4410.1700 and the Findings of Fact and Conclusions, the project does not have the potential for significant environmental effects; and

WHAREAS, as required by City Code Part III, Chapter 100, Article II – Environmental Review, the Planning & Zoning Commission of the City of Hopkins reviewed all the information in the staff memo dated October 14, 2020 and agreed with the findings detailed in the staff memo; and

Whereas, the City Council of the City of Hopkins reviewed all the information in City Council Report 2020-080 dated October 20, 2020 and the Planning & Zoning Commission's recommendation; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Hopkins hereby makes a negative declaration of need regarding an environmental impact statement for the Blake Road Station Development.

Adopted by the City Council of the City of Hopkins this 20th day of October 2020.

ATTEST:

Amy Domeier, City Clerk

Jason Gadd, Mayor

Appendix A

Comments Received

Appendix B

Response to Comments

Committer	Comment	Response
Minnesota Department of Natural Resources	<p>Page 5, Table 4. This table in the EAW should acknowledge that there may be a need for a DNR Water Appropriation Permit should there be a need for construction dewatering of surface water or ground water in volumes that exceed 10,000 gallons per day, or one million gallons per year. This include construction dewatering for placing new utilities to the site, constructing footings for the new buildings, or grading the site.</p>	<p>Under Item 11.b.iii. the EAW states that if dewatering is required for construction, a permit will be obtained from the DNR. The dewatering permit has been added to the permits and approvals table in Appendix C.</p>
	<p>Page 8, Groundwater. The site is located within the Drinking water Supply Management Area of the City of Edina. Pollutants that are spilled in this area will be in the drinking water of the City of Edina within ten years. Potential groundwater pollutants should be handled carefully.</p>	<p>A spill prevention plan will be developed, and proper spill prevention controls will be in place for any vehicle refueling or maintenance that occurs on site during construction.</p>
	<p>Page 9, Stormwater. The large amount of impervious surfaces within the project area will require the use of winter road salt. Chloride released into local lakes and streams does not break down, and instead accumulates in the environment, potentially reaching levels that are toxic to aquatic wildlife and plants. The runoff from this development flows to Minnehaha Creek, which is already impaired from excess chloride levels. Consider promoting local business and city applicator participation in the Smart Salting Training offered through the Minnesota Pollution Control Agency. More information and resources can be found at this website. Many winter maintenance staff who have attended the Smart Salting training — both from cities and counties and from private companies — have used their knowledge to reduce salt use and save money for their organizations.</p>	<p>The project proposer will look for ways to minimize chloride use and improve treatment of stormwater runoff to minimize potential impacts to downstream waters. The project will comply with all city, watershed district, and state rules for stormwater management and will prepare a Stormwater Management Plan that will be reviewed by the city and watershed district.</p>

Commenter	Comment	Response
	<p>Page 17, Transportation. If the parking spaces beneath the buildings need to be dewatered on a permanent basis, and the volumes exceed 10,000 gallons per day, or one million gallons per year, then a DNR Water Appropriation Permit is required for the dewatering.</p>	<p>If permanent dewatering is required and volumes exceed 10,000 gallons per day or one million gallons per year, a DNR Water Appropriation Permit will be obtained. The dewatering permit has been added to the permits and approvals table in Appendix C.</p>
	<p>The DNR concurs with the EAW's assessment that there are no known occurrences of rare features within a one-mile radius of the proposed project.</p>	<p>Comment noted.</p>
<p>Minnesota Department of Transportation</p>	<p>Consider using raised crossings to slow vehicles and provide a more intact pedestrian realm. Consider utilizing driveways entries similar to MnDOT Standard Plan 5-297.254 that indicate clear ROW priority for sidewalk users and maintain an adequate pedestrian access route.</p>	<p>The project proposer will evaluate using a raised crossing to slow vehicles entering the project site. These details will be finalized as design progresses.</p>
	<p>MnDOT recommends that "Inverted-U" or "Post and ring" type bike racks be utilized for the short term bicycle parking as highlighted in the precedent imagery. Renderings appear to show spiral type bike racks which have some functional downsides such as users needing to lift their bikes over the bottom of the rack.</p>	<p>The project proposer will evaluate the potential to utilize "inverted-U" or "post and ring style" bike racks for the development. These details will be finalized as design progresses.</p>
<p>Minnesota Pollution Control Agency</p>	<p><i>Wastewater</i></p> <p>Item 11.b. states an approximate flow of 212,900 gallons per day. A table itemizing the different land use types, number of units, and design flow per unit should be added.</p> <ul style="list-style-type: none"> Design wastewater flow calculations should be included for both average daily flow and peak flow. 	<p>Based on the Metropolitan Council's Sewer Available Charge determination standards for the proposed improvements with the proposed uses, the maximum wastewater flows are projected to be approximately 212,900 gallons per day (gpd) at full buildout over the next 10 years. The average daily flow is assumed to be approximately 53,225 gpd. The existing site consists of three retail buildings totaling</p>

Commenter	Comment	Response
	<ul style="list-style-type: none"> An estimate of the actual current flows would also be useful to better describe if there is an increase in flow expected. <p>The direction of flow, and general sewer route to the wastewater treatment plant (WWTP) should be mapped.</p> <p>The design capacity, current flow, and capacity after the redevelopment should be shown for sewers downstream to the WWTP.</p> <p>Item 11.b. states that flow increases to the lift station serving the site would likely require improvements to the lift station. If flow increases are expected from the proposed Project, a brief description of the necessary lift station improvements should be included.</p> <p>The capacity of the WWTP and capability to accept this increased flow should be discussed.</p>	<p>approximately 95,300 square feet, which equates to 8,561 gpd maximum daily load and 2,140 average daily load.</p> <p>The sanitary sewer service will be provided by the City of Hopkins. The existing system currently has the capacity to handle the increase in wastewater generated by this type of development based on coordination with the City’s Public Works Department. A sewer line to service the three buildings will be stubbed off of the existing sanitary main in Excelsior Boulevard. An existing public sanitary sewer lift station exists in an easement on the south side of the project site, adjacent to Excelsior Boulevard; however, this lift station will not be impacted by the proposed development. The new sewer services will connect out into a gravity main in Excelsior Boulevard such that they will not connect to the lift station. Manholes will be provided every 200 feet to provide access to the main line on the project site for serviceability and monitoring.</p> <p>The project site will be served by the publicly owned Metropolitan Council Metro Wastewater Treatment Plant in Saint Paul. The plant currently treats approximately 172 million gpd, with a total capacity of up to 251 million gpd according to the Metropolitan Council Environmental Services Publications and Resources. Based on the Sewer Availability Charge Guidelines, the estimated wastewater from the proposed mixed-use</p>

Commenter	Comment	Response
		<p>development is anticipated to consist primarily of normal domestic sewage. The 10-year plan is expected to generate approximately 212,900 gpd (0.213 million gpd). The Metro Wastewater Treatment Plant can treat the volume and composition of wastewater generated by the proposed project without pretreatment or other plant facility improvements.</p> <p>The average daily and peak flow information is included in Appendix D.</p>
	<p><i>Stormwater</i></p> <p>The Project is a re-development with plans to install raingardens and an underground filtration system for stormwater treatment. The site is currently impervious with green space to be added. The MPCA encourages the Project proposer to also incorporate trees, perhaps in the form of tree trenches, into the site plan to help mitigate stormwater runoff.</p> <p>Because the site will discharge to an impaired water within one mile, the EAW should include the additional best management practices, such as stabilizing soils immediately and within seven days, which will be required by the National Pollutant Discharge Elimination System/State Disposal System General Construction Stormwater permit.</p>	<p>The proposed project will include boulevard trees and other plantings within the project site. The project proposer and the City will evaluate if tree trenches can be incorporated into the site design.</p> <p>The EAW states that the project will require a National Pollutant Discharge Elimination System (NPDES) permit. A Stormwater Pollution Prevention Plan (SWPPP) will be developed in accordance with the NPDES permit and will include best management practices such as stabilizing soils immediately and within seven days.</p>

