HOPKINS PLANNING AND ZONING COMMISSION
AGENDA
Tuesday, October 22, 2019
6:30 pm

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

I. CALL TO ORDER

II. ADOPT AGENDA

III. OPEN AGENDA – PUBLIC COMMENTS/CONCERNS

IV. CONSENT AGENDA

1. Minutes of the September 24, 2019 Planning & Zoning Commission

V. PUBLIC HEARING

1. Planning Application 2019-15-CUP 600 2nd Street Northeast (Two Men and a Truck)
2. Planning Application 2019-16-CUP RZ 510 Blake Road North (Bank of America)
3. Planning Application 2019-17-TA RZ PUD SUB Vista 44 (Beacon Multifamily Housing)

VI. OLD BUSINESS

VII. NEW BUSINESS

1. Downtown Overlay District Standards Appeal

VIII. ANNOUNCEMENTS

IX. ADJOURN

PLANNING & ZONING COMMISSION SPECIAL MEETING
DRAFT MINUTES
September 24, 2019

A special meeting of the Hopkins Planning & Zoning Commission was held on September 24, 2019, at 6:00 p.m. in the Training Room at Hopkins Fire Station. Present were Commission Members Gerard Balan, Samuel Stiele, Emily Fiamova, Kristin Hanneman and Nathan White. Commissioners Laura Daly, Elizabeth Goeman were absent. Also present was City Planner Jason Lindahl.

CALL TO ORDER
Chairperson Balan called the meeting to order at 6:00 p.m.

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

OPEN AGENDA – PUBLIC COMMENTS/CONCERNS – None.

CONSENT AGENDA
Commissioner White moved, Commissioner Fiamova seconded, to approve the minutes of the August 24, 2019 regular meeting. The motion was approved unanimously.

PUBLIC HEARING – None.

OLD BUSINESS – None.

NEW BUSINESS
1. Legal Training

   The Planning Commission heard a legal training presentation from City attorney David Anderson.

2. Site Tour – Beacon Interfaith Housing Collaborative Development – 66 West (3330 West 66th St, Edina, MN 55435)

   The Planning Commission took an off-site tour of a Beacon Development in Edina.

ANNOUNCEMENTS
During the announcements, City Planner Jason Lindahl updated the Planning & Zoning Commission on the following item:

1. Previous items before the Planning & Zoning Commission:
   - The CUP for St. Joseph's Convent has been approved by the City Council.

DRAFT

- City Hall has reopened and all city staff are back in the building. There will be a grand reopening on October 1 from 5:00 to 6:30 p.m. and the Planning Commission is encouraged to attend and take a tour of the new space.
- There will be three items on the November Planning Commission agenda.
- LRT construction continues.

ADJOURN

Commissioner Hanneman moved, Commissioner Stiele seconded, to adjourn the meeting and reconvene at the Beacon site tour. The motion was approved unanimously. The meeting was adjourned at 7:20 p.m.

Respectfully submitted,

Courtney Pearsall
Administrative Assistant

DRAFT

October 22, 2019 Planning Application 2019-15-CUP

Conditional Use Permit for Outdoor Storage at 600 – 2nd Street Northeast

Proposed Action: Staff recommends the Planning & Zoning Commission approve the following motion: Move to adopt Planning & Zoning Commission Resolution 2019-11, recommending the City Council approve a conditional use permit for 600 – 2nd Avenue Northeast allowing outdoor storage of up to 20 box moving trucks, subject to conditions.

Overview

The applicant, Bill Beard of Hopkins Mainstreet II, LLC, requests approval of a conditional use permit (CUP) for the property located at 600 - 2nd Street Northeast (Excelsior Tech Center) to allow outdoor storage of up to 20 box moving trucks. Outdoor storage of the trucks would be associated with the office and self-storage facility for Two Men & a Truck. This company plans to consolidate their two west metro locations in 16,000 square feet of the subject property formally occupied by ApplianceSmart.

The subject property is guided Industrial by the 2030 Comprehensive Plan and zoned I-2, General Industrial. Two Men & a Truck's office and self-storage warehouse uses are permitted in this zoning district. Outdoor storage of the associated box moving trucks requires a separate conditional use. The conditional use permit standards require outdoor storage to be screened from the public right-of-way (street) through a combination of setback, landscaping and fencing. In this case, the applicant is proposing to add a 20' setback with a combination of fencing and landscaping. Based on the finding detailed in this report, staff recommends approval of this request.

Primary Issues to Consider

- Background
- Conditional Use Permit
- Engineering Review
- Alternatives

Supporting Documents

- Resolution 2019-11
- Site Location Map
- Applicant's Narrative
- Site and Building Plans
- Landscaping and Fence Plans

_____

Jason Lindahl, AICP
City Planner

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

Background

According to the applicant's narrative (see attached), Hopkins Mainstreet II, LLC is the owner of the Excelsior Tech Center located at 600 - 2nd Street Northeast. The owner has entered into a lease of a portion of the Property with Black Wolf Moving Minnesota, LLC, dba Two Men and A Truck. Two Men are going to take the former ApplianceSmart space.

Two Men is a local franchised moving company serving the Minneapolis – Saint Paul area. Two Men are basing their business out of The Excelsior Tech Center in Hopkins, and will have smaller spoke operations in both Woodbury and Brooklyn Park. Two Men is the world's largest franchised moving company and is dedicated to delivering the highest quality of services.

Two Men has determined that they will need a conditional use permit to park their 20 moving Box trucks overnight at the Property adjacent to Jackson Avenue North (west) side of the property. A Box truck is 26-32 feet in length and 13 feet tall. The standards for screening such outdoor storage are found in Section 540.03.h (Open Sales Lots and Open Storage) and detailed below. The applicant plans to screen the trucks from Jackson Avenue North through a combination of setback, landscaping and fencing.

Conditional Use Permit.

Conditional use permit applications are considered quasi-judicial actions. In such cases, the City is acting as a judge to determine if the regulations within the Comprehensive Plan, Zoning Ordinance and Subdivision Ordinance are being followed. Generally, if an application meets these requirements it should be approved. The City may choose to add conditions of approval that are directly related to the conditional use permit standards.

In evaluating a conditional use permit application, the Planning & Zoning Commission and City Council shall consider and require compliance with the general conditional use permit standards in Section 525.13, Subdivision 15 and the specific standards for in Section 540.03, Subdivision h for Open Storage. A detailed review of these standards is provided below. Based on this review, staff recommends approval of this request.

Section 525.13, Subdivision 15. General Standards for Conditional Use Permits.

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

   Finding: outdoor storage of trucks on the subject property is consistent with both the 2030 Comprehensive Plan and the Draft 2040 Comprehensive Plan – Cultivate Hopkins. The 2030 Comprehensive Plan Future Land Use Map guides the subject property as Industrial and calls for manufacturing, warehouse and distribution uses. Supportive policies from the 2030 Comprehensive Plan include:

   Maintain a strong employment base. Much of Hopkins' job base is dependent on the success of industrial uses located in the southern portion of the community. It is important for the City to maintain industrial uses that will provide job opportunities. The City will work to ensure these sites are utilized to their full potential as redevelopment occurs and will encourage private reinvestment.

Maintain appropriate transitions between land uses. Hopkins is a fully developed community and will likely see new development through redevelopment initiatives. The City will work to ensure appropriate transitional uses and buffering between new and existing land uses.

By comparison, the Draft 2040 Comprehensive Plan – Cultivate Hopkins Future Land Use Map guides the subject property as Commerce and Employment. This land use category is intended to contain contemporary auto-oriented development supporting regional and interstate commerce. Development in these corridors is expected to include a mix of commercial, office, service, medical, research and technology uses. Secondary uses may include retail and office/showroom uses. Properties in this land use category tend to have high visibility and excellent vehicle access and serve as good transition between uses and buffers to high capacity roads.

Uses should be served by parking structures when possible to reduce surface parking and encourage efficient use of land. While this district is expected to contain contemporary auto oriented development along high capacity roads, the City's regional trails and heavy and light rail lines will serve as defining elements of this district. High quality design, pedestrian and bicycle facilities and thoughtful use of open space will be important.

b) Consistency with this ordinance;

Finding: As planned, proposed outdoor storage use (in association with the permitted office and self-storage warehouse uses) will be consistent with the City's ordinance. The specific conditional use permit zoning standards for outdoor storage are addressed below.

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

Finding: Staff finds the proposed improvements to screen outdoor storage of the box moving trucks should create a more harmonious relationship of buildings and open space with natural site features and their visual relationship to the development.

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

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

Finding: The proposed screening and buffering improvements should improve the internal sense of order for the buildings and uses on the site and provide an improved environment for occupants of the building and the site in general.

2.) The amount and location of open space and landscaping;

Finding: The applicant plans to add a 20' setback with fencing and landscaping. These changes will improve the amount and location of internal greenspace on the site.

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

Finding: The applicant's proposal does not include changes to the exterior building materials.

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

Finding: The applicant's plans includes re-striping the existing parking lot to include a storage area for 20 box moving trucks. The conditional use permit standards require this area to be screened and buffered by additional setback, landscaping and fencing. While this design will remove 20' feet of the existing parking lot, it should not affect vehicle or pedestrian circulation.

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

Finding: The proposed outdoor storage should have no impact on energy efficiency.

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

Finding: The applicant's plans call for the outdoor storage to be screened and buffered through setback, fencing and landscaping. These treatments will increase sound and view protections of adjacent and neighboring properties. The applicant intends to design these treatments so as to allow continued sheet drainage of surface water toward Jackson Avenue.

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

Finding: With the proposed screening treatments, the proposed use will not be injurious to the use and enjoyment of other property in the immediate vicinity or diminish and impair property values within the neighborhood.

h.) In Institutional zoning districts, the Conditional Use Permit application shall comply with the standards, conditions and requirements stated in Section 542.03 of this Ordinance.

Finding: Section 542.03 provides for standards related to a conditional use that includes demolition or removal of dwelling units and does not apply to this application.

i.) Traffic impacts such as increases in vehicular traffic, changes in traffic movements, traffic congestion, interference with other transportation systems or pedestrian traffic, and traffic hazards shall be considered by the Planning & Zoning Commission and City Council in evaluating an application for a Conditional Use Permit.

Finding: Conversion of this portion of the site from the ApplianceSmart office showroom to a an office and self-storage facility with outdoor truck storage should not significantly change or increase traffic patterns or parking needs on the site.

Section 540.03, Subdivision h; Open Sales Lots and Open Storage, provided:

1. The lot is graded and surfaced according to a plan submitted and approved by the City Engineer that will adequately provide for drainage and dust control;

   Finding: The applicant's plans call for the lot to remain bituminous and to continue to sheet drain toward Jackson Avenue North to the west. This design shall also be approved by the the Minnehaha Creek Watershed District.

2. That the storage on such lot be so organized that a space of 15 feet of vehicular accessible open space remain between storage area with such areas not to exceed 40 feet in width;

   Finding: According to the applicant's plans, the moving truck storage space will be 31' deep and accessed through a 39' wide drive lane shared with the adjacent customer/employee parking.

3. That the height of such open storage shall not exceed 15 feet;

   Finding: According to the applicant, the box moving trucks are 13 feet in height.

4. That the storage area shall be fenced in such a way as to screen from the street right-of-way;

   Finding: The applicant's plans call for the outdoor storage area to be screened though a combination of fencing and landscaping placed in a staggered pattern along Jackson Avenue. The fence will be a 6' tall vinyl design while the landscaping will be in 14' wide groupings of 6' tall arborvitae trees. Staff recommends the plan be revised so that the fence sections create a continuous screen along the entire outdoor storage area and will be staggered between 12' and 16' feet from the property line.

5. That the area shall be landscaped and maintained according to a plan submitted and approved;

   Finding: See screening section above.

6. That a side yard setback is required for fences that abut a right-of-way 50 feet or more in width. The setback shall be the required setback for a building in said industrial district.

   Finding: The subject property is zoned I-2, General Industrial which requires a minimum 20' front yard setback. The applicant's plans show the proposed outdoor storage area will be

setback 20' from the western property line along Jackson Avenue North.

Alternatives

1. Recommend approval of the conditional use permit for the property located at 600 - 2nd Street Northeast (Excelsior Tech Center) to allow outdoor storage of up to 20 box moving trucks. By recommending approval of this application, the City Council will consider a recommendation of approval.

2. Recommend denial of the conditional use permit for the property located at 600 - 2nd Street Northeast (Excelsior Tech Center) to allow outdoor storage of up to 20 box moving trucks. By recommending denial of this application, the City Council will consider a recommendation of denial. If the Planning & Zoning Commission considers this option, findings must be identified that support this alternative.

3. Continue for further information. The items should be continued if the Planning & Zoning Commission finds that further information is needed.

CITY OF HOPKINS
Hennepin County, Minnesota

PLANNING & ZONING COMMISSION RESOLUTION 2019-11

A RESOLUTION RECOMMENDING THE CITY COUNCIL APPROVE A CONDITIONAL USE PERMIT FOR 600 – 2ND STREET NORTHEAST (EXCELSIOR TECH CENTER)

WHEREAS, the applicant, Bill Beard of Hopkins Mainstreet II, LLC, initiated an application for a conditional use permit (CUP) to allow outdoor storage of up to 20 box moving trucks for the property located at 600 - 2nd Street Northeast (Excelsior Tech Center PID 19-117-21-31-0058);

WHEREAS, the property is legally described as follows:

BLKS 1, 2 AND 14 ALSO LOTS 1 TO 21 INCL BLK 3 INCL ADJ VAC ALLEYS AND VAC STREETS SUBJECT TO ROAD, HENNEPIN COUNTY, MINNESOTA

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

1. That an application to amend the existing conditional use permit was initiated by the applicant on September 20, 2019; and

2. That the Hopkins Planning & Zoning Commission, pursuant to published and mailed notice, held a public hearing and reviewed such application on October 22, 2019 and all persons present were given an opportunity to be heard; and

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

NOW, THEREFORE, BE IT RESOLVED that the Planning & Zoning Commission of the City of Hopkins hereby recommends the City Council approve a conditional use permit allowing outdoor storage of up to 20 box moving trucks located at the property at 600 - 2nd Street Northeast (Excelsior Tech Center PID 19-117-21-31-0058), subject to the conditions listed below.

1. The applicant shall receive approval of all necessary permits from the Building, Engineering and Fire Departments.

2. Conformance with all general conditional use permit standards in Section 525.13, Subdivision 15, and the specific conditional use permit standards for outdoor storage in Section 540.03, Subdivision h.

3. Revision of the applicant's plans so that the fence sections are no longer than 30' and create a continuous screen along the entire outdoor storage area along Jackson Avenue North. The fence section shall be setback in an alternating pattern at 12' and 16' feet from the property line and accented with landscaping as shown.

4. Submission of a letter of credit in a form acceptable to the City Attorney equal to 1.5 times the value of the proposed project. Should the applicant fail to install the setback, fencing and landscaping as shown on the site plan before June 1, 2020, the City may draw on this letter of credit and complete the improvements or the City Council may consider revoking the conditional use permit.

5. The applicant shall receive all necessary permits and approvals from the Minnehaha Creek

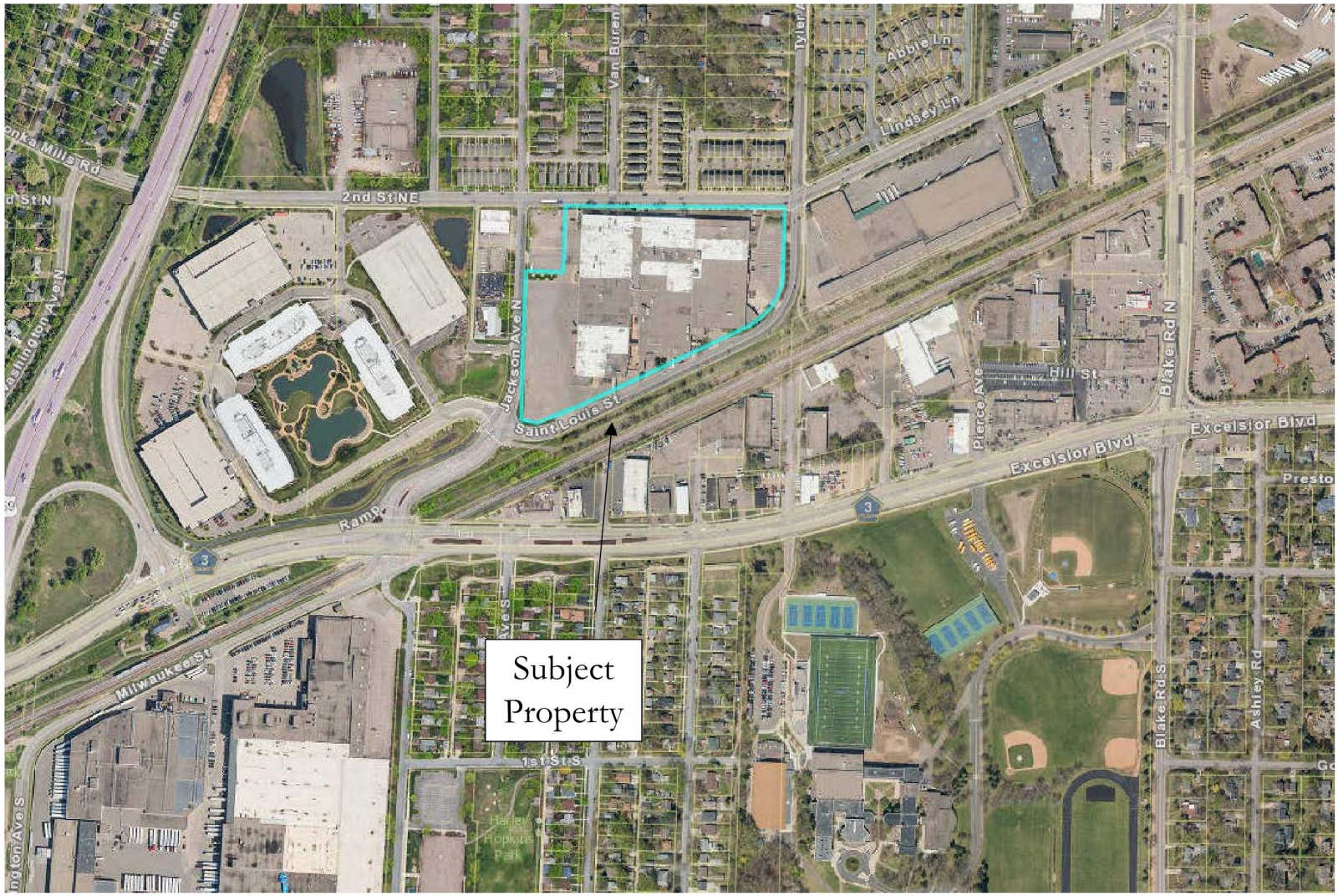
Watershed District prior to issuance of a certificate of occupancy.

Adopted this 22nd day of October, 2019.

_____

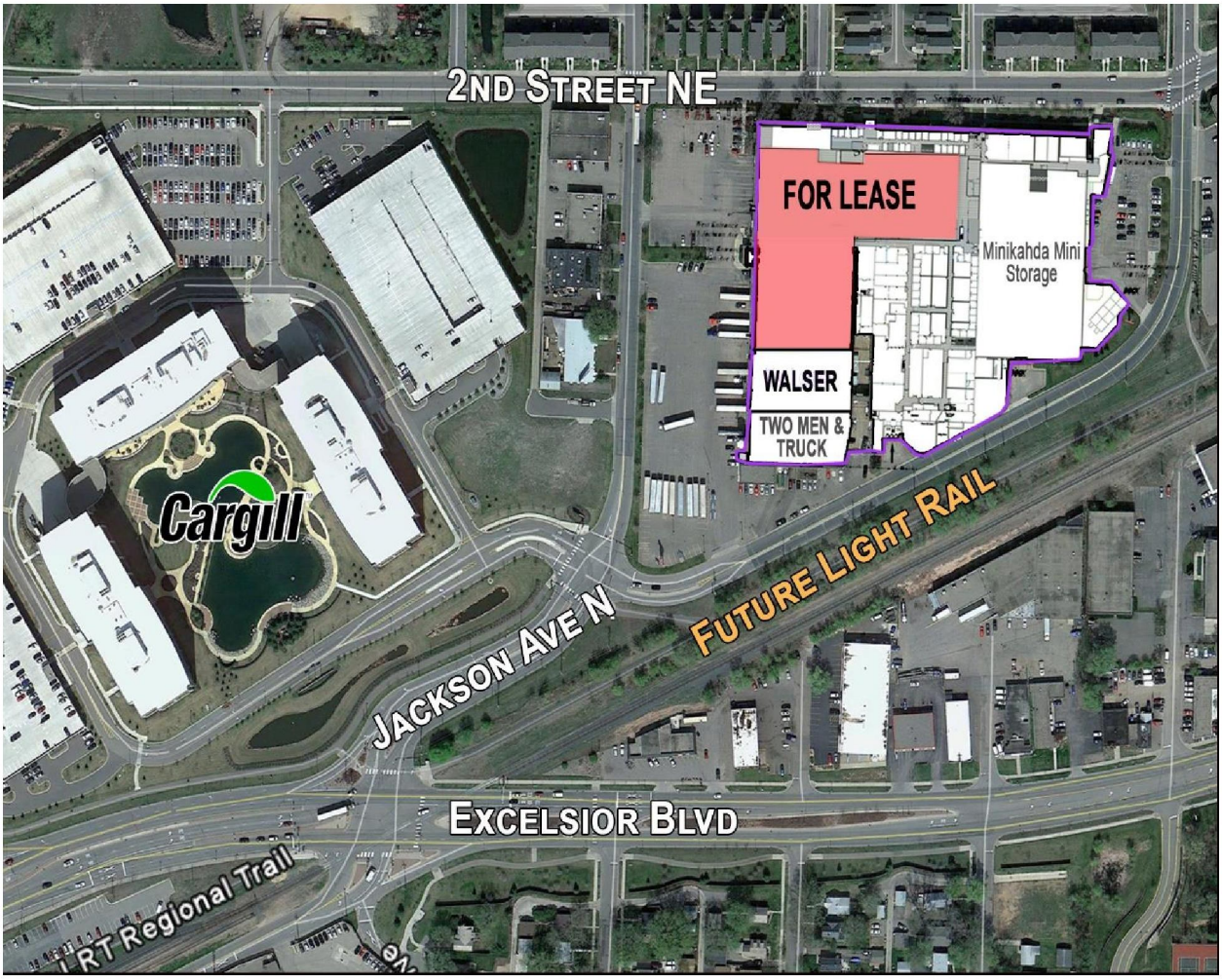
Gerard Balan, Chair

Site Location Map for 600 – 2nd Street Northeast



Project Narrative in Support of Conditional Use Permit for Excelsior Tech Center, 750 2nd Street, Hopkins, Minnesota

Hopkins Mainstreet II, LLC ("Owner") is the owner of the Excelsior Tech Center located at 750 2nd Street, Hopkins, Minnesota (the "Property"). Owner has entered into a lease of a portion of the Property with Black Wolf Moving Minnesota, LLC, dba Two Men and A Truck ("Two Men"). Two Men are going to take the former ApplianceSmart space.



Two Men is a local franchised moving company serving the Minneapolis – Saint Paul area. Two Men are basing their business out of The Excelsior Tech Center in Hopkins, and we will have smaller spoke operations in both Woodbury and Brooklyn Park. Two Men is the world's largest franchised moving company and is dedicated to delivering the highest quality of services.

Two Men has determined that they will need a conditional use permit ("CUP") to park their 20 moving Box trucks overnight at the Property. While Two Men only currently have 20 Box Trucks the CUP is seeking permission to park overnight up to 30 Box trucks assuming expansion of the business. A Box truck is 26-32 feet in length and 13 feet tall.

TYPICAL BOX TRUCK



The Owner is proposing screening (fencing and landscaping) to be set back 20 feet from the property line. This will compliment the 9 overstory trees planted in the Blvd. right of way planted by the Owner 16 years ago.

LOOKING NORTH ON JACKSON AVE



LOOKING SOUTH ON JACKSON AVE



The Property is located in the I-2 industrial district pursuant to the City of Hopkins zoning codes. Section 540.01 of the code provides that in the I-2 industrial district, storage is a general permitted use and office is listed specifically as a permitted use. Two Men plans to use the exterior parking lot at the Property to park their Box Trucks overnight. Such use is consistent with the City of Hopkins code Section 525.13 for the following reasons (lettering corresponds to standards in City code):

(a) Exterior parking of company vehicles in the I-2 industrial district is consistent with industrial uses and the City's development plans for such areas, including the comprehensive plan. There are numerous businesses in the I-2 industrial district that consistently have exterior parking of company vehicles.

(b) Exterior parking by Two Men of company vehicles is consistent with the City's zoning ordinances and CUP standards. Such off-street parking is accessory to, and typical of uses customarily associated with, the permitted uses in the I-2 industrial district.

(c) Pursuant to the proposed site improvements plans submitted with the CUP application, the building located on the Property, the open spaces, and proposed screened area for the outdoor parking of Two Men's company vehicles are visually harmonious with the neighborhood and provides a functional use of the Property.

(d) The proposed exterior parking is consistent with a functional and harmonious design. Please the MDG comments attached

(e) Exterior parking of vehicles in the existing parking lot of the Property will not have any impact on energy conservation.

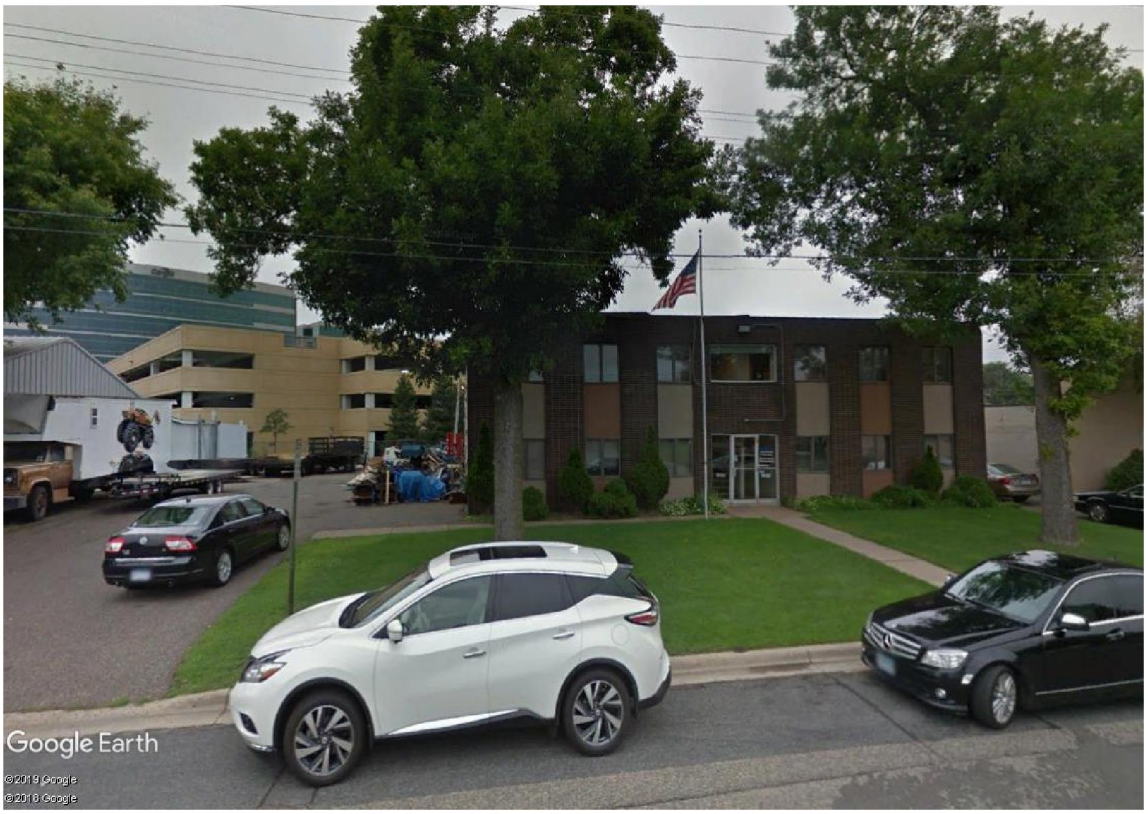
(f) The proposed site improvement plans will provide sight buffers to adjacent properties. No other protective measures are necessary.

(g) The exterior parking of company vehicles on the Property by Two Men will not have any impact on adjacent and neighboring properties.

(h) Exterior parking of company vehicles by Two Men will have no impact to vehicular traffic in the area and will not impose any traffic hazards.

NEIGHBORS ACROSS JACKSON






Google Earth
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Momentum Design Group

October 9, 2019

Jason Lindahl, AICP
City Planner
City of Hopkins
1010 First Street South
Hopkins, Minnesota 55343

RE: TWO MEN AND A TRUCK CONDITIONAL USE PERMIT
EXCELSIOR TECH CENTER

Mr. Lindahl,

We are in receipt of your request for several items to complete the application for CUP by The Beard Group. Momentum Design Group offers the following responses as a narrative to the application.

SECTION 525.13, SUBDIVISION 15. GENERAL STANDARDS FOR CONDITIONAL USE PERMIT:

A. ***The consistency with the elements and objectives of the City's development plan, including the comprehensive plan and any other relevant plans at the time of request–*** Office and Storage warehouse functions are approved within the city's I-2 zoning.
B. ***Consistency with this ordinance–*** The proposed use of outdoor storage is permitted by the current ordinance.
C. ***Creation of a harmonious relationship of buildings and open spaces with natural site features and with existing and future buildings having a visual relationship to the development–*** The proposed design incorporates screening elements at the edge of the parking lot in order to minimize visibility into the site.
D. ***Creation of a functional and harmonious design for structures and site features, with special attention to the following*:**
    1. ***An internal sense of order for the buildings and uses on the site and provision of a desirable environment for occupants, visitors and the general community–*** The design locates the truck parking at the perimeter of the site to allow customers to park closer to the building entry.
    2. ***The amount and location of open space and landscaping–*** The design includes a significant amount of tall landscaping to break up the fencing at the perimeter of the truck parking.
    3. ***Materials, textures, colors and details of construction as an expression of the design concept and the compatibility of the same with the adjacent and neighboring structures and uses landscaping–*** The added landscaping is appropriate for this region and will provide visual interest at the perimeter of the site.
    4. ***Vehicular and pedestrian circulation, including walkways, interior drives and parking in terms of location and number of access points to the public streets, width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic and arrangements and amount of parking–*** Access points to the street

shall remain as per current design. However, the proposed parking arrangement will provide a more logical layout and promote a controlled direction of travel through the modified parking lot.

E. ***Promotion of energy conservation through design, location, orientation and elevation of structures, the use and location of glass in structures and the use of landscape materials and site grading–*** Site grading shall remain in its current design. However, the introduction of landscaping islands will facilitate better water infiltration.

F. ***Protection of adjacent and neighboring properties through reasonable provision for surface water drainage, sound and sight buffers, preservation of views, light and air and those aspects of design not adequately covered by other regulations which may have substantial effects on neighboring land uses–*** No surface drainage amounts or patterns will be changed by this request. The current uses of the site incorporate heavy truck use and the sound emanating from this site will not change from its current use. The incorporation of the landscaping buffers will add visual interest to the site and break up the long expanse of the parking lot. Preservation of views will not change from this proposed use. This proposed use is similar to the current use and will not affect adjacent properties.

G. ***The use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor tend to or actually diminish and impair property values within the neighborhood–*** Properties in the vicinity of this site have similar uses.

H. ***In Institutional zoning districts, the Conditional Use Permit application shall comply with the standards, conditions and requirements stated in Section 542.03 of this Ordinance–*** Not applicable.

I. ***Traffic impacts such as increases in vehicular traffic, changes in traffic movements, traffic congestion, interference with other transportation systems or pedestrian traffic, and traffic hazards shall be considered by the Planning & Zoning Commission and City Council in evaluating an application for a Conditional Use Permit–*** The building is very near to the access ramps of US-169 north and south. The truck traffic will be greater at the start and end of the day, as the vehicles will be directed by dispatch throughout the day via radio. The trucks will not return to the office during the day.

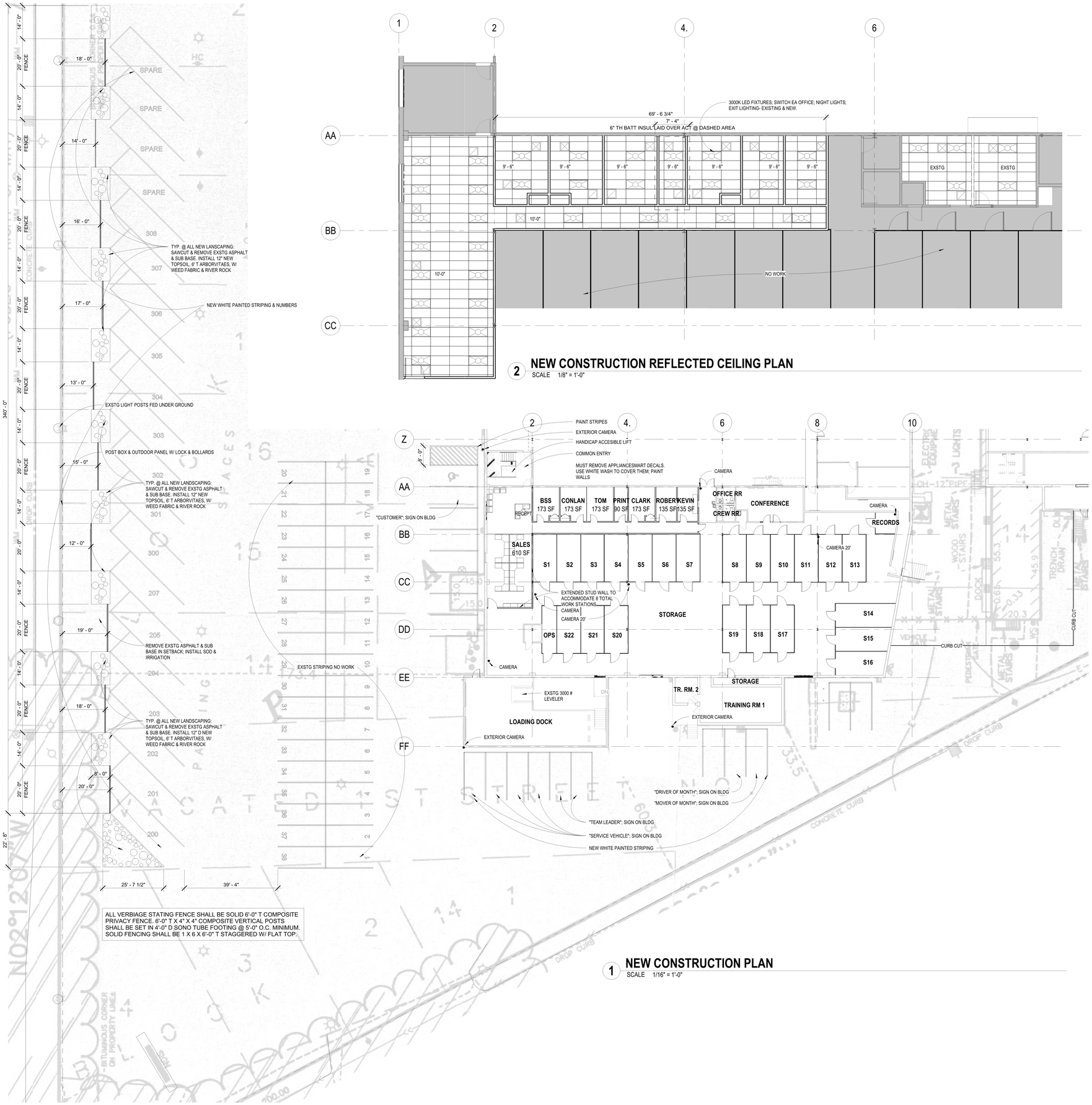
If you have any questions or comments regarding these items, please give me a call.

Sincerely,

Momentum Design Group, LLC.



Jeff Wrede, Architect
Partner
612 554 9992



1 NEW CONSTRUCTION PLAN
SCALE 1/16" = 1'-0"

2 NEW CONSTRUCTION REFLECTED CEILING PLAN
SCALE 1/8" = 1'-0"

PROJECT FLOOR PLAN NOTES:

1. FIRE EXTINGUISHERS (FE) SHALL BE COSMIC-5E, WHICH MEETS THE UL RATING OF 2A10BC. MOUNTING BRACKET SHALL BE SURFACE MOUNTED. QUANTITY- ONE (1) FE IS SHOWN ON THE DRAWING. THE CONTRACTOR SHALL REVIEW WITH THE FIRE MARSHAL AND DETERMINE THE ADEQUATE NUMBER AND LOCATION OF FIRE EXTINGUISHERS FOR THIS SPACE.

2. PREP AND PAINT ALL AFFECTED AREAS OF DRYWALL BY CUTTING, PATCHING, MUDDING, ETC.

3. PAINT ALL NEW AND EXISTING HOLLOW METAL DOOR FRAMES.

4. ALL DOORS MARKED '3070' SHALL BE 3'-0" X 7'-0" 20, FRAMES SHALL BE 2" THICK HOLLOW METAL. DOOR SHALL BE SOLID CORE WOOD (SPECIES TO MATCH), STAIN AND POLY DOORS TO MATCH EXISTING. HARDWARE TO MATCH EXISTING.

5. ALL DOORS MARKED '6070' SHALL BE 6'-0" X 7'-0", FRAMES SHALL BE 2" THICK HOLLOW METAL. DOOR SHALL BE SOLID CORE WOOD (SPECIES TO MATCH), STAIN AND POLY DOORS TO MATCH EXISTING. HARDWARE TO MATCH EXISTING.

GENERAL NOTES:

1. CENTER NEW DOOR FRAMES ON EXISTING LINTELS. SAWCUT FOR 3'-4" ROUGH OPENING FROM FLOOR TO BOTTOM OF EXISTING STEEL LINTEL.

GENERAL REFLECTED CEILING NOTES:

1. ALL ITEMS PENETRATING A SUSPENDED CEILING GRID TILE SYSTEM SHALL BE CENTERED ON THE TILE. (IE SPRINKLER HEADS, LIGHT FIXTURES, SPEAKERS, EXIT LIGHTS, SMOKE DETECTORS, ETC.)

2. ALL ACOUSTICAL CEILING SYSTEMS SHALL BE EDGED WITH AN 'L' TRACK AT THE PERIMETER OF THE SYSTEM, INCLUDING LOCATIONS WHERE UPPER CASEWORK EXTENDS TO THE CEILING.

3. ANY LIGHTING SHOWN ON THE REFLECTED CEILING PLAN IS SHOWN FOR REFERENCE ONLY. THE EXACT LIGHT FIXTURE QUANTITIES SHALL BE DICTATED BY THE ELECTRICAL LIGHTING PLANS (BY OTHERS). LOCATIONS SHALL BE COORDINATED WITH ALL WALLS AS SHOWN ON THE ARCHITECTURAL PLANS. QUANTITY DISCREPANCIES SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL ENGINEER AND THE CONTRACTOR. LANDLORD SHALL REVIEW THE NEW WORK PLAN.

4. LOCATIONS OF LIGHT FIXTURES SHALL TAKE PRIORITY OVER THE LOCATION OF ALL OTHER CEILING MOUNTED, OR ABOVE CEILING EQUIPMENT. ALL OTHER EQUIPMENT SHALL BE COORDINATED WITH THE LIGHTING LAYOUT. CONTRACTOR SHALL NOTIFY THE ARCHITECT IF THERE IS A CONFLICT WITH THE PLACEMENT OF THE LIGHT FIXTURES.

