HOPKINS HRA
AGENDA
Monday, November 4, 2019
7:00 pm

THIS AGENDA IS SUBJECT TO CHANGE UNTIL THE START OF THE HRA MEETING

I. CALL TO ORDER

II. CONSENT AGENDA

1. Approve Minutes of the October 1, 2019 regular meeting
2. Approve Disbursements through October 25, 2019
3. Schedule HRA special meeting for November 19, 2019

Recommendation: Approve Consent Agenda

III. ADJOURNMENT

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

MINUTES OF THE HRA REGULAR MEETING PROCEEDINGS
TUESDAY, OCTOBER 1, 2019

CALL TO ORDER

Pursuant to due call and notice thereof a regular meeting of the Hopkins Housing and Redevelopment Authority was held on Tuesday, October 1, 2019 at 7 p.m. in the Council Chambers at City Hall, 1010 1st Street South, Hopkins. Mayor Gadd called the meeting to order with Commissioners Halverson, Hunke, Kuznia and Brausen attending. Also present were Executive Director Mike Mornson and Assistant Executive Director Kersten Elverum.

CONSENT AGENDA

Motion by Kuznia **Second** by Brausen

Motion to approve the Consent Agenda.

1. Approve Minutes of the September 3, 2019, regular meeting
2. Approve Disbursements through September 25, 2019
3. Renewal of General Liability and Property Insurance and Authorization to not Waive the Statutory Tort Liability on the League of Minnesota Insurance Trust Policy (HRA2019-06)

Ayes: 5. Nays: 0. Absent: 0.
Motion carried.

ADJOURNMENT

There being no further business to come before the HRA and upon a motion by Halverson, second by Hunke, the meeting was unanimously adjourned at 7:02 p.m.

_____
Jason Gadd, Chair

_____
Michael J. Mornson, Executive Director

Accounts Payable

Checks by Date - Summary by Check Date

User: klindbery
Printed: 10/29/2019 10:30 AM

Check No	Vendor No	Vendor Name	Check Date	Void Checks	Check Amount
14778	106	C. NABER & ASSOCIATES	10/10/2019	0.00	231.00
14779	128	CANON FINANCIAL SERVICES	10/10/2019	0.00	300.00
14780	133	CANON SOLUTIONS AMERICA	10/10/2019	0.00	235.26
14781	102	CENTERPOINT ENERGY	10/10/2019	0.00	313.26
14782	120	CITY OF HOPKINS	10/10/2019	0.00	2,229.44
14783	137	FINKEN	10/10/2019	0.00	43.15
14784	104	FINN DANIELS ARCHITECTS	10/10/2019	0.00	3,854.74
14785	141	GRAINGER	10/10/2019	0.00	780.02
14786	103	HANCE ACE HARDWARE	10/10/2019	0.00	159.03
14787	131	J. R.'S ADVANCED RECYCLERS	10/10/2019	0.00	205.00
14788	167	MRI SOFTWARE LLC	10/10/2019	0.00	627.84
14789	163	SCHUMACHER ELEVATOR CO	10/10/2019	0.00	4,334.62
14790	118	VAIL PLACE	10/10/2019	0.00	10,805.40
14791	111	WASTE MANAGEMENT	10/10/2019	0.00	2,895.89
			Total for 10/10/2019:	0.00	27,014.65
14792	1	CITY OF HOPKINS	10/25/2019	0.00	31,671.61
14793	142	HOME DEPOT CREDIT SERVICES	10/25/2019	0.00	259.10
14794	190	JOHNSON CONTROLS FIRE PROTECTI	10/25/2019	0.00	267.40
14795	122	MIDWEST MAINTENANCE & MECHAI	10/25/2019	0.00	1,447.07
14796	158	MN DEPT OF LABOR AND INDUSTRY	10/25/2019	0.00	20.00
14797	201	ROTO-ROOTER	10/25/2019	0.00	456.00
14798	112	VERIZON	10/25/2019	0.00	106.76
			Total for 10/25/2019:	0.00	34,227.94
			Report Total (21 checks):	0.00	61,242.59

HOPKINS CITY COUNCIL
AGENDA
Monday, November 4, 2019
7:00 pm

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

Schedule HRA Meeting, 7 p.m. – City Council Meeting immediately following HRA Meeting
Work Session after close of Regular Meeting

I. CALL TO ORDER/PLEDGE OF ALLEGIANCE

II. ADOPT AGENDA

III. PRESENTATIONS

IV. CONSENT AGENDA

1. Minutes of the October 15, 2019 City Council Regular Meeting Proceedings
2. Minutes of the October 15, 2019 City Council Work Session following Regular Meeting Proceedings
3. Ratify Checks Issued in October 2019; Bishop
4. Approve Water and Sanitary Sewer Rate Increases; Bishop
5. Approve Special Assessment for Water and Sewer Repairs on Private Property; Bishop

V. PUBLIC HEARING

VI. OLD BUSINESS

VII. NEW BUSINESS

1. Authorize the Sale of $2,245,000 General Obligation Refunding Bonds, Series 2019B; Bishop
2. 600 – 2nd Street Northeast (Excelsior Tech Center) Conditional Use Permit for Outdoor Storage; Lindahl
3. Zoning Text Amendment, Site Plan and Conditional Use Permit Applications to Allow Redevelopment at 510 Blake Road North; Lindahl
4. Beacon Interfaith Housing Apartment Building (Vista 44) Rezoning & Planned Unit Development (PUD) and Site Plan Review; Lindahl

VIII. ANNOUNCEMENTS

IX. ADJOURN

OPEN AGENDA – PUBLIC COMMENTS/CONCERNS

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

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

HOPKINS CITY COUNCIL
REGULAR MEETING PROCEEDINGS
OCTOBER 15, 2019

CALL TO ORDER/PLEDGE OF ALLEGIANCE

Pursuant to due call and notice thereof a regular meeting of the Hopkins City Council was held on Tuesday, October 15, 2019 at 7:00 p.m. in the Council Chambers at City Hall, 1010 First Street South, Hopkins.

Mayor Gadd called the meeting to order followed by the Pledge of Allegiance with Council Members Brausen, Kuznia, Halverson and Hunke attending. Staff present included City Manager Mornson, Finance Director Bishop, Director of Planning and Development Elverum, Assistant City Engineer Klingbeil, Assistant City Manager Lenz, City Attorney Riggs, Public Works Director Stadler and City Engineer Stanley.

ADOPT AGENDA

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

Motion to Adopt Agenda.

Ayes: Brausen, Kuznia, Gadd, Halverson, Hunke.
Nays: None. Motion carried.

PRESENTATIONS

III.1. Update from Judge Bernhardson

Chief Judge Bernhardson, Hennepin County District Court, gave an update on the Fourth Judicial District, court locations, jury service and the innovations and challenges of the court system. Council Member Brausen asked about court referees. Judge Bernhardson commented that court referees have an area of specialty and make effective use of judicial resources. Mayor Gadd thanked Judge Bernhardson for the report and the great cooperation of the Hennepin County Court System.