Commenter	Comment	Response
	<p><i>Contamination/Hazardous Materials/Wastes</i></p> <p>The Phase II Environmental Site Assessment determined the presence of contamination at the Project site. The MPCA recommends the Project be enrolled in the MPCA Brownfields Program to obtain the necessary technical assistance in managing the contamination. Information regarding the Brownfields Program can be found at: https://www.pca.state.mn.us/waste/brownfields.</p> <p>Please note that for petroleum spills that are five or more gallons, the Project proposer or their contractors are required to contact the State Duty Officer at 651-649-5451 or 800-422-0798. Information on reporting spills and leaks is available on the MPCA website at: http://www.pca.state.mn.us/index.php/view-document.html?gid=2807.</p>	<p>The project proposer will work with MPCA regarding contamination and cleanup of the project site as the site is redeveloped.</p> <p>If a petroleum spill of five or more gallons occurs on site during construction, the State Duty Officer will be contacted as required.</p>
	<p><i>Noise</i></p> <p>The MPCA appreciates the discussion of noise in this EAW but would like to add some comments.</p> <ul style="list-style-type: none"> • Though the City of Hopkins has some noise-related ordinance language, particularly exempting construction noise, the Project is still subject to the state noise standards defined at Minn. R. ch. 7030. • Although construction noise is temporary in nature, we typically recommend that construction activities take place during daytime hours (7:00 am to 10:00 pm), and that construction equipment be muffled, as appropriate. 	<p>The City and project proposer acknowledge that the project is subject to state noise standards.</p> <p>Equipment will be muffled as appropriate and the contractor will consider other measures to further minimize noise during construction.</p>

Commenter	Comment	Response
	<ul style="list-style-type: none"> At this time, it seems unlikely that there will be any long-term impacts (additions) to area noise from the Project post-construction. Increased local traffic, light rail trips, and other retail uses, however, may impact the noise levels both current and future residents experience in the area. So long as the multi-family dwellings are constructed to attenuate noise appropriately (as suggested in the EAW), there should be no reason to believe tenants will experience levels of noise above the state standards while in their homes. 	
State Historic Preservation Office	<p>Based on our review of the project information, we conclude that there are no properties listed in the National or State Registers of Historic Places and no known or suspected archaeological properties in the area that will be affected by this project.</p> <p>Please note that this comment letter does not address the requirements of Section 106 of the National Historic Preservation Act of 1966 and 36 CFR § 800. If this project is considered for federal financial assistance, or requires a federal permit or license, then review and consultation with our office will need to be initiated by the lead federal agency. Be advised that comments and recommendations provided by our office for this state-level review may differ from findings and determinations made by the federal agency as part of review and consultation under Section 106.</p>	Comment noted.

Committer	Comment	Response
Metropolitan Council	<p>The staff review finds that the EAW is complete and accurate with respect to regional concerns and does not raise major issues of consistency with Council policies. An EIS is not necessary for regional purposes.</p> <p>We offer the following comments for your consideration.</p>	Comment noted.
	<p><i>Item 9b – Planned Land Use</i></p> <p>Although no change in guiding land use is necessary, the project would result in greater development than the City’s 2040 comprehensive plan anticipated. The project is located in the southeast corner of Transportation Analysis Zone (TAZ) 1407, where the City’s comprehensive plan allocated a gain of 673 jobs and a loss of 50 households by 2040. In contrast, the project as proposed would result in as many as 770 housing units, which are anticipated to be built in phases through 2031. This compares to a citywide forecasted growth of only 800 households from 2020-2040.</p> <p>Should development proceed and outpace forecasted growth, the Council expects that the City initiate a commensurate forecast increase through a comprehensive plan amendment. The City could include the forecast adjustment as part of an unrelated comprehensive plan amendment or submit the amendment separately. The Council recommends that the City request to increase its official forecasts by 800 households and 1,700 population, with assignment of this growth to TAZ 1407. Please be advised that a future forecast increase for the 2021-2030 decade will result in an increase in the City’s allocation of affordable housing need.</p>	The City will continue to monitor growth in the vicinity and will coordinate with the Metropolitan Council accordingly.

Commenter	Comment	Response
	<p><i>Item 11b – Stormwater</i></p> <p>Council staff recommends that the developers and the City consider the utilization of green roofs and biosolar (green roof + solar) systems as stormwater BMP features integrated with proposed ground-level stormwater BMPs.</p> <p>MPCA’s online “Stormwater Manual,” which offers guidance for designing and calculating stormwater retention and detention values: https://stormwater.pca.state.mn.us/index.php/Green_roofs</p> <p>The Council’s “Surface with Purpose” tool offers technical assistance for projecting green roof stormwater retention capabilities: https://metrocouncil.org/Communities/Planning/Local-Planning-Assistance/Solar/Surface-with-Purpose-Interactive.aspx</p>	<p>The project proposer states they will evaluate the potential for incorporating green design elements into the proposed project design and the buildings will be designed to be rooftop solar ready. The City strongly recommends the project proposer incorporate any such items into their land use application. Such items would help support the project proposer’s request for a Planned Unit Development (PUD) approval.</p>
	<p><i>Item 12 – Contamination/Hazardous Materials/Waste</i></p> <p>The site lies within the Drinking Water Supply Management (DWSMA) for the city of Edina and is near the Emergency Response Area (ERA) for Edina wells numbered 12 and 13. ERAs are equivalent to the one-year time of travel to these wells. While any contamination at the development site is unlikely to immediately impact the City of Edina’s drinking water supply, it would be useful for the City of Hopkins to coordinate wellhead protection activities with the City of Edina. The TCE detected on site is a concern. Proper tracking and removal of detected contamination to limit any mobilization that may impact drinking water sources is essential. Hopkins may also want to consider a chloride management plan for the site to</p>	<p>The City of Hopkins will continue to monitor and coordinate wellhead protection activities with the City of Edina.</p> <p>Water demand calculations are included in Appendix D. City staff has concluded that the existing domestic water system has capacity for the proposed project demand.</p>

Commenter	Comment	Response
	<p>limit any potential impacts of road salt on groundwater and surface water resources.</p> <p>Potential impacts of the development on water demand for the City of Hopkins are not discussed in the EAW. The site proposes 752 additional multi-family housing units. If the current estimated persons per household for the City are applied to this site, an estimated 1,579 residents may be added at capacity. The Hopkins Local Water Supply Plan, which is part of the City's 2040 comprehensive plan, estimates an additional 1,800 people to be added to the City's serviced population by 2040, the majority of which would be part of the Blake Road Station Development. Although increased demand of this magnitude is unlikely to dramatically impact the City's drinking water resources or infrastructure, it would be useful to consult with the Hopkins utility staff to ensure that demand can be met and that water use efficiency is considered a priority for the site. Council staff recommend that any irrigated land that is included on the site be controlled by smart irrigation technology that considers local rainfall and temperature data to limit the need for outdoor water during the summer months, when groundwater resources may be the most stressed.</p>	
	<p><i>Item 16a – Stationary Source Emissions</i></p> <p>The EAW states: <i>"No stationary source emissions are anticipated; therefore, no mitigation is required."</i> However, the project will utilize boilers, exhaust stacks, natural gas, and electricity. All of these are sources of greenhouse gas emissions and air pollutants. In the response to Item 20, the EAW states: <i>"The project will enroll in the Xcel Energy</i></p>	<p>Comment noted. As stated, the project will enroll in the Xcel Energy Design Assist (EDA) program to optimize energy design strategies. Energy efficiency with performance functionality will be aggressively deployed to achieve sustainable conservation and ongoing reduction of the project's carbon footprint. Rain gardens, solar</p>

Commenter	Comment	Response
	<p><i>Design Assist (EDA) program to optimize energy design strategies. Energy efficiency with performance functionality will be aggressively deployed to achieve sustainable conservation and ongoing reduction of the project's carbon footprint.</i> Council staff encourage revising the response to include the mitigation efforts planned.</p>	<p>ready rooftops, and energy efficient buildings will be designed and constructed for the proposed development.</p>
	<p><i>Item 16b – Vehicle Emissions</i></p> <p>The EAW states: “Motor vehicles emit a variety of air pollutants including carbon monoxide (CO), hydrocarbons, nitrogen oxides, and particulates.”</p> <p>As also recommended above under Item 11b, Council staff recommends that the developers and the City consider the utilization of green roofs and biosolar (green roof + solar) systems as stormwater BMP features integrated with proposed ground-level stormwater BMPs. Increasing rooftop vegetation leads to decreased ambient temperature, decreased energy use, and directly removes NO₂, all of which reduce the formation of ozone and mitigates for the air pollutants and emissions this development will increase or introduce to this site. Please see links to the MPCA and Council resources identified above under Item 11b.</p> <p>Council staff recommends the adoption and integration of either electric vehicle charging infrastructure, or electric vehicle-ready charging infrastructure, to complement the TOD nature of this development, and to mitigate for those vehicle emissions. Guidance can be found in the Great Plains Institute’s “Becoming Electric Vehicle Ready” guideline document. Such actions would be in direct</p>	<p>The buildings will be designed to accommodate rooftop solar. Electric vehicle charging stations will also be installed as part of the development. The City strongly recommends the project proposer incorporate any such items into their land use application. Such items would help support the project proposer’s request for a Planned Unit Development (PUD) approval.</p>