5. THE TYPE OF CEILING INDICATED ON THE REFLECTED CEILING PLAN TAKES PRECEDENCE OVER THE INTERIOR FINISH SCHEDULE. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE REFLECTED CEILING PLAN AND THE INTERIOR FINISH SCHEDUE.

6. NEW GRID SHALL MATCH EXSTG GRID HGT AND DIRECTION.

7. NEW CEILING TILES SHALL MATCH EXSTG DESIGN, MFR, AND THICKNESS.

8. PRIOR TO CEILING TILE INSTALLATION, DEMO ALL ABANDONED LOW VOLTAGE AND LINE VOLTAGE WIRING.

CODE ANALYSIS:

DRAWINGS, SPECIFICATIONS AND CONSTRUCTION SHALL COMPLY WITH 2015 EDITION OF THE MINNESOTA STATE CODE.

OCCUPANCY CLASSIFICATION: 2015 MNSBC CHAPTER 3
(SECTION 302)

GROUP:	DESCRIPTION OF AREA:
B	OFFICE= 3,713 SF
S-1	STORAGE- MODERATE HAZARD WAREHOUSE= 11,940 SF

SEPARATED OCCUPANCIES: 2015 MNSBC CHAPTER 5

(TABLE 508.3.1) NO SEPARATION REQUIRED ACCESSORY OCCUPANCY <10% OF THE AREA OF THE BUILDING STORY

TYPE OF CONSTRUCTION: 2015 MNSBC CHAPTER 6
(SECTION 602)

TYPE II-B — CONSTRUCTION TYPE HAS BEEN DETERMINED BASED UPON SITE OBSERVATIONS OF THE EXISTING CONSTRUCTION, LIMITED IN SCOPE TO THE TENANT IMPROVEMENT AREA. EXISTING AND NEW CONSTRUCTION OF THIS TYPE OF CONSTRUCTION IN WHICH THE BUILDING ELEMENTS LISTEN IN TABLE 601 ARE OF NONCOMBUSTIBLE MATERIALS, EXCEPT AS PERMITTED IN SECTION 603.

BUILDING CONSTRUCTION:

TENANT AREA:	15,653 GSF
TYPE OF CONSTRUCTION:	TYPE II-B
NUMBER OF STORIES:	ONE STORY
TENANT OCCUPANCY:	B, S1
FIRE SPRINKLER PROTECTION:	FULLY SPRINKLED
ALLOWABLE AREA:	UNLIMITED AREA 60' CLEAR AROUND BUILDING (IBC 507.3)
EGRESS WIDTH:	44" MINIMUM
EXIT ACCESS TRAVEL DISTANCE:	250 FEET (2015 MNSBC TABLE 1016.2)

NOTE: SEE EXCELSIOR TECH CENTER COMMON AREA PLANS FOR COMMON ENTRY, RESTROOMS, ELEVATOR AND ROOF ACCESS.

FIRE RESISTANT RATING REQUIREMENTS: 2015 MNSBC CHAPTER 6

CONSTRUCTION TYPE: II-B

CONDITION:	TYPE:
STRUCTURAL FRAME	0 HOUR
BEARING WALLS (EXTERIOR)	0 HOUR
BEARING WALLS (INTERIOR)	0 HOUR
NON-BEARING WALLS (EXTERIOR)	0 HOUR
NON-BEARING WALLS (INTERIOR)	0 HOUR
FLOOR CONSTRUCTION	0 HOUR
ROOF CONSTRUCTION	0 HOUR

CODE REVIEW:

USE	TYPE	SQ. FEET	OCC. FACTOR	OCCUPANCY	2 EXITS REQ'D
OFFICE	B	3,713 GSF	100	38	NO
WAREHOUSE	S-1	11,940 GSF	300	40	YES
TOTAL		15,653 GSF		78	

NOTE: SQUARE FOOTAGES FOR BUILDING PERMIT ONLY

PLUMBING REVIEW:

USE	TYPE	OCCUPANCY	OCC./2	REQ'D M/F
OFFICE	B	38	19	1/1
WAREHOUSE	S-1	40	20	1/1

Momentum Design Group
765 North Hampden Avenue, #150
St. Paul, Minnesota 55114
952.583.9798

125 JACKSON NORTH- SUITE 200
EXCELSIOR TECH CENTER, HOPKINS, MN

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PRINT NAME: JEFFREY S. WEISS — SIGNATURE:
ARCHITECT
LICENSE #: NUMBER: DATE: 10/14/2019

Date	10/14/2019
Project Architect	JSW
Project Number	19057

TWO MEN AND A TRUCK

A04

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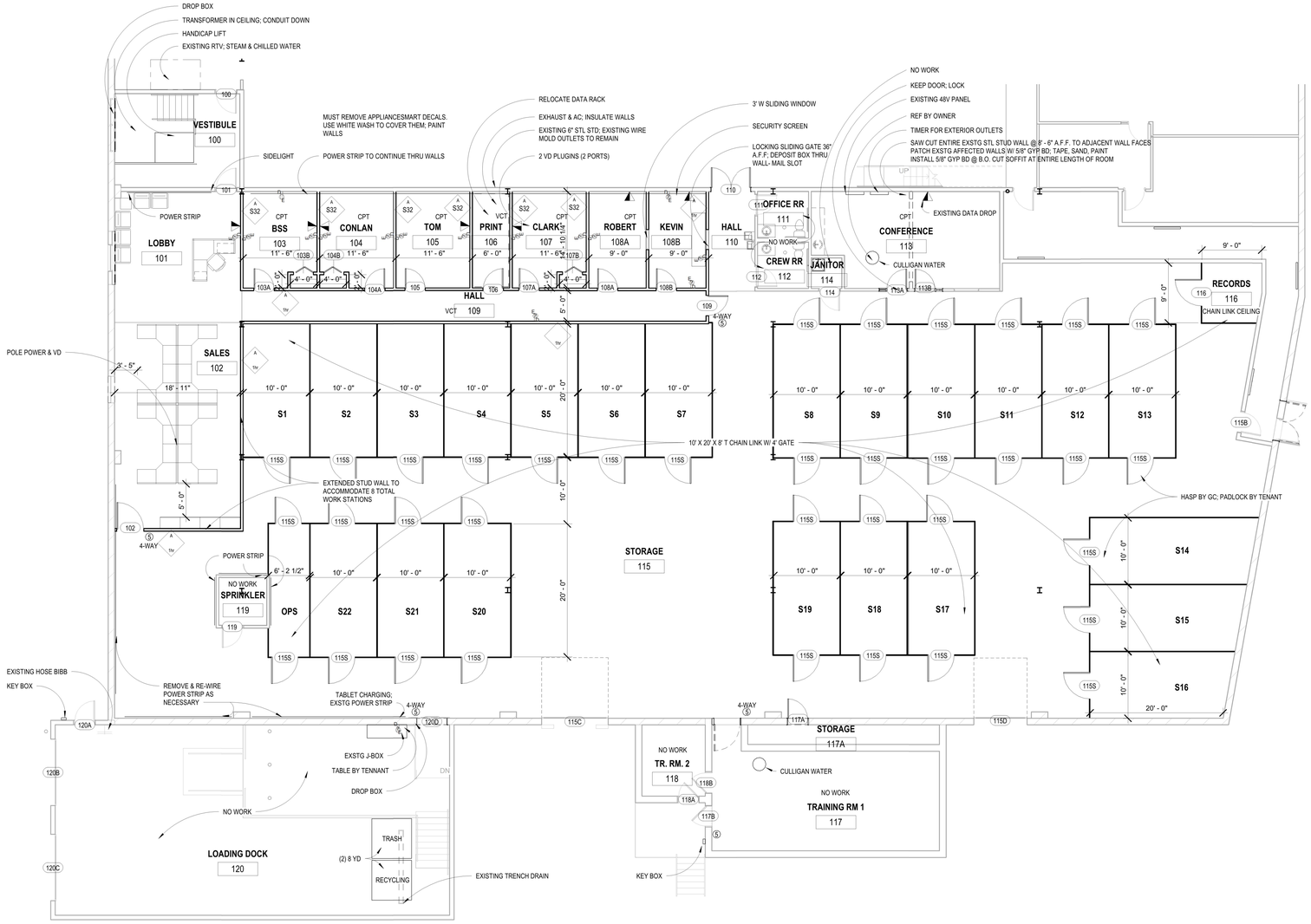

2 DEMOLITION & NEW CONSTRUCTION - ENLARGED VIEW

SCALE 1/8" = 1'-0"

GENERAL NOTES - DEMOLITION:

1. EXTENT OF DEMOLITION IS CONTAINED IN BUT NOT LIMITED TO AREAS INDICATED ON PLAN AS EXTENTS OF CONSTRUCTION.

2. ALL PROPER EXITING, LIFE SAFETY ITEMS AND APPLICABLE CODES SHALL BE MAINTAINED THROUGH OUT THE EXTENT OF THE DEMOLITION PROCESS.

3 DEMO CONTRACTOR SHALL VISIT SITE AND BUILDING PRIOR TO PREPARING AND SUBMITTING BIDS.

4. ALL DEBRIS REMOVED FROM THE BUILDING SHALL BE DISPOSED OF OFF SITE IN A LEGAL MANNER. CONTRACTOR SHALL COORDINATE WITH THE LANDLORD FOR LOCATION AND REMOVAL OF DUMPSTERS.

5. IF ASBESTOS, OR OTHER UNKNOWN MATERIALS ARE ENCOUNTERED, NOTIFY THE LANDLORD AND ARCHITECTIMMEDIATELY AND STOP DEMOLITION UNTIL LANDLORD DIRECTS CONTRACTOR TO CONTINUE.

6. IDENTIFY ALL NON-CODE COMPLIANT CONDITIONS, AND NOTIFY ARCHITECT.

7. IDENTIFY ALL ABANDONED LINE VOLTAGE AND LOW VOLTAGE WIRING AND CONDUITS WITHIN THE CEILINGS AND REMOVE CONDUITS, WIRE, BOXES, AND OTHER ELEMENTS.

8. PREP ALL DEMO'D FLOOR SURFACES FOR NEW FLOORING MATERIAL; SEE SCHEDULE.

9. CONTACT ARCHITECT PRIOR TO REMOVAL OF ANY STRUCTURAL ELEMENTS NOT ACCOUNTED FOR ON THE DEMOLITION PLAN(S).

10. SHORE EXISTING STRUCTURE AS REQUIRED DURING CONSTRUCTION. STRUCTURAL ENGINEER SHALL BE CONSULTED ON ALL SHORING MEMBERS AND TECHNIQUES.

11. REMOVE ALL ITEMS SHOWN AS DASHED ON THE PLANS. ITEMS SHALL INCLUDE BUT NOT BE LIMITED TO WALLS, STEEL STUDS, DRYWALL, VINYL, RUBBER, OR CARPET BASE, DOORS, FRAMES, AND HARDWARE.

12. AT ALL WALLS TO BE DEMOLISHED, REMOVE ELECTRICAL WIRING, CONDUIT, SWITCHING, BOXES, LOW VOLTAGE WIRING AND BOXES.

13. WHERE ENTIRE LENGTH OF WALLS ARE SCHEDULED TO BE DEMOLISHED, ASSOCIATED CEILINGS SHALL BE REMOVED. CEILINGS SHALL INCLUDE ACOUSTIC CEILING TILES, LIGHTING, HVAC, AND GRIDS.

14. REMOVE ALL ITEMS SHOWN AS DASHED INCLUDING BUT NOT LIMITED TO; DOORS, FRAMES, DOOR HARDWARE, WOOD AND STEEL STUDS, DRYWALL, CLAY TILE PARTITIONS, CMU INFILL, CEILINGS, GRIDS, SOFFITS, ETC.

15. REMOVE ALL ABANDONED LOW-VOLTAGE WIRING, LINE-VOLTAGE WIRING AND CONDUITS, DOMESTIC WATER SUPPLY, PLUMBING WASTE, NATURAL GAS, STEAM, COMPRESSED AIR, AND WATER LINES ASSOCIATED WITH THE AREA TO BE DEMOLISHED. EXSTG AIR/PNEUMATIC LINES SHALL REMAIN.

16. ALL DEMOLISHED FLOOR SURFACES SHALL SWEPT FREE AND CLEAR OF ALL MATERIAL FOR NEW FLOORING MATERIAL INSTALLATION.

17. DURING CONSTRUCTION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO KEEP THE JOBSITE SECURE FROM NON-CONSTRUCTION OCCUPANTS.

18. TEMPORARY LIGHTING SHALL BE INSTALLED BY GENERAL CONTRACTOR AS REQUIRED DURING CONSTRUCTION.

19. THE LANDLORD SHALL HAVE A REPRESENTATIVE AVAILABLE (BRIAN GAMST 952-994-1605) DURING ALL ASPECTS OF DEMOLITION. ALL QUESTIONS AND/OR DISCREPANCIES SHALL BE DIRECTED TO THE ARCHITECT AND/OR BRIAN FOR BUILDING COORDINATION.

20. ALL NEW STL STUD WALLS SHALL BE 10'-0" TALL EXCEPT INTERMEDIATE WALLS IN RMS 103-108B; SEE RCP.

DEMOLITION KEYNOTES:

1. REMOVE WALL PARTITION TO DECK.
2. REMOVE HM DOOR AND FRAME. LOCKSET'S SHALL BE REMOVED AND SALVAGED BY LANDLORD.
3. REMOVE CEILING GRID. LIGHTING TO BE MODIFIED AND SUPPLEMENTED FOR NEW STORAGE ROOM LAYOUT. RE-WIRE SWITCHING FOR NEW LAYOUT W/ TIMERS. WIRING BY DESIGN/BUILD ELECTRICAL ENGINEER.
4. REMOVE PARTITION TO ABOVE CEILING GRID.
5. REMOVE PORTION OF WALL AND PREP OPENING FOR NEW DOOR AND FRAME.
6. SAWCUT OPENING IN EXSTG STUD WALL. OPENING SHALL BE 7'-8" TAL WIDTH AS SHOWN ON NEW WORK PLAN.
7. CEILING TO REMAIN. RE-WIRE LIGHTING FOR SWITCHING BY DESIGN/BUILD ELECTRICAL ENGINEER. PROVIDE DESIGN DRAWINGS/ SHOP DRAWINGS TO LANDLORD FOR REVIEW AND APPROVAL.
8. CAP AND ABANDON ALL SUPPLY, WASTE, AND VENT UTILITIES AT RESTROOMS/ DRINKING FOUNTAINS.
9. DEMO PORTION OF STUD WALL FOR NEW DOOR FRAME; SEE NEW CONSTRUCTION PLAN

TWO MEN AND A TRUCK ROOM FINISH SCHEDULE

NUMBER	ROOM NAME	FLOOR	BASE	WALL FINISH	CEILING	NOTES
100	VESTIBULE	NO WORK	NO WORK	NO WORK	NO WORK	
101	LOBBY	CARPET	4" CPT	PT-1	ACT-1	
102	SALES	CARPET	4" CPT	PT-1	ACT-1	
103	BSS	CARPET	4" CPT	PT-1	ACT-1	
104	CONLAN	CARPET	4" CPT	PT-1	ACT-1	
105	TOM	CARPET	4" CPT	PT-1	ACT-1	
106	PRINT	VCT	4" VINYL	PT-1	ACT-1	
107	CLARK	CARPET	4" CPT	PT-1	ACT-1	
108A	ROBERT	CARPET	4" CPT	PT-1	ACT-1	
110	HALL	EXSTG	4" VINYL	PT-1	NO WORK	
111	OFFICE RR	NO WORK	NO WORK	NO WORK	ACT-1	
112	CREW RR	NO WORK	NO WORK	NO WORK	ACT-1	
113	CONFERENCE	VCT	4" VINYL	PT-1	SEE NOTES	CUT EXISTING WALL 8'-6" A.F.F. PER PLANS TO CREATE SOFFIT; INSTALL ACT ON EITHER SIDE
114	JANITOR	NO WORK	NO WORK	NO WORK	ACT-1	
115	STORAGE	NO WORK	SEE NOTE	SEE NOTE	NO WORK	4" VINYL BASE @ NEW STL STUD WALLS; SAND, TAPE & PAINT NEW STUD WALLS
116	RECORDS	NO WORK	NO WORK	NO WORK	SEE NOTES	CAGED W/ CHAIN LINK CEILING 8' A.F.F.
117	TRAINING RM 1	NO WORK	NO WORK	NO WORK	NO WORK	
117A	STORAGE	NO WORK	NO WORK	NO WORK	NO WORK	
118	TR. RM. 2	NO WORK	NO WORK	NO WORK	NO WORK	
119	SPRINKLER	NO WORK	NO WORK	NO WORK	NO WORK	
120	LOADING DOCK	NO WORK	NO WORK	NO WORK	NO WORK	

DOOR SCHEDULE - TWO MEN AND A TRUCK

NUMBER	WIDTH	HEIGHT	DOOR MATERIAL	DOOR TYPE	FRAME MATERIAL	FRAME TYPE	HARDWARE GROUP	COMMENTS
100	3' - 0"	7' - 0"	EXSTG	EXSTG	EXSTG	EXSTG	N/A	
101	3' - 0"	7' - 0"	EXSTG	EXSTG	EXSTG	EXSTG	N/A	NEW CORE, KEY SEPARATELY; CLASSROOM LOCK
102	4' - 0"	8' - 0"	WOOD	NL	HM	1		STOREROOM LOCK; CIPHER MANUAL CODE
103A	3' - 0"	7' - 0"	WOOD	F	HM	1		CLASSROOM LOCK
103B	3' - 0"	7' - 0"						
104A	3' - 0"	7' - 0"	WOOD	F	HM	1		CLASSROOM LOCK
104B	3' - 0"	7' - 0"						
105	3' - 0"	7' - 0"	WOOD	F	HM	1		CLASSROOM LOCK
106	3' - 0"	7' - 0"	WOOD	F	HM	1		STOREROOM FUNCTION
107A	3' - 0"	7' - 0"	WOOD	F	HM	1		CLASSROOM LOCK
107B	3' - 0"	7' - 0"						
108A	3' - 0"	7' - 0"	WOOD	F	HM	1		CLASSROOM LOCK
108B	3' - 0"	7' - 0"	WOOD	F	HM	1		CLASSROOM LOCK
109	3' - 0"	7' - 0"	WOOD	F	HM	1		
110	6' - 0"	7' - 0"	HM	EXSTG	HM	EXSTG		
111	3' - 0"	7' - 0"	EXSTG	EXSTG	EXSTG	EXSTG		PRIVACY LOCK; EXSTG
112	3' - 0"	7' - 0"	EXSTG	EXSTG	EXSTG	EXSTG		PRIVACY LOCK; EXSTG
113A	3' - 0"	7' - 0"	HM	EXSTG	HM	EXSTG		
113B	3' - 0"	7' - 0"	EXSTG	EXSTG	EXSTG	EXSTG		CLASSROOM LOCK
114	3' - 0"	7' - 0"	EXSTG	EXSTG	EXSTG	EXSTG		
115B	3' - 0"	7' - 0"	EXSTG	EXSTG	EXSTG	EXSTG		
115C	10' - 0"	10' - 0"	EXSTG	EXSTG	EXSTG	EXSTG		
115D	8' - 0"	10' - 0"	EXSTG	EXSTG	EXSTG	EXSTG		
115S	4' - 0"	8' - 0"	CL	CL	CL	2		CHAIN LINK GATE; HASP BY G.C.; PADLOCK BY TENANT
116	4' - 0"	8' - 0"	CL	CL	CL	2		
117A	3' - 0"	7' - 0"	EXSTG	EXSTG	EXSTG	EXSTG		STOREROOM FUNCTION
117B	3' - 0"	7' - 0"	EXSTG	EXSTG	EXSTG	EXSTG		
118A	3' - 0"	7' - 0"	EXSTG	EXSTG	EXSTG	EXSTG		
118B	3' - 0"	7' - 0"	EXSTG	EXSTG	EXSTG	EXSTG		
119	3' - 0"	7' - 0"	EXSTG	EXSTG	EXSTG	EXSTG		REKEY BLDG MASTER
120A	3' - 0"	7' - 0"	EXSTG	EXSTG	EXSTG	EXSTG		CLASSROOM LOCK
120B	10' - 0"	10' - 0"	EXSTG	EXSTG	EXSTG	EXSTG		
120C	10' - 0"	10' - 0"	EXSTG	EXSTG	EXSTG	EXSTG		
120D	6' - 2"	10' - 0"	EXSTG	EXSTG	EXSTG	EXSTG		

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PRINT NAME: ARCHITECT
LICENSE # NUMBER DATE: 10/14/19 SIGNATURE:

Date	10/14/19
Project Architect	Checker
Project Number	19057

TWO MEN AND A TRUCK

A05

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Internet #204832472 Model # 73014524



Share Save to Favorites Print

Veranda

Linden 6 ft. H x 8 ft. W Cypress Vinyl Privacy Fence Panel Kit

★★★★½ (371) Write a Review Questions & Answers (595)

- Vinyl fence panel contours to the slopes in your yard
- Easy fence installation - no special tools, brackets or screws
- Professional grade vinyl fence panel requires low maintenance

$139.98 /piece

Save up to $100 on your qualifying purchase.
Apply for a Home Depot Consumer Card

Color/Finish: **Cypress**

Nominal Panel Height x Width (ft.): **6 ft x 8 ft**

6 ft x 8 ft

☐ **GET EXPERT IN-HOME INSTALLATION**
A local pro will take care of the job for you.
What to Expect

Quantity - 1 +

Not in Your Store - We'll Ship It There

Add to Cart

We'll send it to St Louis Park for free pickup

Available for pickup
October 22 - October 25

Check Nearby Stores

We'll Deliver It to You

Add to Cart

Standard Delivery

Expect it
October 24 - October 28

Delivery Options

Or buy now with

We're unable to ship this item to:
AK, GU, HI, PR, VI

Easy returns in store and online
Learn about our return policy

More Like This



Current Item



Veranda 6 ft. x 6 ft. Wicker Lattice Vinyl Top Fence

(0)

$91.59

Add To Cart



Veranda Carlsbad 6 ft. H x 8 ft. W Cypress Vinyl

(4)

$177.30/piece

Add To Cart



Veranda Bryce 6 ft. H x 8 ft. W Sand Vinyl Un-

(42)

$143.16/piece

Add To Cart



Veranda Washington 5 ft. H x 6 ft. W Sand

(99)

$93.10/piece

Add To Cart



Veranda Missouri 6 ft. H x 6 ft. W Sand Vinyl Fence

(5)

$136.59/piece

Add To Cart

Product Overview

With an exceptional variety of different styles, Linden 6 ft. H x 8 ft. W Cypress Vinyl Privacy Fence Panel Kit is perfect for the pro or the do-it-yourselfer. Our vinyl fence offers the perfect combination of high quality and low maintenance you have been looking for. The lightweight kit components make installation fast and easy. The easy-to-assemble fence panel kit allows you to add privacy and curb appeal to your home.

- Made of durable, low maintenance vinyl
- Cypress finish gives the appeal of wood fencing without the maintenance
- Unlike wood fences, it does not require sanding nor painting
- Lightweight design for easy and fast installation
- Solid vinyl panels eliminate gaps and knot holes common in wooden privacy fences
- Withstands the impact of rain and moisture better than wood fences
- 6 ft. H x 8 ft. W with a privacy panel pattern
- Materials needed - panel kit, posts, post tops, post clips, concrete and pea gravel
- Seamless look built for various terrains
- Easy to install for the do-it-yourselfer
- Post, post tops and brackets are sold separately
- Once assembled actual panel size is 70 in. x 92 in.
- Coordinating posts include: model # 73014525 - line, model # 73014526 - corner and model # 73014527 - end/gate
- Panel follows the slope of your yard

Info & Guides

- FAQ
- Installation Guide
- Instructions / Assembly
- Use and Care Manual
- Warranty

You will need Adobe® Acrobat® Reader to view PDF documents.
Download a free copy from the Adobe Web site.







Techny Arborvitae

Thuja occidentalis 'Techny'

Sku #7297

A broadly based pyramidal form having dense foliage that maintains its handsome dark green coloring all year. Excellent for medium to tall hedges or screens. Evergreen.

Light Needs	Partial to full sun	
Water Needs	Water regularly in extreme heat. Requires less water once established.	
USDA Zone ?	3 - 8	Grows in your zone: 4 Change

Note: This plant is not currently for sale. This is page is preserved for informational use.



Green Giant Western Arborvitae
Starting at $79.00



Grune Kugel Western Red Cedar
Starting at $19.95



Green Sport Western Red Cedar
Starting at $79.00

Share Add to Wishlist

DETAIL CARE REVIEWS

Key Feature

Waterwise Plant

Light Needs

Partial to full sun

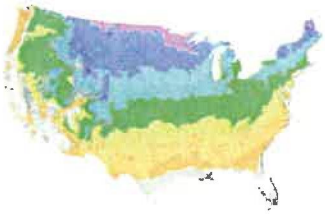
Landscape Uses

Border, Very Wet Areas, Windbreak, Woodland Garden

Watering Needs:	Water regularly in extreme heat. Requires less water once established.
Botanical Pronunciation:	THOO-yuh ok-si-den-TAY-lis
Plant type:	Conifer
Deciduous/evergreen:	

This Plant's Growing Zones: 3 - 8

(Hardy down -30 to -20 °F)



Your USDA Cold Hardiness Zone: 4

This plant can grow in your zone!

Change Zone

	Evergreen
Growth habit:	Pyramidal
Growth rate:	Slow
Average landscape size:	Slow growing to 12 to 15 feet tall, 6 to 8 feet wide.
Special features:	North American Native Selection , Waterwise , Year-round interest
Foliage color:	Dark Green
Blooms:	Does not flower
Design Ideas	The broadly pyramidal form of this conifer makes it an excellent accent for the border or at the bottom of the drive. Use it in small beds in the lawn for an evergreen statement. It also makes a fine hedge that fills in well.

October 22, 2019 Application 2019-16-TA-PUD-SP-CUP

Zoning Text Amendment, Planned Unit Development Rezoning, Site Plan and Conditional Use Permit Applications to Allow Redevelopment at 510 Blake Road North

Proposed Action: Staff recommends the Planning & Zoning Commission approve the following motions:

- Move to adopt Planning Commission Resolution 2019-14, recommending the City Council approve an ordinance amending Section 538.03, Subdivision 2(V) related to the location of banks and savings and loan institutions.
- Move to adopt Planning Commission Resolution 2019-15, recommending the City Council approve an ordinance rezoning the property at 510 Blake Road North from B-3, General Business to B-3, General Business with a planned unit development, subject to conditions.
- Move to adopt Planning & Zoning Commission Resolution 2019-16, recommending the City Council approve the site plan for the property at 510 Blake Road North, subject to the conditions.
- Move to adopt Planning & Zoning Commission Resolution 2019-17, recommending the City Council approve a conditional use permit allowing a drive-thru for the property located at 510 Blake Road North, subject to the conditions.

Overview

The applicant, Bank of America on behalf of the owner Frauenshuh Hospitality Group, requests a zoning code text amendment, planned unit development (PUD) rezoning, site plan and conditional use permit approvals to redevelop the property at 510 Blake Road North. The site is currently a Dairy Queen fast food restaurant with a drive-thru and located along the west side of Blake Road just south of Cambridge Street and west of Cottageville Park. The applicant plans to redevelop the site into a retail Bank of America facility with a drive-thru. The zoning code text amendment is necessary to remove a dated requirement that banks be located in or adjacent to downtown. The remaining planned unit development (PUD) rezoning, site plan and conditional use permit (CUP) applications are necessary to allow redevelopment of the site into a retail bank with a drive-thru. Based on the findings detailed below, staff recommends approval of these requests.

Primary Issues to Consider

- Background
- Zoning Code Text Amendment
- Planned Unit Development Rezoning
- Site Plan
- Conditional Use Permit
- Engineering Review
- Alternatives

Supporting Documents

- Resolutions
- Site Location Map
- Plans and Building Elevations
- Neighborhood Meeting Information

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

BACKGROUND

The subject property was originally constructed in 2004 and contains a Dairy Queen fast food restaurant with a drive-thru. The applicant plans to redevelop the site into a retail Bank of America facility with a drive-thru. Based on the applicant's plans, the following approval are necessary for this project:

- Zoning code text amendment removing a dated requirement that banks be located in or adjacent to downtown.
- Rezoning from B-3, General Business to B-3 with a Planned Unit Development (PUD).
- Execution of a Planned Unit Development Agreement.
- Site Plan Review
- Conditional use permit (CUP) to allow for the bank's drive-thru.
- Approvals from the Nile Mile Creek Watershed District.

Neighborhood Meeting. The City's public engagement process for this development goes above and beyond the typical statutory requirements for a public hearing and review by the Planning & Zoning Commission and approval by the City Council. It also requires the applicant to host a neighborhood meeting before the public hearing to explain the project, answer questions and take any comments. This meeting took place on October 10, 2019 at the Eisenhower Community Center in room 208. The sign in sheet and a summary of the comment from the meeting are attached for your reference. They show no people attended the meeting to learn about or voice concerns with the project.

Legal Authority. This proposal includes two different types of land use applications. The text amendment and PUD rezoning applications are considered legislative actions. When considering these legislative actions, the City is assigning zoning classifications or creating development standards to regulate the development of certain types of use and/or structures. Under the law, the City has wide flexibility to create standards that will ensure the type of development it desires; however, these regulations must be reasonable and supported by a rational basis relating to promoting the public health, safety and welfare.

By comparison, site plan and conditional use permit applications are considered quasi-judicial actions. For this type of application, the City is acting as a judge to determine if the regulations within the Comprehensive Plan, Zoning Ordinance and Subdivision Ordinance are being followed. Generally, if the applications meet these requirements they should be approved.

ZONING CODE TEXT AMENEMENT

The applicant request a zoning code text amendment to remove Section 538.03, Subdivision 2(V) related to the location of banks and savings and loan institutions. This provision makes these uses a conditional use and requires they be located in the B-2, Central Business District or on land in another commercial zoning district that abuts or is only separated by a public right-of-way from the B-2 district. Removal of this provision is necessary to allow redevelopment of a bank at this location as it does not abut the B-2, Central Business district. Staff recommends approval of this request based on the following findings:

- Removing this provision would be consistent with the both the 2030 Comprehensive Plan and the Draft 2040 Comprehensive Plan – Cultivate Hopkins.
- Removing this provision would be consistent with the existing land use pattern for banks in

Hopkins as there are other banks that are located on land that is not in or abutting the B-2 District.

- Other site plan and conditional use permit requirements for drive-thrus provide adequate regulation for this type of use.
- Removing this provision will not create additional non-conformities.

PLANNED UNIT DEVELOPMENT REVIEW

While the 2030 Comprehensive Plan guided the subject property as Commercial, the Draft 2040 Comprehensive Plan – Cultivate Hopkins guides the property as Activity Center. Although both categories support a bank use at this location, the Activity Center category is intended to surround and support the planned Blake Road and Shady Oak light rail stations along the Southwest LRT Green Line Extension. Future development should include moderate to high density mixed use development designed to complement and enhance the existing development pattern in these areas and support the public investment in transit. The transit supportive vision of the Draft 2040 Comprehensive Plan is also supported by the Blake Road Station Area Plan. Given these designations, staff finds use of a planned unit development appropriate to bridge the gap between the current 2030 Comprehensive Plan and the City's future planning efforts to establish transit supportive and pedestrian friendly land uses around the Blake Road light rail station.

SITE PLAN REVIEW

Standards for reviewing site plan applications are detailed in Section 526 of the City Code. This section establishes site plan the review procedure and provides regulations pertaining to the enforcement of site design standards. These procedures are established to promote high quality development that ensures long-term stability of residential neighborhoods and enhance the built and natural environments within the City as new development and redevelopment activities occur. In this case, site plan review is required because Section 526.01(a) of the City Code requires site plan approval for constructing or enlarging a building.

The subject property is proposed to be rezoned to B-3, General Business with a planned unit development. Generally, the site meets or exceeds the zoning standard for the B-3 district. Staff's review of this development against the standards of the B-3 district is provided below. Based on these findings, staff recommends approval of the site plan, subject to conditions.

Land Use and Zoning Standards. The proposed retail bank with a drive-thru is consistent with the land use and zoning classification assigned to the subject property. The subject property is currently guided Commercial by the 2030 Comprehensive Plan. The Draft 2040 Comprehensive Plan – Cultivate Hopkins guides the subject property as Activity Center. By comparison, the site is zoned B-3, General Business. While banks with drive-thrus are consistent with these land use and zoning designations, use of a PUD allows tailoring of the zoning standards to meet both the current needs of the applicant and the City's transit supportive vision for the area around the future Blake Road light rail station.

Exterior Building Materials. The exterior building materials for the proposed development exceed the site plan review requirements. These standards require new developments to have exterior building materials that are compatible in detail, texture and color to adjacent and neighboring structures. In this case the applicant is proposing the building be a combination of brick and stone with a limited amount of painted stucco and steel accents.

Transparency. In addition to the applicant's use of high quality exterior building materials, they

plan to further enhance the building's appearance and pedestrian friendliness along the front (Blake Road) side of the building. This elevation will be 74 percent windows with the balance being brick and stone. This design goes beyond the requirements of the B-3 district and is more consistent with the transparency requirements of the Mixed Use district.

Building Orientation. The overall design of the site is consistent with City's transit and pedestrian supportive vision for the area around the future Blake Road light rail station. The building is positioned close (20') to the front (Blake Road) property line. This design creates an enhanced street appearance and improved pedestrian access by positioning the drive-thru behind the building and locating vehicle parking along the side and rear of the site.

Vehicle Parking. As designed, this project exceeds the City's off-street parking requirement. These requirements are detailed in City Code Section 550 (Off-Street Parking). These standards require banks to provide at least 1 off-street parking stall for every 250 square feet of gross floor area of the building. In this case, the 4,576 square foot building requires the site provide 19 stalls. With the site plan showing 24 parking stalls, the site has 5 more stalls than required. Given the City's transit supportive vision for the area around the Blake Road light rail station and the increasing use of electronic online banking, staff recommends the applicant redesign the site to either eliminate the extra stalls or show them as proof of parking to be developed should conditions warrant.

It should be noted that the length of the parking stalls does not meet the City's minimum depth requirements. The City requires off-street parking stalls to be a minimum of 20' in depth. In this case, the applicant is proposing stalls that are 18' in depth. Staff is agreeable to this deviation through the PUD given the site's overall transit supportive and pedestrian friendly design.

Vehicle Access. The applicant's redevelopment plans will redesign vehicle access to the site. The existing fast food restaurant has two accesses to Blake Road causing vehicles to enter the site through the northern access and exit using the southern access. This design creates multiple turning movements and pedestrian conflicts. To address these issues, the applicant proposed design eliminates the existing southern access to Blake Road and adds a connection to Cambridge Street via an access easement across the property to the north. With the recent improvements to Blake Road, this design allows right in and right out access from Blake Road or access to the stop light at Cambridge Street and Blake Road.

Pedestrian and Bicycle Access. Overall, the site should have good pedestrian and bicycle access that supports the City's transit supportive and pedestrian friendly vision for the area around the Blake Road light rail transit station. The site will have internal sidewalks that connect entrances on three sides of the building to the City's trail and sidewalk network along Blake Road. In addition, the site plan shows several short-term bicycle parking spaces along the north side of the building. To improve bicycle access, staff recommends a condition of approval require the applicant to relocate these short-term spaces to the pedestrian plaza area along the front (Blake Road) side of the building. Staff further recommends the applicant consider providing long-term bicycle parking within the building.

Landscaping. The applicant's plans meet the City's minimum landscaping requirements. The plans call for landscaping to be installed around the building and drive-thru areas. The landscape plan includes more than 180 plantings including a mixture of deciduous and

coniferous trees and shrubs, ornamental trees, perennial flowers and grasses. A condition of approval shall require the applicant provide a landscape letter of credit equal to 1.5 times the cost of all plantings. The City shall hold this security until all plantings have survived at least one full growing season.

Signage. Building signage is approved through a separate administrative permit. Conceptually, the applicant's plans show wall signs along all four sides of the building. The City's sign regulations are detailed in City Code Section 570. Properties in the B-3 district are allowed up to 3 square feet of sign for every feet of frontage along a public right-of-way, provided no individual sign exceeds 80 square feet.

Trash Enclosure. The applicant's plans meet the City's requirements for trash enclosures. The applicant's plans show a trash enclosure in the northwest corner of the site. Plan details call for the enclosure to be constructed of concrete masonry unit (CMU) blocks with a brick facing that matches the principal building. The enclosure will have a recycled plastic lumber gate.

CONDITIONAL USE PERMIT REVIEW

The applicant's plans call for this site to include a drive-thru. Section 538.03, Subdivision 2(F) allows these facilities through a conditional use permit. The conditional use permit standards for drive-thrus and staff's finding for each are detailed below. Based on these findings, staff recommends approval of this request, subject to conditions.

1. The site is designed and constructed to handle parking and traffic flow according to a plan submitted to and approved by the city;

   Findings: This design provides sufficient vehicle maneuverability and stacking area and will not hinder access to parking.

2. The site drainage is designed and constructed according to a plan submitted to and approved by the city;

   Findings: Site drainage is reviewed and approved by the Minnehaha Creek Watershed district. A condition of approval requires approval by the Minnehaha Creek Watershed District and compliance with all associated conditions of approval.

3. That screening be provided along the property lines to control headlight beams when abutting an R residential district;

   Findings: The applicant's plans call for the drive-thru to be positioned behind the principal building providing a complete screen from the Blake Road right-of-way. The properties to both the north and south are also zoned B-3, General Business, so no additional screening is required.

4. That the front yard and side street yard shall be landscaped and not less than ten feet in depth;

   Findings: Given the drive-thru is positioned behind the building and the property does not have street facing side yards, no additional landscaping is necessary.

ENGINEERING REVIEW

An engineering review was completed on October 7, 2019 on the plan set for Bank of America, 510 Blake Road N, dated 09/20/2019.

Comments

- Watershed approval required. Provide copies of all watershed permits.
- Parking lot/driveway/ROW permit required.
- Protect existing sidewalk/cycle track and pavement on Blake Road.
- Existing curb cut/driveway apron for existing southern entrance shall be removed and replaced to match surroundings. City approval of landscape plan required.
- Provide signage indicating no left turns allowed exiting onto Blake Road. Right out only.
- Right-of-way and city owned parcel to the west shall not be used for snow storage.

ALTERNATIVES

1. Recommend approval of the text amendment, PUD rezoning, site plan and conditional use permit applications. By recommending approval of these applications, the City Council will consider a recommendation of approval.

2. Recommend denial of the text amendment, PUD rezoning, site plan and conditional use permit applications. By recommending denial of these applications, the City Council will consider a recommendation of denial. Should the Planning & Zoning Commission consider this option, it must also identify specific options that support this alternative.

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

CITY OF HOPKINS
Hennepin County, Minnesota

PLANNING AND ZONING COMMISSION RESOLUTION 2019-14

A RESOLUTION RECOMMENDING THE CITY COUNCIL APPROVE AN ORDINANCE AMENDING SECTION 538.03, SUBDIVISION 2(V) RELATED TO THE LOCATION OF BANKS AND SAVINGS AND LOAN INSTITUTIONS

WHEREAS, the applicant, Bank of America on behalf of the owner Frauenshuh Hospitality Group, initiated an application to amend Section 538.03, Subdivision 2(V) related to the location of banks and savings and loan institutions; and

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

1. That the above stated application was initiated by the applicant on September 20, 2019; and

2. That the Hopkins Planning and Zoning Commission, pursuant to published and mailed notice, held a public hearing on the application and reviewed such application on October 22, 2019: all persons present were given an opportunity to be heard; and,

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

WHEREAS, staff recommended approval of the above stated application based on the findings outlined in the staff report dated October 22, 2019.