III.2. Proclamation Recognizing Driskill's Downtown Market Rounding Up Program

Mayor Gadd read the proclamation honoring and celebrating the successful Rounding Up Program of Driskill's Downtown Market. A representative of Driskill's Downtown Market commented that they are happy to provide the community with the opportunity to give back. Mayor Gadd commented that it is important to recognize and support the businesses in our community.

CONSENT AGENDA

Motion by Kuznia. **Second** by Hunke.

Motion to Approve the Consent Agenda.

1. Minutes of the October 1, 2019 City Council Regular Meeting Proceedings
2. Minutes of the October 1, 2019 City Council Work Session following Regular Meeting Proceedings
3. Minutes of the October 8, 2019 City Council Work Session Proceedings
4. Resolution Amending Fees in Chapter 10 of the Hopkins City Code

5. Approval of Tobacco License Application for Smoke & Vape Inc.
6. Approve Assessment of Private Waterline Repairs

Ayes: Brausen, Kuznia, Gadd, Halverson, Hunke.
Nays: None. Motion carried.

PUBLIC HEARING

1. Adopt Assessment Roll – 2019 Miscellaneous Special Assessments

Finance Director Bishop discussed the staff report. Mr. Bishop commented that the special assessments are for delinquent utility bills, citations, and invoices. Mr. Bishop discussed the payment options and commented that no appeals had been received to date. Council Member Brausen asked about public notification. Mr. Bishop discussed the notification procedure in regards to unpaid balances. Mayor Gadd commented that the total amount to be assessed is the lowest in the last ten years.

Mayor Gadd opened the public hearing at 7:14 pm. No residents came forward to address the Council.

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

Motion to close the Public Hearing at 7:15 p.m.
Ayes: Brausen, Kuznia, Gadd, Halverson, Hunke.
Nays: None. Motion carried.

Mr. Bishop discussed the payment schedule options and deferment plan.

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

Motion to Approve for adopt Resolution 2019-080, Resolution for Adoption of Assessment Roll, 2019 Miscellaneous Special Assessments.
Ayes: Brausen, Kuznia, Gadd, Halverson, Hunke.
Nays: None. Motion carried.

OLD BUSINESS

VI.1. Edge Treatment Alternatives Review - 2020-2021 Street and Utility Improvements, City Project 2019-10

Mayor Gadd explained that this was a continuation of a discussion for the Interlachen Park neighborhood and that staff was directed to evaluate edge treatment alternatives. Mayor Gadd discussed the rules for addressing the Council.

In addition to City staff, a representative present for the item was Mike Waltman, Bolton & Menk Inc. Mr. Waltman discussed the public outreach and engagement actions. Mr. Waltman addressed the key issues and tree impact concerns and explained the correlation between edge treatments and tree impacts, discussed the utility service replacement coordination and commented that tree impacts have been reduced from 190 to 156 trees. Mr. Waltman discussed the tree impact comparison to other

neighborhood street construction projects. Mayor Gadd asked how the tree impact number was reduced. Mr. Waltman discussed the outreach activities that helped reduce the number of trees impacted.

Mr. Waltman gave an overview and reasons behind the eleven edge treatment alternatives. Mayor Gadd asked how they chose the alternatives to study. Mr. Waltman explained that after meeting with residents they came up with a comprehensive list of alternatives.

Mr. Waltman gave an overview of the steps taken in the cost estimating process giving examples of typical sections, excavation analysis and a summary of initial installation costs. Mayor Gadd asked about the typical section scenario. Mr. Waltman explained that the sections were compared objectively.

Mr. Waltman gave an overview of the life cycle cost estimating process and pavement service life studies. Mayor Gadd asked about the effects of substructure water on the pavement lifecycle. Mr. Waltman discussed pavement service life impacts and the importance to build the streets correctly from the start to prevent future issues. Council Member Hunke asked about the underdrain system and Council Member Halverson asked about subsurface moisture. Mr. Waltman discussed MnDOT studies on the effectiveness of drainage systems and the ability to keep moisture out of the subgrade.

Mr. Waltman gave an overview of pavement management best practices, maintenance practices during the pavement life cycle and itemized cost estimates for each edge treatment alternative. Mayor Gadd asked about the crack seal, seal coat and mill and overlay options. Mr. Waltman gave an explanation of street maintenance procedures and discussed the typical life cycle of pavement explaining that street maintenance procedures are not cost effective after a certain age of the pavement.

Mr. Waltman discussed the Evaluation Matrix and gave a summary of the criteria and components of the matrix. Mr. Waltman discussed the key findings and recommendations of the concrete curb and gutter alternatives. Council Member Halverson asked about the B612 and B618 curb alternatives. Mr. Waltman explained that B612 is found in other communities and that the curbs are interchangeable. Mayor Gadd asked about the installation costs and the proposed treatments at the ends of dead-end streets. Mr. Waltman discussed the excavation costs and explained the small diameter culs-de-sac proposed. Council Member Hunke asked about the clear curing compound option. Mr. Waltman discussed the aesthetic differences compared to the typical white curing compound.

City Engineer Stanley commented that staff's recommendation is to install the B612 curb and gutter with the clear curing compound. The decision is based on sound engineering principles and financial implications.

Mayor Gadd thanked Bolton & Menk for the in depth report.

Stuart Alger, attorney on behalf of the neighbors opposed to the curb and gutter option, requested that Council continue the matter until November 18 so the neighborhood could fully consider the alternatives in the report and discuss options with staff. Mr. Alger commented that the neighbor's primary objection is that the aesthetics of curb and gutter are inconsistent with the character of the neighborhood.

Robert Sykes, 19 Hawthorne Road, commented on the character of the neighborhood asking that streets be replaced with no gutter treatment. Mr. Sykes commented that more time is needed to address the issue.

Marie Cote, 1401 Preston Lane, commented the streets are in need of repair and from her personal and professional standpoint as a civil engineer that she is in favor of the staff recommendation of curb and gutter. Ms. Cote commented on the engineering analysis, that residents have been well informed about the project and that it was a good decision by Council to listen and address concerns.

Cynthia Heinemann, 136 Hawthorne Road, asked that Council consider an extension so the neighborhood could take another look at what has been proposed. Ms. Heinemann expressed concern regarding tree loss.

Adam Engebretson, 235 Holly Road, thanked staff for the community engagement and commented that he supports curb and gutter as the best option for functionality and cost. Mr. Engebretson commented on the current condition of poor drainage and crumbling streets and asked that Council move forward with the project.

Christopher Jadin, 216 Oakwood Road, commended the Engineer's presentation and commented on his support of curb and gutter based upon his experience of water ponding, careless parking, rutted lawns and unsightly road markers. Mr. Jadin encouraged Council to adopt the recommendation of staff.

Pat and Kirk Watson, 200 Meadowbrook Road, due to aesthetics, tree loss, loss of property value they are opposed to installing curb and gutter. Ms. Watson commented that curb and gutter is an unnecessary addition to the neighborhood.