Commenter	Comment	Response
	<p>support of the following policies in the City's 2040 comprehensive plan:</p> <ul style="list-style-type: none"> • GOAL 4: Protect and improve indoor and outdoor air quality <ul style="list-style-type: none"> ○ Support a reduction in vehicle emissions by improving travel efficiency and promoting non-auto modes of transportation, including walking, biking, and public transportation alternatives. ○ Support expanded use of vehicles that do not rely on fossil fuels. ○ Foster air quality improvements to preserve the natural environment and sustain community health and enjoyment. ○ Expand use of energy-efficient and alternative fuel vehicles, including through the city fleet. 	
	<p><i>Item 18a – Transportation</i></p> <p>Metro Transit appreciates the City's and the developer's continued engagement to ensure that the project is integrated with, and meets the needs of, future transit service including the METRO Green Line.</p>	<p>Comment noted.</p>
	<p><i>Item 20 – Other Potential Environmental Effects</i></p> <p>The proposed development increases the existing urban heat island (UHI). The development would slightly decrease the site's impervious surface footprint (8%) but more than triple the thermal mass of concrete from three 1.5-story buildings to three 7-story buildings (proposed). Doing so increases the demand on the electrical grid to meet cooling load requirements, increases the cost of</p>	<p>The project proposer will work with the City of Hopkins on additional resiliency efforts to be incorporated into the project if they are deemed financially feasible. The buildings will be designed to be rooftop solar ready. Electric vehicle charging stations will also be installed as part of the development. The City strongly recommends the project proposer incorporate any such items</p>

Commenter	Comment	Response
	<p>operating due to higher cooling load demands, and increases the volume of NO2 and ozone formation.</p> <p>Council staff recommends that the developers and City consider mitigation of UHI effects by installing green roofs, vertical green walls (example: Mozaic Art Park Ramp’s eastern exterior wall), cool roofs, planting and maintaining trees, incorporating trees into site design, and constructing cool, reflective, and permeable pavements (See Metropolitan Council, “Keeping Our Cool: Extreme Heat in the Twin Cities Region”).</p> <p>Council staff recommends that the developers and City consider integrating solar panels, BioSolar systems, solar-ready construction, or green roof-ready construction into the design of the proposed buildings. Solar panels may be sited on the roof and exterior walls of the buildings. The City may look to the rooftops of The Liberty Apartments complex in Golden Valley as a current example. If the site is not suitable for on-site solar development, the developers may pursue a subscription to a Community Solar Garden through the cost-free technical assistance provided by programs like GreenStep Cities, SolSmart, and CERTs. Such actions would be in direct support of the following policies in the City’s 2040 comprehensive plan:</p> <ul style="list-style-type: none"> • GOAL 2: Reduce the overall disposal of solid waste and increase reuse and recycling to conserve environmental resources <ul style="list-style-type: none"> ○ Support the development and use of renewable energy sources in Hopkins, including solar, wind, geothermal, biomass, and other alternatives. 	<p>into their land use application. Such items would help support the project proposer’s request for a Planned Unit Development (PUD) approval.</p>

Commenter	Comment	Response
	<ul style="list-style-type: none"> ○ Promote balance between the benefits of urban forests and the benefits of enabling solar development. ○ If opportunity arises, participate in the creation of local community solar gardens for residents and businesses who have limited on-site solar resources or do not own land or buildings, on sites such as the landfill. ○ Encourage development projects to evaluate on-site solar opportunities and incorporate solar system installation into designs. 	
Hennepin County	<p>Hennepin County transportation has reviewed the above document, along with the traffic study again.</p> <p>We had previously reviewed and discussed our comments to the traffic study with the city and your consultant, and have no additional comments to make at this time.</p> <p>I understand that discussions regarding the right-in right-out access on both Blake Road and Excelsior Blvd continue, and that the county and Hopkins are continuing to plan for turning back Blake Road to the city.</p>	Comment noted. Coordination with Hennepin County regarding access and roadway jurisdiction will continue.
Hopkins Community Housing Team	Thank you for this opportunity to provide comment on the Environmental Assessment Worksheet (EAW) for the proposed Blake Road Station development. We are deeply concerned that the draft proposal and the EAW fail to take into consideration “vulnerable populations” adjacent to the development as well as the displacement of neighborhood-serving and minority-owned businesses, will accelerate increasing rents displacing long-time	Minnesota administrative rules govern the required elements of an EAW and the Minnesota Environmental Quality Board (EQB) publishes a standard form for the preparation of an EAW. The EAW was prepared in accordance with state rules and EQB guidelines. Environmental justice

Commenter	Comment	Response
	<p>neighbors and community-serving businesses, and that the cumulative impact of this project with the 325 Blake Road development and other potential developments in the Blake Road station area will be harmful to a surrounding neighborhood that fits the definition of an Environmental Justice Community. Additionally, we are concerned that more could be done to engage the surrounding neighbors to understand the opportunity and the consequences, and to inform the community of potential mitigation measures.</p> <p>As documented by the Southwest Corridor-wide Housing Inventory completed by Hennepin County’s Southwest LRT Community Works, housing in the Blake Road station area of Hopkins is primarily naturally occurring affordable housing. This report counts 16 multi-family rental developments (of 12+ units) within the Blake Road station area in Hopkins. For the 13 (out of 16) market-rate properties for which rents were known at the time of the study, all are affordable at 60% AMI or less, with most affordable at 50% AMI.</p> <p>According to the Housing Inventory, “the Blake Road station area had the highest population with nearly 5,400 persons” within a half-mile radius. The report also notes that the Blake Road station area has one of the highest populations of people of color (52%), the highest percent (26%) of people 19 years old and younger, and was one of only four that averaged over two people per household.</p> <p>While housing in the Blake Road neighborhood has provided a more affordable place to live for many Hopkins residents, with much of this housing being market-rate,</p>	<p>analysis is not required for projects without federal funding or approvals.</p> <p>State administrative rules also include standards and criteria for the decision on the need for an Environmental Impact Statement (EIS), based on the potential for significant environmental effects. State rules defines environment as land, air, water, minerals, flora, fauna, ambient noise, energy resources, and artifacts or natural features of historic, geologic, or aesthetic significance. Through the EAW, it was determined that the project does not pose a potential for significant environmental effects, therefore an EIS is not warranted.</p> <p>As stated in the EAW, the site located at 325 Blake Road was purchased by the Minnehaha Creek Watershed District (MCWD) in 2011 with the intent to use 4 to 6 acres of the site for stormwater management and use the remaining land for redevelopment. MCWD and the City of Hopkins have been working together to prepare the site for redevelopment and anticipate going out for developer selection in the near future, with the intent for redevelopment to begin in 2021. The City has not yet approved a redevelopment plan for the 325 Blake Road site; however, as indicated in the 2040 comprehensive plan, the site is zoned for an Activity Center. After a development proposal is submitted for this site,</p>

Commenter	Comment	Response
	<p>there is no guarantee that the rental prices will remain at more affordable levels into the future. As new market-rate buildings like the proposed Blake Road Station development arrive in the neighborhood, nearby properties, both housing and commercial, will face increasing pressure.</p> <p>Therefore, our concerns regarding the EAW include the following:</p> <ol style="list-style-type: none"> 1. The proposal and EAW do not reflect the City of Hopkins' expressed commitment to racial, cultural, and economic diversity nor the priority of racial equity referenced in the 2040 Comprehensive Plan, 2. The proposal and the EAW do not reflect community-wide input supporting affordable housing, fears of gentrification, nor the priorities of adjacent neighborhood residents stating that affordable housing is their top priority, 3. The proposal and the EAW do not address the displacement of neighborhood and community-serving businesses, the displacement of minority-owned businesses, nor the priorities expressed by adjacent neighborhood residents for access to such businesses, 4. The EAW is incomplete because it does not perform a Cumulative Potential Effect analysis of the proposed development on the vulnerable populations immediately adjacent to the development. Nor does it consider the CPE of both the Blake Road Station development and 325 Blake Road on the surrounding vulnerable populations. 	<p>the project will be addressed via the regulatory permitting and approval processes and will be individually mitigated to ensure minimal cumulative impacts occur.</p> <p>Public comment on the proposed project has been solicited in multiple ways. The project proposer created a project website (https://blakeroadstationdevelopment.com) in June 2020 with project information and a method for contacting the developer to ask questions and provide comments. The project proposer has met with community groups upon request.. The City has also provided information about the proposed project on their website, including the concept plan and EAW. The City is following the required process for public review for the environmental document, and additional opportunities for commenting on the proposed project are available as part of the land use application review.</p>