NOW, THEREFORE, BE IT RESOLVED that the Planning & Zoning Commission of the City of Hopkins hereby recommends the City Council approve an ordinance amending Section 538.03, Subdivision 2(V) related to the location of banks and savings and loan institutions.

Adopted this 22nd day of October, 2019.

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Gerard Balan, Chair

CITY OF HOPKINS
Hennepin County, Minnesota

PLANNING & ZONING COMMISSION RESOLUTION 2019-15

A RESOLUTION RECOMMENDING THE CITY COUNCIL APPROVE AN ORDINANCE REZONING THE PROPERTY AT 510 BLAKE ROAD NORTH (PID 19-117-21-12-0031) FROM B-3, GENERAL BUSINESS TO B-3, GENERAL BUSINESS WITH A PLANNED UNIT DEVELOPMENT, SUBJECT TO CONDITIONS

WHEREAS, the applicant, Bank of America on behalf of the owner Frauenshuh Hospitality Group, initiated an application requesting to rezone the property at 510 Blake Road North (PID 19-117-21-12-0031) from B-3, General Business to B-3, General Business with a planned unit development, subject to conditions, and

WHEREAS, these properties are legally described as Tract A Except Road, Reg. Land Survey No. 1367, Hennepin County, Minnesota; and

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

1. That the above stated application was initiated by the applicant on September 20, 2019; and,

2. That the Hopkins Planning & Zoning Commission, pursuant to published and mailed notice, held a public hearing on the application and reviewed such application on October 22, 2019: all persons present were given an opportunity to be heard; and,

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

WHEREAS, staff recommended approval of the above stated application based on the findings outlined in the staff report dated October 22, 2019.

NOW, THEREFORE, BE IT RESOLVED that the Planning & Zoning Commission of the City of Hopkins hereby recommends the City Council approve an ordinance rezoning the property at 510 Blake Road North (PID 19-117-21-12-0031) from B-3, General Business to B-3, General Business with a planned unit development, subject to the conditions listed below.

1. Approval of the associated zoning code text amendment application and conformance with all related conditions.

2. Execution of a Planned Unit Development Agreement.

3. Approval of the associated site plan application and conformance with all related conditions.

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

Adopted this 22nd day of October, 2019.

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Gerard Balan, Chair

CITY OF HOPKINS
Hennepin County, Minnesota

PLANNING & ZONING COMMISSION RESOLUTION 2019-16

A RESOLUTION RECOMMENDING THE CITY COUNCIL APPROVE THE SITE PLAN FOR 510 BLAKE ROAD NORTH (PID 19-117-21-12-0031), SUBJECT TO CONDITIONS

WHEREAS, the applicant, Bank of America on behalf of the owner Frauenshuh Hospitality Group, initiated an application for site plan approval to allow redevelopment of the property located at 510 Blake Road North (PID 19-117-21-12-0031), and;

WHEREAS, these properties are legally described as Tract A Except Road, Reg. Land Survey No. 1367, Hennepin County, Minnesota; and

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

1. That the above stated application was initiated by the applicant on September 20, 2019;

2. That the Hopkins Planning and Zoning Commission, pursuant to published and mailed notice, held a public hearing on the application and reviewed such application on October 22, 2019: all persons present were given an opportunity to be heard; and,

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

WHEREAS, staff recommended approval of the above stated application based on the findings outlined in the staff report dated October 22, 2019.

NOW, THEREFORE, BE IT RESOLVED that the Planning & Zoning Commission of the City of Hopkins hereby recommends the City Council approve a site plan for 510 Blake Road North (PID 19-117-21-12-0031), subject to the conditions listed below.

1. Approval of the associated zoning code text amendment application and conformance with all related conditions.

2. Approval of the associated rezoning application and execution of a Planned Unit Development (PUD) Agreement.

3. Conformance with all applicable standards of the B-3, General Business District and conditions of approval listed in the staff report dated October 22, 2109.

4. Relocate the short-term bicycle spaces to the pedestrian plaza area along the front (Blake Road) side of the building.

5. Provide a landscape letter of credit equal to 1.5 times the cost of all plantings. The City shall hold this security until all plantings have survived at least one full growing season.

6. Submission and approval of exterior lighting and photometric plans prior to issuance of a building permit. These plans shall demonstrate downward directed light fixtures, poles no higher than twenty (20) feet and light levels equal to or less than 1.0 lumens at any non-residential property line or 0.5 lumens at any residential property line.

7. Approval of all necessary permits from the Building, Engineering and Fire Departments.

8. Approval of the development by the Minnehaha Creek Watershed District and conforms with all related conditions.

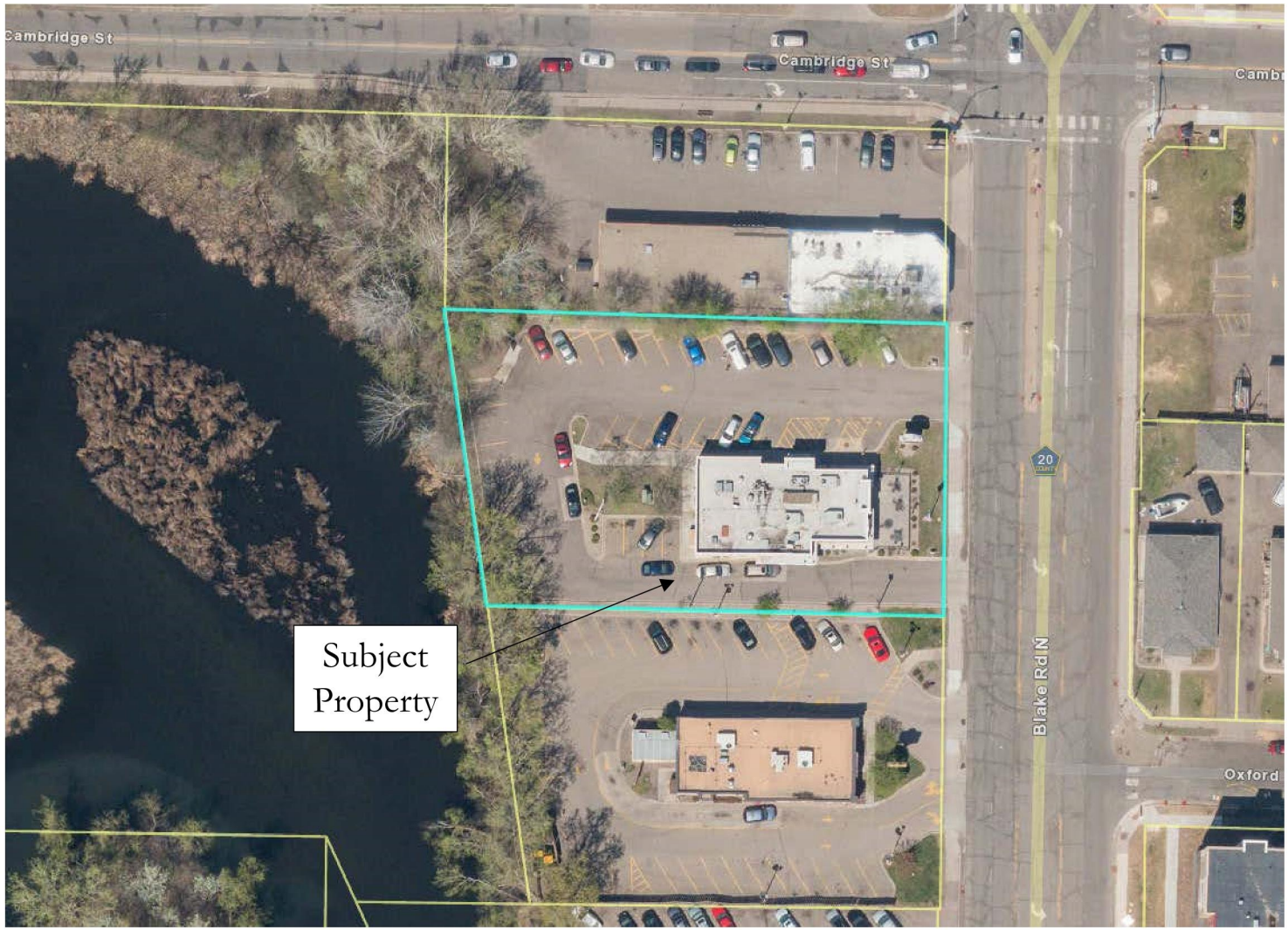
9. Payment of all applicable development fees including, but not limited to SAC and City Attorney fees.

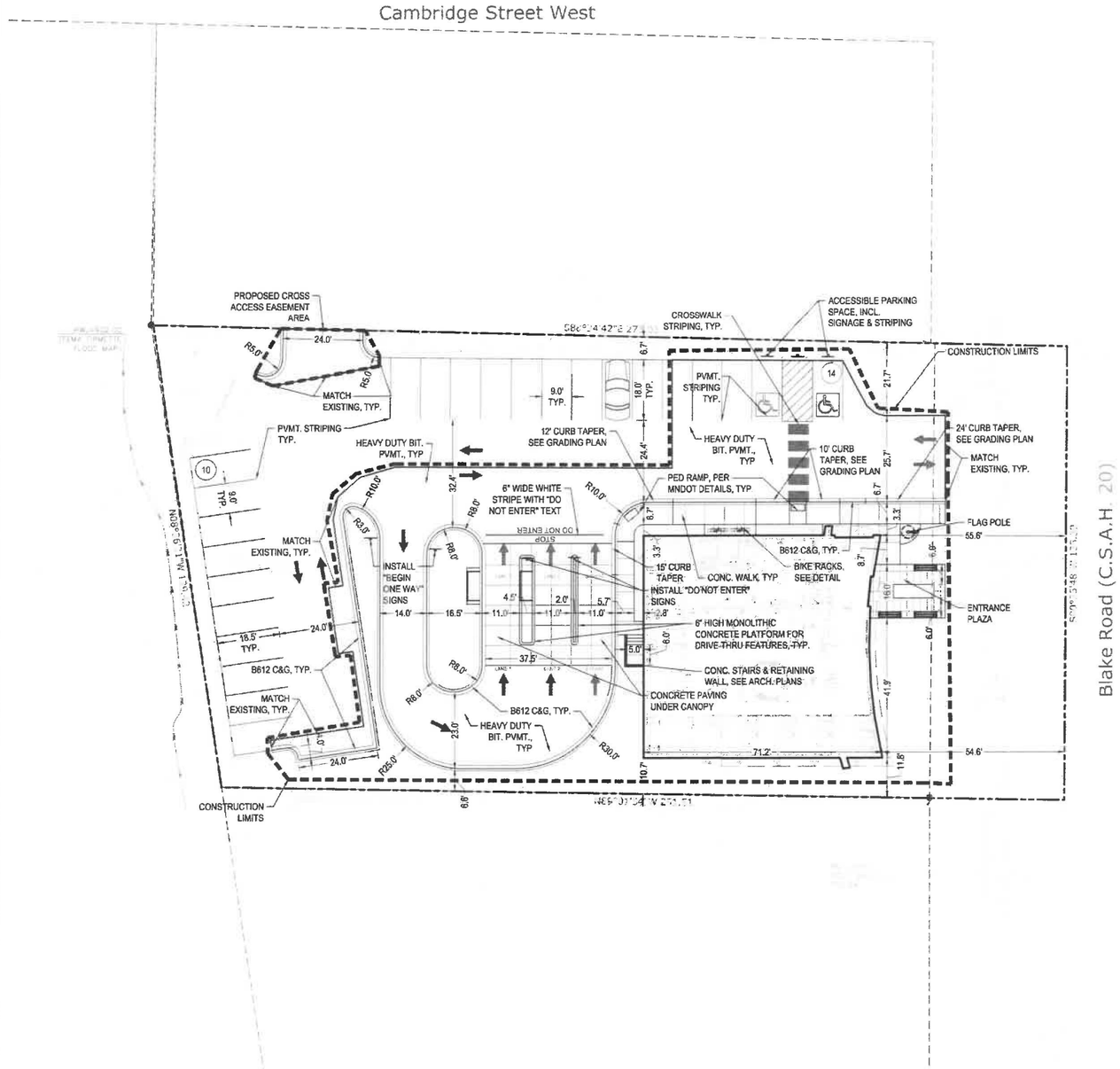
Adopted this 22nd day of October, 2019.

_____

Gerard Balan, Chair

Site Location Map for 510 Blake Road North





SITE LAYOUT NOTES:

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

CITY OF HOPKINS SITE SPECIFIC NOTES:

1. RESERVED FOR CITY SPECIFIC NOTES.

SITE AREA TABLE:

SITE AREA CALCULATIONS	EXISTING CONDITION		PROPOSED CONDITION	
BUILDING COVERAGE	3,367 SF	11.1%	4,473 SF	14.7%
ALL PAVEMENTS	21,199 SF	69.9%	19,163 SF	63.2%
ALL NON-PAVEMENTS	5,762 SF	19.0%	6,692 SF	22.1%
TOTAL SITE AREA	30,328 SF	100.0%	30,328 SF	100.0%

IMPERVIOUS SURFACE		
EXISTING CONDITION	24,566 SF	81.0%
PROPOSED CONDITION	23,636 SF	77.9%
DIFFERENCE (EX. VS PROP.)	-930 SF	-3.1%

OPERATIONAL NOTES:

SNOW REMOVAL:

ALL SNOW SHALL BE PLOWED TO LANDSCAPED AREAS OR HAULED OFF-SITE.

TRASH REMOVAL:

TRASH REMOVAL SHALL OCCUR AT TRASH ENCLOSURE.

DELIVERIES:

DELIVERIES SHALL OCCUR THROUGH PARKING LOT AT FRONT DOOR.

SITE PLAN LEGEND:

- HEAVY DUTY BITUMINOUS PAVEMENT. SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
- CONCRETE PAVEMENT AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS, SEE DETAIL.
- PROPERTY LINE
- CONSTRUCTION LIMITS
- CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
- TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS
- SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED. HC = ACCESSIBLE SIGN NP = NO PARKING FIRE LANE ST = STOP CP = COMPACT CAR PARKING ONLY

Know what's below. Call before you dig.

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

9/20/2019 1:35:50 PM

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

PROJECT

BANK OF AMERICA
510 BLAKE ROAD N., HOPKINS, MN 55343

JONES LANG LASALLE
300 EAST RANDOLPH STREET, CHICAGO, IL 60601

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

David J. Knaeble
DATE 09/20/19 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
3/26/19	CITY SUBMITTAL
8/16/19	ISSUE FOR REZONING
9/20/19	CITY RESUBMITTAL

DRAWN BY: BN REVIEWED BY: DK
PROJECT NUMBER: 19067

REVISION SUMMARY

DATE	DESCRIPTION

SITE PLAN

C2.0

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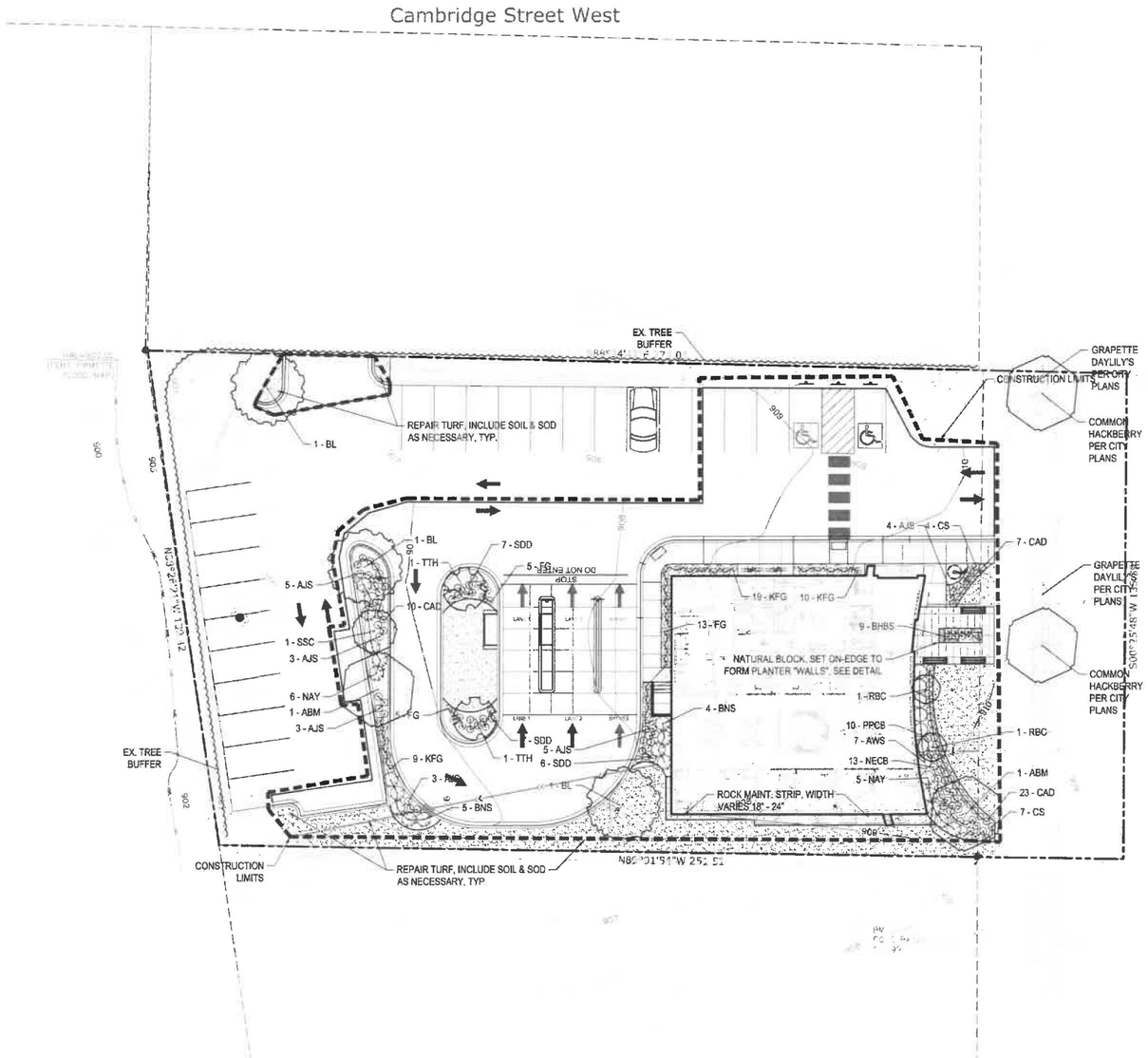


IRRIGATION NOTES:

1. ENTIRE SITE SHALL BE FULLY IRRIGATED. THE CONTRACTOR SHALL SUBMIT IRRIGATION SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. SEE MECHANICAL AND ELECTRICAL PLANS AND SPECIFICATIONS FOR IRRIGATION WATER, METER, AND POWER CONNECTIONS.
3. CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND/ABOVE GROUND FACILITIES PRIOR TO ANY EXCAVATION/INSTALLATION. ANY DAMAGE TO UNDERGROUND/ABOVE GROUND FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND COSTS ASSOCIATED WITH CORRECTING DAMAGES SHALL BE BORNE ENTIRELY BY THE CONTRACTOR.
4. SERVICE EQUIPMENT AND INSTALLATION SHALL BE PER LOCAL UTILITY COMPANY STANDARDS AND SHALL BE PER NATIONAL AND LOCAL CODES. EXACT LOCATION OF SERVICE EQUIPMENT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT OR EQUIVALENT AT THE JOB SITE.
5. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR THE PROPOSED ELECTRICAL SERVICE AND METERING FACILITIES.
6. IRRIGATION WATER LINE CONNECTION SIZE IS 1-½" AT BUILDING. VERIFY WITH MECHANICAL PLANS.COVAGE.
7. ALL MAIN LINES SHALL BE 18" BELOW FINISHED GRADE.
8. ALL LATERAL LINES SHALL BE 12" BELLOW FINISHED GRADE.
9. ALL EXPOSED PVC RISERS, IF ANY, SHALL BE GRAY IN COLOR.
10. CONTRACTOR SHALL LAY ALL SLEEVES AND CONDUIT AT 2'-0" BELOW THE FINISHED GRADE OF THE TOP OF PAVEMENT. EXTEND SLEEVES TO 2'-0" BEYOND PAVEMENT.
11. CONTRACTOR SHALL MARK THE LOCATION OF ALL SLEEVES AND CONDUIT WITH THE SLEEVING MATERIAL "ELLED" TO 2'-0" ABOVE FINISHED GRADE AND CAPPED.
12. FABRICATE ALL PIPE TO MANUFACTURE'S SPECIFICATIONS WITH CLEAN AND SQUARE CUT JOINTS. USE QUALITY GRADE PRIMER AND SOLVENT CEMENT FORMULATED FOR INTENDED TYPE OF CONNECTION.
13. BACKFILL ALL TRENCHES WITH SOIL FREE OF SHARP OBJECTS AND DEBRIS.
14. ALL VALVE BOXES AND COVERS SHALL BE BLACK IN COLOR.
15. GROUP VALVE BOXES TOGETHER FOR EASE WHEN SERVICE IS REQUIRED. LOCATE IN PLANT BED AREAS WHENEVER POSSIBLE.
16. IRRIGATION CONTROLLER LOCATION SHALL BE VERIFIED ON-SITE WITH OWNER'S REPRESENTATIVE.
17. CONTROL WIRES: 14 GAUGE DIRECT BURIAL, SOLID COPPER IRRIGATION WIRE. RUN UNDER MAIN LINE. USE MOISTURE-PROOF SPLICES AND SPLICE ONLY AT VALVES OR PULL BOXES. RUN SEPARATE HOT AND COMMON WIRE TO EACH VALVE AND ONE (1) SPARE WIRE AND GROUND TO FURTHEST VALVE FROM CONTROLLER. LABEL OR COLOR CODE ALL WIRES.
18. AVOID OVER SPRAY ON BUILDINGS, PAVEMENT, WALLS AND ROADWAYS BY INDIVIDUALLY ADJUSTING RADIUS OR ARC ON SPRINKLER HEADS AND FLOW CONTROL ON AUTOMATIC VALVE.
19. ADJUST PRESSURE REGULATING VALVES FOR OPTIMUM PRESSURE ON SITE.
20. USE SCREENS ON ALL HEADS.
21. A SET OF AS-BUILT DRAWINGS SHALL BE MAINTAINED ON-SITE AT ALL TIMES IN AN UPDATED CONDITION.
22. ALL PIPE 3" AND OVER SHALL HAVE THRUST BLOCKING AT EACH TURN.
23. ALL AUTOMATIC REMOTE CONTROL VALVES WILL HAVE 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL UNDERNEATH VALVE AND VALVE BOX. GRAVEL SHALL EXTENT 3" BEYOND PERIMETER OF VALVE BOX.
24. THERE SHALL BE 3" MINIMUM SPACE BETWEEN BOTTOM OF VALVE BOX COVER AND TOP OF VALVE STRUCTURE.

PLANT SCHEDULE - ENTIRE SITE

SYM	QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	COMMENTS
		DECIDUOUS & CONIFEROUS TREES				
BL	3	Boulevard Linden	Tilia americana 'Boulevard'	2.5" CAL.	B&B	STRAIGHT LEADER, FULL FORM
ABM	2	Autumn Blaze Maple	Acer x freemanii 'Jeffersred'	2.5" CAL.	B&B	STRAIGHT LEADER, FULL FORM
	5					
		ORNAMENTAL TREES				
SSC	1	SPRING SNOW FLOWERING CRAB	Malus 'Spring Snow'	1.5" CAL.	B&B	STRAIGHT LEADER, FULL FORM
RBC	2	Red Baron Flowering Crab	Malus 'Red Baron'	1.5" CAL.	B&B	STRAIGHT LEADER, FULL FORM
TTH	2	Thornless Hawthorn	Crataegus crus-galli 'Inermis'	1.5" CAL.	B&B	STRAIGHT LEADER, FULL FORM
	5					
		SHRUBS - CONIFEROUS & EVERGREEN				
NAY	11	Nana Aurescens Yew	Taxus cuspidata 'Nana Aurescens'	24" HT.	CONT.	
AWS	7	Anthony Waterer Spirea	Spiraea x bumalda 'Anthony Waterer'	24" HT.	CONT.	
BNS	9	BIRD'S NEST SPRUCE	Picea abies 'Nidiformis'	24" HT.	CONT.	
TY		TAUNTON'S YEW	Taxus x media 'Tauntonii'	24" HT.	CONT.	
	27					
		PERENNIALS & GRASSES				
AJS	23	AUTUMN JOY SEDUM	Sedum 'Autumn Joy'			
KFG	38	KARL FOERSTER GRASS	Calamagrostis x acutiflora "Karl Foerster"	#1	CONT.	
FG	23	Flame Grass	Miscanthus sinensis 'Purpurascens'	#1	CONT.	
BHBS	9	Blue Heaven Little Blue Stem	Schizachyrium scoparium 'Blue Heaven'	#1	CONT.	
CAD	40	Chicago Apache Daylily	Hemerocallis 'Chicago Apache'	#1	CONT.	
SDD	20	Stella de Oro Daylily	Hemerocallis 'Stella de Oro'	#1	CONT.	
PPCB	10	Plum Pudding Coral Bells	Nepeta racemosa 'Little Titch'	#1	CONT.	
NECB	13	Northern Exposure™ Amber Coral Bells	Heuchera 'TNHEUNEA'	#1	CONT.	
CS	11	Caradonna Salvia	Salvia x sylvestris 'Caradonna'	#1	CONT.	
	187					

LANDSCAPE NOTES:

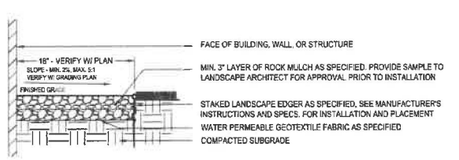
1. WHERE SHOWN, SHRUB & PERENNIAL BEDS SHALL BE MULCHED WITH 4" DEPTH (MINIMUM AFTER INSTALLATION AND/OR TOP DRESSING OPERATIONS) OF SHREDDED CYPRESS MULCH.
2. ALL TREES SHALL BE MULCHED WITH SHREDDED CYPRESS MULCH TO OUTER EDGE OF SAUCER OR TO EDGE OF PLANTING BED, IF APPLICABLE. ALL MULCH SHALL BE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

LANDSCAPE REQUIREMENTS:

Total Construction Cost	**$3,500,000.00**
Required Landscape Budget (2.5%)	**$38,750.00**
Proposed Landscape Budget	**$51,008.33**
Budget Delta	**-$12,258.33**

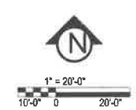
LEGEND

- SHREDDED CYPRESS MULCH, SAMPLES REQUIRED PROVIDE EDGING AS SHOWN ON PLAN
- LAWN - SOD
- 1" DIA. ROCK MAINTENANCE STRIP OVER FILTER FABRIC, SAMPLES REQUIRED PROVIDE EDGING AS SHOWN ON PLAN
- PROPOSED CANOPY TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED EVERGREEN TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED ORNAMENTAL TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED DECIDUOUS AND EVERGREEN SHRUB SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED PERENNIAL PLANT SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- EDGING
- DECORATIVE BOULDERS (ROUNDED & BLOCK STYLE), 18"-30" DIA.



1 AGGREGATE MAINTANENCE STRIP
NTS

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



9/20/2019 1:36:30 PM

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

PROJECT
BANK OF AMERICA
510 BLAKE ROAD N., HOPKINS, MN 55343

JONES LANG LASALLE
300 EAST RANDOLPH STREET, CHICAGO, IL 60601

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

Patrick J. Sarver
DATE 09/20/19 LICENSE NO. 24904

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
8/26/19	CITY SUBMITTAL
9/16/19	ISSUE FOR REZONING
9/20/19	CITY RESUBMITTAL

DRAWN BY: BN REVIEWED BY: DK
PROJECT NUMBER: 19067

REVISION SUMMARY

DATE	DESCRIPTION

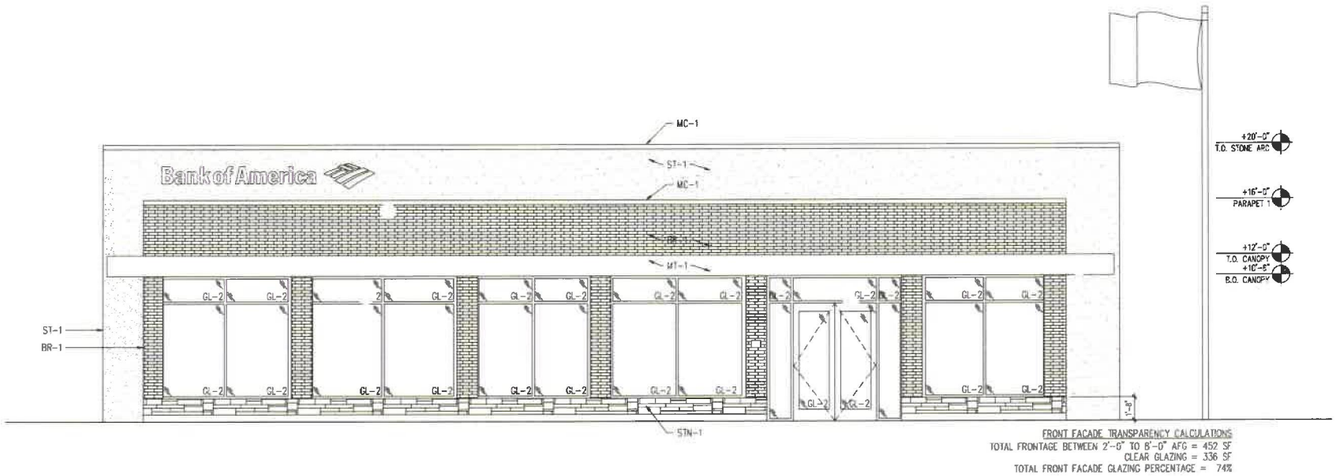
LANDSCAPE PLAN

L1.0

© COPYRIGHT CIVIL SITE GROUP INC.

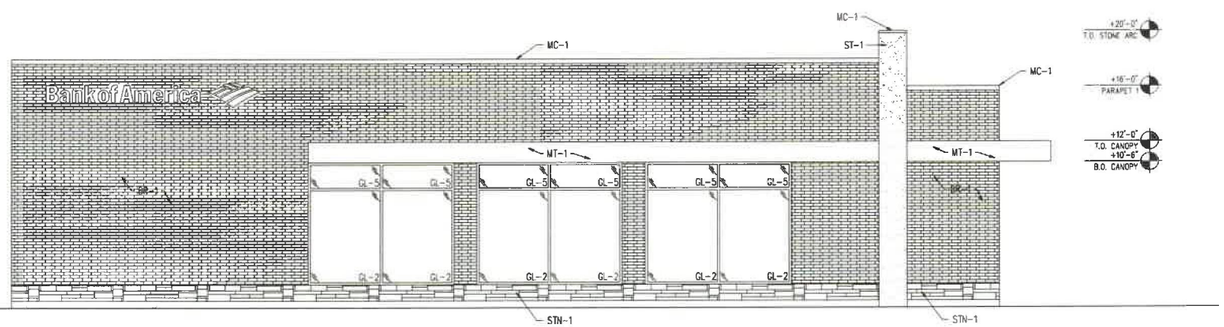
EXTERIOR FINISH SCHEDULE:

BRICK MASONRY	
BR-1	BELDEN BRICK: CREAM BRICKS: 481-483 VELOUR
STONE	
STN-1	CORONADO QUICK-SHIP PROGRAM; PROLEDGE; COLOR - OAKBROOK COORDINATE WITH DERRICK JOHNSON - DERRICK@CORONADO.COM - 1.909.561.8922
PAINTED STRUCTURAL STEEL	
MT-1	PAINTED STEEL EXPT-1
EXTERIOR GLAZING	
GL-1	1" HEAT STRENGTHENED CLEAR INSULATED GLAZING AS SPECIFIED
GL-2	1" TEMPERED INSULATED GLAZING AS SPECIFIED
GL-5	1" SPANDREL GLAZING AS SPECIFIED
GL-6	1" LAMINATED SENTRYGLAS BY DUPONT
STUCCO/PLASTER	
ST-1	PAINTED STUCCO; BENJAMIN MOORE GRAND TETON WHITE AC-42
METAL COPING	
MC-1	PREFINISHED METAL COPING. CUSTOM COLOR: TO MATCH WD-1 & STC-1 WHERE APPLICABLE
EXTERIOR PAINT	
EXPT-1	EXTERIOR PAINT TO MATCH "WHITE" STOREFRONT [KYNAR 500 RESERVE WHITE]
EXPT-2	EXTERIOR PAINT TO MATCH WD-1
EXPT-3	EXTERIOR PAINT "BENJAMIN MOORE GRAND TETON WHITE"
EXTERIOR SEALANT COLOR	
	GLAZING AT EXTERIOR STOREFRONT - BLACK
	ACM METAL PANEL TO METAL PANEL - MATCH METAL CLIP COLOR
	WINDOW FRAME/STOREFRONT TO STUCCO - MATCH METAL FRAME



FRONT FACADE TRANSPARENCY CALCULATIONS
TOTAL FRONTAGE BETWEEN 2'-0" TO 8'-0" AFG = 452 SF
CLEAR GLAZING = 336 SF
TOTAL FRONT FACADE GLAZING PERCENTAGE = 74%

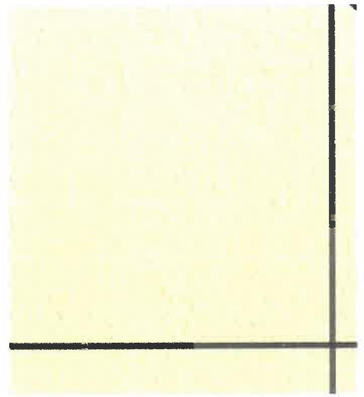
01 EAST ELEVATION
1/4" = 1'-0"



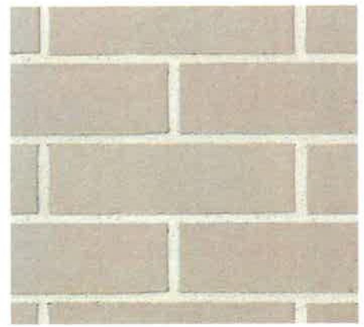
02 SOUTH ELEVATION
1/4" = 1'-0"

ELEVATION GENERAL NOTES:

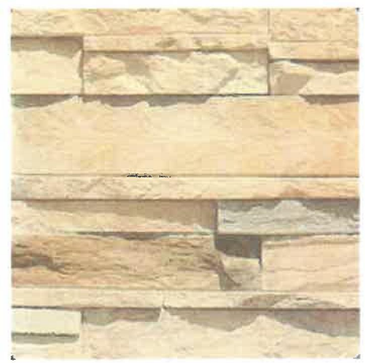
A. CONTRACTOR TO COORDINATE ELECTRICAL SERVICE FOR WALL MOUNTED SIGNS WITH OWNER. SIGN VENDOR TO DETERMINE EXACT MOUNTING LOCATION(S).
B. SIGNAGE - TO BE COVERED UNDER SEPARATE DESIGN AND PERMIT BY OWNER VENDOR.
C. REFER TO A12.11 FOR ENTRANCE DOOR HARDWARE WIRING DIAGRAM.
D. REFER TO DETAIL 13/A09.27 FOR TYPICAL WINDOW FLASHING DETAILS.



ST-1



BR-1



STN-1

NELSON
Nelson Architecture & Interiors, Inc.

30 West Monroe Street - Suite 200
Chicago, IL 60603-2409
Phone: (312) 263-6605
Fax: (312) 276-4340

Client Representative:
Jones Lang LaSalle
Pat Hassett
Tel: 612.271.8218
Email: pat.hassett@am.jll.com

Architect:
Nelco Architecture and Engineering, P.C.
Project Manager: Brandon Garnett
T: 312.578.5313
E-mail:bgarnett@nelsononline.com
Technical Designer: David Welty
T: 312.578.5317
E-mail: dwelty@nelsononline.com

Structural Engineer:
Firm: Sales O'Brien
Attn: Michael Richardson, PE, PMP
T: 614.695.6567
E-mail: mike.richardson@salesobrien.com

MEP Engineer:
Firm: Sales O'Brien
Attn: Robert E. Zendejas, Jr.
T: 404.697.9912
E-mail: robert.zendejas@salesobrien.com

Civil Engineer:
Firm: Civil Site Group Inc.
Attn: David Kneable
T: 763.234.7523
E-mail: dknoable@civilsitegroup.com

Description:	No:	By:	Date:
Issue for SD Review	1	DW	03.18.2019
Issue for DD Review	2	DW	05.15.2019
Site Plan Review	3	DW	05.24.2019
Issue for Rezoning	4	BPG	09.20.2019

BANK OF AMERICA

Bank of America - Hopkins
510 N Blake Road
Hopkins, MN 55343
MANHATTAN ID: MNW-521
NSRP VERSION: 2.0
BULLETIN: 4-2018

Exterior Elevations

Scale: 0 2' 4' 8'

Proj. No: 19.00838.00 Reviewed By: BPG/JA

A09.01

Plot Date: 9/20/2019 8:23:26 AM Filename: I:\Traditional Services\Bank Of America\MNW\19.00838.00-Book Hopkins FC\DRAWINGS\ARCH\Sheet\MNW-521_Hopkins_A09.01.dwg User: Brandon Garnett Device: DWG To PDF.pc3 Pen Table: Bank.CTB

EXTERIOR FINISH SCHEDULE:

BRICK MASONRY	
BR-1	BELDEN BRICK; CREAM BRICKS: 481-483 VELOUR
STONE	
STN-1	CORONADO QUICK-SHIP PROGRAM; PROLEDGE; COLOR - OAKBROOK COORDINATE WITH DERRICK JOHNSON - DERRICK@CORONADO.COM - 1.909.561.8922
PAINTED STRUCTURAL STEEL	
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	GLAZING AT EXTERIOR STOREFRONT - BLACK
	ACM METAL PANEL TO METAL PANEL - MATCH METAL CLIP COLOR
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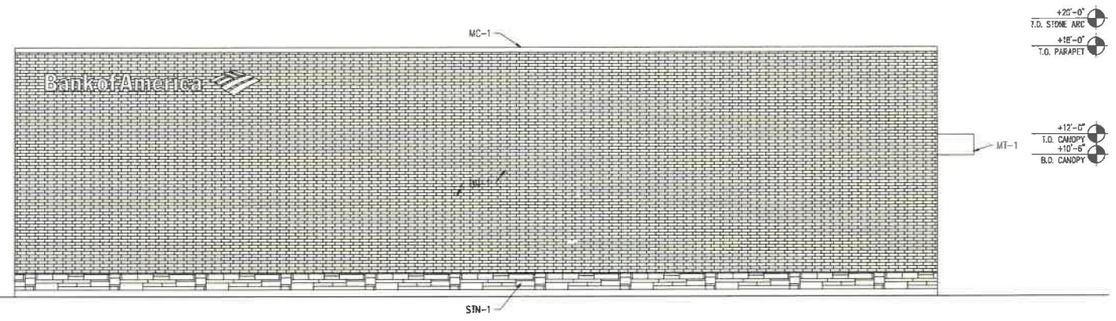
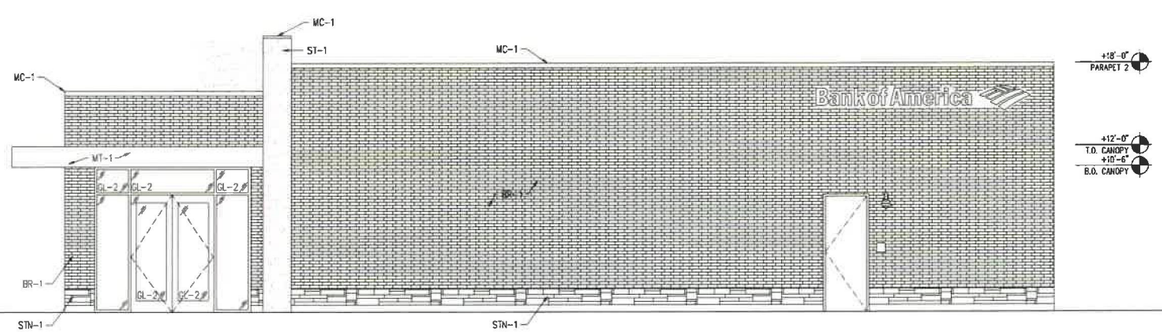


01 WEST ELEVATION
1/4" = 1'-0"



02 NORTH ELEVATION
1/4" = 1'-0"

ELEVATION GENERAL NOTES:

A. CONTRACTOR TO COORDINATE ELECTRICAL SERVICE FOR WALL MOUNTED SIGNS WITH OWNER. SIGN VENDOR TO DETERMINE EXACT MOUNTING LOCATION(S).
B. SIGNAGE - TO BE COVERED UNDER SEPARATE DESIGN AND PERMIT BY OWNER VENDOR.
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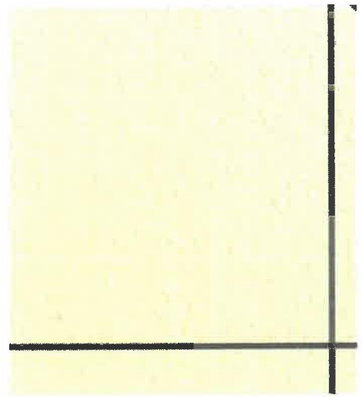
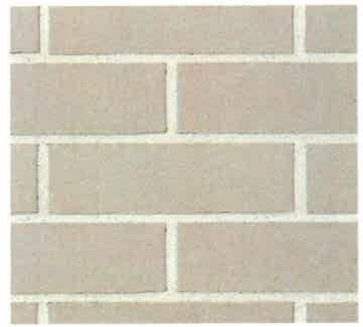


ST-1



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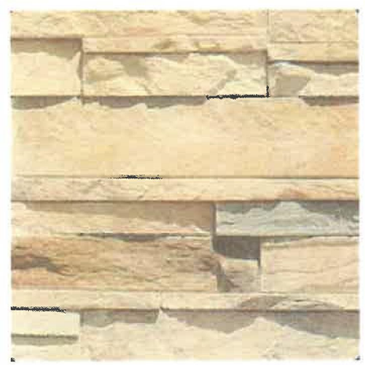

STN-1

NELSON
Nelson Architecture & Interiors, Inc.