Ryan Johnson, 4 Hawthorne Road, supports curb and gutter based upon his experience of water ponding, potholes and ruts in yards. Mr. Johnson commented on the long term benefits of curb and gutter and thanked the Council and staff for listening to the neighborhood.

Matt Pavek, 224 Oakwood Road, commented that he appreciated Council listening to the neighborhood opinions and discussed the importance of saving trees to preserve the character of the neighborhood. Mr. Pavek concurred with the recommendation of staff and commented that the B612 curb and gutter is a good compromise. Mr. Pavek commented that the new streets would enhance the neighborhood.

Timothy Molepske, 1603 Preston Lane, supports curb and gutter commenting that the curbs would help define the streets, prevent ruts in yards and improve drainage. Mr. Molepske commented on the thorough presentation by the Engineers, expressed concern about construction delays increasing costs and encouraged Council to move forward with the recommendation of staff.

John Rueder, 98 Meadowbrook Road, complimented the presentation but does not support curb and gutter. Mr. Rueder suggested that the neighborhood vote on the project and asked what the City would do with the savings.

Robby Bershow, 136 Maple Hill Road, asked that the Council allow the neighborhood more time to evaluate the evidence.

Judy Worrell, 148 Interlachen Road, discussed the petition, character of the neighborhood, tree loss and history of the project process. Ms. Worrell commended the staff for responding to the neighborhood concerns.

Roy Schwappach, 125 Oakwood Road, discussed the aesthetics and uniqueness of the neighborhood commenting that the residents are passionate about the neighborhood.

Matt Weisenberg, 1611 Preston Lane, supports curb and gutter based upon experience with water ponding on the street. Mr. Weisenberg commented that the new streets would last longer and add value to neighborhood.

Bob Worrell, 148 Interlachen Road, respected the Engineer's presentation and commented on the low traffic volumes in the neighborhood and that curb and gutter is needed for high traffic roads. Mr. Worrell asked for more time to explore a mixture of edge alternatives.

Mayor Gadd closed the public comments at 9:11 p.m. thanking the residents for their comments and opinions.

Mayor Gadd asked about the effects of a 30-day delay. City Engineer Stanley discussed the project schedule commenting that competitive bids could be jeopardized by additional delays. Mayor Gadd asked about drainage issues and the tree study. Mr. Stanley commented that the streets are in poor condition and drainage needs to be addressed and better controlled. Mr. Stanley commented that each tree scheduled to be removed would be categorized based upon why it needs to be removed. The resident would be notified with options for additional steps to save the tree. Council Member Hunke asked about the process. Mr. Waltman discussed the tree coordination process and letters to be sent to property owners.

Council Member Brausen asked about addressing individual locations of poor drainage. Mr. Stanley and Mr. Waltman discussed the many different situations in regards to drainage and discussed the layout for sewer placement.

Mayor Gadd asked about the bituminous edge treatment and the street maintenance schedule. Mr. Stanley discussed the performance of the thickened bituminous edge, explained that the edges of the roads are extensively patched and discussed the maintenance actions for streets. Staff discussed the history of the Capital Improvement Plan, street reconstruction schedule and explained that street condition is rated every 4 years.

Mayor Gadd asked about the savings to the City. Mr. Stanley commented that the any savings would be used to funds street maintenance which is paid for by the entire City.

Council Member Kuznia commented that he had reached out to contractors and the comments were that an edge provides better ability to pave. Council Member Kuznia commented that curb and gutter is the long lasting best financial option and that the Engineer's report validated curb and gutter.

Council Member Hunke asked about the warranty. Mr. Stanley commented that the City requires a 2-year warranty.

Council Member Brausen commented that this has been a tough decision for the Council and he would not be against more discussion but is concerned about the time delay. He commented that the neighborhood is passionate about where they live and appreciates the educational discussion and the Engineer's report.

Council Member Hunke discussed the difficult decision and tight project schedule. He commented that the B612 alternative is the most reasonable, cost effective and functional alternative.

Mayor Gadd commented that there has been good discussion throughout the entire process and that it is the Council's role to be financial stewards and assess the impact on the entire City.

Motion by Kuznia. **Second** by Halverson.

> **Motion** to Adopt Resolution 2019-081, Resolution Finalizing Scope of Public Improvement with the staff recommendation of B612 with clear coat curing compound.
>
> **Ayes: Brausen, Kuznia, Gadd, Halverson, Hunke.**
> **Nays: None. Motion carried.**

NEW BUSINESS

VII.1. 2020-2024 Equipment Replacement Plan (ERP)

Finance Director Bishop discussed the staff report. The ERP has been discussed at two Council Work Sessions. The ERP is a 5-year plan updated annually. Mr. Bishop

discussed what is included in the plan, funding sources, proposed tax levy, included projects and ending balance. Mr. Bishop explained that the 2021-2024 ERP is included in the plan but not authorized at this time. Mayor Gadd commented that the ERP has been reviewed at Council Work Sessions and that the departments have used cost effective ways to handle the budgets. Mr. Bishop commented on the reasons for the equipment delays and additions.

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

Motion to Adopt the 2020-2024 Equipment Replacement Plan.

Ayes: Brausen, Kuznia, Gadd, Halverson, Hunke.
Nays: None. Motion carried.

VII.2. 2020-2024 Capital Improvement Plan (CIP)
Finance Director Bishop discussed the staff report. The CIP is a 5-year plan updated annually. Mr. Bishop gave an overview of the funds included in plan, funding sources and proposed projects. Mr. Bishop discussed the projects on hold until approval from City Council. Only the proposed 2020 items would be authorized in the plan. Mayor Gadd asked about the Central Business District lighting upgrade. Mr. Stadler commented that the Mainstreet lighting not completed in the reconstruction project would be upgraded to LED. The aging lighting system needs to be upgraded. Council Member Brausen asked about the 2021-2024 CIP projects. Mr. Bishop commented that the CIP is reviewed annually with Council. Council Member Hunke asked about the projects on hold. Mr. Bishop commented that the projects on hold would be discussed at a future City Council meeting.

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

Motion to adopt the 2020-2024 Capital Improvements Plan.

Ayes: Brausen, Kuznia, Gadd, Halverson, Hunke.
Nays: None. Motion carried.

ANNOUNCEMENTS
- Next City Council meeting is Monday November 4.
- Tuesday, November 5 is Election Day.

ADJOURNMENT

There being no further business to come before the City Council and upon a motion by Kuznia, second by Brausen, the meeting was unanimously adjourned at 10:02 p.m.

OPEN AGENDA – PUBLIC COMMENTS AND CONCERNS

The City Council did not receive any comments or concerns.

Respectfully Submitted,
Debbie Vold

ATTEST:

Jason Gadd, Mayor	Amy Domeier, City Clerk

MINUTES OF THE CITY COUNCIL WORK SESSION PROCEEDINGS
AT CONCLUSION OF THE REGULAR CITY COUNCIL MEETING
Tuesday, October 15, 2019

CALL TO ORDER

Pursuant to due call and notice thereof a work session of the Hopkins City Council was held on Tuesday, October 15, 2019 at 10:05 p.m. in the City Council Chambers at Hopkins City Hall, 1010 First Street South, Hopkins.