Committer	Comment	Response
	<p>5. And we are concerned that the adjacent community that will be most burdened by the project are unaware of the proposed project, the impacts, potential mitigation measures nor the opportunity to comment on the EAW.</p> <p>Given these concerns, we request the following:</p> <ol style="list-style-type: none"> 1. That a supplemental Cumulative Potential Effects analysis be conducted to understand the impacts on the surrounding community that stand to be disproportionately burdened and meet the definition of an Environmental Justice community. The CPE must also include mitigation measures. 2. A full Environmental Impact Assessment be conducted with a focus on the social and economic impacts this proposed development along with the other significant Transit Oriented Developments in the station area will have on existing affordable housing and on low and moderate income households. Low and moderate income households were to be key beneficiaries of the METRO Green Line Extension in the form of affordable, reliable transportation to regional employment centers. The benefit of the line is lost if they are displaced to communities lacking public transportation. 3. Extend the comment period to allow for additional public comment and for the City of Hopkins to distribute flyers to the affected community soliciting further input and/or host a socially distant event outdoors to educate the community and gather further comment. 4. That the City of Hopkins and developer conduct a racial impact analysis to minimize burdens and maximize 	

Commenter	Comment	Response
	benefits for low-income communities and Black, Indigenous and Communities of Color.	
Larry Hiscock	<p>Thank you for the opportunity to provide comment on Environment Assessment Worksheet (EAW) for the proposed Blake Road Station Development. I have been a strong advocate for the METRO Green Line Extension for over 10 years because of the potential to build a competitive region through economic growth and reducing inequities. A key opportunity to reduce entrenched racial and economic disparities in our region is through Equitable Transit Oriented Development. Extensive work was done in the planning process to engage environmental justice communities and make recommendations to address regional disparities. I am deeply concerned that the EAW does not provide cumulative impact analysis of the potential benefits and burdens experienced by “vulnerable populations” or environmental justice communities.</p> <p>The Environmental Assessment Worksheet (EAW) is incomplete by not including a Cumulative Potential Effects (CPE) analysis taking into consideration the economic, social and environmental effects of the development on minority-owned business, renters, low-to-moderate income people, and people of color. Additionally, the EAW does not consider the cumulative impact of both the Blake Road Station development and the potential redevelopment of 325 Blake Road site. The analysis should look at benefits, burdens, impacts on social determinants of health, displacement of existing businesses and future</p>	<p>See response above regarding public comment opportunities, environmental justice, 325 Blake Road and the need for an EIS.</p> <p>Other comments not related to EAW requirements will be addressed outside of the environmental review process in a separate letter to the commenters including affordability, commercial uses and racial equity.</p>

Commenter	Comment	Response
	<p>displacement as a result of increased property values along with mitigation measures.</p> <p>The benefits of a \$2 billions public investment in the METRO Green Line must extend beyond creating private value for property owners and amenities for individuals that can afford to live near the line. A key justification for the line was its ability to connect low- and moderate-income people to employment centers, produce affordable housing and build healthy communities accessible to all. City of Hopkins is already experiencing gentrification and the METRO Green Line Extension will accelerate the process.</p> <p>Questions and Requests for the Responsible Government Unit:</p> <ol style="list-style-type: none"> 1. How was input gathered from community and specifically environmental justice communities in the surrounding area? How many individuals from the immediate community provided feedback on the EAW. 2. Formally, I request that a full environmental justice analysis be conducted looking at the cumulative impacts of this projects and nearby projects will have on social determinants of health, benefits/burdens, future displacement of existing businesses and residents as a result of increased property values along with mitigation measures. 3. An additional request is for more engagement of the surrounding community that is directly impacted by this development. Extending the comment period should be included. 	

Commenter	Comment	Response
	<p>4. Request: That the City of Hopkins and developers use the Equitable Development Scorecard and/or the GARE Racial Equity Tool to maximize benefits and mitigate burdens for communities experiencing racial disparities.</p> <p>5. The Hopkins 2040 Plan explicitly references equity, inclusion and affordable housing strategies. What effort will be made to ensure this development will advance those goals?</p> <p>6. This project alone will have a transformative impact on the area and will have a catalytic effect on the surrounding market. Another significant development is being considered at 325 Blake Road. Will a full Environmental Impact Statement be conducted? The significance of the project appears to warrant additional analysis.</p>	

Appendix C

Permits and Approvals Required

Permits and Approvals Required

Unit of Government	Type of Application	Status
Minnesota Department of Health	Watermain permit	To be applied for
Minnesota Department of Labor and Industry	Plumbing permit	To be applied for
Minnesota Department of Natural Resources	Water appropriation permit	To be applied for, if needed
Minnesota Pollution Control Agency	National Pollutant Discharge Elimination System (NPDES) permit	To be applied for
Minnehaha Creek Watershed District	Stormwater permit	To be applied for
Hennepin County	Right-of-way permit	To be applied for
	Driveway permits	To be applied for
City of Hopkins	Planned unit development (PUD) and site plan approval	To be applied for
	Rezoning	To be applied for
	Building permits	To be applied for
	Demolition permit	To be applied for
	Erosion control, grading, and stormwater permit	To be applied for
	Right-of-way permit	To be applied for
	EIS need decision	In process
	Traffic Impact Analysis	In process; to be updated as needed through permitting and PUD process
Preliminary and final plat	To be obtained, if needed	

Appendix D

Supplemental Wastewater Information

Blake Excelsior Estimated Flow based on SAC Determination Guidelines

Proposed	Unit/SF	SF	SAC
Retail	19,000	3050	7
Residential	770	1	770
Total SACS			777
1SAC = 274 gpd			274
Maximum Total Estimated Flow (gpd)			212898
Average - Factor of 4 (gpd)			53225

Existing	Unit/SF	SF	SAC
Retail	95,298	3050	31
Residential	0	1	0
Total SACS			31
1SAC = 274 gpd			274
Maximum Total Estimated Flow (gpd)			8561
Average - Factor of 4 (gpd)			2140



Hopkins Village II Concept Plan Review

Proposed Action: As a concept review, this application does not require formal action by the Planning & Zoning Commission or City Council. Rather, the applicant requests feedback on the proposals so they can work toward preparing a future, formal submittal. Any comments provided by the City Council or Planning & Zoning Commission shall be for guidance only and shall not be considered binding upon the City regarding any future, formal application. Key items for the City to consider when reviewing this application include:

- Should the City consider rezoning the property from B-2, Central Business District to Mixed Use?
- Should the City consider using a Planned Unit Development (PUD) to allow deviation from the zoning standards? If so, what would the City look for in exchange for the PUD?

Overview

The applicant, Dan Walsh with Community Housing Corporation, requests concept plan review for the Hopkins Village II development. The subject property is located at the southwest corner of Mainstreet and 6th Avenue South. The applicant’s plans call for a 5-story 44-unit infill apartment building on what is currently the surface parking lot for the existing Hopkins Village development.

Primary Issues to Consider

- Background
- Concept Plan Review
- Potential Review Process

Supporting Documents

- Site Location Map
- Applicant’s Narrative
- Plans & Elevations

Jason Lindahl, AICP
City Planner

Financial Impact: \$ <u> N/A </u> Budgeted: <u> </u> Y/N <u> </u> Source: _____ Related Documents (CIP, ERP, etc.): _____ Notes:
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BACKGROUND

Development Proposal. The Hopkins Village Apartments site was originally developed in 1971. The 1.9 acre site includes an 11 story apartment building and associated 151 stall surface parking lot. The building totals 161 units made up of a mixture of one and two bedroom affordable apartments for seniors. In 2016, the City approved a request from the applicant to subdivide off the existing surface parking lot for future development. The applicant has now come forward with a concept plan for development of the newly created property, which includes a 5-story, 44-unit, multiple family apartment building.

CONCEPT PLAN REVIEW

Land Use. The proposed 44 unit multiple family apartment building use is consistent with the subject property's future land use designation. The subject property is guided Commercial by the 2030 Comprehensive Plan. According to the 2030 Comprehensive Plan, the Commercial land uses category offers a wide variety of goods and services and Commercial uses located downtown largely to serve local needs and specialty market niches.

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. Maintaining downtown Hopkins' unique identity and sense of place must be a central consideration when planning for future growth. Mixed uses (vertical or horizontal) are encouraged. Overall, this land use category should include medium to larger scale neighborhood and regional uses at densities of 75 to 150 units an acres within one-quarter mile of a light rail station. The estimated mix of uses throughout the land use category should be 40% commercial and 60% residential.