30 West Monroe Street - Suite 200
Chicago, IL 60603-2409
Phone: (312) 263-6606
Fax: (312) 276-4340

Client Representative:
Jones Lang LaSalle
Pat Hassett
Tel: 612.271.8218
Email: pat.hassett@am.jll.com

Architect:
Nelson Architecture and Engineering, P.C.
Project Manager: Brandon Garnett
T: 312.578.5313
E-mail: bgarnett@nelsononline.com
Technical Designer: David Welty
T: 312.578.5317
E-mail: dwelty@nelsononline.com

Structural Engineer:
Firm: Salas O'Brien
Attn: Michael Richardson, PE, PMP
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E-mail: mike.richardson@salasobrien.com

MEP Engineer:
Firm: Salas O'Brien
Attn: Robert E. Zendejas, Jr.
T: 404.897.9912
E-mail: robert.zendejas@salasobrien.com

Civil Engineer:
Firm: Civil Site Group Inc.
Attn: David Kneable
T: 763.234.7523
E-mail: dknaeble@civilsitegroup.com

Description:	No:	By:	Date:
Issue for SD Review	1	DW	03.19.2019
Issue for DD Review	2	DW	05.15.2019
Site Plan Review	3	DW	05.24.2019
Issue for Rezoning	4	BPG	09.20.2019

BANK OF AMERICA
Bank of America - Hopkins
510 N Blake Road
Hopkins, MN 55343
MANHATTAN ID: MNW-521
NSRP VERSION: 2.0
BULLETIN: 4-2018

Exterior Elevations

Scale: 0 2' 4' 8'

Proj. No: 19.00838.00 Reviewed By: BPG/JA

A09.02

Plot Date: 9/20/2019 8:23:43 AM Filename: U:\Traditional Services\Bank Of America\MNW19.00838.00-BofA Hopkins FC\DRAWINGS\ARCH\Sheet\MNW-521_ Hopkins_A09.02.dwg User: Brandon Garnett Device: DWG To PDF.pc3 Pen Table: BofA.CTB

TOLD
DEVELOPMENT COMPANY

October 1, 2019

You Are Invited to a Neighborhood Meeting

TOLD Development Company (TOLD) is proposing to redevelop the existing Dairy Queen property located at 510 Blake Road North in Hopkins into a retail bank branch for Bank of America (BOA) with a drive through. The City of Hopkins requires various land use and zoning applications to approve this project. These applications require TOLD as the developer to host a neighborhood meeting to present these plans to the public. A proposed site plan and zoning map are enclosed for your reference.

We would like to invite you to a neighborhood meeting to discuss this proposal and answer any questions you might have. The meeting will be held on October 10th, 2019 from 6:30 – 7:30 p.m. in Room 208 at the Eisenhower Community Center located at 1001 Hwy 7, in Hopkins. We look forward to sharing our plan with you and answering your questions.

In addition to our neighborhood meeting, our plan must be reviewed and approved by the City of Hopkins. The Hopkins Planning & Zoning Commission will hold a public meeting to review this plan on October 22nd starting at 6:30 PM and the Hopkins City Council will review and act upon this plan on November 4th starting at 7:00 PM. Both meetings will take place in the City Hall Council Chambers locate at 1010 First Street South.

If you cannot attend the neighborhood meeting, but would like to speak with someone regarding this plan, you can contact Trent Mayberry, TOLD Development Company by phone at (952) 278-0112 or by e-mail at tmayberry@toldmn.com .

Sincerely

Trent Mayberry
Vice President
TOLD Development Company

MINNEAPOLIS

Two Carlson Parkway, Suite 220 | Plymouth, Minnesota 55447 | **TEL** 952.278.9000 **FAX** 952.278.7574

Bank of America - MN, Hopkins – Neighborhood Meeting
10/10/2019
6:30-7:30pm
Eisenhower Community Center – Room 208

Meeting Minutes

6:00pm

- JLL/TOLD arrive and set up Room 208 for meeting

6:30pm

- BOA Neighborhood meeting started
- TOLD presented relevant information regarding application, location, site plan and design

7:20pm

- BOA Neighborhood meeting closed due no public attendance

Questions

Attendance

- Trent Mayberry
- Pat Hassett

BANK OF AMERICA – NEIGHBORHOOD MEETING - MEETING SIGN-IN SHEET

Project:	Bank of America – MN, Hopkins	**Meeting Date:**	10/10/2019 – 6:30-7:30pm
Facilitator:	TOLD Development	**Place/Room:**	ECC – Room 208

Name	Company	Phone	E-Mail
Trent Mayberry	TOLD Development	952-278-0112	tmayberry@toldmn.com
Pat Hassett	JLL/Bank of America	612-271-8218	Pat.Hassett@am.jll.com

October 22, 2019 Application 2019-17-SP RZ & PUD

Beacon Interfaith Housing Collaborative Site Plan, Rezoning and Planned Unit Development Reviews for a 4-Story 50-Unit Apartment Building

Proposed Action: Staff recommends the Planning & Zoning Commission adopt the following motions:

- Move to adopt Planning & Zoning Commission Resolution 2019-12 recommending the City Council approve an ordinance rezoning the south 1 acre of the St. Joseph's Church parking lot (PID 24-117-22-34-0300) from R-5 High Density Multiple Family to Mixed Use with a planned unit development, subject to conditions.

- Move to adopt Planning & Zoning Commission Resolution 2019-13 recommending the City Council approve the site plan for the Beacon Multiple Family Apartment Building, subject to conditions.

Overview

The applicant, Beacon Interfaith Housing Collaborative (Vista 44 Housing Limited Partnership), requests site plan, rezoning and planned unit development (PUD) approvals to allow construction of a 4-story 50-unit multifamily apartment building. The subject property is owned by the Parish of St. Gabriel the Archangel of Hopkins, Minnesota and located on the south 1 acre (green space) of St. Joseph's Church parking lot. The site is currently guided by the 2030 Comprehensive Plan as HDR - High Density Residential and zoned R-5, High Density Multiple Family. As part of the necessary approvals, the applicant requests rezoning from R-5, High Density Multiple Family to Mixed Use with a PUD to allow flexibility from some of the Mixed Use Standards in exchange for a higher quality development. Should the City approve these requests, it should be noted that the applicant will also need future subdivision and easement vacation approvals. Based on the findings in this report, staff recommends approval of these requests subject to the conditions detailed in the attached resolutions.

Primary Issues to Consider

- Background
- Rezoning & PUD Review
- Site Plan Review
- Engineering Review
- Subdivision Review
- Alternatives

Supporting Documents

- Resolutions
- Site Location Map
- Applicant's Narrative
- Public Comments
- Plans
- Engineering Comments
- Parking & Traffic Study

_____

Jason Lindahl, AICP
City Planner

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

BACKGROUND

Development Proposal. Beacon Interfaith Housing Collaborative is proposing a 4-story 50-unit multifamily apartment building on a 1 acre portion of the parking lot for St. Joseph church and Chesterton Academy. The proposed development would be located on the green space portion of the parking lot and not reduce the amount of parking available to the church or school. Based on the applicant's plans, the following approvals are necessary for this project:

- Rezoning from R-5, High Density Residential to Mixed Use with a Planned Unit Development (PUD).
- Execution of a Planned Unit Development Agreement.
- Site Plan Review
- Administrative Subdivision and easement vacation.
- Approvals from the Nile Mile Creek Watershed District.

According to the applicant, the Vista 44 development will provide rental housing to families earning 50% or less of the area median income (AMI) and will be financed by federal low-income housing tax credits allocated by the State or Minnesota along with various loans and grants from other national, state, local public and private philanthropic sources. There are no City funds supporting this project. Although Beacon Interfaith Housing Collaborative is a non-profit 501(c)3 tax exempt organization, the development will not be exempt from property taxes. In addition to property taxes that will accrue to the state, City of Hopkins and the school district (estimated to be about $50,000 annually), the development will also pay permitting and utility fees estimated to be over $300,000.

Concept Plan Review. The Planning & Zoning Commission and City Council reviewed a concept plan for this project during their respective July 23 and August 20 meetings. After holding a public hearing at the Planning & Zoning Commission and hearing additional public comments both in support and opposition to the project, the City stated general support for the project and rezoning to the Mixed Use zoning district with a planned unit development. Deviations from the zoning standards could be accommodated through a planned unit development process and the applicant should state what additional features they intend to provide with their development in exchange for the PUD. The applicant should use feedback from the Planning & Zoning Commission and City Council to prepare their formal application.

Neighborhood Meeting. The City's public engagement process for this development goes above and beyond the typical statutory requirements for a public hearing and review by the Planning & Zoning Commission and approval by the City Council. It also requires the applicant to host a neighborhood meeting before the public hearing to explain the project, answer questions and take any comments. This meeting took place on October 10, 2019 at St. Joseph's Church. The sign in sheet and a summary of the comments from the meeting are attached for your reference. They show 12 people attended the meeting and stated concerns about the building's height and setback and pedestrian cut-through traffic across the townhome property to the east.

Comments Received Before the Planning & Zoning Commission Public Hearing. To date, the City has received nine separate comments in both support and opposition to the Beacon proposal. These comments are from the following individuals or groups:

- CitiGables Condominiums – petition opposing the proposal.
- CitiGables Townhomes – petition opposing the proposal.
- Faith Leaders – letter supporting the proposal.

- Sarah Granger – supports proposal.
- Judy Saumweber – supports proposal.
- Jim and Michelle Smith – opposes proposal.
- Pat and Bob Stacken – opposes proposal.
- Jerry and Marie Trafas – opposes proposal.
- Cheryl Youakim – supports proposal.

REZONING & PLANNED UNIT DEVELOPMENT REVIEW

Rezoning applications are considered quasi-judicial actions. In such cases, the City is acting as a judge to determine if the regulations within the Comprehensive Plan, Zoning Ordinance or Subdivision Ordinances are being followed. Generally, if this application meets the City's established requirements, it should be approved. The criteria to weigh when considering a rezoning application are detailed below. Based on these findings, staff recommends approval of the request to rezone the subject property from R-5, High Density Multiple Family to Mixed Use with a planned unit development (PUD), subject to conditions.

Consistency with the Comprehensive Plan. Rezoning the subject property from R-5, High Density Multiple Family to Mixed Use with a planned unit development (PUD) would be consistent with both the current 2030 Comprehensive Plan and Draft 2040 Comprehensive Plan – Cultivate Hopkins.

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

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

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

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

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

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

Built Environment - Land Use Goals

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

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

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

    - Plan for appropriate amenities, high quality design, pedestrian and bicycle facilities, and open space in high growth areas, particularly in the Neighborhood Center, Activity Center, and Downtown Center future land use categories or other areas in close proximity to transit.

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

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

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

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

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

    - Encourage all new projects to have a positive relationship to the street by orienting main entrances to the front of the property, connecting the front door to the sidewalk, and reducing parking between the building and the street as much as possible.
    - Encourage all development projects to be durable and environmentally responsible.
    - Encourage all developments to incorporate common spaces (interior or exterior) that help enhance the public realm and sense of community.

Built Environment - Housing Goals

1. Grow the supply of housing in Hopkins, particularly in targeted areas.

    - Support the development of moderate to high-density housing in appropriate locations, particularly near commercial nodes and activity centers.

2. Maintain an inventory of housing that is affordable to low and moderate-income households.

    - Support preservation, production, and protection of affordable housing units.
    - Support programs and initiatives that create long-term affordable units.
    - Strengthen partnerships with developers, nonprofits, banks, and others to create and preserve affordable units.

Economic Environment – Economic Competitiveness Goals

4. Promote economic equity in Hopkins, to benefit residents regardless of identity or background.

    - Encourage the development and maintenance of affordable housing and commercial space.

Compatibility with Present and Future Land Uses. Rezoning the subject property from R-5, High Density Multiple Family to Mixed Use with a planned unit development (PUD) would be consistent with surrounding present and future land uses. These uses are detailed in the table below.

Surrounding Existing and Future Land Uses Analysis			
Direction	**Existing**	**2030 Future Land Use**	**2040 Future Land Use**
North	Parking lot	Multiple Family Residential	Downtown Center
South	Multiple Family Residential	Multiple Family Residential	Downtown Center
East	Multiple Family Residential	Multiple Family Residential	Downtown Center
West	Park	Park	Open & Social Space

The existing land uses surrounding the subject property include multiple family housing to the north, south and east and Central Park to the west. Future land use designations for the 2030 Comprehensive Plan call for multiple family residential and park uses consistent with the existing land use pattern. The draft 2040 Comprehensive Plan – Cultivate Hopkins plans for the subject property and those to the north, south and east to all be guided as Downtown Center (see description in Consistency with the Comprehensive Plan section above). Central Park to the west is guided Open and Social Space, which calls for a wide range of public and private uses where the community may gather for education, social and recreation activities. Uses in this district may include community centers, conservation areas, colleges or universities, libraries, parks, public or private schools, regional trails or recreational facilities. These areas are intended to retain their existing boundaries and character but may improve to meet the changing educational, social and recreational needs of the community.

Conformance with New Zoning Standards. The zoning regulations for the Mixed Use district include both development and dimensional regulations and are reviewed in detail in the Site Plan Review section below. For the most part, the proposal meets the development standards for the Mixed Uses district with the exception of exterior building materials, floor to area ratio, façade articulation and underground parking. Deviation from these standards is acceptable based on the planned unit development proposal from the applicant. This proposal and the necessary deviations

from the Mixed Use district standards are detailed in the Planned Use Development section below.

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 this case, the applicant requests deviation from the exterior building materials, floor to area ratio, façade articulation and underground parking requirements in exchange for exceeding the City's bicycle parking, public art and sustainability goals. To this end, the development will provide an additional 21 long-term and 13 short-term bicycle parking stalls beyond the ordinance requirement, public art incorporated into the building's façade next to the front door and wrapped around the on-site electrical transformer box and a 10 kilowatt rooftop solar system providing a cleaner and more affordable energy source for the building's residents. In addition, the City is recommending the PUD require the applicant to provide supportive services to its residents as long as the property remains affordable housing. Based on the applicant's proposal, staff recommends approval of a planned unit development, subject to conditions.

SITE PLAN REVIEW

Site plan review applications are considered quasi-judicial actions. In such cases, the City is acting as a judge to determine if the regulations within the Comprehensive Plan, Zoning Ordinance or Subdivision Ordinances are being followed. Generally, if this application meets the City's established requirements, it should be approved. The Mixed Use district standards are detailed in City Code Section 543 – Mixed Use. As planned, the subject property is largely compliant with the performance standards of the Mixed Use district. Proposed deviations are detailed in the PUD section above. Review of this development against the Mixed Use district's standards is provided below. Based on these findings, staff recommends approval of the site plan, subject to conditions.

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

- Parking Design. Each off-street parking area is encouraged to be designed and located so that parking lots on adjacent parcels may be linked. The off-street parking design and location appear to lend itself to a potential connection with parking for a future redevelopment of the church parking lot to the north.

- Pedestrian Entrance. The principal functional doorway for public or direct-entry access into a building shall face the fronting street. Corner entrances shall be provided on corner lot buildings or have dual entries. A secondary entrance may be oriented towards off-street surface parking. The current design meets this standard.

- Height. The Mixed Use district requires a minimum 4-story building from the alley south of Mainstreet to Excelsior Boulevard. The applicant's plans call for a 4-story building in conformance with this standard.

- Floor to Area Ratio (FAR). The Mixed Use district establishes a minimum 3 and a maximum 5 floor to area ratio (FAR). FAR is a measurement of density calculated by dividing the floor area of a building by the lot area of the parcel on which the building is located. According to the applicant's plans, the subject property has a FAR of 1.63. This is below the minimum requirement, resulting in a smaller and less dense building than the applicant could be entitled to. Deviation from this standard is acceptable based on the PUD proposal.

- Setbacks. Setback standards for the Mixed Use district are detailed in the table below. From this information, the applicant's plans meet the required setback. Several of the comments from the public and the applicant request south and east setbacks greater than the required 5' maximum. Staff is agreeable to increased south and east side setback provided it does not create other zoning violations.

Setback Requirements for the Mixed Use District			
Category	**Required**	**Proposed**	**Status**
Front (East)	Minimum = 1' Maximum = 5'	5'	Conforming
Side (North & South)	0' (Zero)	North = 31' South = 5'	Conforming
Rear (West)	10'	38'	Conforming

Off-Street Parking & Travel Demand Management. As designed, the proposal exceeds the overall off-street parking requirements for properties in the Mixed Use district but fall short of the required number of underground parking stalls. The Mixed Use district requires a minimum of one enclosed parking stall per unit and one guest stall per 15 units. Based on these standards, the property should provide 50 underground and 4 guest stalls for a total of 54 stalls.

By comparison, the applicant's plans increased the number of underground parking stalls from 43 in the concept plan to 46 in the current plan. In addition, the site will have 12 surface stalls for a total of 55 off-street parking stalls. The plans also include 11 additional "proof of parking" stalls that could be constructed should conditions warrant.

The City's off-street parking standards allow for and the applicant agreed to conduct, a parking and travel demand management study to identify specific traffic impacts and parking needs. Findings from the study are detailed in the Engineer Review section below.

Bicycle Parking. As planned, the subject property will exceed the bicycle parking requirements of the Mixed Use district. The Mixed Use district requires 1 long-term bicycle parking space per 2 units and 1 short-term bicycle parking space per 20 units. Based on these standards, the development is required to provide 25 long-term and 3 short-term bicycle parking stalls. As part of the PUD, the applicant is proposing to provide 46 long-term and 16 short-term bicycle parking stalls. This is 21 more long-term and 13 more short-term bicycle parking stalls than required by the Mixed Use district standards. Staff finds this additional bicycle parking will be especially important given the subject property's location close to transit and downtown Hopkins.

Shadow Study. The Mixed Use district requires a shadow study for all buildings four stories or higher. The applicant's plan include a shadow study that shows no significant impact on surrounding properties.

Exterior. The Mixed Use district requires the primary exterior treatment of walls facing a public right-of–way or parking lot on a structure to be brick, cast concrete, stone, marble or other material similar in appearance and durability. Regular or decorative concrete block, float finish stucco, EIFS-type stucco, cementitious fiberboard, or wood clapboard may be used on the front façade as a secondary treatment or trim but shall not be a primary exterior treatment of a wall facing a public right-of-way. Staff defines primary as at least 80% of the wall while secondary could be up to 20% of the wall.

While the applicant's plans fail to meet these standards, they have revised the exterior materials based on comments from the City Council during the concept plan review process. The revised plans now include a greater mix of brick and fiber cement siding in more colors to enhance the appearance of the building. The plans show the building is 44.8% brick on the north elevation, 56.5% brick on the south elevation, 74.6% brick on the east elevation and 64% brick on the west elevation. The proposed mix of exterior materials is acceptable based on the PUD proposal.

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

Façade. The applicant's plans show greater façade articulation than allowed in the Mixed Use district. The Mixed Use district façade articulation standards call for the primary street side façade of a building shall not consist of an unarticulated blank wall, flat front facades or an unbroken series of garage doors. The front of a building shall be broken up into individual bays of a minimum of 25 feet and maximum of 40 feet wide. According to the applicant, in response to comments received from City Council during the concept plan review they have revised the east (12th Avenue South) façade to be more substantially articulated and have given more emphasis to the building's masonry base via different brick surface textures and color. This design is acceptable based on the PUD proposal.

Sidewalks. The Mixed Use district requires a minimum 5-foot wide sidewalk along the frontage of all public streets and within and along the frontage of all new development or redevelopment. There are existing sidewalks along both 1st Street South and 12th Avenue South. The applicant will add sidewalk along 13th Avenue South that connects to the existing sidewalk to the north. To facilitate this sidewalk design, the City Engineer shall require the applicant to dedicate the necessary easement in a form acceptable to the City Attorney.

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

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

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

To meet this standard, the applicant shall provide three street lights as required by the City Engineer along 1st Street South as well as other improvements necessary to meet the 25 percent of landscaping budget requirement.

Landscaping. The applicant's plans meet the minimum landscaping requirements of the mixed use

district. This standard requires landscaping improvements equal to 1 percent + .10 percent of project value in excess of $4,000,000. According to the applicant, the project is valued at $11,000,000, which requires $121,000 of landscape improvements. The applicant's landscape plan includes a variety of plantings and meets this requirement.

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

Trash Enclosure. The applicant plans to store trash containers within the underground parking garage. The trash service will pull into the driveway to the underground garage and remove the trash containers from within the garage for each pickup. Trash pick-up shall not occur within the public right-of-way.

ENGINEERING REVIEW

An engineering review was completed on October 14, 2019 on the plans and transportation and parking study submitted for Site Plan Review, Rezoning/PUD and Administrative Subdivision dated 09/20/2019.

Plan Comments

- Nine Mile Creek Watershed District approval required. Provide copies of all watershed permits.
- Utility service excavations extending beyond the centerline of a roadway require a patch extending across the full width of the roadway. The road section patch must meet city of Hopkins standards.
- A review of the city's water model will need to be completed to ensure adequate capacity and fire flow exist at this location. The costs for review will be borne by the applicant.
- Any old or unused sanitary sewer and water service lines extending into the site must be removed to their respective mains and disconnected.
- The sanitary sewer at the proposed service connection location is PVC.
- New sidewalk along the perimeter of the building must meet the Americans with Disabilities (ADA) act standards.
- As part of the sidewalk improvements, the applicant must install a pedestrian curb ramp at the northeast quadrant of 13th Avenue S/1st Street S.
- New driveway aprons shall meet city of Hopkins standards.

Transportation and Parking Study Comments

- Traffic generation from the proposed development is not expected to cause undue congestion or require traffic control changes as the surrounding roadway network has sufficient capacity.
- Traffic generation from the proposed development is not expected to create safety problems or concerns.
- Parking generation from the proposed development is not expected to create undue stress on the on-street system. Per the ITE Parking Generation Manual, this development is expected to create a peak parking demand requiring 68 spaces; the proposed on-site parking created is 69 spaces, 11 of which are proof of parking at this time. Ample on-street parking is available on adjacent streets. If on-street parking issues do arise in the future, the proof of parking may need to be developed.

SUBDIVISION REVIEW

The 2.5-acre subject property was originally platted as part of the West Minneapolis Addition in

1887. The property is currently used as a 170 stall surface parking lot for St. Joseph Church and the Chesterton Academy. At the southern end of the parking lot is approximately 1-acre green space. The applicant plans to subdivide off the 1-acre green space for the proposed 50-unit multiple family apartment building. It should be noted that the proposed subdivision and multiple family apartment building will not reduce the amount of existing off-street parking provided for either the church or school.

To facilitate this design, the applicant will need to subdivide the subject property. As proposed, this subdivision would likely meet the requirements of the zoning ordinance and therefore be processed through the Administrative Subdivision process. It should be noted that approval of an Administrative Subdivision does not require formal review by the Planning & Zoning Commission or action by the City Council. As part of this process, the applicant will need to dedicate an easement for the sidewalk along 13th Avenue South, vacate an existing utility easement and revise the plans to conform with all required setbacks including a 15' from the edge of the church's parking lot to the southern property line shard with the Beacon development.

With any subdivision, the City has the ability to collect park dedication in the form of land or a fee. The standard park dedication fee for multiple family residential subdivisions is $3,000 per unit. Based on the concept plan's 50 unit design, this project would be required to pay park dedication of $150,000.

ALTERNATIVES

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

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

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

CITY OF HOPKINS
Hennepin County, Minnesota

PLANNING & ZONING COMMISSION RESOLUTION 2019-12

A RESOLUTION RECOMMENDING THE CITY COUNCIL APPROVE AN ORDINANCE REZONING THE SOUTH 1 ACRE OF THE ST. JOSEPH'S CHURCH PARKING LOT (PID 24-117-22-34-0300) FROM R-5 HIGH DENSITY MULTIPLE FAMILY TO MIXED USE – PLANNED UNIT DEVELOPMENT, SUBJECT TO CONDITIONS

WHEREAS, the applicant, Beacon Interfaith Housing Collaborative on behalf of the Parish of St. Gabriel the Archangel of Hopkins, Minnesota, initiated an application requesting to rezone the South 1 Acre of the St. Joseph's Church Parking Lot (PID 24-117-22-34-0300) from R-5 High Density Multiple Family to Mixed Use – Planned Unit Development to allow development of a 4-story 50-unit multiple family apartment building, and

WHEREAS, these properties are legally described as Lots 9 thru 25 Incl Also Adj Vac Alley Except St, Block 008, West Minneapolis Addition, Hennepin County, Minnesota; and

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

1. That the above stated application was initiated by the applicant on September 20, 2019; and,

2. That the Hopkins Planning and Zoning Commission, pursuant to published and mailed notice, held a public hearing on the application and reviewed such application on October 22, 2019: all persons present were given an opportunity to be heard; and,

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

WHEREAS, staff recommended approval of the above stated application based on the findings outlined in the staff report dated October 22, 2019.

NOW, THEREFORE, BE IT RESOLVED that the Planning & Zoning Commission of the City of Hopkins hereby recommends the City Council approve an ordinance rezoning the South 1 Acre of the St. Joseph's Church Parking Lot (PID 24-117-22-34-0300) from R-5 High Density Multiple Family to Mixed Use – Planned Unit Development to allow development of a 4-story 50-unit multiple family apartment building, subject to the conditions listed below.

1. Execution of a Planned Unit Development Agreement.

2. Approval of the associated site plan application and conformance with all related conditions.

3. Approval of the associated subdivision application and conformance with all related conditions.

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

Adopted this 22nd day of October, 2019.

_____
Gerard Balan, Chair

CITY OF HOPKINS
Hennepin County, Minnesota

PLANNING & ZONING COMMISSION RESOLUTION 2019-13

A RESOLUTION RECOMMENDING THE CITY COUNCIL APPROVE THE SITE PLAN FOR THE BEACON MULTIPLE FAMILY APARTMENT BUILDING, SUBJECT TO CONDITIONS

WHEREAS, the applicant, Beacon Interfaith Housing Collaborative on behalf of the Parish of St. Gabriel the Archangel of Hopkins, Minnesota, initiated an application for site plan approval to allow development of a 4-story 50-unit multiple family apartment building, and;

WHEREAS, these properties are legally described as Lots 9 thru 25 Incl Also Adj Vac Alley Except St, Block 008, West Minneapolis Addition, Hennepin County, Minnesota; and

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

1. That the above stated application was initiated by the applicant on September 20, 2019;

2. That the Hopkins Planning and Zoning Commission, pursuant to published and mailed notice, held a public hearing on the application and reviewed such application on October 22, 2019: all persons present were given an opportunity to be heard; and,

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

WHEREAS, staff recommended approval of the above stated application based on the findings outlined in the staff report dated October 22, 2019.

NOW, THEREFORE, BE IT RESOLVED that the Planning & Zoning Commission of the City of Hopkins hereby recommends the City Council approve site plans to allow development of a 4-story 50-unit multiple family apartment building, subject to the conditions listed below.

1. Approval of the associated rezoning application and execution of a Planned Unit Development (PUD) Agreement.
2. Conformance with all applicable standards of the Mixed Use zoning district.
3. Approval of all necessary permits from the Building, Engineering and Fire Departments.
4. Approval of the associated subdivision application and conformance with all related conditions.
5. Approval of the development by the Minnehaha Creek Watershed District and conforms with all related conditions.
6. Payment of all applicable development fees including, but not limited to SAC, park dedication and City Attorney fees.

Adopted this 22nd day of October, 2019.

_____
Gerard Balan, Chair

Site Location Map for Beacon Development



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

T: 651. 789 6260

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

T: 612. 529 2185

Beacon
INTERFAITH HOUSING COLLABORATIVE

September 20, 2019

Beacon Interfaith Housing Collaborative (Beacon) requests the following five (5) entitlement applications for Vista 44:

A. Site Plan Review: Beacon requests approval for the site plan as indicated on the attached drawings for a four story, 50-unit, multifamily housing development on the approximately one acre parcel located on the south end of Saint Joseph's Church parking lot.

B. Rezoning: Beacon requests approval to rezone from R-5, High Density Residential to Mixed Use Zoning. This is consistent with the 2040 Comprehensive Plan.

C. Comprehensive Plan Amendment: Beacon requests the 2030 Comprehensive Plan be amended to classify the Owner's parcel as Mixed Use instead of the current High Density Residential. In addition, Beacon requests that the future 2040 Comprehensive Plan include the parcel as Mixed Use in the Downtown Activity Land Use Classification.

D. Administrative Lot Split: Beacon requests that the lot be administratively split to create a new tax parcel. This is simpler and more cost effective than re-platting.

E. Planned Unit Development (PUD): As part of the land use application for Vista 44 Beacon is requesting that the development be approved as a Planned Unit Development (PUD). The flexibility afforded by a PUD will allow for minor deviations from strict adherence to the Mixed Use zoning standards in exchange for exceeding the standards in other areas. These minor concessions, we believe, will be outweighed by the benefits the development can offer and will result in an overall better development enabling the project to meet important city and community goals and values.

1. **Exterior Materials:** The Mixed-Use zoning classification requires the primary exterior treatment of walls facing a public right-of-way or parking lot to be brick, or other material similar in appearance and durability. After hearing feedback from the Planning Commission and the City Council during concept review sessions and in discussions with City staff, a greater amount of brick on street fronting facades relative to non-street fronting facades is preferred. In response to this, we have added more brick to the east and south facades. Since we do not meet the minimum 80% primary material standard, Beacon is requesting flexibility with regard to material type and percentage. Overall, we will have higher quality exterior materials compared to many of the surrounding buildings and certainly higher quality secondary materials—not just the code minimum (perhaps in recognition that the Mixed Use code was written long before some of the modern materials were in use). We believe the combination of materials we have proposed will deliver a great looking building and the durability will ensure the building looks good well into the future.

2. **Façade Articulation:** Mixed Use zoning requires that the front façade be divided into minimum 20'-0" and maximum 40'-0" wide segments. While we do not technically meet those

specific dimensional requirements, in response to comments received at Planning Commission and City Council meetings we have revised the east (front) façade to be more substantially articulated and have given more emphasis to the masonry base via different brick surface textures and color.

3. **Parking:** Proposed plans call for 46 enclosed parking stalls and 12 exterior surface stalls. The number of surface and underground parking spaces will be consistent with the results of the Traffic Demand Management Plan commissioned by the city. If the amount of parking recommended by the study exceeds what we have proposed we are willing to provide 11 spaces as Proof of Parking which will allow additional parking to be constructed in the future if actual demand exceeds the number of stalls constructed. The proof of parking area will be used as additional green space, enhanced stormwater management (through the reduction of impervious surfaces), and a green buffer to the expansive parking lot to the north.

4. **Environmental Sustainability and Energy Efficiency:** PUD approval will enable us to invest in sustainability through increased energy efficiency above and beyond code, additional landscaping though the creation of a rain garden, energy production through a planned 10k rooftop solar array, and a robust underground stormwater management system.

5. **Setbacks:** Mixed-Use zoning classification requires setbacks to be no more than 5'. Setbacks on the South and East are 5'-0". Beacon is proposing an increased setback on the North (36'-3 3/8"), and West (37'-9 5/8") to allow for more solar access to the neighboring properties, and provide more landscaping. These increased setbacks enhance pedestrian walkability along the sidewalk as well as resident comfort in the ground floor units. Portions of the building are set back further (1'-4" on the east and 4'-8" on the south) to provide visual interest of the façade and enhanced pedestrian and resident experience. The proposed site layout also allows for a sidewalk to be added along with a grass boulevard strip with boulevard trees along the western property line. To facilitate this, Beacon is willing to enter into an easement agreement with the city along the western property line (or dedicate an 8'strip of land if the property is replatted).

6. **Floor Area Ratio (FAR):** Mixed-Use zoning classification allows a FAR of 5. We have proposed a FAR of 1.63 which is considerably lower than allowed. This will result in a building that is significantly smaller than what Beacon is entitled to build under Mixed-Use zoning while being more compatible with the surrounding properties.

7. **Bicycle Parking:** The development will provide 46 long term bicycle parking spaces within the enclosed parking level as well as 16 short term bicycle parking spaces at the exterior. This exceeds the required number by 21 and 13 respectively.

8. **Site Amenities:** In addition to the exterior bike parking and sidewalk/boulevard improvements, we also propose an exterior patio and a play structure (which is more convenient for our youngest children and their parents then Central Park across the street). We also propose to beautify the site by removing some of the overhead power lines that crisscross the site.

From: Cheryl Youakim
To: Jason Lindahl
Subject: [EXTERNAL] Vista 44
Date: Thursday, September 26, 2019 10:27:28 PM

Hello Jason,

I wanted to reach out express my support for the Vista 44 project Beacon Housing is proposing for Hopkins. Over the years I have watched the wonderful work they have done in the area of affordable housing. I recently met with members of their board to hear about the Vista 44 project. And, I toured their 66 West Apartments in Edina as well.

I believe that they would be a great addition and provide an needed service to our community. So, please add my voice of support to those you have recently received. And please let me know if you have any questions for me.

Thank you,
Cheryl

Rep. Cheryl Youakim
House Education Policy Chair
Hopkins & St. Louis Park - 46B

591 State Office Building
St. Paul, MN 55155
(651)296-9889
rep.cheryl.youakim@house.mn

Please sign up for my Weekly Updates
at: https://www.house.leg.state.mn.us/members/ASP/join.asp?id=15450

September 2019

To: Hopkins City Council Members

cc: Jason Lindahl - City Planner

Re: Opposition to the Beacon Vista 44 application (for lot at 12th Avenue and 1st Street South)

As owners of apartment units at the Citigables Condominiums at 32 11th Avenue South, Hopkins, we oppose granting the Beacon's building plan application for the following reasons:

1. The building does not fit the space. There will not be enough green space around the building and the four story plan will not fit the neighborhood. Essentially Beacon's plan calls for "shoe-horning" the proposed building into too small of a lot.

2. The dearth of parking already in the area will eventually become unbearable. Traffic congestion, already a problem considering local businesses (for example the theater and American Legion) will be magnified. It should be noted that the Post Office employees use 12th Avenue to park because of lack of parking at the Post Office. The lack of parking spaces and congestion may result in a security issues for Citigables residents (an over 55 community). We are particularly concerned that our parking lot on 12th will require constant monitoring for uninvited parkers.

3. There is already too many rental properties in Hopkins, estimated at 65%. New construction on the lot should designed for home ownership, perhaps something similar to our Condominium building design or the Town Houses on 1st Street. Pride of ownership encourages investment in the community.

The Council should be mindful of the goal of its Comprehensive Plan to "protect the Residential Neighborhoods" and "protect and enhance Downtown Hopkins" and reject Beacon's Vista 44 application.

Names, apartment numbers and signatures of concerned residents of Citigables Condominiums:

Name Joan Schweitzer Apt No. 104 Signature [signature]

Name James C. Shirley Apt.No. 201 Signature Mary J. Shirley 201

Name Joan Hopp Apt.No 208 Signature Joan K Hopp

Name Steve Lea Apt.No. 108 Signature S. Lea

 Citigables Owners opposed to Beacon Vista 44 application

Name BRIGID PETERSON Apt.No. 314 Signature

Name GARY McGEMMEN Apt.No. 111 Signature

Name Line Schneider Apt.No. 309 Signature Line Schneider

Name NANCY PARKER Apt.No. 205 Signature Nancy Parker

Name RUTH JONES Apt.No. 115 Signature Ruth Jones

Name PATRICK Crowley Apt.No. 215 Signature Patrick Crowley

Name Sharon Crowley Apt.No. 215 Signature Sharon Crowley

Name Joan Schwartzbaum Apt.No 104 Signature Joan Schwartzbaum

Name JANE HUNTER Apt.No. 211 Signature Jane Hunter

Name PATRICIA LEA Apt.No. 108 Signature Patricia Lea

Name Bob Stacken Apt.No. 110 Signature Robert L Stacken

Name Marlo Renille Apt.No. 311 Signature MARLO RENILLE

Name Shirley Renville Apt.No. 311 Signature Shirley Renville

Name Laura Matuska Apt.No. 112 Signature Laura Matuska

Name Colleen Newland Apt.No. 103 Signature Colleen Newland

September 2019

To: Hopkins City Council Members

cc: Jason Lindahl - City Planner

Re: Opposition to the Beacon Vista 44 application (for lot at 12th Avenue and 1st Street South)

As owners of apartment units at the Citigables Condominiums at 32 11th Avenue South, Hopkins, we oppose granting the Beacon's building plan application for the following reasons:

1. The building does not fit the space. There will not be enough green space around the building and the four story plan will not fit the neighborhood. Essentially Beacon's plan calls for "shoe-horning" the proposed building into too small of a lot.