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

Administration:

City Manager stated that three City Council Members are needed for the canvas meeting on Thursday, November 14, 8 a.m.

City Council

- Council Member Hunke attended the Bike Advocacy Group meeting on October 9 discussing alternative transportation options.
- Council Member Hunke attended the Hopkins Race and Equity Initiative (HREI) on October 10.
- Council Member Halverson would be attending the Multicultural Advisory Committee meeting on October 17.
- Council Member Kuznia discussed the HREI meeting.
- There was Council discussion about the touch decisions Council needs to make that affect neighborhoods and city residents. There was discussion about the best ways to communicate with the public, communication tools, social media and the importance of open communication and discussions. Staff would schedule Ehlers Inc. at a future City Council Work Session to discuss the Financial Management Plan.
- Mayor Gadd discussed the Honor Flight for resident Ray Novak.

ADJOURNMENT

There being no further business to come before the City Council and upon a motion by Brausen, seconded by Kuznia, the meeting was unanimously adjourned at 10:40 p.m.

Respectfully Submitted,
Debbie Vold

ATTEST:

_____ _____

Jason Gadd, Mayor Amy Domeier, City Clerk

CITY OF HOPKINS

FINANCE DEPARTMENT

MEMORANDUM

Date: October 31, 2019

To: Honorable Mayor and Members of the City Council

From: Nicholas Bishop, Finance Director

Subject: Ratify Checks Issued in October 2019

The checks issued between September 27, 2019 and October 31, 2019 were number 116486 through 116925, for a total distribution of $2,978,583.77.

The checks issued, along with the purpose for those payments are attached for your review.

The check registers and detail of those checks can be reviewed at any time in the Finance Department.

Accounts Payable

Checks by Date - Summary by Check Date

User: jthoennes
Printed: 10/31/2019 9:09 AM



1010 First Street South
Hopkins, MN 55343

952-935-8474
M-F, 8 am–4:30 pm
www.hopkinsmn.com

Check No	Vendor No	Vendor Name	Check Date	Void Checks	Check Amount
116486	29270	A-1 OUTDOOR POWER INC	10/03/2019	0.00	153.48
116487	29535	ADVANCED ENGINEERING	10/03/2019	0.00	2,073.00
116488	28422	ADVANCED IMAGING SOLUTIONS	10/03/2019	0.00	3,869.20
116489	27929	ALLINA HEALTH SYSTEM	10/03/2019	0.00	237.00
116490	30246	ALTEC, INC	10/03/2019	0.00	29.46
116491	20006	AXON ENTERPRISES, INC.	10/03/2019	0.00	3,196.00
116492	02031	B & W SPECIALTY COFFEE CO	10/03/2019	0.00	450.84
116493	30611	BAYCOM INC	10/03/2019	0.00	82,350.00
116494	14571	BLUE TARP FINANCIAL INC	10/03/2019	0.00	256.82
116495	14571	BLUE TARP FINANCIAL INC	10/03/2019	0.00	241.37
116496	27782	BOUND TREE MEDICAL LLC	10/03/2019	0.00	36.35
116497	29416	CDW GOVERNMENT	10/03/2019	0.00	494.73
116498	30127	CINTAS CORPORATION NO. 2	10/03/2019	0.00	69.07
116499	30508	TROY CLAY	10/03/2019	0.00	1,710.00
116500	26951	COMCAST	10/03/2019	0.00	2.10
116501	26951	COMCAST	10/03/2019	0.00	146.85
116502	30560	COMPUTER INTEGRATION TECHNOL	10/03/2019	0.00	973.75
116503	03579	CORNERHOUSE	10/03/2019	0.00	7,261.09
116504	27060	CROWN MARKING INC	10/03/2019	0.00	34.44
116505	03808	CUMMINS SALES AND SERVICE	10/03/2019	0.00	343.51
116506	29303	DIVERSIFIED COFFEE PRODUCTS	10/03/2019	0.00	285.46
116507	30064	DOOR SERVICE COMPANY OF THE TW	10/03/2019	0.00	4,120.00
116508	01523	EARL F. ANDERSEN, INC	10/03/2019	0.00	1,591.50
116509	28898	ECM PUBLISHERS INC	10/03/2019	0.00	589.05
116510	29006	ENTERPRISE FLEET MANAGEMENT	10/03/2019	0.00	2,880.52
116511	30330	FAE LSE 6 LLC	10/03/2019	0.00	7,198.20
116512	30601	FAE LSE 8 LLC	10/03/2019	0.00	2,423.46
116513	06008	FASTENAL CO	10/03/2019	0.00	13.44
116514	27417	FRESHWATER SOCIETY	10/03/2019	0.00	145.00
116515	30555	PEGGY GONGOLL	10/03/2019	0.00	405.00
116516	29377	GRAINGER, INC	10/03/2019	0.00	217.88
116517	08004	HANCE HARDWARE, INC	10/03/2019	0.00	826.81
116518	13006	KATHERINE M HARRIS - KT PRODUCT	10/03/2019	0.00	308.40
116519	27454	HENNEPIN CTY TREASURER	10/03/2019	0.00	7,500.00
116520	30048	RICH HILL	10/03/2019	0.00	500.00
116521	08336	HIRSHFIELDS	10/03/2019	0.00	97.54
116522	08627	HOME DEPOT CREDIT SERVICES	10/03/2019	0.00	1,917.97
116523	08570	HOPKINS AUTO BODY	10/03/2019	0.00	2,651.31
116524	09085	ICMA - ROTH IRA - 706260	10/03/2019	0.00	1,164.23
116525	30607	INCLUSION SOLUTIONS LLC	10/03/2019	0.00	718.60
116526	29267	J SPANJERS COMPANY INC	10/03/2019	0.00	2,298.00
116527	30609	JC EXTERIORS	10/03/2019	0.00	255.20
116528	29529	LEXISNEXIS RISK SOLUTIONS	10/03/2019	0.00	85.83
116529	13012	MACQUEEN EQUIPMENT INC	10/03/2019	0.00	6,315.55
116530	13047	MARCO	10/03/2019	0.00	187.50
116531	13031	MATTS AUTO SERVICE, INC	10/03/2019	0.00	115.00
116532	30610	MCPHILLIPS BROS ROOFING COMPAI	10/03/2019	0.00	49,400.00