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

1. That residential dwelling units abutting a right-of-way of 50 feet or more in width cannot occupy the first floor. As proposed, this development would not meet this standard as it plans for residential uses on the ground floor along both Mainstreet and 6th Avenue South. Staff recommends the applicant redesign the building so the community room covers the Mainstreet side of the building and move the residential units to the east and west sides of the building. This design would have the added benefit of creating a more storefront like appearance to the first floor along Mainstreet and position the walkup units along the sides of the building for greater privacy.
2. That there is at least one underground parking space per unit. The concept conforms with this standards as it includes 44 units and 44 enclosed parking stalls.
3. That all dwellings must have an entrance leading directly out of the building. The concept plan conforms to this standards as each unit will have an entrance leading directly out of the building through the internal hallway system.
4. That the density allowed shall be as in an R-5 District. The concept plan conforms to this standard. The R-5 district allows densities up to 44 units/acre. The subject property is 1

acre in size and the applicant is proposing to build 44 units.

The property also lies within the Downtown Overlay District, which details the site design and architectural standards for Mainstreet and the surrounding Downtown area. The spirit and intent of the overlay district is to preserve the small-town, unique character of Mainstreet Hopkins; complement the existing historic architecture; enhance the pedestrian orientation of Downtown Hopkins; encourage streetscape design that is inviting and on a human scale; and communicate the community's vision for the Mainstreet area.

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

The applicant has yet to finalize their sign plan; however, the building elevations do show a rooftop sign on the Mainstreet entry feature that is not compatible with the zoning standards. Staff recommends considering vertical wall signage more consistent with the traditional Mainstreet environment. Sign plans should be submitted to City staff for a separate administrative sign permit review provided they are consistent with the B-2, Central Business district and the Downtown Overlay district standards.

Building Height. New buildings, buildings and additions and redeveloped or remodeled buildings must complement the existing pattern of building heights. Buildings in the Overlay District may not exceed four stories or 45 feet in height. The applicant's plans call for a 5-story but does not provide the exact height. The applicant provide additional building height information to demonstrate the proposed building will be consistent with the zoning requirements.

Building Setback. Buildings in the Overlay District will together create the wall of buildings effect associated with traditional Main Street areas. The applicant's plan generally conform to this standard with a front yard (Mainstreet) setback that ranges from 5.1 to 11 feet and a side yard (6th Avenue South) setback that ranges from 6 to 9 feet.

In addition, the B-2 district provides more detailed setbacks for each side of the building. Those standards require a 1 foot front, zero foot side and 10 foot rear yard setback. The proposed building exceeds these standards. It should be noted that the building could be moved closer to both Mainstreet and 6th Avenue and still meet the setback requirements. This would have the added effect of providing additional room, even just a few feet, for parking behind the building.

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

The proposed building attempts to meet this standard by including slight variations in the roofline and roofline cap architectural elements. However, these features are too slight and widely spaced to meet this standard. The applicant should enhance these features to more

closely match the design of other Mainstreet buildings.

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

The applicant's plans show an interior trash storage area in the new building and an existing trash enclosure for the existing Hopkins Village building. The applicant must provide more detail as to how and where the trash will be stored and placed for pickup. The applicant's site plan also shows a transformer on the south side of the building but no other information about rooftop mechanical equipment. The applicant shall revise their plans to screen this equipment consistent with zoning requirements.

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

Technically, the proposed building conforms to this standard. However, staff finds the application of the architectural techniques to divide the building and break up the appearance of the façade lacks the same rhythm and appearance of other Mainstreet buildings. The applicant should revisit their design to incorporate more of the traditional architectural features in other Mainstreet buildings. This could include a wider variation in the color or type of brick or redesign of the bump-out elements to have a more traditional window by appearance.

Windows and Doors. The Downtown Overlay District requires that a minimum of 30 percent of the ground level façade and side of buildings adjacent to public streets consist of transparent materials. Windows are required on upper levels, and should provide privacy while aesthetically and functionally serving the building. Reflective glass or glass tinted more than 40 percent is not allowed.

While the applicant provided detailed exterior material information for each elevation, they must provide more specific ground floor building materials information to demonstrate compliance with this standard. To help achieve this standard, as well as a ground floor elevation more consistent with the Mainstreet pedestrian oriented storefront environment, the applicant should bring the community room to the front Mainstreet side of the building and move the walkup apartment units to the sides of the building. This redesign would also bring the building closer to compliance with the conditional use permit standards for residential uses in the B-2 district detailed above.

Materials and Detailing. The Downtown Overlay District requires building renovations be

constructed to be long lasting and use materials that maintain the distinct character and harmony of the downtown. Staff recommends the applicant increase the amount of brick and variation of its color on the street facing sides of the building. Specifically, the metal panel material used on the corn/end sections of the building along both Mainstreet and 6th Avenue should be replaced with 100 percent brick.

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

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

The recent Mainstreet improvement project installed sidewalk and street lighting in front of this site that are consistent with those streetscape elements along the rest of Mainstreet and these elements shall not be disturbed by this project. This site also has significant mature trees that should be maintained. The applicant's formal application shall include more detailed streetscape and landscaping plans.

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

Vehicle Parking. Parking standards are detailed in both Article XV – Off-Street Parking and Section 102-560 of the Downtown Overlay district. The subject property is zoned B-2, Central Business District which does not have off-street parking requirements for individual commercial uses but rather manages parking in the City's Downtown district parking system. Residential parking requirements are detailed in the conditional use permit section above (1 underground space for each unit). The off-street parking standards also requires senior buildings to provide at least one-half space per unit.

The parking analysis for this site is further complicated by the fact that the subject property must also provide off-street parking for the existing adjacent Hopkins Village building. To assist in the parking analysis for this site, the applicant agreed to conduct a site specific traffic and parking study. However, since conducting that study the applicant has redesigned the site and increased the number of units in the building. As a result, the applicant must update the study to reflect the new site and building design prior to submitting their formal land use applications. In the interim, staff offers the following parking and access comments.

1. The redesigned site includes 92 surface parking stalls and 44 enclosed parking standards in the Hopkins Village II building.

2. There are 161 units in the existing Hopkins Village building and 44 new units planned for the proposed Hopkins Village II development.
3. Based on the off-street parking standards, the existing Hopkins Village development should provide 82 stalls and the proposed Hopkins Village II development should provide 44 enclosed stalls.
4. Most of the proposed stalls do not meet the minimum stall width, length and driveway requirements. The applicant should revisit the parking design to find greater efficiencies and additional spaces and maneuvering area. Shifting the building closer to the minimum setback requirements and reducing the driveways could provide additional area for parking.
5. Truck turning movements should be reviewed to ensure that garbage/delivery trucks have adequate accommodations to negotiate internal parking lot aisles.

POTENTIAL REVIEW PROCESS

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

- Updated parking study.
- Site Plan Review
- Planned Unit Development (PUD)
- Execution of a Planned Unit Development (PUD) Agreement
- Approvals from the Minnehaha 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 are not limited to, the items listed below.

- Architectural design and building materials
- Natural resource protection and storm water management
- Pedestrian and bicycle facilities
- Enhanced sustainability or livability elements
- Energy conservation and renewable energy
- Open space
- Public art
- Enhanced landscaping, streetscape or buffering

Site Location Map – Hopkins Village II Development





Memorandum

DATE: October 2, 2020
TO: City of Hopkins Planning
FROM: Lisa Germann, Project Manager
RE: Hopkins Village II - Concept Review Application
Project Narrative

Overview

Hopkins Village II is a proposed apartment building (R2) that will contain 44 total apartment units (15-1BR, 21-2BR, 8-3BR), 44 interior parking spaces, resident common areas and one elevator. It will be located on the southwest quadrant of Main Street and Sixth Avenue South on 1.0742 acres currently used as surface parking for the adjacent high-rise apartment building, Hopkins Village.

The building will be five stories and approximately 69,800 gross square feet. Of that 54,000 gsf is associated with residential occupancy and 15,800 with the enclosed parking. Height will be approximately 50'-0" to top of roof deck. Basement and first floor structure will consist of concrete plank bearing on CMU walls. Second through fifth floors will be wood framing and floor/roof joists. Exterior cladding will include a combination of brick, fiber cement panel, and metal panel. Windows will be fiberglass, single hung units. Roof will be fully adhered single membrane (either EPDM or TPO) with tapered insulation to internal roof drains and overflow scuppers.

Site Work and Circulation

The site work includes reconfiguration of the existing Hopkins Village surface parking lot to accommodate the proposed building and provide off-street parking for both buildings, construction of a new stormwater management system for this site, creation of an outdoor courtyard for use by both buildings and landscaping of the entire site.

Parking

Parking has been designed to accommodate both the existing Hopkins Village and the proposed Hopkins Village II properties, and has been reviewed against the local Zoning Code and the 'Traffic and Parking Study' by SRF, dated April 7, 2020. The study was completed using a prior building design with 10 fewer dwelling units (34 rather than 44) and should be updated to confirm accuracy and assumptions below.