2. The dearth of parking already in the area will eventually become unbearable. Traffic congestion, already a problem considering local businesses (for example the theater and American Legion) will be magnified. It should be noted that the Post Office employees use 12th Avenue to park because of lack of parking at the Post Office. The lack of parking spaces and congestion may result in a security issues for Citigables residents (an over 55 community). We are particularly concerned that our parking lot on 12th will require constant monitoring for uninvited parkers.

3. There is already too many rental properties in Hopkins, estimated at 65%. New construction on the lot should designed for home ownership, perhaps something similar to our Condominium building design or the Town Houses on 1st Street. Pride of ownership encourages investment in the community.

The Council should be mindful of the goal of its Comprehensive Plan to "protect the Residential Neighborhoods" and "protect and enhance Downtown Hopkins" and reject Beacon's Vista 44 application.

Names, apartment numbers and signatures of concerned residents of Citigables Condominiums:

Name Lucy Grams Apt No. 206 Signature Lucille T Grams

MARION HENDEL
Name M Hendel Apt.No. 4109 Signature Marion T Hendel

Name Charles Clarke Apt.No 109 Signature Charles Clarke

Name Pat Stacken Apt.No. 110 Signature Pat Stacken

 Citigables Owners opposed to Beacon Vista 44 application

Name Ron Foreman Apt.No. 301 Signature Ron Foreman

Name LuAnn Foreman Apt.No. 301 Signature LuAnn Foreman

Name Isabel Klos Apt.No. 347 Signature Isabel Klos

Name Douglas Palmer Apt.No. 114 Signature Douglas Palmer

Name _____ Apt.No. _____ Signature _____

Name _____ Apt.No. _____ Signature _____

Name _____ Apt.No. _____ Signature _____

Name _____ Apt.No _____ Signature _____

Name _____ Apt.No. _____ Signature _____

Name _____ Apt.No. _____ Signature _____

Name _____ Apt.No. _____ Signature _____

Name _____ Apt.No. _____ Signature _____

Name _____ Apt.No. _____ Signature _____

Name _____ Apt.No. _____ Signature _____

Name _____ Apt.No. _____ Signature _____

September 2019

To: Hopkins City Council Members

cc: Jason Lindahl - City Planner

Re: Opposition to the Beacon Vista 44 application (for lot at 12th Avenue and 1st Street South)

As owners of apartment units at the Citigables Condominiums at 32 11th Avenue South, Hopkins, we oppose granting the Beacon's building plan application for the following reasons:

1. The building does not fit the space. There will not be enough green space around the building and the four story plan will not fit the neighborhood. Essentially Beacon's plan calls for "shoe-horning" the proposed building into too small of a lot.

2. The dearth of parking already in the area will eventually become unbearable. Traffic congestion, already a problem considering local businesses (for example the theater and American Legion) will be magnified. It should be noted that the Post Office employees use 12th Avenue to park because of lack of parking at the Post Office. The lack of parking spaces and congestion may result in a security issues for Citigables residents (an over 55 community). We are particularly concerned that our parking lot on 12th will require constant monitoring for uninvited parkers.

3. There is already too many rental properties in Hopkins, estimated at 65%. New construction on the lot should designed for home ownership, perhaps something similar to our Condominium building design or the Town Houses on 1st Street. Pride of ownership encourages investment in the community.

The Council should be mindful of the goal of its Comprehensive Plan to "protect the Residential Neighborhoods" and "protect and enhance Downtown Hopkins" and reject Beacon's Vista 44 application.

Names, apartment numbers and signatures of concerned residents of Citigables Condominiums:

Name Daryl Derby Apt No. 306 Signature Daryl Derby

Name Sharon Derby Apt.No. 306 Signature Sharon Derby

Name LYLE WANDREI Apt.No 202 Signature Lyle Wandrei

Name Joanne Wandrei Apt.No. 202 Signature Joanne Wandrei

 Citigables Owners opposed to Beacon Vista 44 application

Name Sheila Anderson Apt.No. 105 Signature Sheila Anderson

Name Ralph + Mary Apt.No. 213 Signature Ralph Rust

Name _____ Apt.No. _____ Signature _____

Name _____ Apt.No. _____ Signature _____

Name _____ Apt.No. _____ Signature _____

Name _____ Apt.No. _____ Signature _____

Name _____ Apt.No. _____ Signature _____

Name _____ Apt.No _____ Signature _____

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Name _____ Apt.No. _____ Signature _____

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Name _____ Apt.No. _____ Signature _____

Name _____ Apt.No. _____ Signature _____

Name _____ Apt.No. _____ Signature _____

October 2019

To: Hopkins Planning and Zoning Commission and City of Hopkins Council Members: Jason Gadd (mayor), Rick Brausen, Brian Hunke, Kristi Halverson and Aaron Kuznia

cc: Jason Lindahl - City Planner

Re: Opposition to the Beacon Vista 44 application (open lot at 12th Avenue and 1st Street South)

As a Hopkins resident and potential neighbor of the proposed Vista 44 project, I oppose granting the Beacon's building plan application for the following reasons:

1. The building does not fit the space. There will not be enough green space around the building and the four story plan will not fit the neighborhood. Essentially Beacon's plan calls for "shoe horning" the proposed building into too small of a lot.

2. The lack of parking in the area is already apparent. Construction of the proposed building as planned will increase the traffic congestion significantly; already a problem considering the nearby local businesses and church.

3. There is too many rental properties in Hopkins already. New construction on the lot should designed for home ownership.

The Council should be mindful of the goal of its Comprehensive Plan to "protect the Residential Neighborhoods" and "protect and enhance Downtown Hopkins" and reject Beacon's Vista 44 application.

Name Kibi Khan

Address 165 - 12 Av So

Signature

dated 10 - 6 - 19

drop off or mail to:
Hopkins City Council
care of Jason Lindahl-City Planner
1010 First Street South
Hopkins, Mn 55343

October 2019

To: Hopkins Planning and Zoning Commission and City of Hopkins Council Members: Jason Gadd (mayor), Rick Brausen, Brian Hunke, Kristi Halverson and Aaron Kuznia

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3. There is too many rental properties in Hopkins already. New construction on the lot should designed for home ownership.

The Council should be mindful of the goal of its Comprehensive Plan to "protect the Residential Neighborhoods" and "protect and enhance Downtown Hopkins" and reject Beacon's Vista 44 application.

Name Michelle Prout

Address 29 12th Av. N.

Signature Michelle Prout

dated 10/7/19

drop off or mail to:
Hopkins City Council
care of Jason Lindahl-City Planner
1010 First Street South
Hopkins, Mn 55343

October 2019

To: Hopkins Planning and Zoning Commission and City of Hopkins Council Members: Jason Gadd (mayor), Rick Brausen, Brian Hunke, Kristi Halverson and Aaron Kuznia

cc: Jason Lindahl - City Planner

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The Council should be mindful of the goal of its Comprehensive Plan to "protect the Residential Neighborhoods" and "protect and enhance Downtown Hopkins" and reject Beacon's Vista 44 application.

Name Terrie Winegar Terrie Winegar

Address 104 12th Av. South

Signature Terrie Winegar

dated 10/6/19

drop off or mail to:
Hopkins City Council
care of Jason Lindahl-City Planner
1010 First Street South
Hopkins, Mn 55343

October 2019

To: Hopkins Planning and Zoning Commission and City of Hopkins Council Members: Jason Gadd (mayor), Rick Brausen, Brian Hunke, Kristi Halverson and Aaron Kuznia

cc: Jason Lindahl - City Planner

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3. There is too many rental properties in Hopkins already. New construction on the lot should designed for home ownership.

The Council should be mindful of the goal of its Comprehensive Plan to "protect the Residential Neighborhoods" and "protect and enhance Downtown Hopkins" and reject Beacon's Vista 44 application.

Name JAMES R. MEAD

Address 32 11TH AVENUE SOUTH (UNIT #217)

Signature James R. Mead

dated 10-7-19

drop off or mail to:
Hopkins City Council
care of Jason Lindahl-City Planner
1010 First Street South
Hopkins, Mn 55343

Jason Lindahl, City Planner
City of Hopkins, MN

Updated Oct. 16, 2019

Beacon
INTERFAITH HOUSING COLLABORATIVE

Dear Mr. Lindahl,

We are clergy and faith leaders representing congregations across Hopkins and the surrounding area, writing to share our support for Vista 44. The vision of Beacon Interfaith Housing Collaborative is that all people have a home, and as faith leaders, we are called to bring that vision to life**.**

Leaders from the Hopkins School District, the ICA Food Shelf, and others have confirmed the need for more affordable homes in Hopkins for families with children. Beacon offers us a path forward for our community with Vista 44.

Beacon has a history of success in building stable homes for those who need them most, addressing homelessness across the metro area – and partnering with Volunteers of America will allow Beacon to bring those expert resources to Hopkins.

Among Beacon's current projects are building supportive housing for men exiting incarceration, addressing the encampment of 2018 by building supportive housing for those experiencing homelessness in the Native community, and maintaining its existing 17 developments of high-quality apartment homes for individuals and families.

As people of faith, we hear the call to justice, and the call to participate when we see a chance to act. We know that stable homes transform lives. We know we have the power to bring stable homes to more people in our community through Vista 44, and we stand in full support of the development.

We turn to you, the city, to take the next step towards ending homelessness in our communities (and beyond!) by continuing to support Vista 44 as the project progresses through applications and approvals. You have the opportunity to change lives. We are counting on you now to put the needs of people with the lowest incomes at the center and invest in their future – a future where all people have a home.

In faith,

Rev. Zoe Kuester, Mizpah United Church of Christ, Hopkins
Rev. Scott Searl, Shepherd of the Hills Lutheran Church, Hopkins
Rev. John Nelson, Gethsemane Lutheran Church, Hopkins
Rev. Sarah Moat, Gethsemane Lutheran Church, Hopkins
Fr. James Liekhus, St. Gabriel the Archangel Catholic Church, Hopkins
Deacon Francis Tangney, St. Gabriel the Archangel Catholic Church, Hopkins
Rabbi David Locketz, Bet Shalom Congregation, Minnetonka
Rabbi Jill Crimmings, Bet Shalom Congregation, Minnetonka

Cantor Richard Schwartz, Bet Shalom Congregation, Minnetonka
Mike Ulasich, Mills Church, Minnetonka
Rev. Meta Herrick Carlson, Bethlehem Lutheran Church Twin Cities (Minnetonka campus)
Rev. Jay Rudi, Oak Knoll Lutheran Church, Minnetonka
Rev. Kayla Monson, Oak Knoll Lutheran Church, Minnetonka
Rev. Jeff Sartain, Edina Community Lutheran Church
Rev. Jay Carlson, Edina Community Lutheran Church
Deacon Lauren Morse-Wendt, Edina Community Lutheran Church
Rev. Oby Ballinger, Edina Morningside Community Church
Rev. Tom Cook, St. Stephen's Episcopal Church, Edina
Rev. Amelia Arthur, St. Stephen's Episcopal Church, Edina
Rev. Barb Martin, Union Congregational Church, St. Louis Park
Rev. Dave Langille, St. Martin's by-the-Lake Episcopal Church, Minnetonka Beach
Rev. Cindy Hillger, St. Martin's by-the-Lake Episcopal Church, Minnetonka Beach
Rev. Christian Briones, Mayflower Church, Minneapolis
Rev. Emily Goldthwaite Fries, Beacon Interfaith Housing Collaborative

From: Jerry & Marie Trafas
To: Jason Lindahl
Subject: [EXTERNAL] Hopkins council and planning review plan affordable housing on 12th
Date: Monday, October 14, 2019 4:05:37 PM

Jason,

I would like to introduce my husband and I.
Jerry and Marie Trafas..402 14th Ave No..952 933-2370

We moved to Hopkins in 1970... rented a home on 5th Ave No and in Feb 1972 purchased our home at 402 14th ave.
We have 2 children who attended Hopkins school and loved Hopkins. Home received residence of the year award 2014.

We now are both 78 and so want to buy a senior condo in Hopkins. We are trying to get into City Gables but no units are available as yet for us.
We want to be in walking distance of the downtown like we are now. We love our home but my husband has had cancer twice and the winter and
yard work are just too much for us.

We want to continue to support the local merchants and pay taxes just like we have done since 1972.

We have heard about the affordable housing building that is being considered on 12th. We think that another senior owned condo building that
tenants pay taxes and own is needed more.

We have owned our home and paid taxes here for 47 years and want to stay here. There are others here that feel the same.

Please reconsider this for Hopkins. Citi Gables has 49 units. There are 612 low incomer housing units already in Hopkins.

We are going to attend the Zoning and Planning meeting on October 22 at 6:30 p.m.

Jerry and Marie Trafas

October 2019

To: Hopkins Planning and Zoning Commission and City of Hopkins Council Members: Jason Gadd (mayor), Rick Brausen, Brian Hunke, Kristi Halverson and Aaron Kuznia

cc: Jason Lindahl - City Planner

Re: Opposition to the Beacon Vista 44 application (open lot at 12th Avenue and 1st Street South)

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3. There is too many rental properties in Hopkins already. New construction on the lot should designed for home ownership.

The Council should be mindful of the goal of its Comprehensive Plan to "protect the Residential Neighborhoods" and "protect and enhance Downtown Hopkins" and reject Beacon's Vista 44 application.

Name Jim & Michelle Smith

Address 102 12th Ave S. Hopkins

Signature Michelle Smith

dated 10/7/19

drop off or mail to:
Hopkins City Council
care of Jason Lindahl-City Planner
1010 First Street South
Hopkins, Mn 55343

From: Judy
To: Jason Lindahl
Subject: [EXTERNAL] Support for Beacon affordable housing land use application
Date: Tuesday, September 24, 2019 11:37:11 AM

Hello Mr. Lindahl,

As a Hopkins resident I am writing to express my support for Beacon's proposed family supportive housing proposal, Vista 44, in Hopkins.

I hope that the Hopkins Planning and Zoning commission and the City Council will say yes to Beacon's land use application.

Thank you,

Judy Saumweber
1011 Feltl Court Apt 909
Hopkins, MN 55343

From: Patricia Stacken
To: Jason Lindahl
Subject: [EXTERNAL] proposed apartment building
Date: Monday, October 14, 2019 12:03:59 PM

Dear Jason Lindahl,

We're sending this email in regard to the proposed apartment building on the site located on the north side of 1st Street South between 12th and 13th Avenues South. We have lived in Hopkins for 42 years and believe it's the best place to live! We recently sold our house on the avenues and moved to Citi Gables. We feel so fortunate to have such a beautiful place to retire at. It was so important for us to be able to stay in Hopkins and be condo owners. These units don't come up for sale often and this is the only place, in Hopkins, for senior living on one level. We feel that there is enough rental property in Hopkins and strongly urge you to consider owned housing, preferably for 55+. We know plenty of other seniors who share the same views.

Thank you for all you do to make Hopkins so extraordinary!

Sincerely,
Pat and Bob Stacken

October, 10, 2019

To: Jason Gadd, Mayor of Hopkins
Rick Brausen, Councilperson of Hopkins
Brian Hunke, Councilperson of Hopkins
Kristi Halverson, Councilperson of Hopkins
Aaron Kuznia, Councilperson of Hopkins

CC Jason Lindahl, City Planner of Hopkins

From: Neighbors/Hopkins Residents OPPOSED to the Beacon Housing Project

Subject: Our OPPOSITION to the Beacon Interfaith Housing Collaborative

As longtime residents and tax paying citizens of the City of Hopkins, we have been very frustrated with the process concerning the review of the Beacon Interfaith Housing Collaborative project.

We believe this process should include all parties working together in dialogue to share the viewpoints of all the parties involved. After both the Planning & Zoning Commission meeting on July 23rd and then the Hopkins City Council Meeting on August 20th, we feel we did not have ample opportunity to share our feelings on the project. Huge blocks of time were given to Beacon at both meetings with very little time given to the residents to voice their concerns.

Another issue was at the City Council meeting on August 20th; we, as residents, entered the Fire Station and were solicited by Beacon people to wear their sticker of support for this project. When we declined, we were met by comments and stares that were not appropriate. Beacon recruited people via their website to come to these meetings. These people were not Hopkins residents and they acted like we had no rights whatsoever. That was very disappointing and should not have been allowed. Then they post on their website a picture of that council meeting with the copy "Standing room only tonight at the Hopkins City Council Meeting with overwhelming support among those gathered for Vista 44!" Well a lot of us were there. We resented being in their picture with the incorrect copy associated with it.

So please see our attached reasons for why we are opposed to the Beacon project and our signatures and addresses. We just don't believe that this location is right for the project and our neighborhood and the City of Hopkins. Hopkins is a very special place to live and we want to ensure that the essence of what makes it great, stays in place.

Thank you in advance for taking the time to read our comments and concerns.

Opposition to Beacon Interfaith Housing Project by Neighbors/Residents

Property Values:

We are very concerned about what the location of this housing project will do to our existing property/market values. We are a neighborhood of many retired households and longtime residents of the City of Hopkins. We are counting on our real estate values remaining strong for our future financial situations. A housing project that has the very real potential of hurting the financial future of the current, longtime residents should not be considered by the City of Hopkins.

The Hopkins Comprehensive/Strategic plan clearly states the need to "preserve strong, well maintained neighborhoods and protect investments in property". There is a huge question mark on what this proposed Beacon property will do to both our neighborhood and property values.

Home Ownership versus Rental Units:

65% of the available housing in the City of Hopkins is rental units. When we have the opportunity to do real estate development, especially with our very limited land resources left, why would we not want to create something that can give people the opportunity to own a home. The more "pride of ownership" we have in our city, the more stable our community becomes for everyone. We have many affordable rental units in the City of Hopkins; we don't need any more at the expense of potential home ownership. The amount of lower income/NOAH and public subsidized housing available in the City of Hopkins is plentiful. Home ownership development in this location would also greatly benefit the economics of downtown Hopkins. This property would be very desirable to build townhome/condo housing that would increase the tax base for the city. The ratio of apartment rentals to home ownership is out of balance. The City of Hopkins needs to look for opportunities to offset the imbalance of rental units to more options of home ownership.

Parking and Traffic Congestion:

Due to many reasons, there is already a parking and traffic congestion problem in the area of the proposed Beacon housing project. We tried to get a simple, yellow curb approved and executed as we have very real safety concerns as residents try to exit their buildings private drives onto 12th avenue. We were told by the Hopkins City Street Superintendent, Jay Strachota that no easement could be granted because of the need to preserve all parking near the downtown area. The fact that residents can't see to enter 12th avenue because cars are parked so close to the driveway means parking already trumps resident's safety. How can we approve a project that will put us in "harms way" of a public safety issue? In addition, the entrance and exits of the proposed building will create a safety issue at Central Park where you have lots of children in proximity to the increased traffic as well as school bus pick-up spots. You have numerous businesses, including the U.S. Postal Service where employees are parking in the areas of the proposed Beacon housing project. Now we have a new school where students are driving and trying to find parking in the area. Even though the proposal has some parking on site, a building that could house up to 150 people would bring a lot of issues to the streets in our neighborhood with the residents and their visitors parking needs spilling out in an already tough situation. The parking situation around this area would be overwhelmed with the addition of the Beacon building.

The Proposed Building versus Green Space

That is one big monstrosity of a building jammed into a one acre site. It belongs in a commercial area not in an area surrounded by residential homes, townhomes and condominiums. The building just does not fit into the current neighborhood and the fact that it runs right up the sidewalk on 1st Street South, gives it an overwhelming look as well as blocking the green space of the Central Park. We have had a lot of development to the East, with the Gallery Flats and Moline apartment buildings. We don't think it is good to book end the Western part of downtown with another four story apartment building. The Comprehensive Plan states that we should "protect and enhance our green space". The proposed Beacon building eats up all the green grass on the site. It is not consistent with the Comprehensive Plan's statements regarding "making sure structures fit with the surrounding areas".

The Sale of the Property by the Church and Rezoning:

We should make very certain that the property can be sold by the Church of St. Joseph and that all the deeds of the lots have no restrictions on them on the resale of the property by the church to a prospective buyer.

Property PID 24-117-22-34-0300, legal description: West Minneapolis, Block 8, lots 9.10.11.12.13.14.15.16.17.18.19.20.21.22.23.25.

This zoning change could substantially diminish an owner's property value which would constitute a compensable regulatory taking. This is different than an eminent domain proceeding and could result in legal proceedings by the affected property owners and the City of Hopkins.

The Spirit and Heart of Hopkins:

We all support Beacon's intentions to provide subsidized housing for at-risk and homeless families. But we firmly believe that there are other areas in Hopkins and other locales that are much better suited to support and withstand the impact of such a complex. As an example, 66 West, another Beacon housing complex, is located in a commercially zoned area between a bank and a medical office building. We also think there will be a real potential impact on safety, traffic, and pedestrians. We have so little undeveloped land left in the City of Hopkins. The Comprehensive Plan says it best – "Encourage the development of owner-occupied housing". This is the best thing for the future of Hopkins.

OPPOSITION TO BEACON INTERFAITH HOUSING PROJECT – SIGNATURE PAGE

NAME Terry E. Zauhar

ADDRESS 1107 1st St. South

Hopkins MN 55343

SIGNATURE Terry E. Zauhar

NAME Elaine A. Schweitzer

ADDRESS 1101 1st St. South

Hopkins, MN 55343

SIGNATURE Elaine A. Schweitzer

NAME Linda Leighton

ADDRESS 1123 1st St S.

Hopkins, MN 55343

SIGNATURE Linda Leighton

NAME Denise Burwell

ADDRESS 1127 1ST ST. S.

Hopkins, MN 55343

SIGNATURE Denise A. Burwell

OPPOSITION TO BEACON INTERFAITH HOUSING PROJECT – SIGNATURE PAGE

NAME Erin Kraut

ADDRESS 1111 1st St S

Hopkins, MN 55343

SIGNATURE [signature]

NAME Andrew Strohschein

ADDRESS 1109 1st St. S

Hopkins, MN 55343

SIGNATURE [signature]

NAME Kathleen K. Werner

ADDRESS 1119 1st St. So.

Hopkins, Mn. 55343

SIGNATURE [signature]

NAME Wendy Wuorio

ADDRESS 1103 1ST ST. S

Hopkins, MN 55343

SIGNATURE Wendy Wuorio

OPPOSITION TO BEACON INTERFAITH HOUSING PROJECT – SIGNATURE PAGE

NAME Amy Sissala

ADDRESS 1125 1ST ST S

HOPKINS, MN 55343

SIGNATURE Amy Sissala

NAME Renee Love

ADDRESS 1131 1st Street S

Hopkins, MN 55343

SIGNATURE Renee Love

NAME Mark Muenchow

ADDRESS 1117 1st St. S.

Hopkins MN 55343

SIGNATURE Mark Muenchow

NAME Judy Slayton

ADDRESS 1105 1ST ST S

Hopkins MN 55343

SIGNATURE Judy Slayton

OPPOSITION TO BEACON INTERFAITH HOUSING PROJECT – SIGNATURE PAGE

NAME Mike Hines

ADDRESS 1117 1st St S

Hopkins MN 55343

SIGNATURE

NAME Kelly Sharp

ADDRESS 10k 8th Aven.

Hopkins, Mn

SIGNATURE Kelly Sharp

NAME Gretchen Olson

ADDRESS 1100 17th Ave

Hopkins Mn 55343

SIGNATURE Gretchen Olson

NAME Jazmann Marquez

ADDRESS 4536 Cedar lake R S

55416

SIGNATURE

OPPOSITION TO BEACON INTERFAITH HOUSING PROJECT – SIGNATURE PAGE

NAME Karin M Rubel

ADDRESS 1015 17th Ave S Unit 7
Hopkins, MN 55343

SIGNATURE Karin M Rubel

NAME Myrna Schaffer

ADDRESS 10521 Cedar Lake Rd
Hopkins, MN 55305

SIGNATURE Myrna Schaffer

NAME Helen R Friedlieb

ADDRESS 10451 Greenbrier Rd #305
Hopkins MN 55305

SIGNATURE Helen R. Friedlieb

NAME

ADDRESS

SIGNATURE

OPPOSITION TO BEACON INTERFAITH HOUSING PROJECT – SIGNATURE PAGE

NAME Butch Johnson

ADDRESS 140 11th Ave N

SIGNATURE

NAME Billee Kraut

ADDRESS 140-11th Ave N

Hopkins, MN 55343

SIGNATURE Billee Kraut

NAME Patricia Lea

ADDRESS 32 11th Ave So #108

Hopkins, MN 55343

SIGNATURE Patricia Lea

NAME Steve Lea

ADDRESS 32 11th Ave So #108

Hopkins, MN 55343

SIGNATURE S. Lea

OPPOSITION TO BEACON INTERFAITH HOUSING PROJECT – SIGNATURE PAGE

NAME Michael Lindquist

ADDRESS 1113 1ST AVE SOUTH

HOPKINS, MN 55343

SIGNATURE Michael Lindquist

NAME Julie Lindquist

ADDRESS 1113 1ST ST. So

Hopkins, mn 55343

SIGNATURE Julie Lindquist

NAME _____

ADDRESS _____

_____

SIGNATURE _____

NAME _____

ADDRESS _____

_____

SIGNATURE _____

Jason Lindahl, City Planner
1010 1st St S
Hopkins, MN 55343
jlindahl@HOPKINSmn.com

September 23, 2019

Dear Mr. Lindahl,

I am writing to share my support for Vista 44. The vision of Beacon Interfaith Housing Collaborative is that all people have a home, and as a social service provider in Hopkins, we are called to bring that vision to life.

Residents and leaders from organizations like MoveFwd from across the community have confirmed the need for more affordable homes in Hopkins for families with children. Vista 44 offers a path forward for our community by providing quality housing with on-site services that we all can be proud of.

Beacon has a history of success in building beautiful, well managed homes at an affordable price for those who need them most, addressing homelessness across the metro area. Beacon's partnership with Volunteers of America will ensure that residents have the support and resources they need to succeed.

We know that stable homes transform lives, leading to greater health, improved income opportunities and proven educational success. We know we have the opportunity to provide quality homes to more people in our community through Vista 44, and we stand in full support of the development.

We turn to you, the city, to take the next step towards ending homelessness in our communities by continuing to support Vista 44 as the project progresses through land use applications and approvals. You have the opportunity to change lives. We are counting on you now to put the needs of people with the lowest incomes at the center and invest in their future – a future where all people have a home.

Sincerely,

Sarah Granger I Executive Director I MoveFwd, Inc.

MoveFwd
Eisenhower Community Center
1001 Highway 7, Room 237
Hopkins, 55305

952/988-TEEN (8336)

movefwdmn.org

Vista 44

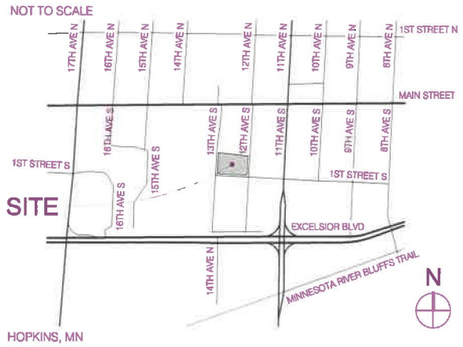
SITE PLAN REVIEW

September 20, 2019



VICINITY MAP

NOT TO SCALE



HOPKINS, MN

GENERAL NOTES

1. DO NOT SCALE DRAWINGS.
2. SUBCONTRACTORS SHALL VISIT THE JOB SITE AND SHALL REVIEW THE CONTRACT DOCUMENTS TO FAMILIARIZE THEMSELVES WITH THE REQUIREMENTS AND INTENT OF THE SCOPE OF THE WORK PRIOR COMMENCEMENT OF WORK. DISCREPANCIES SHALL BE REPORTED TO GENERAL CONTRACTOR FOR CLARIFICATION.

UNIT COUNT

UNIT TYPE	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	UNIT TYPE TOTAL
1BR	0	1	1	1	3
2BR	5	9	9	9	32
3BR	3	4	4	4	15
GRAND TOTAL	8	14	14	14	50

AREA SUMMARY

SUBLEVEL	17973 SF
LEVEL 1	17927 SF
LEVEL 2	17947 SF
LEVEL 3	17947 SF
LEVEL 4	17715 SF
GRAND TOTAL	89510 SF

PARKING STALLS

TOTALS	ON-GRADE PARKING	ON-GRADE PROOF OF PARKING	ENCLOSED SUBLEVEL PARKING	TOTAL
Angled HC Parking Stall	1	0	0	1
Angled Parking Stall	11	0	0	11
HC Parking Stall	0	0	2	2
Parallel Parking Stall	0	11	0	11
Standard Parking Stall	0	0	44	44
Grand total	12	11	46	69

SITE PLAN REVIEW - SHEET LIST

G001 - TITLE SHEET

SURVEY

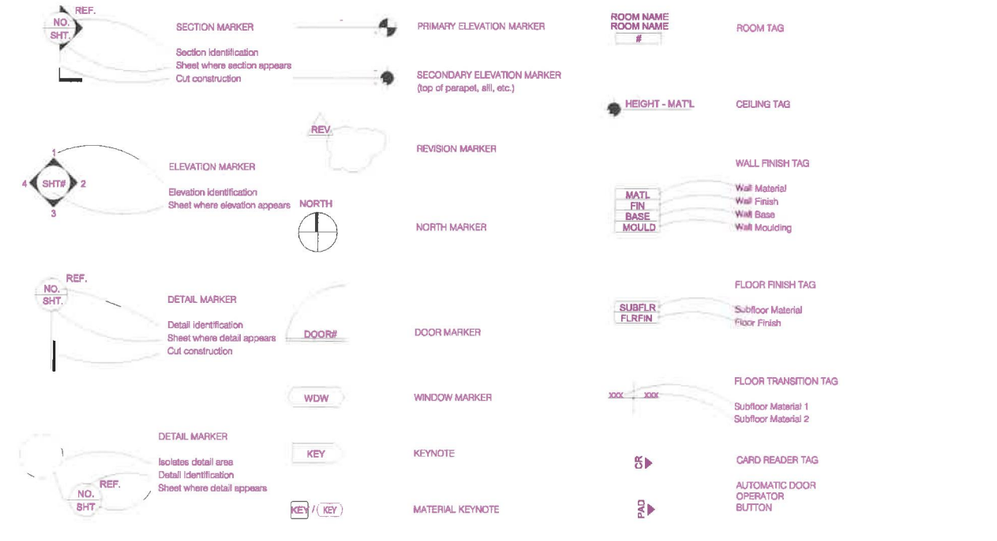
C100 - SLECTIVE DEMOLITION, GRADING, DRAINAGE AND EROSION CONTROL PLAN
C200 - UTILITY PLAN
C300 - PAVING AND GEOMETRIC PLAN
C400 - CIVIL DETAILS
C401 - CIVIL DETAILS
C402 - CIVIL DETAILS
C403 - CIVIL DETAILS
C500 - STORM WATER POLLUTION PREVENTION PLAN

L010 - GENERAL NOTES
L011 - REFERENCE NOTES AND PLANT SCHEDULES
L110 - MATERIALS AND LAYOUT PLAN
L140 - LANDSCAPE PLANTING PLAN
L500 - LANDSCAPE DETAILS
L501 - LANDSCAPE DETAILS

AL101 - ARCHITECTURAL LANDSCAPE PLAN
AL104 - SHADOW STUDY

A001 - SUBLEVEL PLAN
A101 - LEVEL 1 PLAN
A102 - LEVEL 2-4 PLAN
A301 - BUILDING ELEVATIONS
A302 - BUILDING ELEVATIONS
A303 - COLOR BUILDING ELEVATIONS
A304 - COLOR BUILDING ELEVATIONS
A351 - BUILDING AXONOMETRIC VIEW
A352 - BUILDING PERSPECTIVE VIEWS

SYMBOLS



CONTACTS

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CONTACT NAME No. 2
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EMAIL: EMAIL No. 1
EMAIL No. 2

PLUMBING ENGINEER
NAME: COMPANY / FIRM NAME
CONTACT: CONTACT NAME No. 1
CONTACT NAME No. 2
ADDRESS: ADDRESS LINE 1
ADDRESS LINE 2
PHONE No.: PHONE NUMBER
EMAIL: EMAIL No. 1
EMAIL No. 2

ELECTRAICAL ENGINEER
NAME: COMPANY / FIRM NAME
CONTACT: CONTACT NAME No. 1
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TITLE SHEET

G001

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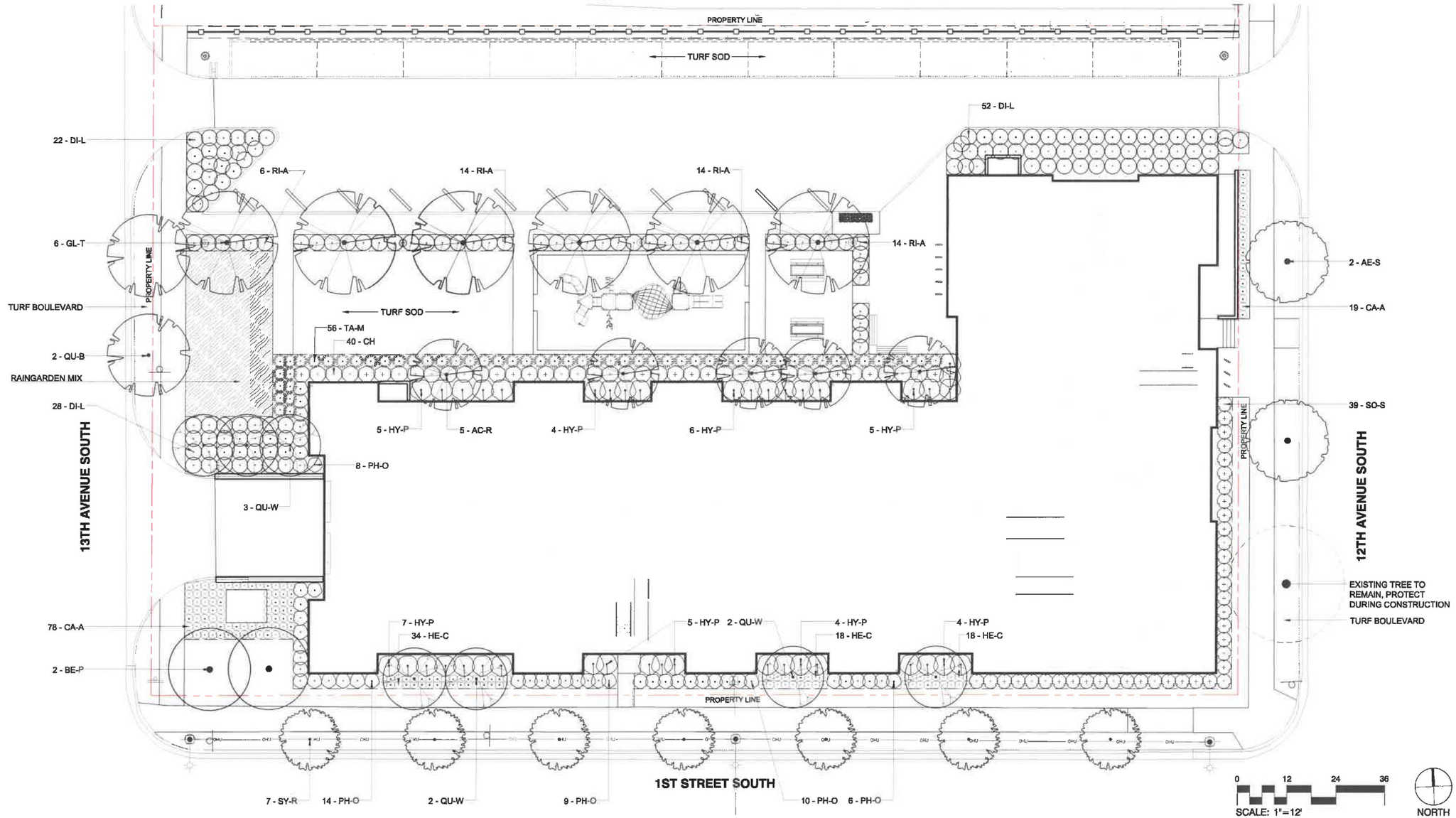

ESTIMATED PROJECT VALUE: ($11,000,000)

REQUIRED MIN. LANDSCAPE VALUE: $121,0000 (1% + .10%)

- IRRIGATION $20,000
- PLAYGROUND $20,000
- SITE FURNITURE $8,000
  - *o (BIKE RACKS / BENCHES / TABLES)*
- CONCRETE PATIO $15,000
- RAIN GARDEN $10,000
- TREES $24,000
- SHRUBS $ 6,000
- GRASSES/PERENNIALS $3,500
- SOD $10,000
- MULCH/EDGER $6,000

TREE SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	AC-R	ACER RUBRUM 'ARMSTRONG' / ARMSTRONG RED MAPLE
	AE-S	AESCULUS SYLVATICA 'AUTUMN SPLENDOR' / AUTUMN SPLENDOR BUCKEYE
	BE-P	BETULA POPULIFOLIA 'WHITESPIRE' / WHITESPIRE BIRCH
	GL-T	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' TM / SKYLINE THORNLESS HONEY LOCUST
	QU-B	QUERCUS BICOLOR / SWAMP WHITE OAK
	QU-W	QUERCUS X WAREI 'LONG' TM / REGAL PRINCE OAK
	SY-R	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC

SHRUB / PERENNIAL SCHEDULE

SHRUBS	CODE	BOTANICAL / COMMON NAME
	CH	CORNUS HESSEI 'GARDEN GLOW' / DOGWOOD
	DI-L	DIERVILLA LONICERA / DWARF BUSH HONEYSUCKLE
	HY-P	HYDRANGEA PANICULATA 'LIMELIGHT' / LIMELIGHT HYDRANGEA
	PH-O	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' / DONNA MAY NINEBARK
	RI-A	RIBES ALPINUM / ALPINE CURRANT
	SO-S	SORBARIA SORBIFOLIA 'SEM' / SEM ASH LEAF SPIREA
	TA-M	TAXUS X MEDIA 'TAUNTONII' / TAUTON YEW
GRASSES	CODE	BOTANICAL / COMMON NAME
	CA-A	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS
PERENNIALS	CODE	BOTANICAL / COMMON NAME
	HE-C	HEMEROCALLIS X 'CHICAGO APACHE' / DAYLILY

GROUNDCOVER SCHEDULE

SHRUB AREAS	CODE	BOTANICAL / COMMON NAME
		RAINGARDEN MIX
		ALLIUM STELLATUM / PRAIRIE ONION
		IRIS VERSICOLOR / BLUE FLAG
		LIATRIS SPICATA 'KOBOLD' / SPIKE GAYFEATHER
		PANICUM VIRGATUM / SWITCH GRASS
		RUDBECKIA HIRTA / BLACK-EYED SUSAN
GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	T-SOD	TURF / SOD