Check No	Vendor No	Vendor Name	Check Date	Void Checks	Check Amount
116533	13172	METRO ELEVATOR, INC	10/03/2019	0.00	165.00
116534	13192	METROPOLITAN FORD	10/03/2019	0.00	97.40
116535	29177	RENEE A MEUWISSEN	10/03/2019	0.00	345.00
116536	13275	MICRO CENTER	10/03/2019	0.00	2,530.12
116537	30606	MINNETONKA FIRE DEPARTMENT	10/03/2019	0.00	71.52
116538	13354	MN BENEFIT ASSOCIATION	10/03/2019	0.00	37.18
116539	13760	MTI DISTRIBUTING INC	10/03/2019	0.00	42.33
116540	30600	ROBERT OLSON	10/03/2019	0.00	435.00
116541	26974	O'REILLY AUTO PARTS	10/03/2019	0.00	31.79
116542	29149	PLUNKETTS PEST CONTROL	10/03/2019	0.00	62.15
116543	16566	POMPS TIRE SERVICE INC	10/03/2019	0.00	425.00
116544	17806	QWEST CORP	10/03/2019	0.00	1,528.95
116545	18121	RDO EQUIPMENT CO.	10/03/2019	0.00	100.00
116546	18327	REINDERS INC	10/03/2019	0.00	669.00
116547	18800	RUFFRIDGE JOHNSON EQUIPMENT	10/03/2019	0.00	501.34
116548	19004	SAMARITAN TIRE COMPANY	10/03/2019	0.00	250.00
116549	19117	SCHERER BROS. LUMBER CO.	10/03/2019	0.00	40.58
116550	29143	SHRED IT USA	10/03/2019	0.00	56.43
116551	19581	SOUTHWEST LOCK & KEY	10/03/2019	0.00	247.00
116552	30091	RAY STAFFORD	10/03/2019	0.00	480.00
116553	19752	STAGES THEATRE COMPANY	10/03/2019	0.00	424.38
116554	19777	STREICHERS	10/03/2019	0.00	2,326.77
116555	29205	CHRIS STRONER	10/03/2019	0.00	360.00
116556	28755	THALES CONSULTING INC	10/03/2019	0.00	2,000.00
116557	30608	THE FENCE STORE LLC	10/03/2019	0.00	695.00
116558	30506	TONKADALE INC	10/03/2019	0.00	251.75
116559	30093	TRANSUNION RISK ALTERNATIVE DA	10/03/2019	0.00	313.30
116560	20687	TRI STATE BOBCAT INC	10/03/2019	0.00	1,351.58
116561	29466	VERIZON WIRELESS	10/03/2019	0.00	1,081.68
116562	29475	VERIZON WIRELESS	10/03/2019	0.00	1,952.48
116563	28624	MICHEAL J WHITE	10/03/2019	0.00	374.10
116564	23720	WSB & ASSOCIATES INC	10/03/2019	0.00	64,164.10
116565	26320	ZIEGLER, INC	10/03/2019	0.00	32,160.00
116566	09084	ICMA RETIREMENT TRUST- 300824	10/03/2019	0.00	2,998.30
			Total for 10/3/2019:	0.00	316,709.74
116567	14582	NORTHWEST ASPHALT INC	10/07/2019	0.00	983,118.08
			Total for 10/7/2019:	0.00	983,118.08
116568	01767	A TO Z RENTAL CENTER	10/11/2019	0.00	130.80
116569	01045	ABM EQUIPMENT & SUPPLY LLC	10/11/2019	0.00	585.92
116570	30254	AMERICAN TRAFFIC SAFETY MATER	10/11/2019	0.00	750.00
116571	30612	APMP	10/11/2019	0.00	30.00
116572	01722	ASPEN EQUIPMENT CO	10/11/2019	0.00	431.50
116573	02031	B & W SPECIALTY COFFEE CO	10/11/2019	0.00	356.54
116574	29817	GARY BINGER	10/11/2019	0.00	2,700.00
116575	14571	BLUE TARP FINANCIAL INC	10/11/2019	0.00	142.15
116576	02563	BOLTON & MENK, INC	10/11/2019	0.00	123,924.50
116577	27822	BRADS PRO AUDIO	10/11/2019	0.00	350.00
116578	26951	COMCAST	10/11/2019	0.00	14.71
116579	26951	COMCAST	10/11/2019	0.00	6.30
116580	26951	COMCAST	10/11/2019	0.00	69.95
116581	03628	COMMERCIAL ASPHALT CO	10/11/2019	0.00	1,963.40
116582	03800	CULLIGAN - METRO	10/11/2019	0.00	258.00
116583	03800	CULLIGAN - METRO	10/11/2019	0.00	74.14

Check No	Vendor No	Vendor Name	Check Date	Void Checks	Check Amount
116584	30613	DIANNE REEVES TOURS INC	10/11/2019	0.00	10,000.00
116585	04690	DRISKILLS FOODS	10/11/2019	0.00	416.11
116586	04690	DRISKILLS FOODS	10/11/2019	0.00	10.98
116587	29442	EGAN ELECTRICAL GROUP	10/11/2019	0.00	1,267.00
116588	05282	EHLERS AND ASSOCIATES, INC	10/11/2019	0.00	4,720.00
116589	30431	EHLERS INVESTMENT PARTNERS LL(	10/11/2019	0.00	1,752.12
116590	05481	EMERGENCY APPARATUS MAINT INC	10/11/2019	0.00	541.43
116591	29070	ENGAGE PRINT INC	10/11/2019	0.00	695.00
116592	29006	ENTERPRISE FLEET MANAGEMENT	10/11/2019	0.00	2,880.52
116593	29610	EXPRESS SERVICES	10/11/2019	0.00	1,097.40
116594	29610	EXPRESS SERVICES	10/11/2019	0.00	700.56
116595	06008	FASTENAL CO	10/11/2019	0.00	80.48
116596	06581	FOREST LAKE SPORTSMENS CLUB	10/11/2019	0.00	1,440.00
116597	07564	GOPHER STATE ONE-CALL, INC	10/11/2019	0.00	410.40
116598	28609	GRANICUS INC	10/11/2019	0.00	626.05
116599	08166	HENNEPIN CTY TREASURER	10/11/2019	0.00	217.30
116600	08166	HENNEPIN CTY TREASURER	10/11/2019	0.00	217.30
116601	08166	HENNEPIN CTY TREASURER	10/11/2019	0.00	87.00
116602	08166	HENNEPIN CTY TREASURER	10/11/2019	0.00	1,602.60
116603	08223	HENNEPIN CTY TREASURER	10/11/2019	0.00	10,824.20
116604	08576	HOPKINS F.D. RELIEF ASSOC	10/11/2019	0.00	840.00
116605	08620	HOPKINS ROTARY	10/11/2019	0.00	750.00
116606	30614	INDUSTRIAL WASTE SERVICES	10/11/2019	0.00	1,310.29
116607	09578	INNOVATIVE OFFICE SOLUTIONS	10/11/2019	0.00	2,264.00
116608	09528	INTEREUM INC	10/11/2019	0.00	3,694.10
116609	30311	IRON MALTESE ATHLETICS	10/11/2019	0.00	270.00
116610	28537	IS LAX LLC	10/11/2019	0.00	870.00
116611	29249	J.R.'S ADVANCED RECYCLERS	10/11/2019	0.00	410.00
116612	30269	JANELLE JASPERS JONES	10/11/2019	0.00	320.00
116613	10560	JOHN HENRY FOSTER MN	10/11/2019	0.00	561.50
116614	11013	KATH FUEL OIL SERVICE	10/11/2019	0.00	1,991.50
116615	11327	KILLMER ELECTRIC CO INC	10/11/2019	0.00	812.63
116616	11583	KONE INC	10/11/2019	0.00	218.04
116617	29154	MARK KROPIDLOWSKI	10/11/2019	0.00	140.00
116618	03369	LEAGUE OF MN CITIES	10/11/2019	0.00	115.00
116619	29529	LEXISNEXIS RISK SOLUTIONS	10/11/2019	0.00	85.83
116620	13012	MACQUEEN EQUIPMENT INC	10/11/2019	0.00	348.25
116621	13167	MENARDS - EDEN PRAIRIE	10/11/2019	0.00	297.66
116622	28665	METRO ALARM & LOCK	10/11/2019	0.00	300.00
116623	13179	METROPOLITAN COUNCIL	10/11/2019	0.00	132,474.20
116624	13275	MICRO CENTER	10/11/2019	0.00	775.83
116625	27435	MINUTEMAN PRESS	10/11/2019	0.00	64.46
116626	13446	MN DEPT OF LABOR & INDUSTRY	10/11/2019	0.00	100.00
116627	19181	MN SECRETARY OF STATE	10/11/2019	0.00	120.00
116628	13760	MTI DISTRIBUTING INC	10/11/2019	0.00	170.42
116629	30300	NORDIC SOLAR HOLDCO LLC	10/11/2019	0.00	6,418.96
116630	14582	NORTHWEST ASPHALT INC	10/11/2019	0.00	774,957.66
116631	15521	ON SITE SANITATION	10/11/2019	0.00	45.00
116632	26974	O'REILLY AUTO PARTS	10/11/2019	0.00	19.96
116633	16035	PACE ANALYTICAL SERVICES INC	10/11/2019	0.00	437.75
116634	30460	PLYMOUTH RIDGE INC	10/11/2019	0.00	5,609.75
116635	27224	PPG ARCHITECTURAL FINISHES	10/11/2019	0.00	29.39
116636	16687	PRO-TEC DESIGN INC	10/11/2019	0.00	117.00
116637	16801	PUMP & METER SERVICE, INC	10/11/2019	0.00	336.00
116638	04573	QUALITY RESOURCE GROUP INC	10/11/2019	0.00	528.26
116639	17806	QWEST CORP	10/11/2019	0.00	2,497.43
116640	18164	RED WING BUSINESS ADVANTAGE A(	10/11/2019	0.00	247.48