The City of Hopkins B-2 Central Business District requires 1 covered parking space for each dwelling unit, plus 1 guest parking space per 15 units. This equates to 44 covered spaces and 3 surface stalls for this development.

The zoning code notes standard stall size of 9'-0" x 20'-0" and compact stall size of 8'-0" x 18'-0", with up to 25% compact stalls permitted. The proposed development includes 8'-5" x 18'-0" standard stalls and 8'-0" x 18'-0" compact stalls. The proposed standard stall size is smaller than required by the city, but in compliance with state and neighboring municipality requirements (Minnetonka, St. Louis Park, Minneapolis, St. Paul). The below quantities are based on these stall sizes.

Covered parking spaces are provided in the basement and first floor enclosed parking area within the building, at a quantity of 44 stalls. This complies with the zoning code requirements.

Off street parking will be reduced in capacity from 151 spaces to 92 spaces to accommodate construction of the proposed building. The parking lot will be reconfigured to include 69 standard spaces and 23 compact spaces. SRF's report notes that the Hopkins Village building has a peak demand of 80 spaces. With the reduced capacity of 92 surface spaces there will be

an additional 12 spaces available to guests of either building. This is more than adequate to accommodate the 3 guest parking spaces required for the proposed development.

The traffic engineer should review the proposed dwelling unit count to confirm parking demand at average and 85th percentile (noted in the study). On-street parking demand is not anticipated.

Traffic

SRF's study included traffic patterns and intersection capacity analysis at and near the proposed building site. Again, this was completed using a prior building design with 10 fewer dwelling units. With the lower dwelling unit count all intersections immediately adjacent to the site were at the highest (best) level of service - A or AA. For reference, the report noted LOS A through LOS D are generally acceptable in the project area. It is not anticipated that the 10 additional proposed dwelling units will reduce service at these intersections below an acceptable level.

SRF's study also reviewed the previously proposed site plan and included recommendations for improvement relative to number of driveways on Sixth Avenue South, traffic circulation through the parking lot, truck navigation through the parking lot, and visibility at driveways. The first recommendation was to decrease the number of proposed driveways accessed from Sixth, which has been done. Existing layout includes two driveways, previously proposed layout included four driveways, current proposal includes one driveway. The second recommendation was to eliminate parking lot circulation via Sixth Avenue South, which has been done. The current proposal routes all parking lot circulation on site, rather than via utilizing the public right of way. The final recommendation was to review truck navigation within the parking lot and carefully place signage and landscape to maintain sight lines at driveways. These have been considered and will be incorporated in the final design.

Stormwater

New storm sewer will be installed throughout the parking areas and green spaces. The internal roof drainage for the new building will be routed to the new storm system as well. Stormwater runoff from the new parking area and building will be routed to pretreatment before entering underground detention chambers. The site soils, below the undocumented fill, are generally suitable for infiltration and stormwater discharge from the site will be reduced as much as possible through infiltration, if allowed. An overflow will be provided to the existing 36" storm sewer located in 6th Avenue South to convey large storm events.

The site has documented hydrocarbon soil contamination, and it is currently unknown if infiltration will be allowed to treat the stormwater runoff. If infiltration is not allowed on site, the project team will peruse the following options:

- Water reuse system, if feasible.
- Infiltration off site or use of the Nine Mile Creek Watershed Distract infiltration bank.
- Obtain a variance from Nine Mile Creek Watershed Distract to use an alternative method for stormwater treatment.

The Phase II for the site is currently being update with some additional soil borings that where taken in July and August and a RAP is being prepared. After the completion of these reports, the project team will know if infiltration will be allowed to treat the stormwater on the site.

Utilities

Utilities are available for this project below Main Street and Sixth Avenue South. Determination of access will be made during design development phase, by the mechanical and civil engineer team.

Landscaping and Lighting

The landscape will be designed to provide a comfortable, inviting, and low-maintenance setting for the new building, in compliance with the requirements of the local Zoning Code. It will primarily be composed of ornamental and overstory trees, selected for their hardiness in the local climate, within perennial gardens and turf grass lawns. The planting areas near the main

public entry of the building and around the building perimeter will be planted to enhance the building design and provide a welcoming experience.

Outdoor gathering areas will include a concrete patio with chairs, tables with umbrellas, and outdoor grills. A small tot lot will provide play space for resident children. Perennial and shrub plantings around these features will provide an attractive setting with privacy and shade. A portion of this area will be sodded with turf grass to provide an open lawn. A perennial garden and tree line will separate the public space from the private space and act as a gateway into the courtyard, linking the existing and proposed buildings.

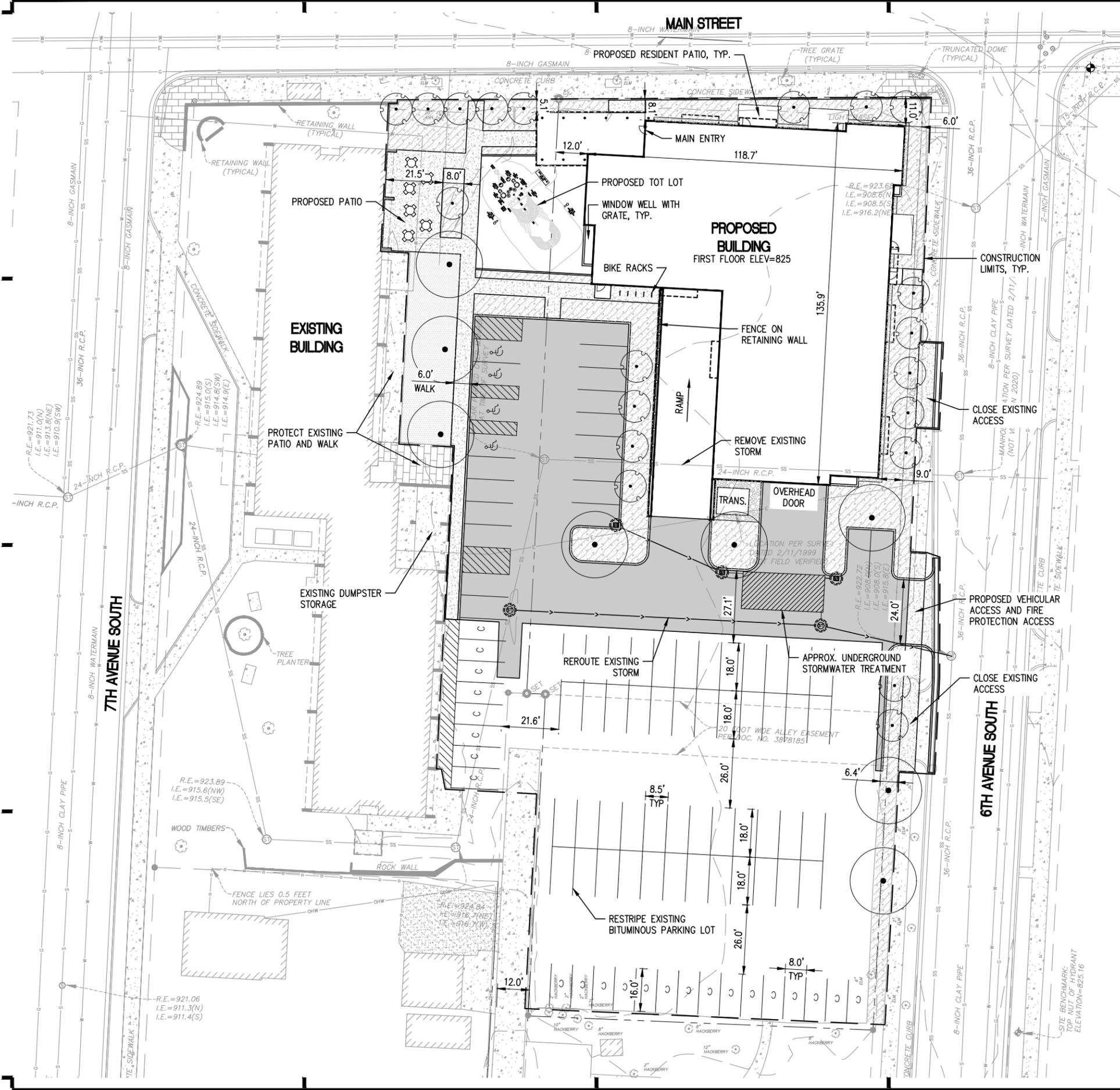
Other entries and areas unsuitable for mowing will be planted with low maintenance shrubs and perennials. Shrub and perennial beds will be planted with native or hardy adapted species, focusing on selections that provide year-round interest. All planting areas and trees will receive hardwood mulch and metal edging. A high-efficiency irrigation system will be provided to water all landscaped areas of the site.