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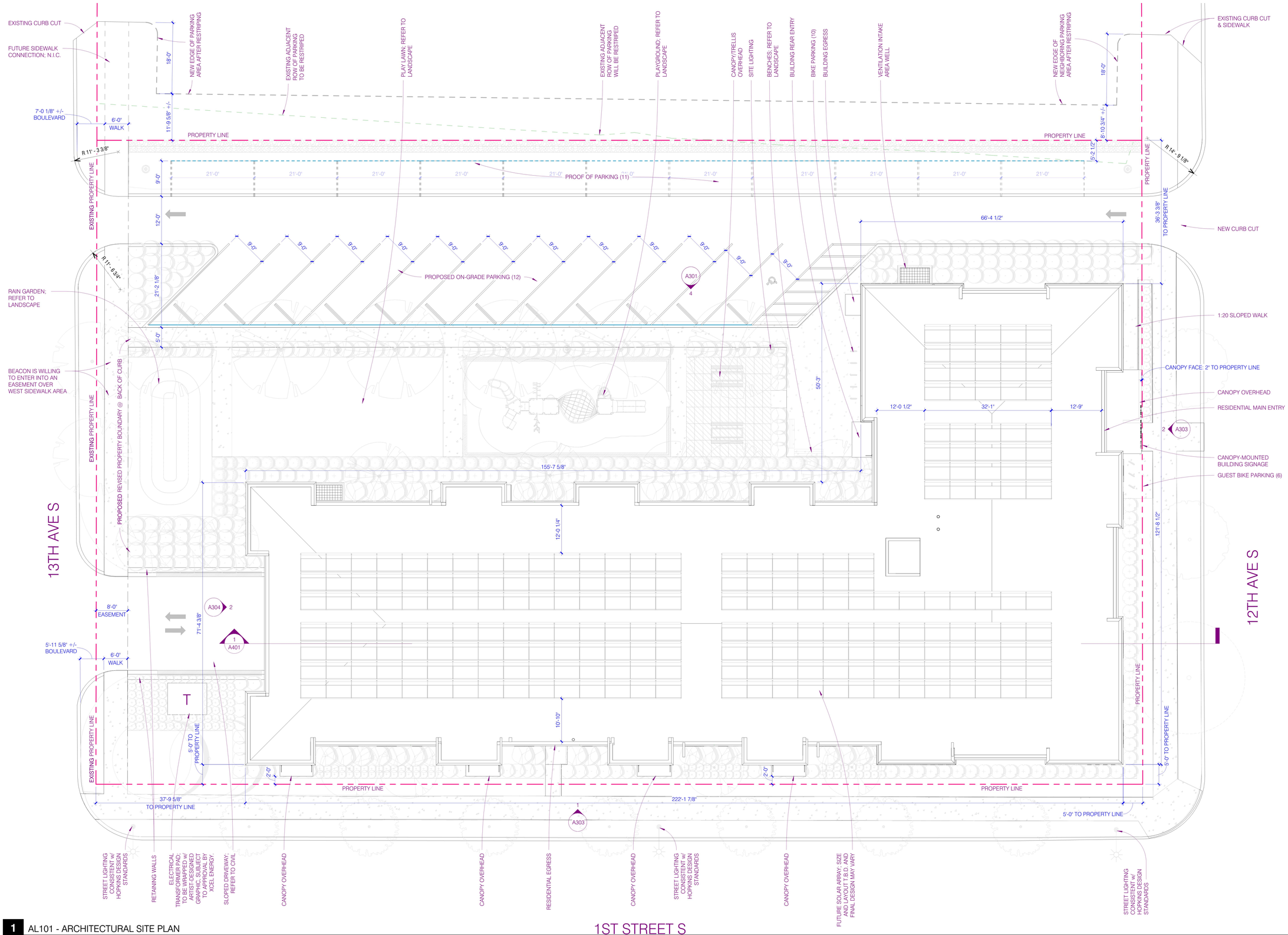
LANDSCAPE PLANTING PLAN

L140



1 AL101 - ARCHITECTURAL SITE PLAN

AL101 3/32" = 1'-0"

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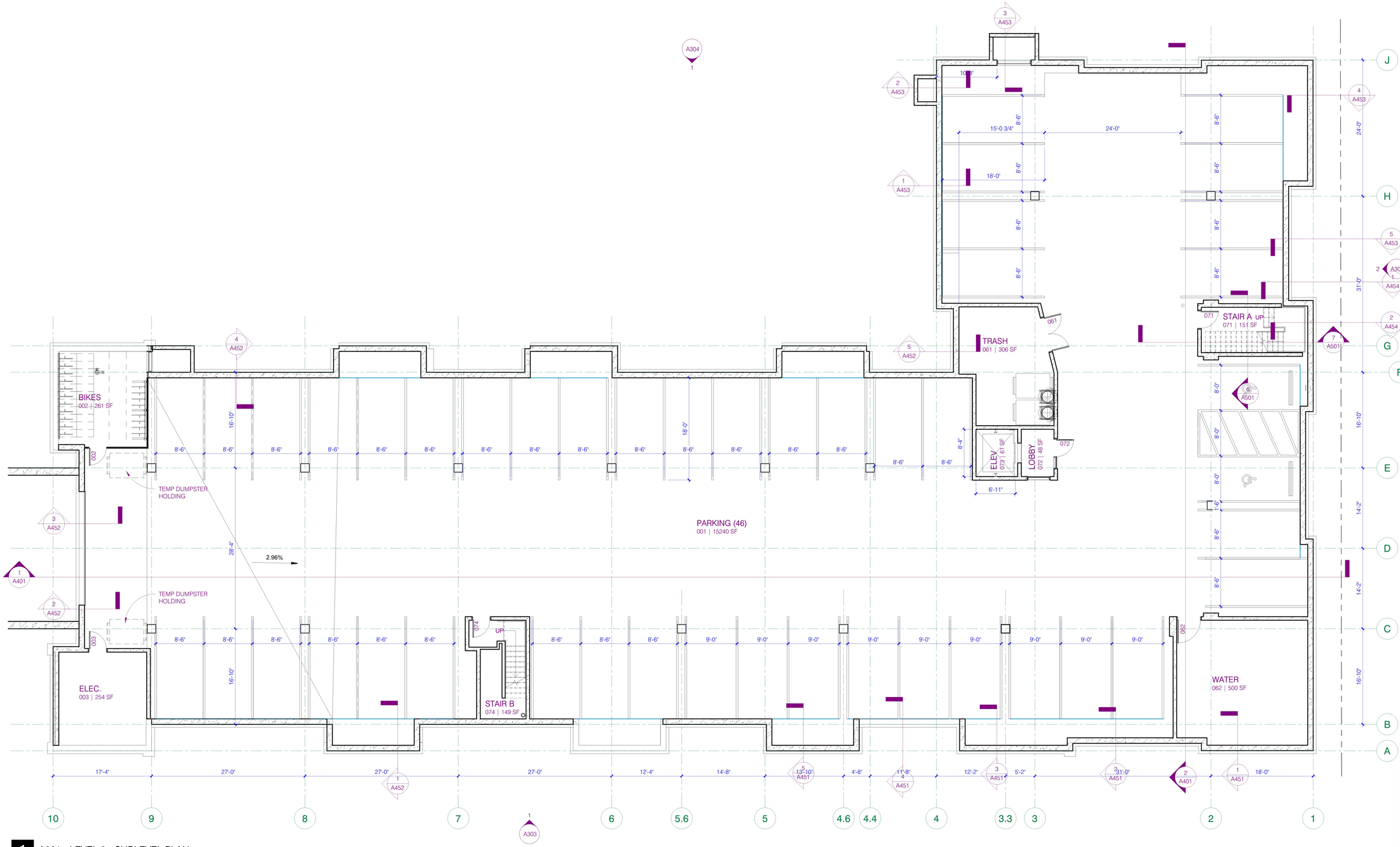
ARCHITECTURAL LANDSCAPE PLAN

AL101

KEYNOTES:

GENERAL NOTES:

1. ALL WALL DIMENSIONS ARE TO FACE OF WALL SYSTEM UNLESS NOTED BY THE SYMBOL ℄ INDICATING CENTERLINE STUD
2. NO PENENTRATIONS OR OPENINGS ALLOWED IN SHAFT WALLS UNLESS THEY EXPRESSLY SERVE THE SHAFT
3. REFER TO INTERIOR FINISH SCHEDULE FOR FLOOR FINISH KEY
4. PROVIDE NON-COMBUSTIBLE MATERIALS IN RETURN PLENUMS (WALLS ON SOFFIT)
5. PROVIDE WALL BLOCKING AT KITCHEN WALLS AS INDICATED ON SHEET



1 A001 - LEVEL 0 - SUBLEVEL PLAN

A001 1/8" = 1'-0"

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SUBLEVEL PLAN

A001

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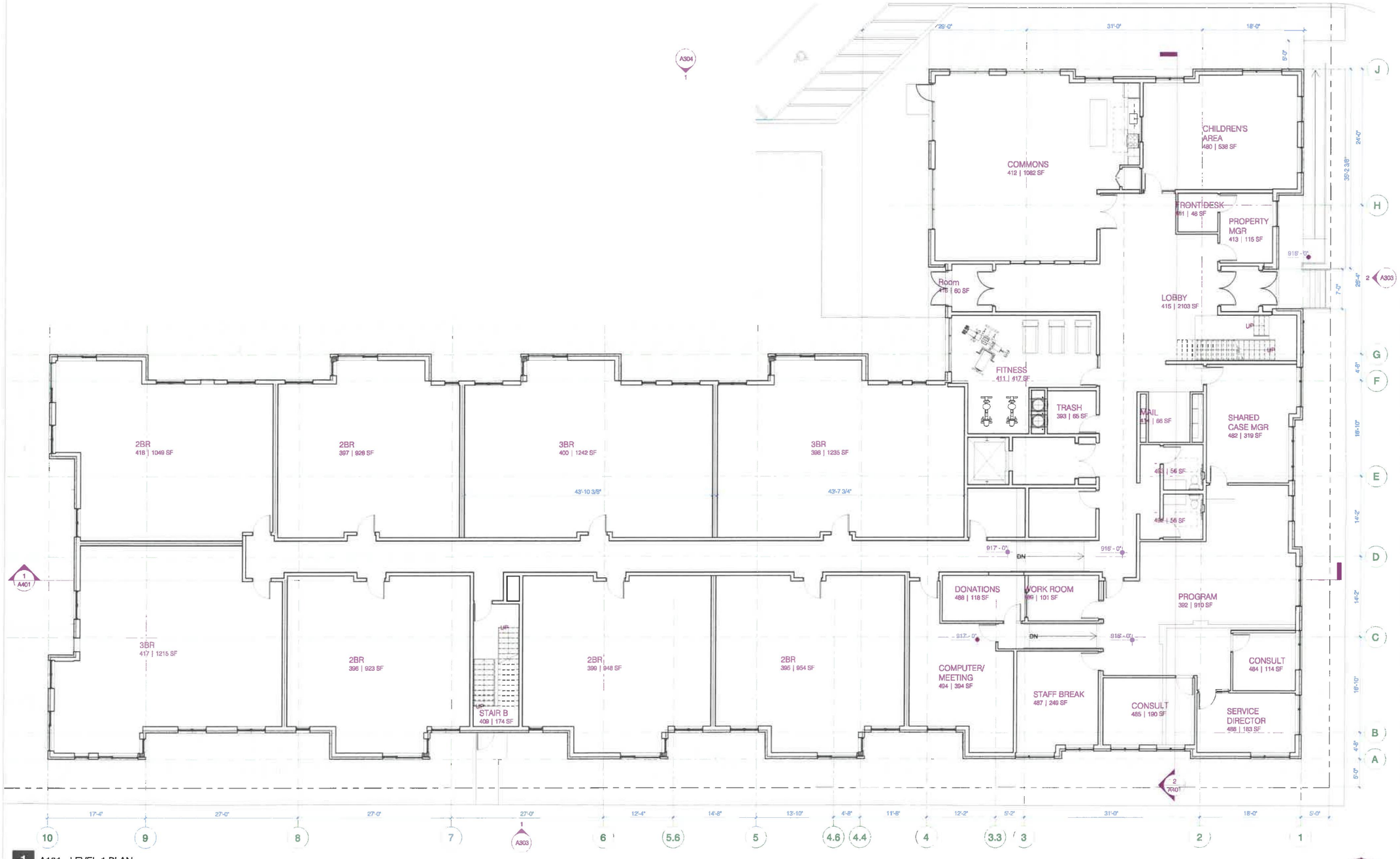
KEYNOTES:

GENERAL NOTES:

1. ALL WALL DIMENSIONS ARE TO FACE OF WALL SYSTEM UNLESS NOTED BY THE SYMBOL ℄ INDICATING CENTERLINE STUD
2. NO PENETRATIONS OR OPENINGS ALLOWED IN SHAFT WALLS UNLESS THEY EXPRESSLY SERVE THE SHAFT
3. REFER TO INTERIOR FINISH SCHEDULE FOR FLOOR FINISH KEY
4. PROVIDE NON-COMBUSTIBLE MATERIALS IN RETURN PLENUMS (WALLS ON SOFFIT)
5. PROVIDE WALL BLOCKING AT KITCHEN WALLS AS INDICATED ON SHEET



1 A101 - LEVEL 1 PLAN
A101 1/8" = 1'-0"

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LEVEL 1 PLAN

A101

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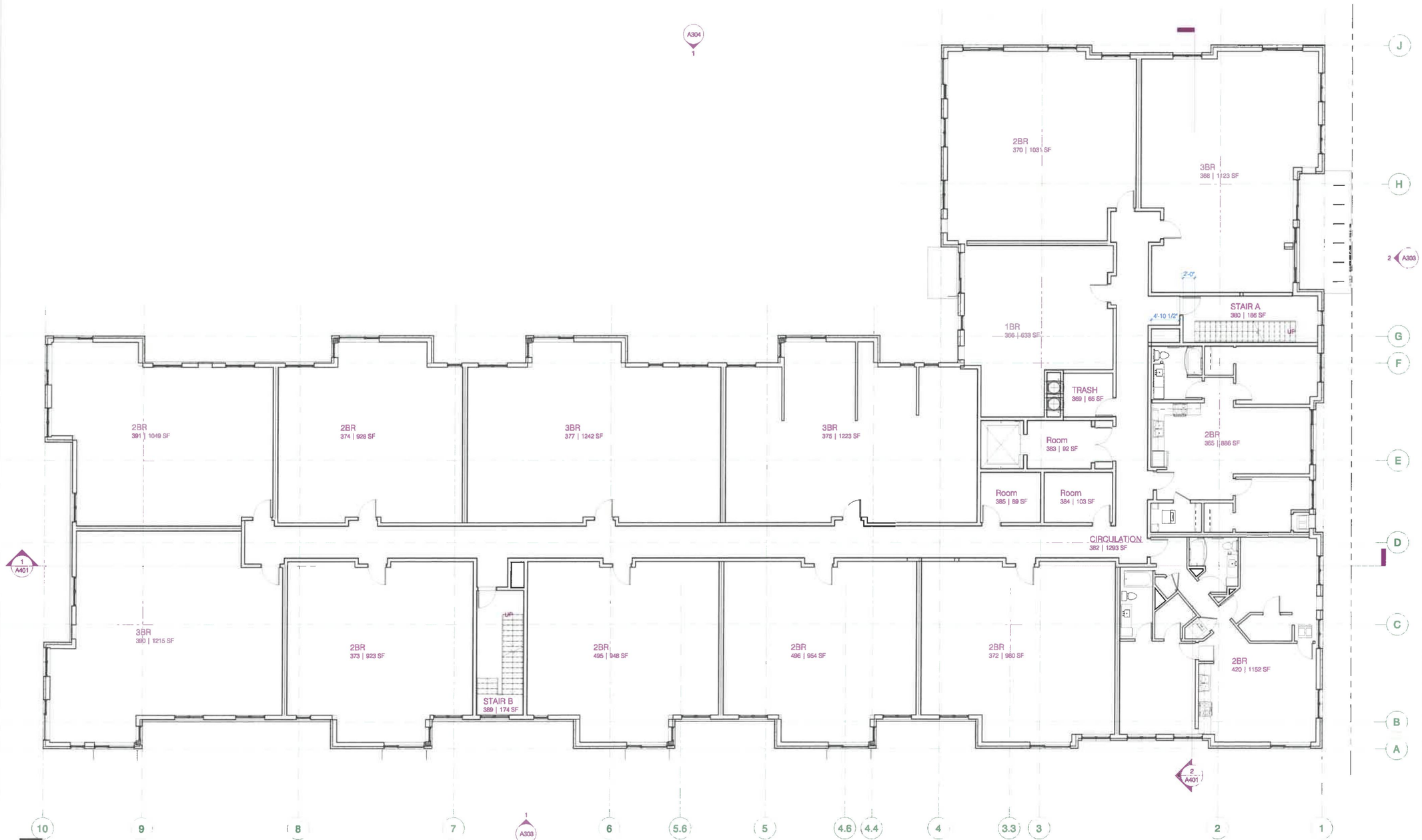
KEYNOTES:

GENERAL NOTES:

1. ALL WALL DIMENSIONS ARE TO FACE OF WALL SYSTEM UNLESS NOTED BY THE SYMBOL ℄ INDICATING CENTERLINE STUD
2. NO PENENTRATIONS OR OPENINGS ALLOWED IN SHAFT WALLS UNLESS THEY EXPRESSLY SERVE THE SHAFT
3. REFER TO INTERIOR FINISH SCHEDULE FOR FLOOR FINISH KEY
4. PROVIDE NON-COMBUSTIBLE MATERIALS IN RETURN PLENUMS (WALLS ON SOFFIT)
5. PROVIDE WALL BLOCKING AT KITCHEN WALLS AS INDICATED ON SHEET



1 A102- LEVEL 2 PLAN

A102 1/8" = 1'-0"

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LEVEL 2 - 4 PLAN

A102



East Rendering
12" = 1'-0"



Southeast Rendering
12" = 1'-0"

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BUILDING PERSPECTIVE VIEWS

A352

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2 NORTHWEST AXON
A351



1 NORTHEAST AXON
A351



4 SOUTHWEST AXON
A351



3 SOUTHEAST AXON
A351

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INTERFACE MEETING COLLABORATIVE

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BUILDING AXONOMETRIC VIEW

A351

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2 EAST ELEVATION (12th AVENUE S.)
A301 1/8" = 1'-0"

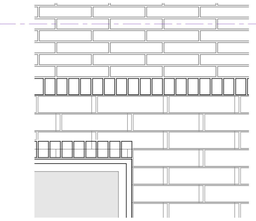
EXTERIOR MATERIAL AREAS
(INCLUSIVE OF WINDOWS)

LAP - PAINTED	-	1230	12.4%
LAP - WOOD	-	3071	42.8%
BRICK - CLAY 1	-	2486	25.5%
BRICK - CLAY 2	-	2528	16.3%
BRICK - BASE 1	-	1604	14.7%
(WINDOWS	-	2568)	
TOTAL:		10919	

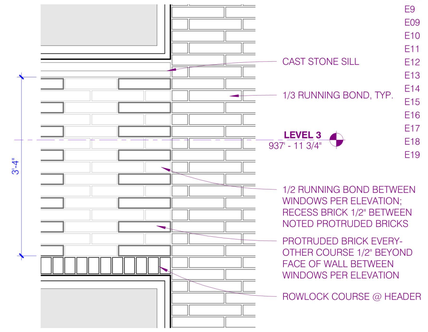
1 SOUTH ELEVATION (1st STREET S.)
A301 1/8" = 1'-0"

EXTERIOR MATERIAL AREAS
(INCLUSIVE OF WINDOWS)

LAP - PAINTED	-	951	16.4%
LAP - WOOD	-	528	9.1%
BRICK - CLAY 1	-	1834	31.5%
BRICK - CLAY 2	-	1427	25.9%
BRICK - BASE 1	-	1003	17.2%
(WINDOW	-	1715)	
TOTAL:		5816	



3 BRICK COURSING - BLOCK-BRICK TRANSITION
A301 3/4" = 1'-0"



4 BRICK COURSING - WINDOW PATTERN
A301 3/4" = 1'-0"

GENERAL NOTES:

1. REFER TO SPEC EXTERIOR FINISH SCHEDULE FOR MATERIAL DETAILS

KEYNOTES:

E01	BRICK COLOR 1
E02	BRICK COLOR 2
E05	FIBER CEMENT LAP SIDING - PAINTED
E07	PREFINISHED METAL PARAPET CAP
E08	PREFINISHED METAL CORNICE, TALL
E09	
E09	PREFINISHED METAL CORNICE, SHORT
E10	COMPOSITE/FIBERGLASS WINDOW SYSTEM; BLACK PREFINISHED
E11	PREFINISHED ALUMINUM STOREFRONT SYSTEM; BLACK ANODIZED
E12	CAST STONE SILL
E13	ROWLOCK BRICK HEADER
E14	ROWLOCK BRICK COURSE
E15	RECESSED BRICK DETAIL
E16	BRICK BAS RELIEF PANEL; DESIGN T.B.D
E17	MAGIC-PAK LOUVER
E18	FIBER CEMENT LAP SIDING - WOOD LOOK
E19	GARAGE DOOR

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BUILDING ELEVATIONS

A301

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EXTERIOR MATERIAL AREAS
(INCLUSIVE OF WINDOWS)

LAP - PAINTED	-	840	14.4%
LAP - WOOD	-	1280	21.9%
BRICK - CLAY 1	-	1687	28.9%
BRICK - CLAY 2	-	953	16.3%
BRICK - BASE 1	-	1099	18.8%
(WINDOWS		1695)	
TOTAL:		5859 sf	

2 WEST ELEVATION (13th AVENUE S.)

A302 1/8" = 1'-0"



EXTERIOR MATERIAL AREAS
(INCLUSIVE OF WINDOWS)

LAP - PAINTED	-	1291	12.4%
LAP - WOOD	-	4460	42.8%
BRICK - CLAY 1	-	2652	25.5%
BRICK - CLAY 2	-	695	6.7%
BRICK - BASE 1	-	1312	12.6%
BRICK - BASE 2	-	0	
(WINDOW	-	2612)	
TOTAL:		10359	

1 NORTH ELEVATION

A302 1/8" = 1'-0"

GENERAL NOTES:

1. REFER TO SPEC EXTERIOR FINISH SCHEDULE FOR MATERIAL DETAILS

KEYNOTES:

E01	BRICK COLOR 1
E02	BRICK COLOR 2
E05	FIBER CEMENT LAP SIDING - PAINTED
E07	PREFINISHED METAL PARAPET CAP
E08	PREFINISHED METAL CORNICE, TALL
E9	
E09	PREFINISHED METAL CORNICE, SHORT
E10	COMPOSITE/FIBERGLASS WINDOW SYSTEM; BLACK PREFINISHED
E11	PREFINISHED ALUMINUM STOREFRONT SYSTEM; BLACK ANODIZED
E12	CAST STONE SILL
E13	ROWLOCK BRICK HEADER
E14	ROWLOCK BRICK COURSE
E15	RECESSED BRICK DETAIL
E16	BRICK BAS RELIEF PANEL; DESIGN T.B.D
E17	MAGIC-PAK LOUVER
E18	FIBER CEMENT LAP SIDING - WOOD LOOK
E19	GARAGE DOOR

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BUILDING ELEVATIONS

A302

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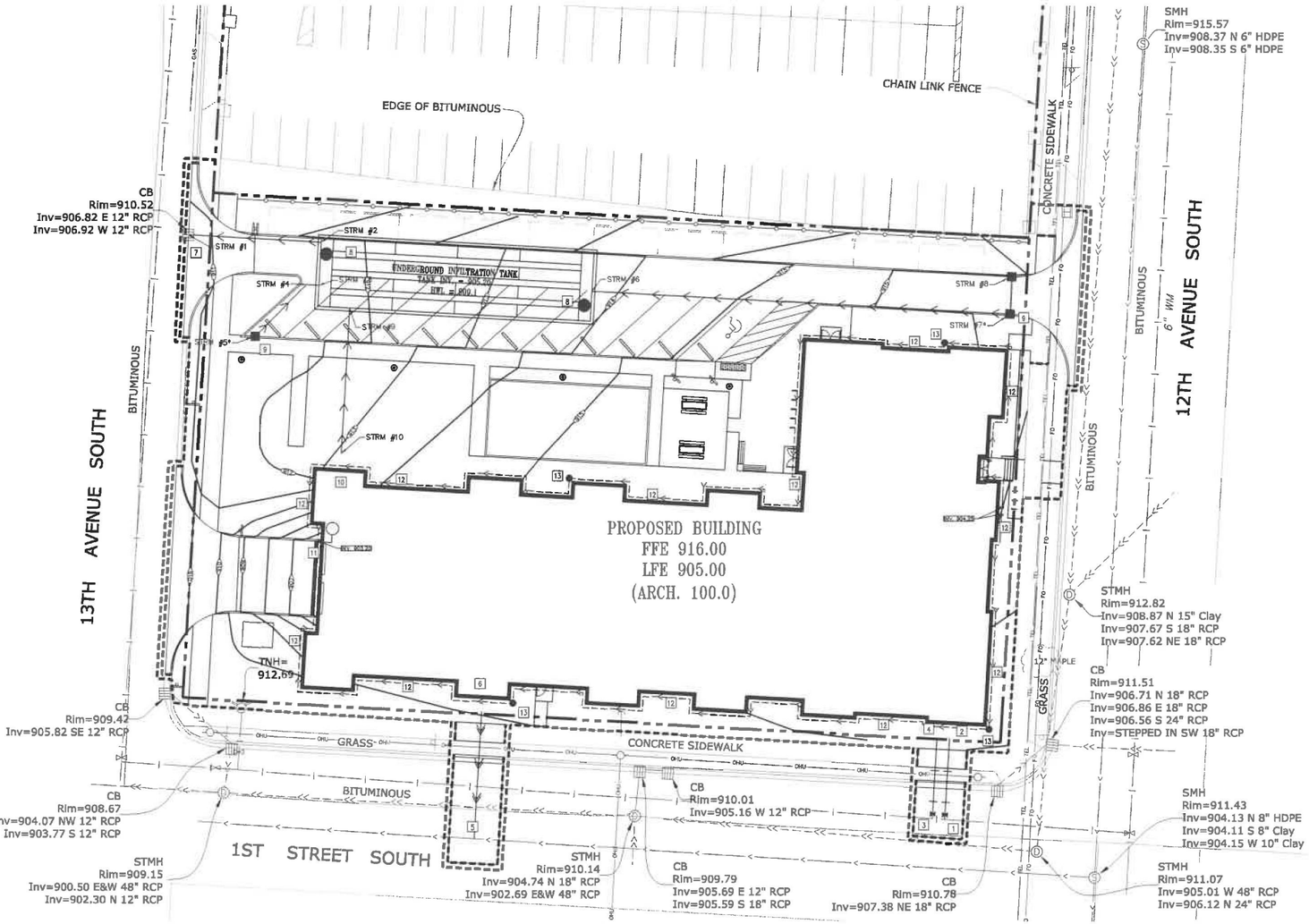


1 C200 UTILITY PLAN
1" = 20'

ABBREVIATIONS	
BLDG	Building
BM	Bench Mark
CB	Catch Basin
CONC	Concrete
DIP	Ductile Iron Pipe
ELEV	Elevation
EX	Existing
FFE	Finished Floor Elevation
HDPE	High Density Polyethylene
INV	Invert
LFE	Lower Floor Elevation
MH	Manhole
PIV	Post Indicator Valve
PVC	Polyvinyl Chloride
RCP	Reinforced Concrete Pipe

N

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

PROPOSED PLAN SYMBOLS

- CONSTRUCTION LIMITS
- PROPERTY LINE
- SAWCUT LINE (APPROX.)
- SANITARY SEWER
- WATER PIPE
- DRAIN TILE
- STORM SEWER
- GATE VALVE
- CLEANOUT
- CATCH BASIN
- PIPE INSULATION

*NOTE: CONSTRUCTION LIMITS ARE ANTICIPATED TO BE PROPERTY LINE UNLESS OTHERWISE SHOWN.

UTILITY NOTES FOR WORK IN PUBLIC RIGHT-OF-WAY:

1. FOLLOW ALL CITY OF HOPKINS AND STANDARDS AND SPECIFICATIONS.
2. PRIOR TO CONSTRUCTION, CONTRACTORS ARE TO COORDINATE ALL WORK WITHIN RIGHT OF WAY AND OBTAIN ALL APPLICABLE PERMITS.

KEYED NOTES

KEYED NOTES ARE DENOTED BY [NO] ON PLAN.

1. INSTALL 6-INCH WET TAP. REFER TO DETAILS 5/C400 AND 6/C400. FOLLOW ALL CITY OF HOPKINS STANDARDS AND SPECIFICATIONS.
2. STUB 6-INCH FIRE PROTECTION LINE TO WITHIN 5-FEET OF PROPOSED BUILDING. FOLLOW ALL CITY OF HOPKINS STANDARDS AND SPECIFICATIONS.
3. INSTALL 3-INCH WET TAP. REFER TO DETAILS 5/C400 AND 6/C400. FOLLOW ALL CITY OF HOPKINS STANDARDS AND SPECIFICATIONS.
4. STUB 3-INCH DOMESTIC WATER SERVICE TO WITHIN 5-FEET OF PROPOSED BUILDING. FOLLOW ALL CITY OF HOPKINS STANDARDS AND SPECIFICATIONS.
5. CONNECT TO EXISTING 10-INCH CLAY PIPE WITH A 10-INCH X 8-INCH CLAY TEE. INVERT = XXX.XX. INSTALL 41-FEET OF 8-INCH PVC SDR 35 PIPE AT 2.0% TO INVERT OF XXX.XX. STUB TO WITHIN 5-FEET OF PROPOSED BUILDING. COORDINATE EXACT LOCATION AND INVERT ELEVATION WITH MECHANICAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
6. LOCATION OF PROPOSED SANITARY SEWER SERVICE. COORDINATE EXACT LOCATION AND INVERT ELEVATION WITH MECHANICAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
7. CONNECT TO EXISTING MANHOLE FOR PROPOSED PIPE CONNECTION AT EXISTING OPENING FROM REMOVED 12-INCH PIPE. GROUT SEAL AROUND OPENING. FOLLOW ALL CITY OF HOPKINS STANDARDS AND SPECIFICATIONS.
8. INSTALL INFILTRATION SYSTEM PER DETAIL 5/C402. INFILTRATION SYSTEM SHALL HAVE AN INFILTRATION VOLUME OF 3,920 CUBIC FEET A TOTAL VOLUME OF 8,271 CUBIC FEET, AND MEET THE RATE CONTROL REQUIREMENTS INDICATED ON SHEET C500. ANY ALTERNATE DESIGNS MUST BE APPROVED BY CIVIL ENGINEER PRIOR TO CONSTRUCTION.
9. INSTALL SUMP CATCH BASIN. REFER TO DETAIL 2/C402.
10. LOCATION OF PROPOSED ROOF DRAIN LEAD. REFER TO STORM SEWER TABLE FOR INVERT ELEVATIONS AND PIPE SIZES. COORDINATE EXACT LOCATION AND INVERT ELEVATION WITH MECHANICAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
11. INSTALL TRENCH DRAIN AND CONNECT TO BUILDING AT INVERT ELEVATION OF 903.20. REFER TO DETAIL 3/C402. COORDINATE EXACT LOCATION AND INVERT ELEVATION WITH MECHANICAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
12. INSTALL PERIMETER DRAIN TILE. REFER TO DETAIL 4/C402. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF CONNECTION TO BUILDING SUMP WITH MECHANICAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. PROVIDE SOLID PIPE AND WATER TIGHT CONNECTIONS TO 10-FEET OF EITHER SIDE OF ALL WATER CROSSINGS PER MN PLUMBING CODE.
13. INSTALL DRAIN TILE CLEAN OUT. REFER TO DETAIL 10/C402. FOLLOW ALL CITY OF HOPKINS STANDARDS AND SPECIFICATIONS.

STORM SEWER TABLE

STRUCTURE ID	STRUCTURE DIMENSION (INCHES)	NEENAH CASTING TYPE	RIM ELEVATION	INVERT ELEVATION(S)	PIPE LENGTH, DIAMETER, SLOPE & NEXT UPSTREAM STRUCTURE
STRM #1	EXISTING CB	EXISTING		E = 906.82	43 L.F. OF 12" HDPE @ 1.0%, STRM #2
STRM #2	SERVICE/TANK CONNECTION	NA		W = 907.25	----------
STRM #3	UNDERGROUND INFILTRATION TANK	NA		W = 907.23	4 L.F. OF 12" HDPE @ 1.0%, STRM #4
STRM #4	45-DEGREE PIPE BEND	NA		E = 907.27 SW = 907.27	---------- 24 L.F. OF 12" HDPE @ 1.0%, STRM #5*
STRM #5*	48" SUMP MH	R-3067	910.87	NE = 907.50	----------
STRM #6	UNDERGROUND INFILTRATION TANK	NA		E = 908.08	135 L.F. OF 12" HDPE @ 2.0%, STRM #7*
STRM #7*	48" SUMP MH	R-3067	914.32	W = 910.79 N = 910.79	---------- 12 L.F. OF 12" HDPE @ 2.0%, STRM #8
STRM #8	24"x36" CB	R-3067	914.53	S = 911.03	----------
STRM #9	UNDERGROUND INFILTRATION TANK	NA		S = 907.25	47 L.F. OF 12" PVC @ 1.1%, STRM #10
STRM #10	ROOF DRAIN LEAD	R-3067	2.14	N = 907.78	----------

*48-INCH SUMP DEPTH

UTILITY NOTES:

1. COORDINATE SERVICE CONNECTION LOCATIONS AT THE BUILDING WITH THE MECHANICAL CONTRACTOR PRIOR TO CONSTRUCTION. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR UNCOORDINATED WORK.
2. COORDINATE UTILITY INSTALLATION WITH STRUCTURAL PRIOR TO START OF CONSTRUCTION. UTILITIES SHALL NOT BE INSTALLED WITHIN THE ZONE OF INFLUENCE OF ANY STRUCTURAL ELEMENTS. NO ADDITIONAL COMPENSATION WILL BE PROVIDED FOR UNCOORDINATED WORK.
3. ALL SEWER SERVICE CONNECTIONS WITH LESS THEN 5 FEET OF COVER OVER THE TOP OF PIPE SHALL BE INSULATED. INSULATION SHALL BE INSTALLED FROM THE CONNECTION OF THE SERVICE AT THE BUILDING TO THE POINT WHICH THE SERVICE ATTAINS 5 FEET OF COVER. CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM ARCHITECT OR ENGINEER PRIOR TO INSTALLATION OF INSULATION.
4. PROTECT ALL EXISTING STRUCTURES AND UTILITIES WHICH ARE NOT SCHEDULED TO BE REMOVED.
5. ALL SEWER AND WATER CROSSINGS SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 1.5 FEET AND HORIZONTAL SEPARATION OF 10 FEET. FOLLOW ALL HEALTH DEPARTMENT AND CITY OF HOPKINS AND HENNEPIN COUNTY STANDARDS.
6. ALL WATER MAINS SHALL BE DUCTILE IRON PIPE, CLASS 52, UNLESS NOTED OTHERWISE.
7. ALL WATER MAIN SHALL HAVE A MINIMUM DEPTH OF COVER OF 7.5 FEET OVER TOP OF WATER MAIN.
8. PROVIDE THRUST BLOCKING ON ALL WATER MAIN PER CITY OF HOPKINS. PROVIDE MECHANICAL JOINT RESTRAINTS ON ALL BENDS, VALVES, TEES, PLUGS AND HYDRANT LEADS.
9. SANITARY SEWER PIPING SHALL BE SDR 35 PVC UNLESS NOTED OTHERWISE.
10. STORM SEWER PIPING SHALL BE SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATED HIGH DENSITY POLYETHYLENE (HDPE), UNLESS NOTED OTHERWISE. HDPE PIPE SHALL CONFORM TO ASTM F2306. (ALL STORM SEWER PIPE THAT IS EXTENDED TO THE BUILDING FOR ROOF DRAIN SERVICES IS TO BE SCHEDULE 40 PVC. PVC PIPE AND FITTINGS SHALL CONFORM TO THE REQUIREMENTS OF ASTM D2665).
11. ALL FLARED END SECTIONS SHALL HAVE TRASH GUARDS, ALL DOWNSTREAM FLARED END SECTIONS SHALL HAVE GEOTEXTILE FABRIC AND RIPRAP PER MNDOT STANDARDS, AS DETAILED.
12. CONTRACTORS SHALL COORDINATE ALL WORK WITH GAS, ELECTRIC, TELEVISION AND TELEPHONE COMPANIES PRIOR TO START OF CONSTRUCTION.
13. WHERE PROPOSED GRADE OVER EXISTING SMALL UTILITIES IS PROPOSED TO BE LOWERED, CONTRACTOR SHALL COORDINATE WITH UTILITY OWNER FOR THE LOWERING OF THE EXISTING UTILITY TO PROVIDE THE MINIMUM COVER REQUIRED.
14. ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10-FEET OF THE BUILDING OR WATER SERVICE LINE SHALL BE TESTED IN ACCORDANCE WITH MN PLUMBING CODE.
15. ALL JOINTS AND CONNECTIONS IN THE STORM SEWER SYSTEM SHALL BE GAS TIGHT OR WATER TIGHT IN ACCORDANCE TO MN PLUMBING CODE. APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATER TIGHT CONNECTIONS TO MANHOLES, CATCH BASINS, AND OTHER STRUCTURES. RESILIENT WATER-STOP GROUTING RINGS ARE AN ACCEPTABLE ALTERNATIVE. CEMENT MORTAR JOINTS ARE PERMITTED ONLY FOR REPAIRS AND CONNECTIONS OF EXISTING LINES CONSTRUCTED WITH SUCH JOINTS.