Check No	Vendor No	Vendor Name	Check Date		Void Checks	Check Amount
116641	28502	PHIL ROONEY	10/11/2019		0.00	160.00
116642	19085	SCHINDLER ELEVATOR CORP	10/11/2019		0.00	491.44
116643	30615	SEACHANGE PRINTING AND MARKE	10/11/2019		0.00	75.23
116644	28588	NANCY SHIELDS	10/11/2019		0.00	120.00
116645	29609	SHRED-N-GO	10/11/2019		0.00	1,950.00
116646	19520	SNAP PRINT INC	10/11/2019		0.00	981.11
116647	29115	MANUEL SOTELO	10/11/2019		0.00	1,200.00
116648	19581	SOUTHWEST LOCK & KEY	10/11/2019		0.00	189.00
116649	19777	STREICHERS	10/11/2019	VOID	89.00	0.00
116650	20560	TOLL GAS & WELDING SUPPLY	10/11/2019		0.00	10.98
116651	28482	DOUGLAS A TORVUND JR	10/11/2019		0.00	13,904.81
116652	29795	TRANE	10/11/2019		0.00	625.00
116653	20680	TRI-K SERVICES	10/11/2019		0.00	768.00
116654	20883	TWIN CITY GARAGE DOOR INC	10/11/2019		0.00	175.00
116655	29473	VERIZON WIRELESS	10/11/2019		0.00	346.25
116656	23003	WASTE MANAGEMENT OF WI-MN	10/11/2019		0.00	9,568.00
116657	28624	MICHEAL J WHITE	10/11/2019		0.00	202.75
116658	29967	WOLD ARCHITECTS AND ENGINEERS	10/11/2019		0.00	2,868.27
116659	23720	WSB & ASSOCIATES INC	10/11/2019		0.00	2,210.25
116660	25080	XCEL ENERGY	10/11/2019		0.00	870.50
116661	25080	XCEL ENERGY	10/11/2019		0.00	17.47
116662	25080	XCEL ENERGY	10/11/2019		0.00	31.49
116663	25080	XCEL ENERGY	10/11/2019		0.00	46.70
116664	25080	XCEL ENERGY	10/11/2019		0.00	56.69
116665	25080	XCEL ENERGY	10/11/2019		0.00	36.22
116666	25080	XCEL ENERGY	10/11/2019		0.00	210.82
116667	25080	XCEL ENERGY	10/11/2019		0.00	5.02
116668	26320	ZIEGLER, INC	10/11/2019		0.00	3,332.10
			Total for 10/11/2019:		89.00	1,152,375.81
116669	01328	AIRGAS USA	10/17/2019		0.00	153.57
116670	30424	AMERICAN OFFICE INSTALLATIONS I	10/17/2019		0.00	482.80
116671	28600	APPLE VALLEY FORD LINCOLN	10/17/2019		0.00	494.05
116672	28840	AUDIO LOGIC SYSTEMS	10/17/2019		0.00	513.20
116673	29669	AVESIS	10/17/2019		0.00	287.05
116674	30230	BARNA, GUZY & STEFFEN, LTD.	10/17/2019		0.00	135.00
116675	30620	PAUL BENGTSON	10/17/2019		0.00	51.86
116676	14571	BLUE TARP FINANCIAL INC	10/17/2019		0.00	59.98
116677	27782	BOUND TREE MEDICAL LLC	10/17/2019		0.00	541.53
116678	27822	BRADS PRO AUDIO	10/17/2019		0.00	500.00
116679	02713	BRAUN INTERTEC CORPORATION	10/17/2019		0.00	700.00
116680	26976	BUCKEYE INTERNATIONAL INC	10/17/2019		0.00	266.81
116681	28981	CHESTNUT CAMBRONNE PA	10/17/2019		0.00	15,860.65
116682	30127	CINTAS CORPORATION NO. 2	10/17/2019		0.00	82.62
116683	27422	CITY PAGES	10/17/2019		0.00	800.00
116684	26951	COMCAST	10/17/2019		0.00	239.85
116685	29981	CORE & MAIN LP	10/17/2019		0.00	572.50
116686	28123	CRITTERS UNLIMITED INC	10/17/2019		0.00	680.00
116687	28747	CULLIGAN BOTTLED WATER CO	10/17/2019		0.00	138.37
116688	30617	MATEY DAMYAN	10/17/2019		0.00	550.75
116689	04600	DPC INDUSTRIES, INC	10/17/2019		0.00	948.00
116690	29442	EGAN ELECTRICAL GROUP	10/17/2019		0.00	5,000.00
116691	29070	ENGAGE PRINT INC	10/17/2019		0.00	5,247.70
116692	29398	ENTERPRISE FLEET MANAGEMENT	10/17/2019		0.00	2,564.08
116693	29610	EXPRESS SERVICES	10/17/2019		0.00	1,393.56
116694	30330	FAE LSE 6 LLC	10/17/2019		0.00	4,549.32