Site furnishings will include mounted bike racks and sets of trash/recycling receptacles near entries. Benches, tables, chairs, and outdoor grills will be provided in the outdoor gathering space.

New building and parking lot lighting will be added in compliance with city and state requirements. The new lighting will be energy efficient and will provide safe, well-lit travel ways.

c: LHB File No. 190468

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EXTERIOR PARKING TABULATION:

VAN ACCESSIBLE	1 SPACE
STANDARD ACCESSIBLE	3 SPACES
COMPACT (8'x16' MIN.)	23 SPACES
STANDARD (8.5'x18' MIN.)	65 SPACES
TOTAL	92 SPACES

GENERAL NOTES:
1. XXXX

LEGEND:

RIGHT OF WAY	
PROPOSED BITUMINOUS PAVEMENT	
PROPOSED CONCRETE WALK/DRIVEWAY	
PROPOSED CURB	
PROPOSED UNDERGROUND STORMWATER TREATMENT	
PROPOSED STORM MANHOLE/CATCH BASIN	
PROPOSED STORM PIPE	
EXISTING STORM MANHOLE	
EXISTING STORM PIPE	
EXISTING SANITARY SEWER	
EXISTING WATERLINE	
EXISTING GASMAIN	
EXISTING ELECTRICAL	
EXISTING CONTOUR	

TREE AND GROUND COVER SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME
	CT	8	Canopy Tree
		20	Ornamental Tree

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME
	RM	418 sf	Rock Mulch (3/4" diameter Chipped Granite)
	SP	6,862 sf	Shrub and Perennial Garden
	TS	1,367 sf	Turf Sod 80% Kentucky, 20% Rye



21 W. Superior St., Ste. 500 | Duluth, MN 55802 | 218.727.8446

CLIENT:
COMMUNITY HOUSING DEVELOPMENT CORPORATION

614 NORTH 1ST STREET, SUITE 100
MINNEAPOLIS, MN 55401

THIS SQUARE APPEARS 1/2" x 1/2" ON FULL SIZE SHEETS.

NO	DATE	ISSUED FOR
1	10/02/2020	CITY DESIGN CONCEPT REVIEW
NO	DATE	REVISION

PRELIMINARY
NOT FOR CONSTRUCTION
10/02/2020

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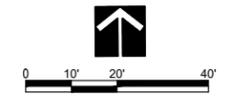
PROJECT NAME:
HOPKINS VILLAGE II

MAIN STREET AND 6TH AVENUE S
HOPKINS, MN 55343

DRAWING TITLE:
SITE PLAN

FILE: _1190468600 Drawings\C1190468 HV2 SITE PLAN.dwg
DRAWN BY: MAG
CHECKED BY: XXX
PROJ. NO: 190468
DRAWING NO:

C100



EXTERIOR MATERIALS	NORTH		EAST		SOUTH		WEST		GRAND TOTALS		
	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	
BRICK	1,830	27%	2,591	34%	2,649	39%	3,088	40%	10,158	35%	
METAL	2,905	43%	2,940	38%	2,554	38%	2,684	35%	11,083	38%	
OPENINGS	GLASS	2,016	30%	1,890	25%	1,321	20%	1,666	22%	6,893	24%
	OPAQUE	0	0%	258	3%	227	3%	241	3%	726	3%
TOTAL	6,751	100%	7,679	100%	6,751	100%	7,679	100%	28,860	100%	



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CLIENT:
Community Development

614 North First Street
Suite 100
Minneapolis, MN 55401



2 EAST ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"

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ON FULL SIZE SHEETS

NO	DATE	ISSUED FOR
4	10.02.2020	CITY DESIGN CONCEPT
3	08.11.2020	PRICING
2	04.29.2020	REVIEW
1	04.20.2020	SD PRICING

NO DATE REVISION

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10/02/20

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PROJECT NAME:
HOPKINS VILLAGE II

Mainstreet and 6th Avenue South
Hopkins, MN 55343

DRAWING TITLE:
EXTERIOR ELEVATIONS

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

A201

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EXTERIOR MATERIALS	NORTH		EAST		SOUTH		WEST		GRAND TOTALS		
	S.F.	%	S.F.	%	S.F.	%	S.F.	%	S.F.	%	
BRICK	1,830	27%	2,591	34%	2,649	39%	3,088	40%	10,158	35%	
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2 WEST ELEVATION
1/8" = 1'-0"



1 SOUTH ELEVATION
1/8" = 1'-0"

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1	04.20.2020	SD PRICING

NO DATE REVISION

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PROJECT NAME:
HOPKINS VILLAGE II

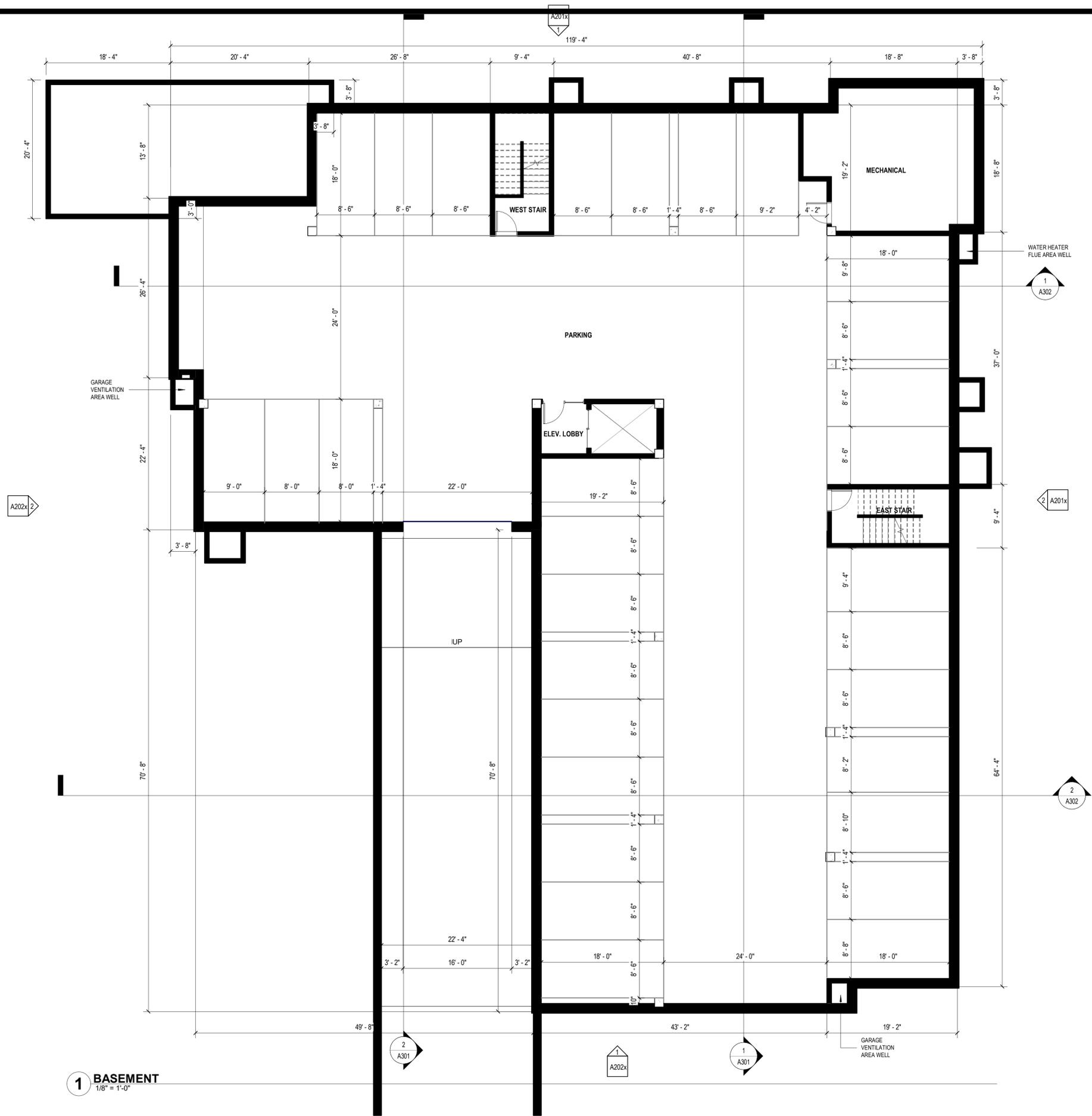
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Hopkins, MN 55343

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EXTERIOR ELEVATIONS

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

A202

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1 BASEMENT
1/8" = 1'-0"



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NO	DATE	REVISION

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PROJECT NAME:
HOPKINS VILLAGE II

Mainstreet and 6th Avenue South
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DRAWING TITLE:
BASEMENT FLOOR PLAN