9/18/2019 5:\Civil\Revit Project Files\19-0013 - Vista 44\19-0013 steven.bondy.rvt

Beacon
INTEGRATED HOUSING DEVELOPMENT
Vista 44
13th Avenue South & 1st Street South
Hopkins, MN

URBANWORKS
© URBANWORKS ARCHITECTURE LLC, 2019
901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

CONSULTANT
BKBM ENGINEERS
6120 Earle Brown Drive, Suite 700
Minneapolis, MN 55430
Phone: (763) 843-0420
Fax: (763) 843-0421
www.bkbm.com

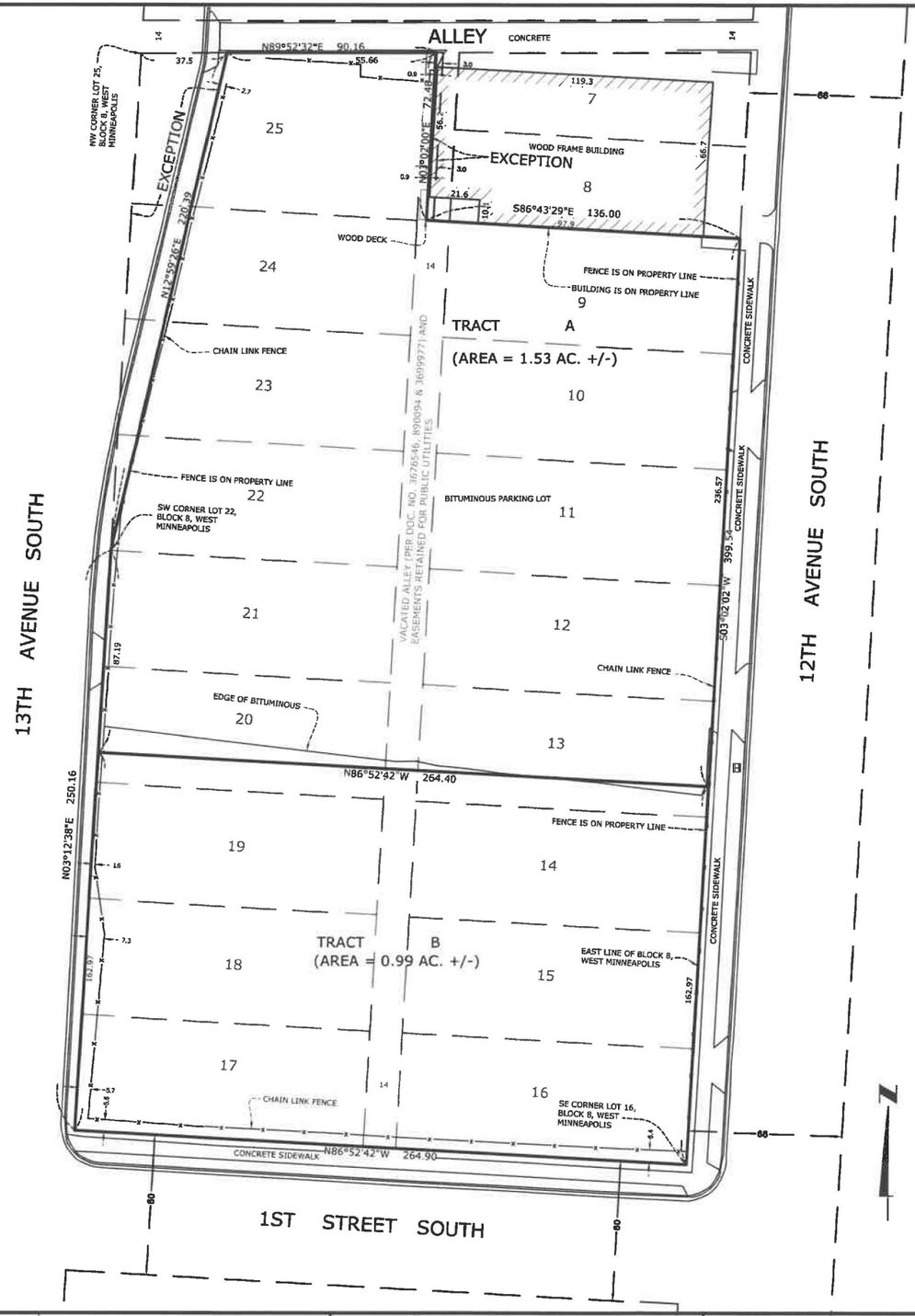
PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS

DATE	9/20/2019
PROJECT #	19-0013
PHASE	SITE PLAN REVIEW
DRAWN BY	WH
CHECKED BY	REG

UTILITY PLAN

C200



Description of Property Surveyed

Parcel A: (Abstract)
Lots 9-24, inclusive, Block 8, West Minneapolis, Hennepin County, Minnesota, together with that part of the adjacent vacated alley that accrued thereto by reason of the vacation thereof.

EXCEPT that part of Lots 22, 23, 24 and 25, Block 8, West Minneapolis, described as follows: Commencing at the southwest corner of said Lot 22; thence north on the west line of said Block 8 to the northwest corner of said Lot 25; thence east on the north line of said Lot 25, 37.5 feet to a point in the north line of said Lot 25; thence southwesterly in a straight line to the point of beginning.

Parcel B: (Torrens)
That part of Lot 25, Block 8, West Minneapolis, lying east of a straight line drawn from the Southwest corner of Lot 22, said Block 8, to a point in the north line of said Lot 25, distant 37.5 feet East from the Northwest corner of said Lot 25, including that part of the adjoining West Half of the vacated alley lying between the extensions across it of the North and South lines of said Lot 25, except the Easterly 3 feet thereof.

Abstract/Torrens Property

Description of Proposed Parcels

PROPOSED TRACT A: (Abstract / Torrens)
Lots 9, 10, 11, 12, inclusive, and Lots 21, 22, 23, 24, inclusive, Block 8, West Minneapolis, according to the recorded plat thereof, Hennepin County, Minnesota, together with that part of the adjacent vacated alley that accrued thereto by reason of the vacation thereof.

EXCEPT that part of Lots 22, 23, 24 and 25, Block 8, West Minneapolis, described as follows: Commencing at the southwest corner of said Lot 22; thence north on the west line of said Block 8 to the northwest corner of said Lot 25; thence east on the north line of said Lot 25, 37.5 feet to a point in the north line of said Lot 25; thence southwesterly in a straight line to the point of beginning.

And

That part of Lot 25, Block 8, West Minneapolis, according to the recorded plat thereof, Hennepin County, Minnesota, which lies lying east of a straight line drawn from the Southwest corner of Lot 22, said Block 8, to a point in the north line of said Lot 25, distant 37.5 feet East from the Northwest corner of said Lot 25, including that part of the adjoining West Half of the vacated alley lying between the extensions across it of the North and South lines of said Lot 25, except the Easterly 3 feet thereof.

And

Those parts of Lots 13 and 20, said West Minneapolis, which lie northerly of the following described line:

Commencing at the southeast corner of said Lot 16; thence North 03 degrees 02 minutes 02 seconds East along the east line of said Block 8, a distance of 162.97 feet to the point of beginning of the line to be described; thence North 89 degrees 52 minutes 42 seconds West a distance of 264.40 feet to the west line of said Lot 20 and said line there terminating.

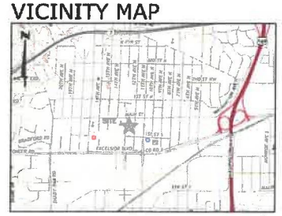
PROPOSED TRACT B: (Abstract)
Lots 14, 15, 16, 17, 18 and 19, inclusive, Block 8, West Minneapolis, according to the recorded plat thereof, Hennepin County, Minnesota, together with that part of the adjacent vacated alley that accrued thereto by reason of the vacation thereof, and part of Lots 13 and 20, said West Minneapolis, which lie southerly of the following described line:

Commencing at the southeast corner of said Lot 16; thence North 03 degrees 02 minutes 02 seconds East along the east line of said Block 8, a distance of 162.97 feet to the point of beginning of the line to be described; thence North 89 degrees 52 minutes 42 seconds West a distance of 264.40 feet to the west line of said Lot 20 and said line there terminating.

General Survey Notes

1. All distances are in US survey feet.
2. Bearings are based on the Hennepin County Coordinate System (NAD83-86Adj).
3. Site: Un-addressed, Hopkins, Minnesota.
4. This survey was prepared for the purpose of creating a lot subdivision for a new tax parcel for site development.
5. This map and report was prepared with the benefit of a Commitment for Title Insurance per Land Title, Inc., issued by Stewart Title Guaranty Company, Commitment No. 585782, dated February 21, 2019.

VICINITY MAP



nts

NO.	DATE	DRAWN	DESIGN	CHECKED	ISSUES / REVISIONS
		TLS		PAT	

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

Timothy L. Sorenson
Land Surveyor
LIC. NO. 48087 DATE: 04-16-19

HANSEN THORP PELLINEN OLSON, Inc.
Engineering · Surveying
Landscape Architecture
7510 Market Place Drive · Eden Prairie, MN 55344
952-829-0700 · 952-829-7806 fax
PROJECT NO. 19-021.1

HORIZONTAL
SCALE IN FEET
0 30 60 90

OWNER NAME Church of St. Joseph
OWNER PROJ. #

BEACON INTERFAITH HOUSING COLLABORATIVE

Hopkins, MN Lot Split

SHEET 1 OF 1

FILE: P:\2019\19-021 - Hopkins Beacon Interfaith\CADD\GIS\REF\19-021_X-SUR.dwg LAYOUT: ECS
SCALE: 1 DATE/TIME: Apr 18, 2019 - 11:26am
USER: tsorenson XREF(s): 22X34_X-GEN-TBLK.dwg

City of Hopkins

October 14, 2019

Vista 44 – Beacon Interfaith Housing Collaborative
Engineering Review

An engineering review was completed on October 14, 2019 on the plans and transportation and parking study submitted for Site Plan Review, Rezoning, Comp Plan Amendment, Administrative Lot Split and PUD, dated 09/20/2019.

Plan Comments

- Nine Mile Creek Watershed District approval required. Provide copies of all watershed permits.
- Utility service excavations extending beyond the centerline of a roadway require a patch extending across the full width of the roadway. The road section patch must meet city of Hopkins standards.
- A review of the city's water model will need to be completed to ensure adequate capacity and fire flow exist at this location. The costs for review will be borne by the applicant.
- Any old or unused sanitary sewer and water service lines extending into the site must be removed to their respective mains and disconnected.
- The sanitary sewer at the proposed service connection location is PVC.
- New sidewalk along the perimeter of the building must meet the Americans with Disabilities (ADA) act standards.
- As part of the sidewalk improvements the applicant must install a pedestrian curb ramp at the northeast quadrant of 13th Avenue S/1st Street S.
- New driveway aprons shall meet city of Hopkins standards.

Transportation and Parking Study Comments

- Traffic generation from the proposed development is not expected to cause undue congestion or require traffic control changes as the surrounding roadway network has sufficient capacity.
- Traffic generation from the proposed development is not expected create safety problems or concerns.
- Parking generation from the proposed development is not expected to create undue stress on the on-street system. Per the ITE Parking Generation Manual, this development is expected to create a peak parking demand requiring 68 spaces, the proposed on-site parking created is 69 spaces, 11 of which are proof of parking at this time. Ample on-street parking is available on adjacent streets. If on-street parking issues due arise in the future, the proof of parking may need to be developed.

Nate Stanley, P.E.
City Engineer

BOLTON & MENK

Real People. Real Solutions.

Transportation and Parking Study

Beacon Vista 44

Hopkins, MN

Submitted by:
Bolton & Menk, Inc.
12224 Nicollet Avenue
Burnsville, MN 55337
P: 952-890-0509
F: 952-890-8065

Certification

Transportation and Parking Study

for

Beacon Vista 44

City of Hopkins, MN
BMI Project No. – T19.119787

October 11, 2019

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

By: 
_____
Ross Tillman, P.E.
License No. 51692

Date: 10/11/19

Table of Contents

I. Executive Summary 1
II. Introduction 1
III. Existing Conditions Review 2
IV. Safety Review 5
V. Proposed Site Improvements Review 5
VII. Conclusions & Recommendations 7

Appendix

Appendix A: Existing Conditions
Appendix B: ADT Count Information
Appendix C: Proposed Site

I. Executive Summary

Beacon Interfaith Housing Collaborative intends to develop Vista 44 on the north side of 1st Street S between 13th Avenue S and 12th Avenue S, just south of downtown Hopkins, MN. The Beacon Vista 44 project is a multi-unit supportive housing development which consists of 50 apartment units and 2,000 SF of office. These offices along with a commons area, fitness room, and children's room support the residents of Beacon Vista 44.

The following summarizes the main outcomes of this study:

There have been 14 crashes at the intersections surrounding the project site between 2013 and 2015. 12 crashes were property damage only and two were injury related. The number of crashes and severity of crashes does not indicate a significant crash concern at the intersections surrounding the project site.

The surrounding roadway network has sufficient capacity as designed to handle the flow of traffic with the proposed project, therefore, no additional traffic control changes or roadway geometric changes are needed to maintain capacity.

The proposed development provides for 46 underground spaces and 23 surface spaces including 11 proof of parking spaces for a total of 69 parking spaces. This meets the minimum for a mixed-use development in Hopkins, which is 55 off-street spaces.

By comparison, per the ITE Parking Generation Manual, 68 spaces would be required to meet the peak parking demand for this site. However, a review of on-street parking shows that there is ample unused on-street parking available on the streets surrounding the site at both the peak time and throughout the day if additional parking is needed. Therefore, this study concludes that there is sufficient parking in the area to handle the parking demand anticipated with this new development.

The development is planned to have sidewalks internally to the site and externally surrounding the site. This additional sidewalk will help to fill in missing sidewalk on 13th Avenue S. to provide better access to existing transit on Mainstreet and Excelsior Boulevard. There are no marked on-street bike facilities in this area, but there are planned on-street facilities for 1st Street S, Mainstreet, and 11th Avenue S in the future. The development will add 62 bike parking spaces for its residents, staff, and guests.

II. Introduction

The Beacon Vista 44 project is a multi-unit supportive housing development which is a blend of traditional apartments and offices providing on-site services available for residents to help increase resident's income, education outcomes, health, and housing stability. The development consists of 50 apartment units and 2,000 SF of offices. These offices along with a commons area, fitness room, and children's room are there to support the residents of Beacon Vista 44.

There will be approximately seven staff on site during business hours and one staff at the front desk evenings and weekends. These office staff will only see residents of the building to offer on-site services. The commons area is a typical community room which will be used by the residents for gathering spaces for activities (ex. birthday parties, game nights, book clubs) but also for resident engagement and programming (ex. resident meetings, cooking classes, yoga, homework help). The children's area will be used in a

similar way but focused on the kids which live in the building often while parents are participating in activities in the community room.

The purpose of this transportation and parking study is to identify potential transportation or parking issues created as a result of the proposed development and recommend solutions to mitigate the potential issues to provide a safe transportation facility for vehicular, pedestrian and bicycle traffic.

III. Existing Conditions Review

Beacon Vista 44 is proposed to be located on the north side of 1st Street S between 13th Avenue S and 12th Avenue S, just south of downtown Hopkins, MN. See **Appendix** for aerial of existing conditions. There are three driveways proposed for site access. Two on 13th Avenue S and one on 12th Avenue S.

1st Street S is a two-lane road which runs from 8th Avenue S to where it dead ends into Central Park at 13th Avenue S. It measures 34 feet from back-of-curb to back-of-curb. 1st Street S has a functional classification of local road per the Minnesota Department of Transportation Map for Hennepin County.

1st Street S has a posted speed limit of 30 MPH with parallel parking present on the north side in this area. East of 12th Street S, the parking on the north side of the street is limited to 2-Hrs 8am to 6pm.

1st Street S at 13th Avenue S

13th Avenue S is a two-lane roadway with a functional classification of local road. It measures 25 feet north of 1st Street S from back-of-curb to back-of-curb and has a speed limit of 30 MPH. North of 1st Street S. parking is prohibited on the east side of the street and for 380' on the west side of the street. South of 1st Street S, parallel parking is allowed on the west side in a parking inset along the park and on the east side from 150ft south of South 1st Street to the Excelsior Boulevard "frontage road". 1st Street S is stop controlled at 13th Avenue S. All approaches at the intersection are single-lane shared approaches.

1st Street S at 12th Avenue S

12th Avenue S is a two-lane roadway with a functional classification of local road. It measures 36 feet from back-of-curb to back-of-curb and has a speed limit of 30 MPH. North and south of 1st Street S., parallel parking is allowed on both sides of the street. 12th Avenue S is stop controlled at 1st Street S. All approaches at the intersection are single-lane shared approaches.

Pedestrian/Bicyclist Accommodations

Adjacent to the proposed project site, sidewalk is present along the north side of 1st Street S and the west side of 13th Avenue S. North of the project site, there is sidewalk present on both sides of 13th Avenue S. In this area, there are also two striped pedestrian school crossings on 13th Avenue S for Chesterton Academy.

Along 12th Avenue, adjacent to the site and beyond, sidewalk is available on both sides. These sidewalks provide connection to existing transit stops, parks, regional trails, and other retail/commercial amenities in the area.

There are no marked on-street bike facilities in this area, but there is a wide path available around Central Park and regional trails within ¼ mile of the proposed project site. See **Figure 1.**

On-Street bike facilities are recommended for both 1st Street S and Mainstreet and 11th Avenue S per the City of Hopkins Pedestrian and Bicycle Plan. On-Street bike lanes are proposed for 1st Street S and Mainstreet, whereas, an on-street bike boulevard is proposed for 11th Avenue S. See **Figure 2** from the draft plan.

Figure 1 – Regional Trails Near Project Site

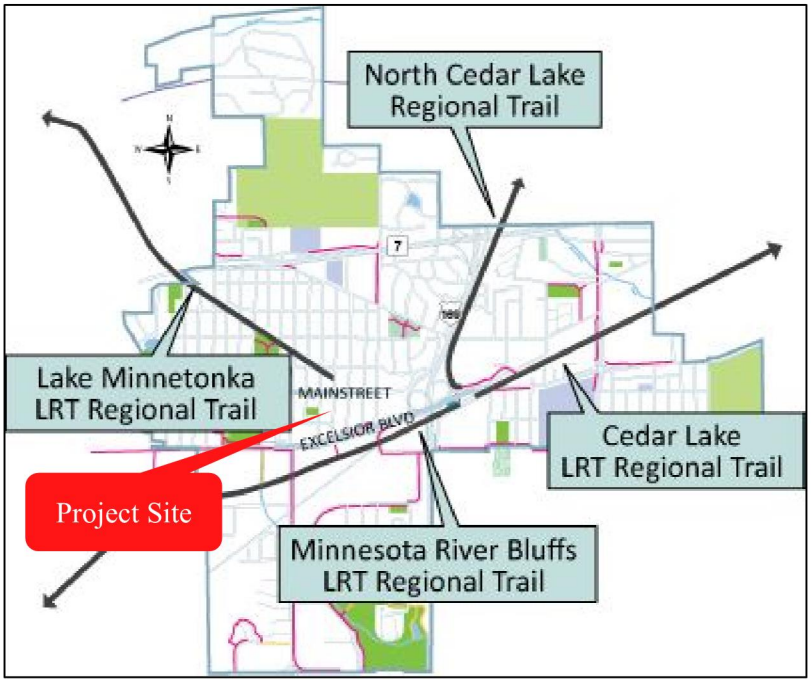
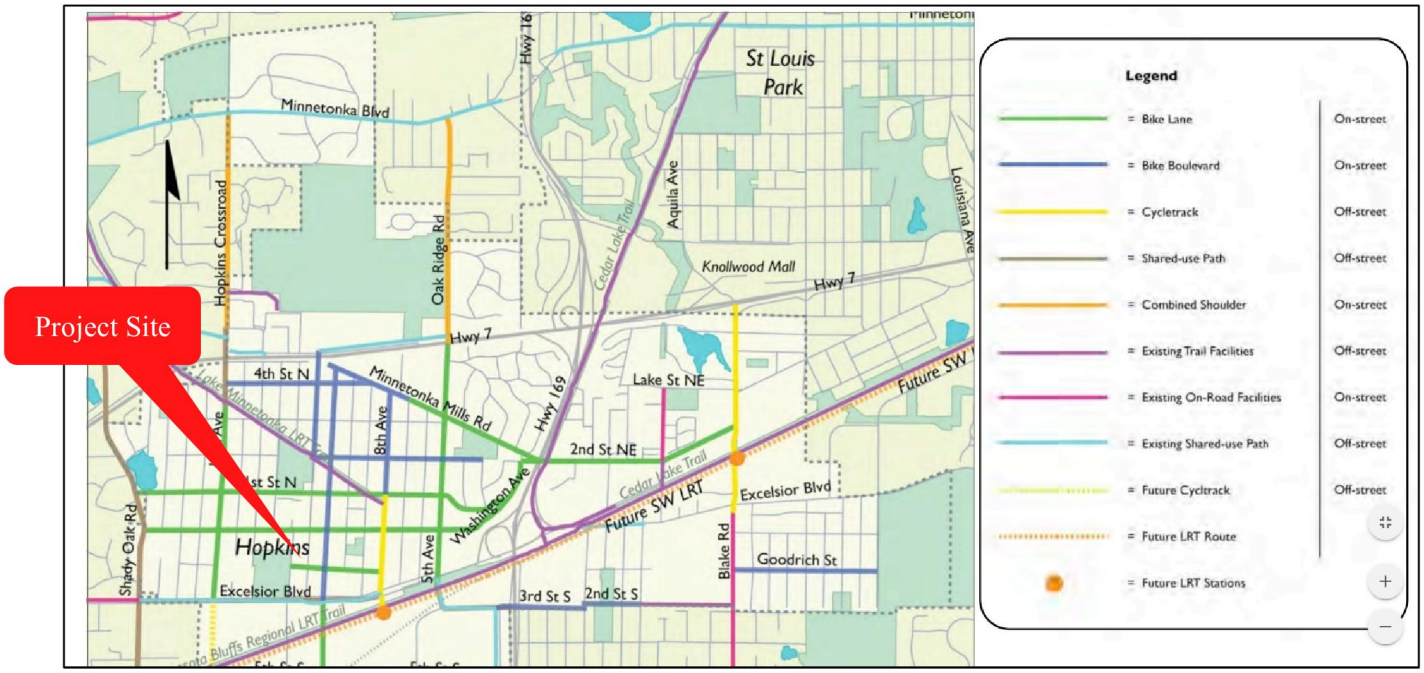


Figure 2 – Hopkins Pedestrian and Bicycle Plan Recommended Routes Near Project Site

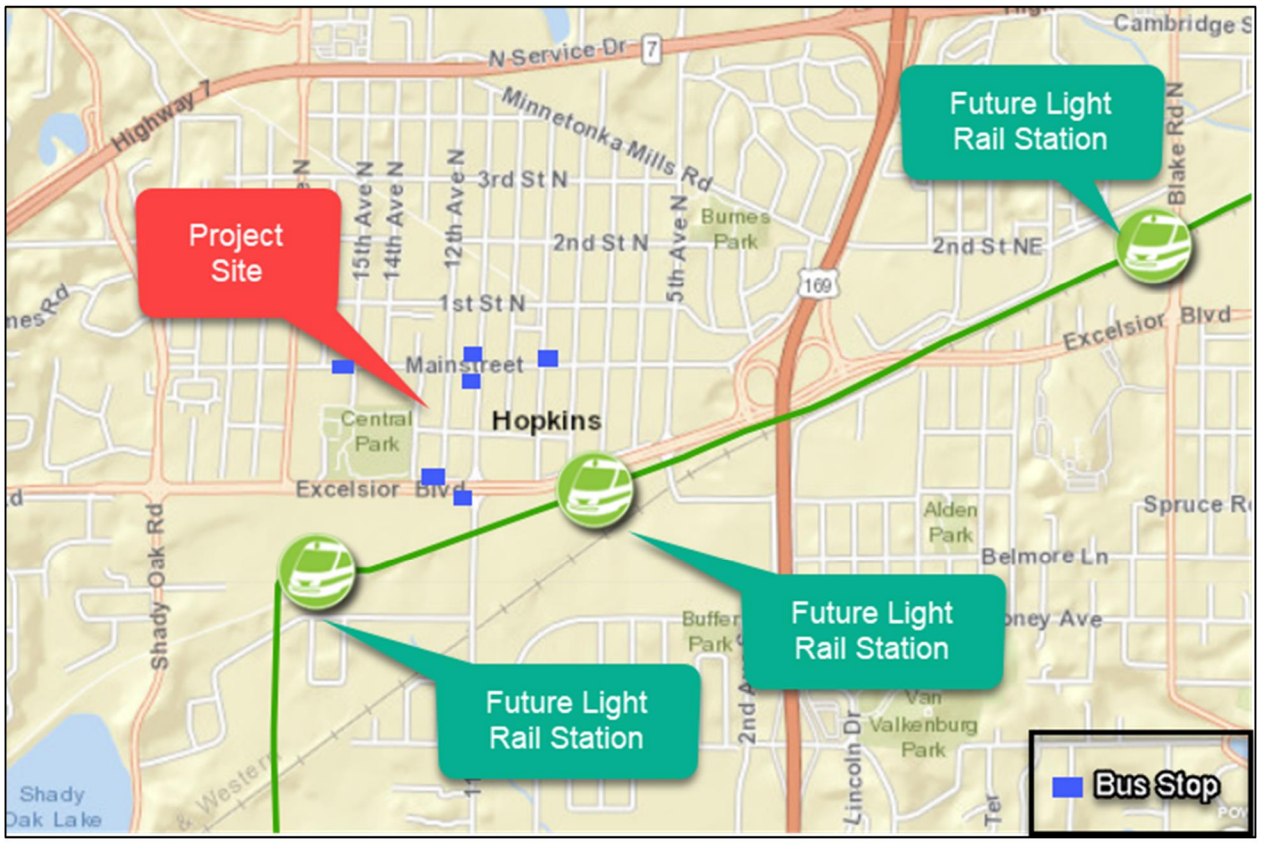


Transit Accommodations

Currently, Metro Transit route 12 which connects Minneapolis to Hopkins runs just one block to the south along Excelsior Boulevard. Metro Transit routes 612, 664, and 670 run along Mainstreet providing express service from Hopkins to Minneapolis. Transit route 615 has a stop at 11th Avenue S and Mainstreet and provides connection from Hopkins to St. Louis Park or Minnetonka.

In the future, the METRO Southwest Light Rail Transit line is scheduled to open in 2023 and will run from downtown Minneapolis to Eden Prairie. The line will provide many opportunities for growth, including jobs, and residential and business development. This proposed development is located within ½ mile of two future light rail stations, Downtown Hopkins and Shady Oak. See **Figure 3.**

Figure 3 –Transit Near Project Site



Parking Utilization

Existing on-street parking surrounding the site was reviewed to determine the utilization of existing on-street parking spaces in the area. The number of parked cars was recorded for 13th Avenue S, 1st Street S, and 12th Avenue S at 11 different times of day including AM, PM, and Midday hours to assess the demand at various times. There are a total of 158 on street parking spaces surrounding the site. The results of parking demand observations in the peak period and throughout the day are shown below in **Tables 1 and 2**. Peak parking demand in the area occurred from 3:00 to 6:00pm primarily on 12th Avenue S and 13th Avenue S. The on-street spaces are 29% occupied on average throughout the day and 33% occupied during the peak demand period. These results show that there is ample on-street parking available on the streets surrounding the site at both the peak time and throughout the day. On-street parking would be available for the new residents or visitors of the proposed project.

Table 1: Existing Parking Utilization Daily Average

Location	Both Sides					
	Available Parking	Parking Utilization				
	# of 25' Stalls Available	Avg. Stalls in Use	Avg. % Occupancy	Max Stalls in Use	Remaining Capacity	Max % Occupancy
Segment 1: 13th Ave S (north block)	9	0.10	1.1%	1	8	11.1%
Segment 2: 13th Ave S (south block)	38	14.20	37.4%	19	19	50.0%
Segment 3: 1st St S (west block)	20	1.70	8.5%	2	18	10.0%
Segment 4: 1st St S (east block)	20	0.60	3.0%	2	18	10.0%
Segment 5: 12th Ave S (north block)	35	14.40	41.1%	23	12	65.7%
Segment 6: 12th Ave S (south block)	36	14.70	40.8%	21	15	58.3%
TOTAL	158	46	**29%**	68	90	**43%**

Table 2: Peak Parking Utilization (3-6pm)

Location	Both Sides					
	Available Parking	Parking Utilization				
	# of 25' Stalls Available	Avg. Stalls in Use	Avg. % Occupancy	Max Stalls in Use	Remaining Capacity	Max % Occupancy
Segment 1: 13th Ave S (north block)	9	0.00	0.0%	0	9	0.0%
Segment 2: 13th Ave S (south block)	38	17.00	44.7%	19	19	50.0%
Segment 3: 1st St S (west block)	20	1.50	7.5%	2	18	10.0%
Segment 4: 1st St S (east block)	20	0.50	2.5%	1	19	5.0%
Segment 5: 12th Ave S (north block)	35	20.25	57.9%	23	12	65.7%
Segment 6: 12th Ave S (south block)	36	12.75	35.4%	16	20	44.4%
TOTAL	158	52	**33%**	61	97	**39%**

The proposed development provides for 46 underground spaces and 23 surface spaces including 11 proof of parking spaces for a total of 69 parking spaces. A review of the surrounding on-street parking shows that there is ample unused on-street parking available on the streets surrounding the site if additional parking is needed.

Parking Requirements

The mixed-use district zoning for the City of Hopkins requires a minimum of one enclosed parking stall per unit and one guest parking stall per 15 units. Based on these standards, the development must provide 55 stalls.

By comparison, the Parking Generation Manual, 4th Edition, published by the Institute of Transportation Engineers (2010) was used to determine the parking generation anticipated with the proposed site uses based on this manual. **Table 3** summarizes the projected peak parking demand based on the numbers in the ITE Manual. This shows a need of 68 parking spaces to serve this development.

Table 3: ITE Parking Generation for Proposed Development

Land Use	ITE Code	Proposed Size	Projected Parking Space Need
Mid-Rise Apartments	221	50 Units	62
Office	701	7 Daytime Employees	6
		TOTAL	68

National research has shown that development sites located adjacent to bus transit or light rail have been shown to have less parking demand than what is required in the ITE manual. In a study published by the Transportation Research Record, "*Evaluating the Impact of Transit Service on Parking Demand and Requirements*" by Daniel H. Rowe, C.-H. Christine Bae, and Qing Shen a hypothesis of that greater levels of transit service will yield a lower parking demand for multifamily residential developments in urban centers was evaluated.

The study focused on sites that fall in the "Low/Mid-Rise Apartment" category such as what is being proposed with Vista 44. The study found that the combination of mixed-use development, shorter distances to many destinations, higher jobs-to-housing balance, and more frequent and diverse transit services may provide people with viable alternatives to owning or driving a car. This alternative resulted in a shift in less demand for residential parking spaces. The two sites studied had an actual average parking demand of 0.52 and 1.08 spaces per dwelling unit. These numbers are 58% and 12% less, respectively, than what was required in the ITE manual. This is due to the fact that the ITE numbers are largely based on observations and studies of locations in suburban environments.

The study did find that the quality of transit service appeared to have an impact on the average parking demand. The site that had 58% less parking demand that what the ITE manual required had a higher level of transit service with better frequency and reliability.

The actual parking demand at Beacon Interfaith Housing Collaborative's, the Vista 44 developer, other properties supports the results of this National research. Beacon owns more than 600 units of multi-family housing across the Twin Cities and their experience at their other developments primarily serving families shows the actual average parking ratio across their family developments is between 0.98 and 1.31 spaces/unit (this building shares parking with a church).

IV. Safety Review

An analysis of crash history for the roadways adjacent to the site was completed using the crash data available through the MnDOT for January 1, 2013 through December 31, 2015. See **Table 4.** Overall, the number of crashes and severity of crashes does not indicate a significant crash concern at the intersections surrounding the project site as there were two or less crashes per year on average occurring at the intersections. The intersection with the highest number of crashes in 2013-2015 was the intersection of 11th Avenue S and 1st Street S.

The intersection of 11th Avenue S and 1st Street S is the busiest intersection in the study area as 11th Avenue S is a primary route between Excelsior Boulevard and Mainstreet. In addition, large traffic generators such as City Hall and Wells Fargo are located at this intersection. Limited sight distance is also present at this 4-way stop intersection.

Table 4: Crash Summary 2013-2015

	Number of Crashes	Severity	Crash Type
12th Avenue S /1st Street S	1	1 Property Damage Only	Left Turn
12th Avenue S /Mainstreet	4	4 Property Damage Only	2 Right Angle 1 Rear End 1 Sideswipe
13th Avenue S/1st Street S	0	-	-
13th Avenue S /Mainstreet	3	2 Property Damage Only 1 Possible Injury	1 Right Turn/Bicyclist Collision 2 Parked Vehicle – Rear end
11th Avenue S/1st Street S	6	5 Property Damage Only 1 Possible Injury	3 Right Angle 1 Rear End 1 Sideswipe 1 single vehicle/sign pole
Total	14	12 Property Damage Only 2 Possible Injury	

V. Proposed Site Improvements Review

The proposed development consists of 50 apartment units and 2,000 SF of offices. These offices along with a commons area, fitness room, and children's room support the residents of Beacon Vista 44. There will be approximately seven staff on site during business hours and one staff at the front desk evenings and weekends. These office staff will only see residents of the building to offer on-site services.

There are three driveways proposed for site access. Two on 13th Avenue S and one on 12th Avenue S. The first driveway on 13th Avenue S is located 45 ft north of 1st Street S and provides access to the 43-space underground parking garage. The second driveway on 13th Avenue S is located 85 ft north of the first driveway and provides the outlet for a single lane, one-way access aisle. This aisle runs on the north side of the building and connects 12th Avenue S to 13th Avenue S to provide up to 23 surface parking spaces for residents and guests. The 12th Avenue S driveway for this access aisle is located 155 ft north of 1st Street S.

Additional pedestrian and bicycle accommodations are planned to be provided with the

development. Sidewalk will be provided on the east side of 13th Avenue S adjacent to the site which addresses the existing missing sidewalk connection. Bicycle parking will also be provided. The development will add 46 long term bicycle parking spaces within the enclosed parking level as well as 16 short term bicycle parking spaces on the exterior. This exceeds the required number by 21 and 13 respectively.

The proposed site plan is shown in the **Appendix.**

Trip Generation

Trip generation was completed using the Trip Generation Manual, 10th Edition, Institute of Transportation Engineers, 2017. Trip generation rates were evaluated using data for Mid-Rise Apartment (ITE 221) and Small Office (ITE 712). The site is anticipated to generate 328 daily trips with 27 in the AM Peak hour and 32 in the PM Peak Hour. The trip generation is summarized in **Table 5.**

Table 5: Trip Generation Summary

Land Use	ITE Code	Proposed Size	AM Peak Hour		PM Peak Hour		Weekday	
			Entering	Exiting	Entering	Exiting	Entering	Exiting
Mid-Rise Apartments	221	50 Units	5	14	15	9	136	136
Small Office	712	7 Daytime Employees	6	2	3	5	28	28
			AM Peak Hour total	27	PM Peak Hour total	32	Weekday total	328

Trip Distribution

These project trips are dedicated trips to the site, then back to the point of origination. It is assumed they will enter and exit the same driveway or underground parking access using the following distribution:

- 25% of the trips will enter from the north using Mainstreet
- 75% will enter from the south by using 1st Street S to Excelsior Boulevard

Future Year Forecast

Annual growth of traffic is always anticipated on roadways due to development nearby and in other locations throughout the City. Table 5-1 of the Hennepin County Transportation Systems Plan states that a 1% per year growth in traffic is anticipated from 2005 to 2030. Therefore, an annual growth rate of 1% was used to forecast the 2039 ADT volumes.

Capacity Calculations

2016 Average Daily Traffic (ADT) volumes were collected from MnDOT for traffic volumes in the vicinity of the project site. Volumes were not available in the immediate area, so ADT volumes within one to two blocks were used. The ADT on 1st Street S was 2,700 vehicles per day east of 11th Avenue S. The volume on 12th Avenue S, north of Mainstreet, was 2,000 vehicles per day. The volume on Main Street was 5,400 vehicles per day. An ADT number was not available from MnDOT for 13th Avenue S. See **Appendix** for ADT count information.

The 2016 ADT counts were grown using the 1% annual growth rate. Based on the 2016 and 2039 volumes, the project trips are estimated to add no more than 10% additional daily traffic to the surrounding roadways. To quantify the impact to the surrounding

roadways based on their current capacity, volume-to-capacity (V/C) ratios were calculated. V/C ratios for traffic can be used for generalized planning. When using a V/C ratio, traffic volume is compared to estimated current facility capacity. The V/C ratio for urban streets is separated into six levels, and assigned a letter from A to F. A street with a V/C ratio of 1.0 is considered at capacity.

The capacity used in the V/C calculation for the roadways surrounding the site was determined from Section 2-50.7 of the MnDOT Road Design Manual which references LOS E as meeting capacity for the roadway. Per Exhibit 16-16 of the Highway Capacity Manual, 6th Edition, LOS E corresponds to 14,700 vehicles per day for a two-lane urban roadway.

Figure 4 –V/C Ratios and Level of Service for Arterials

Level of Service	Description	Volume-to-Capacity Ratio
A	Highest driver comfort; free flowing	<.60
B	High degree of driver comfort; little delay	0.60 – 0.70
C	Acceptable level of driver comfort; some delay	0.70 – 0.80
D	Some driver frustration; moderate delay	0.80 – 0.90
E	High level of driver frustration; high levels of delay	0.90-1.00
F	Highest level of driver frustration; excessive delays	>1.00

Source: Transportation Research Board, Highway Capacity Manual, Special Report 209 (Washington, D.C., 1994).

Table 6 shows that the roadways surrounding the site have V/C ratios from 0.14 to 0.47 and operate at LOS A per the values shown **Figure 4**. This shows that these surrounding roadways have ample capacity to handle the traffic generated by the proposed project.

Table 6: Volume to Capacity Ratios

Location	2016 ADT	2016 ADT with new Trips	2016 v/c ratio (LOS) with new trips	2039 ADT	2039 ADT with new Trips	2039 v/c ratio (LOS) with new trips
1st Street S	2,700	2,950	0.20 (A)	3,395	3,645	0.25 (A)
12th Avenue S	2,000	2,050	0.14 (A)	2,515	2,565	0.17 (A)
Mainstreet	5,400	5,480	0.37 (A)	6,890	6,970	0.47 (A)

VI. Conclusions & Recommendations

A. Safety

There have been 14 crashes at the study intersections between 2013 and 2015. 12 crashes were property damage only and two were injury related. The number of crashes and severity of crashes does not indicate a significant crash concern at the intersections surrounding the project site.

B. Proposed Site Improvements

The surrounding roadway network has sufficient capacity as designed to handle the flow of traffic with the proposed project, therefore, no additional traffic control changes or roadway geometric changes are needed to maintain capacity.

The proposed development provides for 46 underground spaces and 23 surface spaces including 11 proof of parking spaces for a total of 69 parking spaces. This meets the minimum for a mixed-use development in Hopkins, which is 55 off-street spaces.

By comparison, per the ITE Parking Generation Manual, 68 spaces would be required to meet the peak parking demand for this site. Research has shown that for sites located within higher-level transit service, the actual parking demand is up to 58% less than what is required in the ITE manual.

Whether looking at the city's requirement or the ITE Manual's parking space requirements with or without adjustments for proximity to transit, there is sufficient parking in the area to handle the parking demand anticipated with this new development. A review of on-street parking shows that there is ample unused on-street parking available on the streets surrounding the site at both the peak time and throughout the day if additional parking is needed. Therefore, this study concludes that there is sufficient parking in the area to handle the parking demand anticipated with this new development.