Check No	Vendor No	Vendor Name	Check Date	Void Checks	Check Amount
116695	30601	FAE LSE 8 LLC	10/17/2019	0.00	6,009.81
116696	28628	FLEETPRIDE INC	10/17/2019	0.00	12.56
116697	06567	FORCE AMERICA	10/17/2019	0.00	20.00
116698	30619	RICHARD A FOX	10/17/2019	0.00	37.51
116699	07689	GRAFIX SHOPPE	10/17/2019	0.00	445.00
116700	07681	GRAINGER, INC	10/17/2019	0.00	455.91
116701	29377	GRAINGER, INC	10/17/2019	0.00	41.48
116702	28609	GRANICUS INC	10/17/2019	0.00	669.87
116703	08001	HACH COMPANY	10/17/2019	0.00	457.97
116704	29748	HENNEPIN COUNTY PUBLIC WORKS -	10/17/2019	0.00	9,963.05
116705	08170	HENNEPIN CTY FIRE CHIEFS ASSN	10/17/2019	0.00	246.16
116706	08166	HENNEPIN CTY TREASURER	10/17/2019	0.00	2,541.55
116707	08179	HENNEPIN CTY TREASURER	10/17/2019	0.00	2,388.00
116708	08570	HOPKINS AUTO BODY	10/17/2019	0.00	3,626.70
116709	08625	HOPKINS POLICE ASSOCIATION	10/17/2019	0.00	1,200.00
116710	27828	HSK LLC	10/17/2019	0.00	802.00
116711	29345	IMPACT MAILING OF MN	10/17/2019	0.00	2,863.80
116712	09534	INTERSTATE BATTERY SYSTEM	10/17/2019	0.00	110.95
116713	28537	IS LAX LLC	10/17/2019	0.00	1,543.00
116714	12009	J. H. LARSON COMPANY	10/17/2019	0.00	20.59
116715	10172	JEFFERSON FIRE & SAFETY	10/17/2019	0.00	5,786.77
116716	11161	KENNEDY & GRAVEN, CHARTERED	10/17/2019	0.00	5,191.55
116717	29201	KG LANDSCAPE MANAGEMENT	10/17/2019	0.00	10,161.43
116718	12012	LAW ENFORCEMENT LABOR SERVICI	10/17/2019	0.00	408.00
116719	03369	LEAGUE OF MN CITIES	10/17/2019	0.00	797.70
116720	30392	CIGNA LIFE INS COMP OF AMERICA -	10/17/2019	0.00	297.80
116721	30391	CIGNA LIFE INS COMP OF AMERICA -	10/17/2019	0.00	2,619.17
116722	30390	CIGNA LIFE INS COMP OF AMERICA -	10/17/2019	0.00	2,595.04
116723	30023	CIGNA LIFE INS COMP OF N AMERICA	10/17/2019	0.00	632.58
116724	30145	ZACH LUNDBERG	10/17/2019	0.00	2,500.00
116725	13012	MACQUEEN EQUIPMENT INC	10/17/2019	0.00	509.50
116726	29993	MAVO SYSTEMS	10/17/2019	0.00	492.00
116727	13160	MEDICINE LAKE TOURS	10/17/2019	0.00	2,385.00
116728	13167	MENARDS - EDEN PRAIRIE	10/17/2019	0.00	15.77
116729	13275	MICRO CENTER	10/17/2019	0.00	1,648.87
116730	30156	MINNESOTA CONCRETE COUNCIL	10/17/2019	0.00	25.00
116731	28599	MN PUBLIC RADIO	10/17/2019	0.00	651.00
116732	27880	MORECOM INC	10/17/2019	0.00	6,119.00
116733	15880	OWENS SERVICE CORP- CHEMTEX	10/17/2019	0.00	1,291.86
116734	29468	PARALLEL TECHNOLOGIES	10/17/2019	0.00	5,000.00
116735	30618	PATTON HEATING & A/C	10/17/2019	0.00	28.00
116736	16440	PLASTIC BAGMART INC	10/17/2019	0.00	63.00
116737	16561	POLLARDWATER.COM	10/17/2019	0.00	212.92
116738	30032	SCOTT NELSON COACHING, INC.	10/17/2019	0.00	625.00
116739	27124	SHERWIN WILLIAMS	10/17/2019	0.00	116.38
116740	19287	SHORT ELLIOTT HENDRICKSON INC	10/17/2019	0.00	768.23
116741	19824	SUNSHINE CAR WASH	10/17/2019	0.00	133.60
116742	30616	THE DOO WOP PROJECT LLC	10/17/2019	0.00	6,500.00
116743	28907	TILLER CORPORATION	10/17/2019	0.00	940.53
116744	29029	CATHERINE TURNER	10/17/2019	0.00	20.00
116745	20887	TWIN CITY WATER CLINIC	10/17/2019	0.00	272.00
116746	21523	UNION LOCAL 49	10/17/2019	0.00	735.00
116747	29475	VERIZON WIRELESS	10/17/2019	0.00	210.06
116748	09085	ICMA - ROTH IRA - 706260	10/17/2019	0.00	1,164.23
116749	09084	ICMA RETIREMENT TRUST- 300824	10/17/2019	0.00	3,001.24
			Total for 10/17/2019:	0.00	140,187.39