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PROJ. NO: 190438
DRAWING NO:

A100



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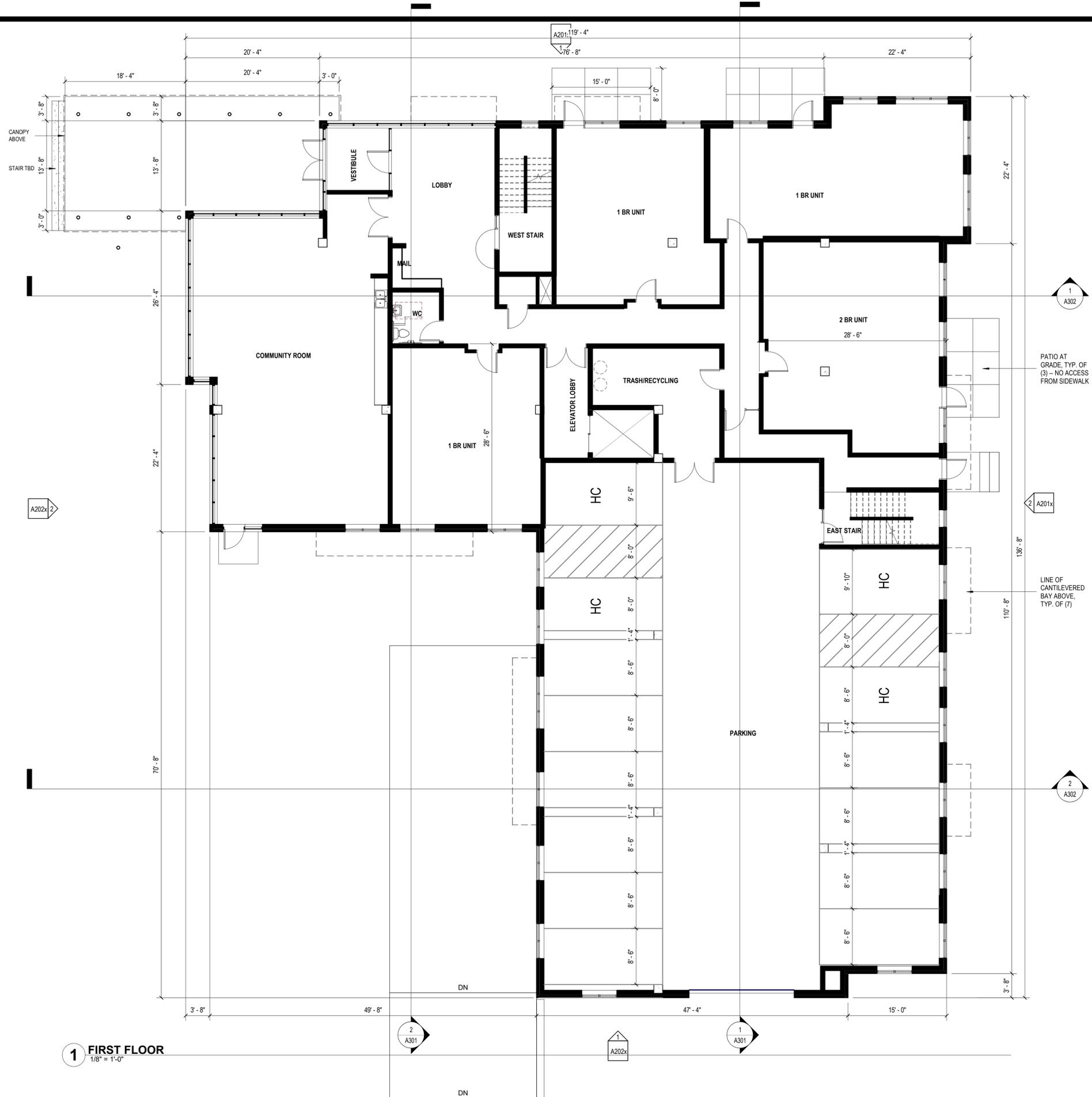
PROJECT NAME:
HOPKINS VILLAGE II

Mainstreet and 6th Avenue South
Hopkins, MN 55343

DRAWING TITLE:
FIRST FLOOR PLAN

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

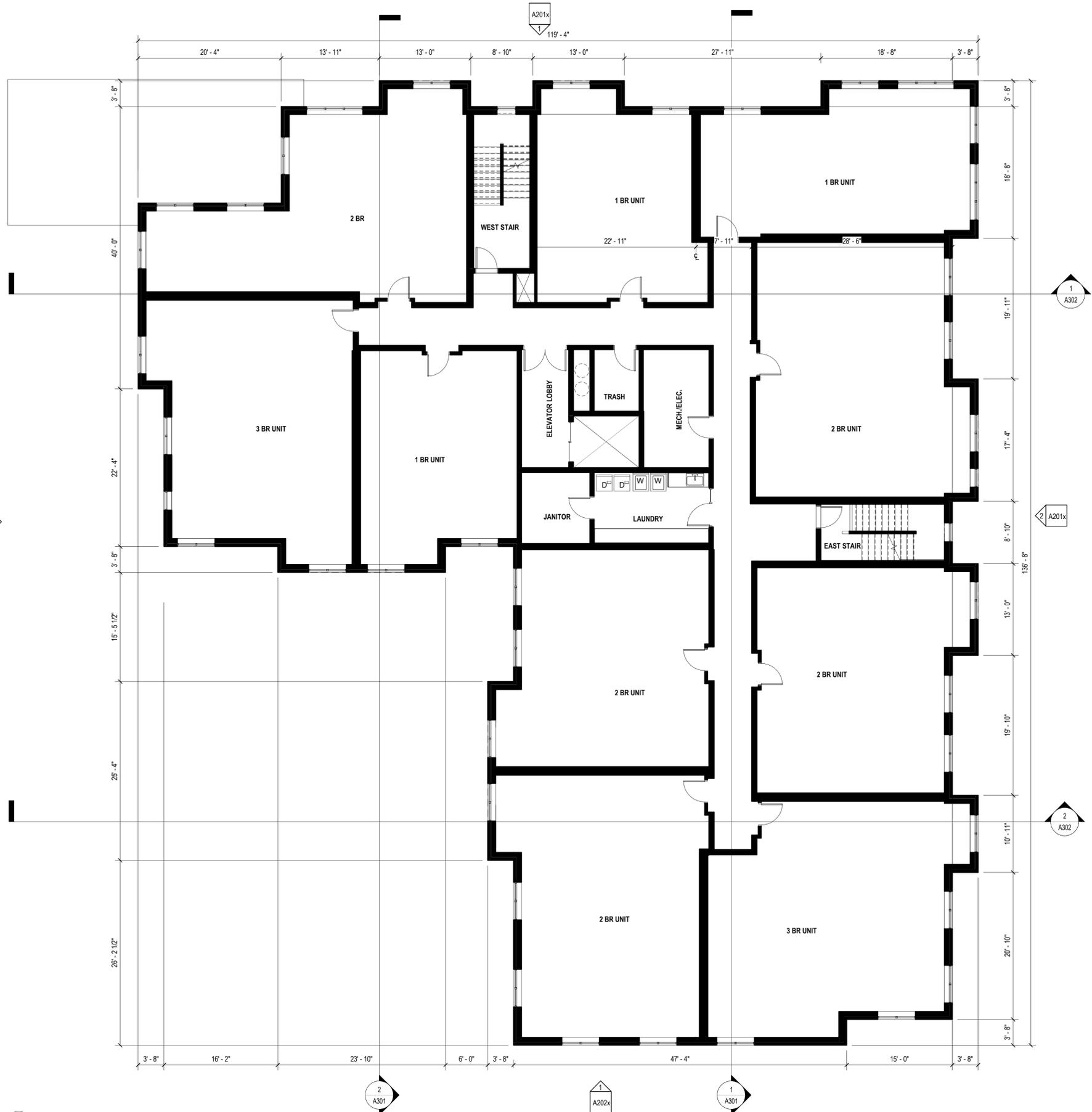
A101



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

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1 SECOND THROUGH FIFTH FLOORS
1/8" = 1'-0"



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NO	DATE	REVISION

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PROJECT NAME:
HOPKINS VILLAGE II

Mainstreet and 6th Avenue South
Hopkins, MN 55343

DRAWING TITLE:
**SECOND THROUGH
FIFTH FLOOR PLANS**

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

A102



Finance

CITY OF HOPKINS

Memorandum

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

From: Nick Bishop, Finance Director

Date: October 20, 2020

Subject: 3rd Quarter Financial Report

The 3rd Quarter Financial Report will cover 3rd Quarter results and discuss CARES Act Funding. A full presentation will be given at the city council meeting.