C. Pedestrian / Bicyclist / Transit accommodations

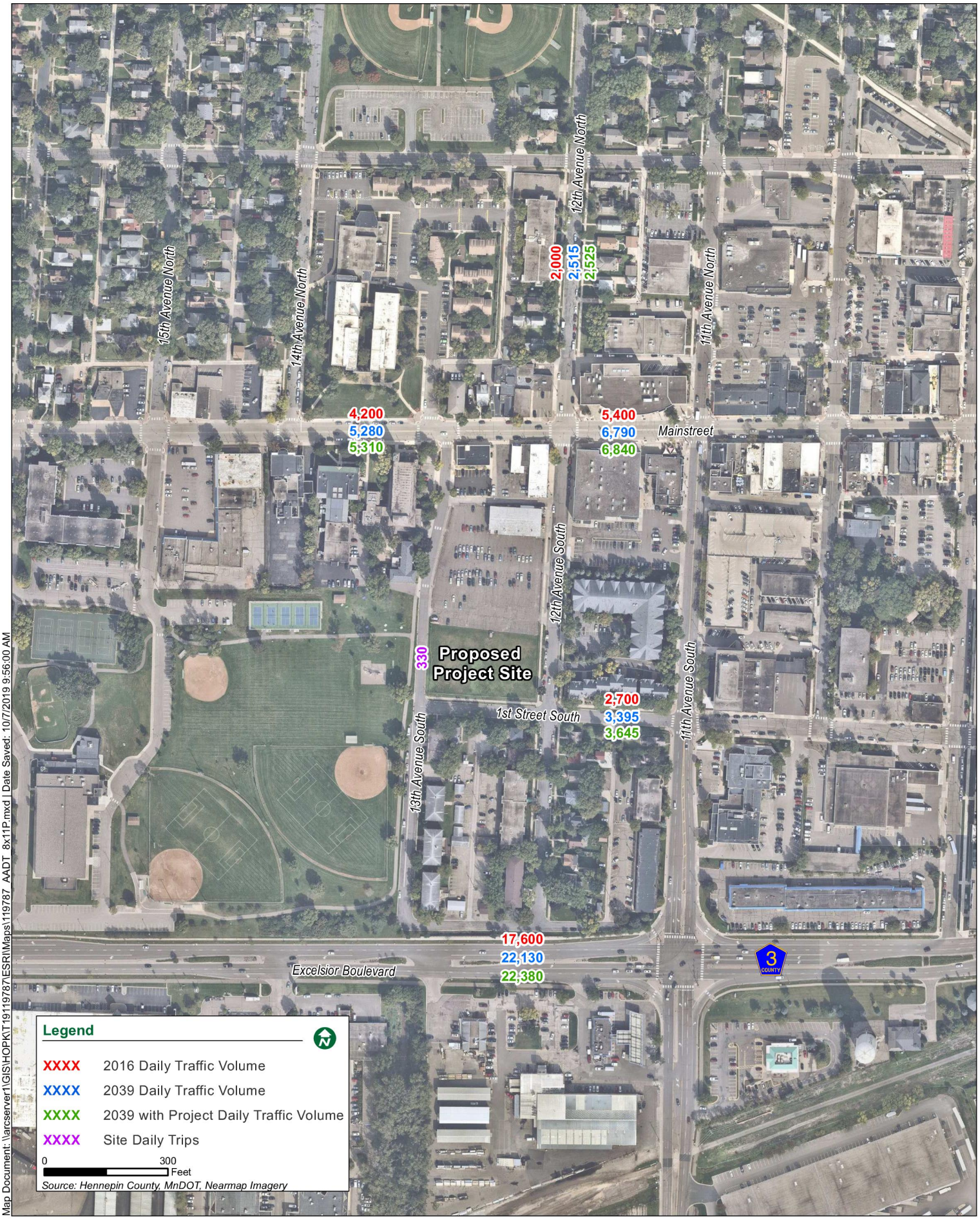
The development is planned to have sidewalks internally to the site and externally surrounding the site. This additional sidewalk will help to fill in missing sidewalk on 13th Avenue S. to provide better access to existing transit on Mainstreet and Excelsior Boulevard. There are no marked on-street bike facilities in this area, but there are planned on-street facilities for 1st Street S, Mainstreet, and 11th Avenue S in the future.

In addition, the development will add 46 long term bicycle parking spaces within the enclosed parking level as well as 16 short term bicycle parking spaces on the exterior for its residents, staff, and guests. This exceeds the required minimum number by 21 and 13 respectively.

Appendix A: Existing Conditions


Stages Theatre Company
Renaissance Ct
13th Ave N
Electric Dragonland
Dollar Tree
Mainstreet
Mann Hopkins Cinema 6
13th Ave S
12th Ave S
11th Ave S
15th Ave S
Star Wok
10th Ave S
Augustana Open Circle of Hopkins
Wells Fargo Bank
Project Site
1st St S
Central Park
Avis Car Rental
Excelsior Blvd
Hopkins Lion's Club
Holiday Stationstores
Google

Appendix B: ADT Count Information



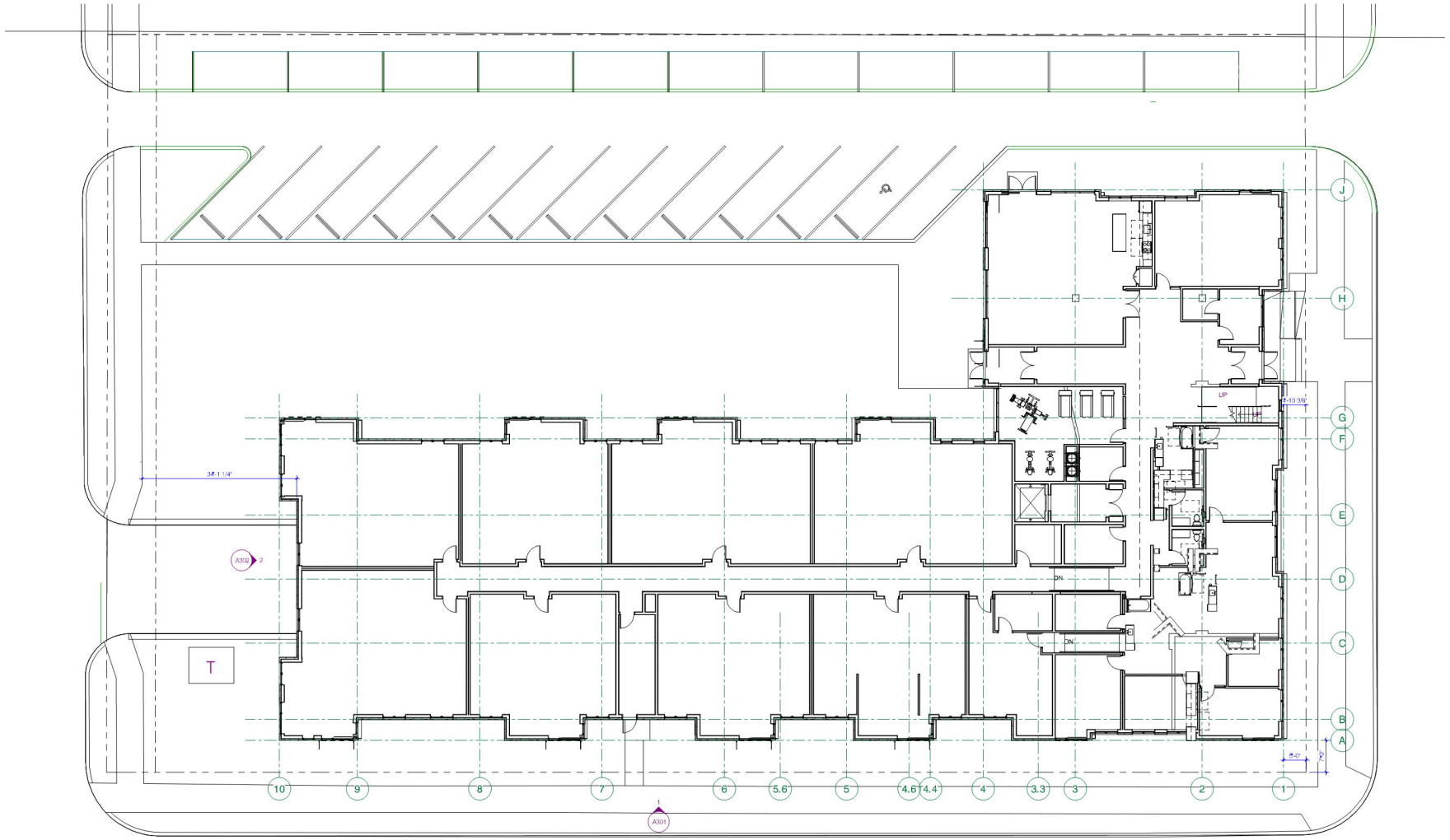
Map Document: \\arcserver1\GIS\HOPKT19119787\ESRI\Maps\119787_AADT_8x11P.mxd | Date Saved: 10/7/2019 9:56:00 AM

Appendix C: Proposed Site

KEYNOTES:

GENERAL NOTES:

1. DIMENSIONS AT EXTERIOR WALLS ARE TO OUTSIDE FACE OF SHEATHING
2. DIMENSIONS AT INTERIOR WALLS ARE TO CENTERLINE OF WALL
3. DIMENSIONS AT UNIT DEMISING ARE TO CENTERLINE OF WALLS
4. EXTEND ALL SHAFTS TO UNDERSIDE OF ROOF SHEATHING OR TOP OF ROOF PENETRATIONS WHERE APPLICABLE
5. ALL RESIDENTIAL DEMISING WALLS ARE TYPE **V3, V3A,** AND **V6, V6A, & V8** HAVE 1HR FIRE RATING, WITH ACOUSTIC RATING
6. ALL RESIDENTIAL CORRIDOR WALLS ARE TYPE **W6 & W8** HAVE 1 HR FIRE RATING, WITH ACOUSTIC RATING - UNLESS OTHERWISE NOTED
7. ALL UNITS ARE TYPE B ACCESSIBLE UNLESS OTHERWISE NOTED
8. MAINTAIN 8'-2" MIN. AND 8'-6" MIN. CLEAR HEIGHT AT PARKING AREAS INDICATED ON PLANS, ALL OTHER PARKING AREAS SHALL PROVIDE 7'-2" MIN. CLEAR HEIGHT
9. DIMENSIONS @ CMU ARE TO FACE OF CMU



1 A101 • LEVEL 1 PLAN • OVERALL
A101.0 3/32" = 1'-0"

Beacon
Vista 44
13th Avenue South & 1st Street South
Hopkins, MN

URBANWORKS

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901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

CONSULTANT

PRELIMINARY

NOT FOR CONSTRUCTION

REVISIONS

DATE	9/20/2019
PROJECT #	19-0013
PHASE	SITE PLAN REVIEW
DRAWN BY	DPSL
CHECKED BY	Checker

LEVEL 1 PLAN - OVERALL

A101.0

9/13/2019 2:C:\Revit Project Files\19-0013 • Vista 44\19-0013 devon.lundy.rvt

MEMO

To: Planning & Zoning Commission

From: Jason Lindahl, AICP

Date: October 22, 2019

Subject: Downtown Overlay District Standards Appeal

Overview

The applicant, Tom Dewitz contractor for the owner of 1209 Mainstreet (Slingshot Enterprises, LLC), requests the Planning & Zoning Commission review of staff's interpretation of the Downtown Overlay district's Materials and Detailing standards. Staff finds the applicant's proposed exterior material is not allowed in the Downtown Overlay district while the applicant states the proposed product looks like brick or stone and should be allowed. The Planning & Zoning Commission should review the interpretations of both staff and the applicant and make a recommendation to the City Council as to which one is consistent with the Materials and Detailing standards of the Downtown Overlay District.

Attachment

- Site Location Map
- Building Elevation
- Section 556 - Downtown Overlay District
- Nichiha Vintage Brick Spec Sheet

Issues to Consider

The applicant would like to re-face the Mainstreet side of their building with Nichiha Vintage Brick wall panels (see attached product spec sheet). Staff's interpretation of the Materials and Detailing standards in the Downtown Overlay district is this material is not allowed. The Planning & Zoning Commission should review the Materials and Detailing standards in the Downtown Overlay district and make a recommendation to the City Council as to whether the applicant's material is allowed under the regulations.

The Downtown Overlay District regulations are detailed in City Code Section 556 – Downtown Overlay District. The Materials and Detailing standards are provided in Section 556.11 (see attached). These standards call for exterior materials to be "long lasting and use materials and detailing that maintain the district character and harmony of downtown." Staff has traditionally interpreted this language to require brick or stone as the primary exterior building materials on all street facing building walls in downtown.

The standards go on to state, the following materials are not allowed on the facade sides of buildings adjacent to public right-of-ways:

- Painted concrete block
- Aluminum, vinyl or fiberglass siding or roofing materials

- Precast concrete panels
- Painting previously unpainted brick on the facades of buildings

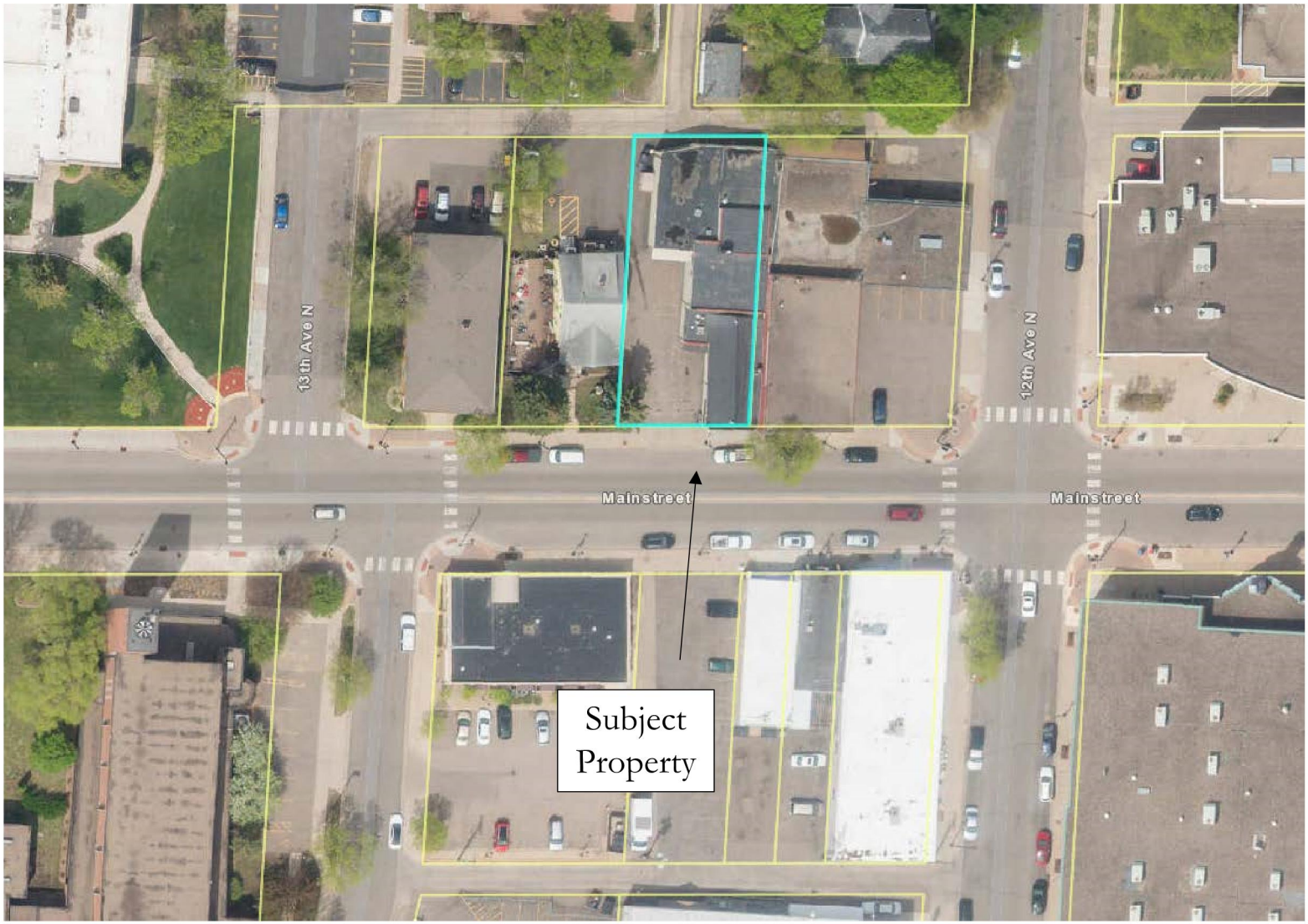
While the applicant's proposed material is not specifically listed in the regulations, staff finds Nichiha is a fiber cement panel and most similar to the siding materials listed above as specifically prohibited. The applicant disagrees and states the Nichiha product looks like brick or stone and should be allowed.

Review Criteria

Section 556.16 – Exceptions allows departure from the requirements in this ordinance after review by both the Planning & Zoning Commission and City Council. This section states that financial considerations alone are not a basis to grant an exception from the regulation but the City may consider the following:

- Safety
- Unique site or building character
- Standards would have a detrimental effect to the use of the property
- Public benefit

Site Location Map for 1209 Mainstreet




Edward Jones
Edward Jones
INVESTMENTS
OPEN
OPEN
OPEN
WHEELS
Google

Section 556 – Downtown Overlay District

556.01. Boundaries. Subdivision 1. The boundaries of the overlay district are as follows:

south side of First Street North to north side of First Street South; the west side of 6th Avenue to the east side of 13th Avenue

556.02. Application. Subdivision 1. Commencing on the date of the adoption of this ordinance the overlay district standards will apply to the following:

a) All newly constructed buildings or structures
b) All exterior building improvements and sign changes for which a conditional use permit is not required but which require a building and/or sign permit (overlay district standards are applicable only to the changed element or improvement)
c) Renovations for which a conditional use permit is required under the provisions of the Hopkins City Code as in effect at the time of the renovation (all applicable standards apply)
d) All new or reconstructed parking areas with 5 or more spaces
e) Temporary signage

Subd. 2. Grandfather. Any building, structure, parking area or sign that lawfully exists at the time Ordinance 03-900 is enacted, which would not otherwise be permitted under Ordinance 03-900, may be continued in the same manner as existed before the effective date of the Ordinance, but any future construction, additions, reconstruction, renovation, or sign erection shall be subject to the requirements of this ordinance.

Subd 3. Compliance. At the time of application for any CUP, building permit, or sign permit. The applicant shall demonstrate the proposed building, structure, improvement, renovation or sign complies with the requirements of this Ordinance. No CUP, building permit, or sign permit shall be issued until the requirements of this ordinance have been met. It is the applicant's responsibility to provide the necessary information to the City staff to determine compliance with the section of the ordinance.

556.03. Awnings. Subdivision 1. Awnings may be required to enhance the historic character of Mainstreet while providing sun protection for display windows, shelter for pedestrians, and a sign panel for businesses.

Subd. 2. Length. Awnings cannot extend across multiple storefronts and/or multiple buildings.

Subd. 3. Materials. Awnings must be constructed of durable, protective, and water repellant materials. Plastic or fiberglass awnings are not allowed.

Subd. 4. Lighting. Backlit or illuminated awnings are not allowed.

Subd. 5. Projecting. Awnings must project a minimum of 36" from the building.

556.04. Signs. Subdivision 1. Signs will be architecturally compatible with the style, composition, materials, colors, and details of the building to which they are affixed and with other signs on nearby buildings, while providing for adequate identification of the business.

Subd. 2. Lighting. Internally illuminated signs (not including neon) are prohibited except for theater signage.

Subd. 3. Prohibited. Pylon and monument signs are prohibited on Mainstreet.

Subd. 4. Window signage. Temporary window signs shall be on the inside of the window. Temporary window signs are limited to one-third of the surface area of the window to which they are affixed. (Amended Ord. 13-1064)

Subd. 5. Size. The combination of neon, permanently painted, and temporary window signs shall not exceed a total of two-thirds of the window surface area for that facade.

Subd. 6. Projecting. Projecting signs will have a maximum size of 12 square feet and a maximum width of three feet. Projecting signs cannot extend beyond the first floor of the building. No less than 10 feet of clearance shall be provided between the sidewalk surface and the lowest point of the projecting sign.

Subd. 7. Distance. Maximum distance between sign and building face is one foot.

Subd. 8. Design details. Signs cannot block or obliterate design details, windows or cornices of the building upon which they are placed.

556.05. Building height. Subdivision 1. New buildings, building and additions and redeveloped or remodeled buildings will complement the existing pattern of building heights.

Subd. 2. Height. Buildings in the overlay district may not exceed four stories or 45 feet in height.

556.06. Buildings. Subdivision 1. Buildings in the overlay district
will together create the "wall of buildings" effect associated with traditional "Main Street" areas.

Subd. 2. Setback. New construction and infill buildings must maintain the existing alignment of facades along the street front. Exceptions may be granted if the setback is pedestrian-oriented and contributes to the quality and character of the streetscape. An example would be outdoor dining.

Subd. 3. Parking lots. In instances where there are parking areas abutting the street, the sidewalk edge must be delineated with landscaping.

556.07. Roofs and parapets. Subdivision 1. Rooflines will mimic the separate yet complementary character and design of historic Mainstreet buildings.

Subd. 2. Roofs. 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 façade and define the residential character of the upper floors.

556.08. Utility areas, mechanical equipment and screening. Subdivision 1. Utility areas, mechanical equipment, and screening will be designed so that they do not detract from the aesthetic appeal of the district.

Subd. 2. Materials. The screening of exterior trash, storage areas, service yards, loading areas, transformers, heating, and air conditioning units must use the same materials, color and/or style as the primary building in order to be architecturally compatible with the primary building and the building it is adjacent to. If the utility area is separate from the building it serves, it should be consistent with the City of Hopkins streetscape theme.

Subd. 3. Roof equipment. All roof equipment will be screened from public view so as not to be visible from the street.

Subd. 4. Screening. All exterior trash and storage areas, service yards, loading, areas, heating, and air conditioning units must be screened from view. Camouflaging heating and air conditioning units is an acceptable screening method.

556.09. Facades. Subdivision 1. To break up the monotonous appearance of long facades, the exterior of buildings will be designed with visual breaks.

Subd. 2. Width. 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:

a) Divisions or breaks in materials
b) Window bays
c) Separate entrances and entry treatments
d) Variation in roof lines
e) Building setbacks

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

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

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

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

Subd. 5. Glass. Reflective glass is not allowed. Glass tinted more than 40% is not allowed.

556.11. Materials and detailing. Subdivision 1. New buildings and structures, additions and renovations will be constructed to be long lasting and use materials and detailing that maintain the distinct character and harmony of the downtown.

Subd. 2. Materials. The following materials are not allowed on the facades or sides of buildings adjacent to public right-of-ways:

a) Painted concrete block
b) Aluminum, vinyl or fiberglass siding or roofing materials
c) Precast concrete panels
d) Painting previously unpainted brick on the facades of buildings

Subd. 3. Approval. Any exterior material used in new construction or change in exterior materials on more than 50 percent of the front, rear, or side of a building facing a public right-of-way, shall require prior approval of the Zoning and Planning Commission and City Council for compliance with the requirements of this subsection and the other provisions of this Ordinance.

556.12. Franchise architecture. Subdivision 1. To maintain the unique character of Hopkins downtown, buildings will not be constructed or renovated using franchise architecture.

Subd. 2. Franchise. Franchise architecture is defined as building design that is trademarked or identified with a particular franchise, chain or corporation and is generic or standard in nature. Franchise architecture is not allowed. Franchises or national chains must follow the standards of this ordinance to create a building that is compatible with downtown Hopkins.

556.13. Streetscape. Subdivision 1. The streetscape will be uniform so that it acts to provide continuity throughout the downtown.

Subd. 2. Replacement. When a redevelopment project disturbs existing streetscape elements, those items must be replaced with approved Hopkins streetscape elements compatible with the character of downtown Hopkins.

556.14. Lighting. Subdivision 1. 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.

Subd. 2. Source. Building and signage lighting must be indirect, with the light source(s) hidden from direct pedestrian and motorist view. For exterior sign illumination, shaded gooseneck lamps are encouraged.

556.15. Parking. Subdivision 1. Parking in the overlay district must adequately serve the users without detracting from the compact design that makes it a successful commercial center.

Subd. 2. Off-street parking. Off-street parking must be located in the rear of buildings on Mainstreet.

556.16. Exceptions. It is recognized that there may be projects that require a departure from the requirements in this ordinance in order to be feasible. Possible grounds to be considered in determining possible reasons for granting exceptions to the ordinance are as follows:

a) Safety
b) Unique site or building characteristics
c) Standards would have a detrimental effect on the use of the property
d) Public benefit

Financial hardship alone is not a basis to grant an exception. Exceptions will be reviewed by the Zoning and Planning Commission with a recommendation to the City Council for action. Minor exceptions can be granted on a staff level.

Showing results for "Alexandria Buff" (2)

Enter Your ZIP Code
to see products and pricing at your local store

Categories
Building Materials (2)

Brands
- [ ] Nichiha (2)

Product Type
- [ ] Brick Veneer (1)
- [ ] Manufactured Stone Accessories (1)

Style
- [ ] Mortarless (2)

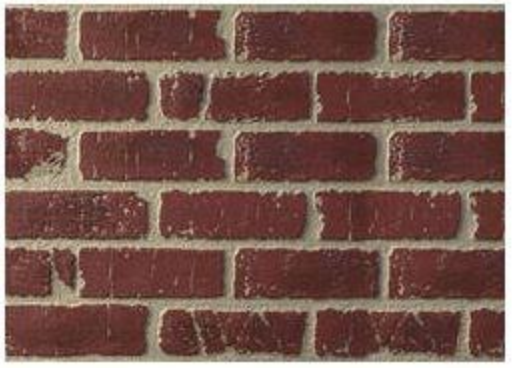
Color Family
- [ ] Red (2)

Material
- [ ] Fiber Cement (2)

Accessory Type
- [ ] Outside Corner (1)

Availability Options

Price



Nichiha VintageBrick™ Wall Panel (9 Sq. Ft.)

Compare | Add To List

Sku # 1408701

Online Price
$40.04 each
You Save: $4.95 After Mail-In Rebate

✔ Shipping
✔ Ship to Store - Free!

ADD TO CART



Nichiha VintageBrick™ Corner

Compare | Add To List

Sku # 1408702

Online Price
$19.57
You Save: $2.42 After Mail-In Rebate

✔ Shipping
✔ Ship to Store - Free!

ADD TO CART

VintageBrick Three-Part Specification

07 42 43
Composite Wall Panels

Part I - General

1.1 SECTION INCLUDES:

A. Exterior, panelized fiber cement cladding system and accessories to complete a drained and back-ventilated rainscreen.

B. Interior fiber cement panelized cladding system and accessories.

1.2 RELATED SECTIONS

A. Section 05 41 00 - Structural Metal Stud Framing

B. Section 06 10 00 - Rough Carpentry

C. Section 06 16 00 - Sheathing

D. Section 07 20 00 - Thermal Protection

E. Section 07 25 00 - Weather Barriers

F. Section 07 60 00 - Flashing and Sheet Metal

G. Section 07 90 00 - Joint Protection

1.3 REFERENCES

A. American Architectural Manufacturers Association (AAMA):

1. AAMA 509-14 – Voluntary Test and Classification Method of Drained and Back Ventilated Rain Screen Wall Cladding Systems

B. ASTM International (ASTM):

1. ASTM C 518 - Standard Test Method for Steady-State Thermal Transmission Properties by Means of the Heat Flow Meter Apparatus.

2. ASTM C 1185 - Standard Test Methods for Sampling and Testing Non-Asbestos Fiber Cement.

a. ASTM C 1186 – Standard Specification for Flat Fiber-Cement Sheets.

3. ASTM E-84 - Standard Test for Surface Burning Characteristics of Building Materials.

4. ASTM E 119 - Standard Test Methods for Fire Tests of Building Construction and Materials.

5. ASTM E 228 - Standard Test Method for Linear Thermal Expansion of Solid Materials with a Vitreous Silica Dilatometer.

6. ASTM E 330 - Standard Test Method for Structural Performance of Exterior Windows, Curtain Walls, and Doors by Uniform Static Air Pressure Difference.

7. ASTM E 331 - Standard Test Method for Water Penetration of Exterior Windows, Curtain Walls, and Doors by Uniform Static Air Pressure Difference.

C. Florida Building Code - Test Protocol HVHZ

1. Testing Application Standard (TAS) 202, 203 – HVHZ Test Procedures

D. National Fire Protection Association (NFPA):

1. NFPA 285 - Fire Test Method for Exterior Wall Assemblies Containing Combustible Material.

2. NFPA 268 – Ignition Resistance of Exterior Wall Assemblies.

E. Standards Council of Canada & Underwriters Laboratories Canada (ULC):

1. CAN/ULC S-102 – Standard Method of Test for Surface Burning Characteristics.

2. CAN/ULC S-134 – Standard Method of Fire Test of Exterior Wall Assembly.

1.4 SUBMITTALS

A. Submit under provisions of Section 01 33 00.

B. Product Data: Submit manufacturer's product description, storage and handling requirements, and installation instructions.

C. Product Test Reports and Code Compliance: Documents demonstrating product compliance with local building code, such as test reports or Evaluation Reports from qualified, independent testing agencies.

D. LEED Credits: Provide documentation of LEED Credits for project certification under USGBC LEED 2009 (Version 3.0) or 2012 v.4.

E. Manufacturer's Details: Submit drawings (.dwg, .rvt, and/or .pdf formats), including plans, sections, showing installation details that demonstrate product dimensions, edge/termination conditions/treatments, compression and control joints, corners, openings, and penetrations.

F. Samples: Submit samples of each product type proposed for use.

1.5 QUALITY ASSURANCE

A. Manufacturer Qualifications:

1. All fiber cement panels specified in this section must be supplied by a manufacturer with a minimum of 10 years of experience in fabricating and supplying fiber cement cladding systems.

a. Products covered under this section are to be manufactured in an ISO 9001 certified facility.

2. Provide technical and design support as needed regarding installation requirements and warranty compliance provisions.

B. Installer Qualifications: All products listed in this section are to be installed by a single installer trained by manufacturer or representative.

C. Mock-Up Wall: Provide a mock-up wall as evaluation tool for product and installation workmanship.

D. Pre-Installation Meetings: Prior to beginning installation, conduct conference to verify and discuss substrate conditions, manufacturer's installation instructions and warranty requirements, and project requirements.

1.6 DELIVERY, STORAGE, AND HANDLING

A. Panels must be stored flat and kept dry before installation. A waterproof cover over panels and accessories should be used at all times prior to installation. Do not stack pallets more than two high. Refer to the information included on each pallet.

B. If panels are exposed to water or water vapor prior to installation, allow to completely dry before installing. Failure to do so may result in panel shrinkage at ship lap joints, and such action may void warranty.

C. Panels MUST be carried on edge. Do not carry or lift panels flat. Improper handling may cause cracking or panel damage.

D. Direct contact between the panels and the ground should be avoided at all times. It is necessary to keep panels clean during installation process.

1.7 WARRANTY

A. Provide manufacturer's 15-year warranty against manufactured defects in fiber cement panels. Additional 5-year extension available when refinished in year 14-15.

B. Provide manufacturer's 15-year warranty against manufactured defects in panel finish.

C. Warranty provides for the original purchaser. See warranty for detailed information on terms, conditions and limitations.

PART II: PRODUCTS

2.1 MANUFACTURERS

A. Acceptable Manufacturer: Nichiha Corporation, 18-19 Nishiki 2-chome Naka-ku, Nagoya, Aichi 460-8610, Japan.

B. Acceptable Manufacturer's Representative: Nichiha USA, Inc., 6465 E. Johns Crossing, Suite 250, Johns Creek, GA 30097. Toll free: 1.866.424.4421, Office: 770.805.9466, Fax: 770.805.9467, www.nichiha.com.

1. Basis of Design Product: Nichiha VintageBrick.
    a. Profile colors: Alexandria Buff, White Wash.
    b. Profiles: Each panel features six rows of rough-cut brick pattern. Rows one, three, and five begin and end with a whole brick. Rows two, four, and six begin and end with a half brick.
    c. Accessory/Component Options:
        i. Manufactured Corners with 3-1/2" returns for each profile color.
        ii. Essential Flashing System: Starter, Overhang.
            1. Finish: Matte black.
    d. Dimensions – AWP-1818: 455mm (17-7/8") (h) x 1,818 mm (71-9/16") (l).
    e. Panel Thickness: 18 mm (3/4").
    f. Weight: 39.68 lbs. per panel.
    g. Coverage: 8.88 sq. ft. per panel.
    h. Factory sealed on six [6] sides.

C. Substitutions: Not permitted.

D. Requests for substitutions will be considered in accordance with provisions of Section 01 60 00.

2.2 MATERIALS

A. Fiber cement panels manufactured from a pressed, stamped, and autoclaved mix of Portland cement, fly ash, silica, recycled rejects, and wood fiber bundles.

B. Panel surface pre-finished and machine applied.

C. Panels profiled along all four edges, such that both horizontal and vertical joints between the installed panels are ship-lapped.

D. Factory-applied sealant gasket added to top and right panel edges; all joints contain a factory sealant.

2.3 PERFORMANCE REQUIREMENTS:

A. Fiber Cement Cladding – Must comply with ASTM C-1186, Type A, Grade II requirements:

1. Wet Flexural Strength: Result: 1418 psi, Lower Limit: 1015 psi.
2. Water Tightness: No water droplets observed on any specimen.
3. Freeze-thaw: No damage or defects observed.

4. Warm Water: No evidence of cracking, delamination, swelling, or other defects observed.

5. Heat-Rain: No crazing, cracking, or other deleterious effects, surface or joint changes observed in any specimen.

B. Mean Coefficient of Linear Thermal Expansion (ASTM E-228): Max 1.0*10^-5 in./in. F.

C. Surface Burning (CAN-ULC S102/ASTM E-84): Flame Spread: 0, Smoke Developed: 0.

D. Wind Load (ASTM E-330): Contact manufacturer for ultimate test pressure data corresponding to framing type, dimensions, fastener type, and attachment clips. Project engineer(s) must determine Zone 4 and 5 design pressures based on project specifics.

1. Minimum lateral deflection: L/120.

E. Water Penetration (ASTM E-331): No water leakage observed into wall cavity.

F. Steady-State Heat Flux and Thermal Transmission Properties Test (ASTM C-518): 16mm thick panel thermal resistance R Value of 0.47.

G. Fire Resistant (ASTM E-119): The wall assembly must successfully endure 60-minute fire exposure without developing excessive unexposed surface temperature or allowing flaming on the unexposed side of the assembly.

H. Ignition Resistance (NFPA 268): No sustained flaming of panels, assembly when subjected to a minimum radiant heat flux of 12.5 kW/m2 ± 5% in the presence of a pilot ignition source for a 20-minute period.

I. Fire Propagation (NFPA 285): Wall assembly of Nichiha AWP, Ultimate Clips and Starter Track, Tyvek Commercial Wrap, ½" Densglass Gold Sheathing, 16" o.c. 18 gauge steel studs, mineral wool in-cavity insulation, and interior 5/8" Type X gypsum met the acceptance criteria of NFPA 285.

J. Fire Propagation (CAN/ULC S-134): Wall assembly of Nichiha AWP, Ultimate Clips and Starter Track, Tyvek Housewrap, 5/8" FRT plywood, 16" o.c. 2x wood studs, fiberglass in-cavity insulation, and interior 5/8" Type X gypsum met the acceptance criteria of CAN/ULC S-134.

K. Drained and Back Ventilated Rainscreen (AAMA 509-14): System classifications: W1, V1.

L. Florida Building Code - Test Protocol HVHZ (TAS 202, 203): Design Pressure: 95 psf

2.4 INSTALLATION COMPONENTS

A. Ultimate Clip System:

1. Starter Track: FA 700 (10mm rainscreen) – 3030mm (l) galvalume coated steel.

2. Panel Clips: JEL 788 “Ultimate Clip II” (10mm rainscreen for 3/4” AWP) – Zinc-Aluminum-Magnesium alloy coated steel.
    a. Joint Tab Attachments (included) – used at all AWP-1818 panel to panel vertical joints.
3. Corner Clips: JE 787C (10mm rainscreen for 3/4” AWP Manufactured Corners) -- Zinc-Aluminum-Magnesium alloy coated steel.
4. Single Flange Sealant Backer – FHK 1015 R (10mm) – 6.5’ (l) fluorine coated galvalume.
5. Double Flange Sealant Backer – FH 1015 R (10mm) – 10’ (l) fluorine coated galvalume.
6. Corrugated Spacer – FS 1005 (5mm), FS 1010 (10mm) – 4’ (l).

B. Essential Flashing System (optional):
    1. Starter – main segments (3030mm), inside corners, outside corners
    2. Overhang – main segments (3030mm), inside corners, outside corners, joint clips

C. Fasteners: Corrosion resistant fasteners, such as hot-dipped galvanized screws appropriate to local building codes and practices must be used. Use Stainless Steel fasteners in high humidity and high-moisture regions. Panel manufacturer is not liable for corrosion resistance of fasteners. Do not use aluminum fasteners, staples or fasteners that are not rated or designed for intended use. See manufacturer’s instructions for appropriate fasteners for construction method used.

D. Flashing: Flash all areas specified in manufacturer’s instructions. Do not use raw aluminum flashing. Flashing must be galvanized, anodized, or PVC coated.

E. Sealant: Sealant shall comply with ASTM C920, Class 35.

PART III: EXECUTION

3.1 EXAMINATION

A. Verification of Conditions:

1. Fiber cement panels can be installed over braced wood, steel studs and sheathing including plywood, OSB, plastic foam (1” or less) or fiberboard sheathing. Fiber cement panels can also be installed over Structural Insulated Panels (SIP’s), Concrete Masonry Units (CMU’s) and Concrete Block Structures (CBS’s) with furring strips, and Pre-Engineered Metal Construction. Insulated Concrete Forms (ICFs) require added measures. Consult with Nichiha Technical Services.

2. Allowable stud spacing: 16” o.c. maximum.

3. A weather resistive barrier is required when installing fiber cement panels. Use an approved weather resistive barrier (WRB) as defined by the 2015 IBC or IRC. Refer to local building codes.

4. Appropriate metal flashing should be used to prevent moisture penetration around all doors, windows, wall bottoms, material transitions and penetrations. Refer to local building codes for best practices.

B. Examine site to ensure substrate conditions are within alignment tolerances for proper installation.

C. Do not begin installation until unacceptable conditions have been corrected.

D. Do not install panels or components that appear to be damaged or defective. Do not install wet panels**.**

3.2 TOLERANCE

A. Wall surface plane must be plumb and level within +/- ¼ inch in 20 feet in any direction.

1. One layer of Nichiha 5mm (~3/16") Spacer may be used as shim.

3.3 INSTALLATION

A. General: Install products in accordance with the latest installation guidelines of the manufacturer and all applicable building codes and other laws, rules, regulations and ordinances. Review all manufacturer installation, maintenance instructions, and other applicable documents before installation.

1. Consult with your local dealer or Nichiha Technical Department before installing any Nichiha fiber cement product on a building higher than 45 feet or three stories or for conditions not matching prescribed standard installation guide requirements and methods. A **Technical Design Review (TDR)** process is available to evaluate project feasibility.

2. ***Vertical Control/Expansion Joints*** are required with AWP-1818, for walls wider than 30 feet, within 2-12 feet of outside corners finished with metal trim *and* approximately every 30 feet thereafter.

3. ***Horizontal/Compression Joints*** are required for multi-story installations of AWP. Locate joints at floor lines. Joints are flashed minimum ½" breaks. Do not caulk. Refer to installation guide(s).

A. Wood framed buildings of three or more floors require a compression joint at each floor.

B. Steel framed buildings (including reinforced concrete core with LGMF exterior walls) of more than three floors (or 45 feet) require a compression joint every 25 feet at a floor line.

B. Panel Cutting

1. Always cut fiber cement panels outside or in a well ventilated area. Do not cut the products in an enclosed area.

2. Always wear safety glasses and NIOSH/OSHA approved respirator whenever cutting, drilling, sawing, sanding or abrading the products. Refer to manufacturer SDS for more information.

3. Use a dust-reducing circular saw with a diamond-tipped or carbide-tipped blade.

a. Recommended circular saw: Makita 7-1/4" Circular Saw with Dust Collector (#5057KB).

b. Recommended blade: Tenryu Board-Pro Plus PCD Blade (#BP-18505).

c. Shears (electric or pneumatic) or jig saw can be used for complicated cuttings, such as service openings, curves, radii and scrollwork.

4. **Silica Dust Warning:** Fiber cement products may contain some amounts of crystalline silica, a naturally occurring, potentially hazardous mineral when airborne in dust form. Consult product SDS or visit https://www.osha.gov/dsg/topics/silicacrystalline/.

5. Immediately clean dust from cut panels as it may bind to the finish.

3.4 CLEANING AND MAINTENANCE

A. Review manufacturer guidelines for detailed care instructions.