Check No	Vendor No	Vendor Name	Check Date	Void Checks	Check Amount
116750	01044	ABLE HOSE & RUBBER INC	10/24/2019	0.00	147.92
116751	01125	ADT SECURITY SERVICES	10/24/2019	0.00	335.04
116752	28422	ADVANCED IMAGING SOLUTIONS	10/24/2019	0.00	234.73
116753	28427	ADVANCED IMAGING SOLUTIONS	10/24/2019	0.00	15.12
116754	27929	ALLINA HEALTH SYSTEM	10/24/2019	0.00	517.00
116755	29924	ATTN: LAWSON MISC. BILLING ALLI	10/24/2019	0.00	140.00
116756	30254	AMERICAN TRAFFIC SAFETY MATER	10/24/2019	0.00	157.35
116757	01600	APACHE GROUP	10/24/2019	0.00	1,454.48
116758	28600	APPLE VALLEY FORD LINCOLN	10/24/2019	0.00	393.43
116759	02031	B & W SPECIALTY COFFEE CO	10/24/2019	0.00	717.14
116760	30497	MATTHEW BERGMANN	10/24/2019	0.00	13,186.95
116761	30622	MIRANDA BIEGEL	10/24/2019	0.00	100.00
116762	30309	BLM TECHNOLOGIES INC	10/24/2019	0.00	150.00
116763	14571	BLUE TARP FINANCIAL INC	10/24/2019	0.00	107.04
116764	26976	BUCKEYE INTERNATIONAL INC	10/24/2019	0.00	381.33
116765	03022	CARGILL INC	10/24/2019	0.00	15,550.91
116766	28987	CENTER FOR ENERGY & ENVIRONM	10/24/2019	0.00	250.00
116767	28430	CENTURY LINK	10/24/2019	0.00	48.21
116768	30127	CINTAS CORPORATION NO. 2	10/24/2019	0.00	239.04
116769	30579	CLEAN CHARLIES HOME SERVICES I	10/24/2019	0.00	3,993.00
116770	26951	COMCAST	10/24/2019	0.00	2.10
116771	26951	COMCAST	10/24/2019	0.00	148.13
116772	03628	COMMERCIAL ASPHALT CO	10/24/2019	0.00	854.54
116773	03620	COMMERCIAL FURNITURE SERVICES	10/24/2019	0.00	237.25
116774	30267	SHIRLEY COYER	10/24/2019	0.00	15.54
116775	29971	DC MANAGEMENT & ENVIORNMENT	10/24/2019	0.00	420.00
116776	29303	DIVERSIFIED COFFEE PRODUCTS	10/24/2019	0.00	257.58
116777	01523	EARL F. ANDERSEN, INC	10/24/2019	0.00	1,068.73
116778	28898	ECM PUBLISHERS INC	10/24/2019	0.00	309.40
116779	29520	ECOLAB	10/24/2019	0.00	192.34
116780	05484	EMBROIDERY SHOP	10/24/2019	0.00	74.00
116781	29610	EXPRESS SERVICES	10/24/2019	0.00	888.75
116782	06008	FASTENAL CO	10/24/2019	0.00	100.44
116783	06567	FORCE AMERICA	10/24/2019	0.00	2,164.62
116784	27417	FRESHWATER SOCIETY	10/24/2019	0.00	145.00
116785	27492	FRIENDS OF THE HOPKINS	10/24/2019	0.00	1,108.78
116786	07003	GARTNER REFRIGERATION & MFG.	10/24/2019	0.00	4,276.61
116787	07185	GENUINE PARTS	10/24/2019	0.00	219.34
116788	07681	GRAINGER, INC	10/24/2019	0.00	168.33
116789	29968	GROTH SEWER & WATER LLC	10/24/2019	0.00	4,050.00
116790	27248	HENNEPIN CTY TREASURER	10/24/2019	0.00	16,170.00
116791	08324	HIGHVIEW PLUMBING INC	10/24/2019	0.00	4,895.00
116792	08336	HIRSHFIELDS	10/24/2019	0.00	122.77
116793	08627	HOME DEPOT CREDIT SERVICES	10/24/2019	0.00	696.56
116794	30621	HOPKINS BASEBALLL ASSOCIATION	10/24/2019	0.00	160.00
116795	29267	J SPANJERS COMPANY INC	10/24/2019	0.00	2,301.00
116796	10560	JOHN HENRY FOSTER MN	10/24/2019	0.00	58.00
116797	11013	KATH FUEL OIL SERVICE	10/24/2019	0.00	137.05
116798	30474	KRAUS-ANDERSON CONSTRUCTION	10/24/2019	0.00	132,601.55
116799	13012	MACQUEEN EQUIPMENT INC	10/24/2019	0.00	1,773.40
116800	14188	MAIL FINANCE INC	10/24/2019	0.00	2,346.09
116801	29059	MANSFIELD OIL COMPANY	10/24/2019	0.00	16,870.08
116802	13160	MEDICINE LAKE TOURS	10/24/2019	0.00	621.00
116803	13167	MENARDS - EDEN PRAIRIE	10/24/2019	0.00	305.70
116804	28665	METRO ALARM & LOCK	10/24/2019	0.00	75.00
116805	13179	METROPOLITAN COUNCIL	10/24/2019	0.00	2,460.15

Check No	Vendor No	Vendor Name	Check Date	Void Checks	Check Amount
116806	13275	MICRO CENTER	10/24/2019	0.00	71.94
116807	13446	MN DEPT OF LABOR & INDUSTRY	10/24/2019	0.00	50.00
116808	13599	MN DEPT OF TRANSPORTATION	10/24/2019	0.00	874.73
116809	13399	MN SAFETY COUNCIL, INC	10/24/2019	0.00	864.00
116810	29939	MOBOTREX, INC.	10/24/2019	0.00	713.00
116811	28245	NEOFUNDS OR TOTALFUNDS	10/24/2019	0.00	21.36
116812	15521	ON SITE SANITATION	10/24/2019	0.00	865.00
116813	26974	O'REILLY AUTO PARTS	10/24/2019	0.00	180.52
116814	15880	OWENS SERVICE CORP- CHEMTEX	10/24/2019	0.00	8,105.92
116815	16166	PETTY CASH	10/24/2019	0.00	150.00
116816	29149	PLUNKETTS PEST CONTROL	10/24/2019	0.00	62.15
116817	16801	PUMP & METER SERVICE, INC	10/24/2019	0.00	2.34
116818	18121	RDO EQUIPMENT CO.	10/24/2019	0.00	179.98
116819	18327	REINDERS INC	10/24/2019	0.00	1,138.94
116820	19004	SAMARITAN TIRE COMPANY	10/24/2019	0.00	1,314.00
116821	30015	SERVICE GRINDING & SHARPENING I	10/24/2019	0.00	59.50
116822	19581	SOUTHWEST LOCK & KEY	10/24/2019	0.00	174.00
116823	19567	SOUTHWEST SUB CABLE COMM	10/24/2019	0.00	2,485.00
116824	19602	SPS COMPANIES INC	10/24/2019	0.00	113.56
116825	27735	STEPHANIE STOCKTON	10/24/2019	0.00	400.00
116826	30623	STRAND MANUFACTURING CO INC	10/24/2019	0.00	541.65
116827	20120	TDS METROCOM - MN	10/24/2019	0.00	344.86
116828	08009	TRANSITIONS HOME CARE	10/24/2019	0.00	374.00
116829	20687	TRI STATE BOBCAT INC	10/24/2019	0.00	104.35
116830	20892	TWIN CITY HARDWARE INC	10/24/2019	0.00	49.47
116831	29490	VERIZON WIRELESS	10/24/2019	0.00	638.31
116832	29343	W. WELLS & ASSOCIATES LLC	10/24/2019	0.00	2,500.00
116833	28624	MICHEAL J WHITE	10/24/2019	0.00	312.70
116834	23325	WILSONS NURSERY	10/24/2019	0.00	30,223.83
116835	23720	WSB & ASSOCIATES INC	10/24/2019	0.00	162.50
116836	25080	XCEL ENERGY	10/24/2019	0.00	8,204.78
116837	26320	ZIEGLER, INC	10/24/2019	0.00	3,570.70
			Total for 10/24/2019:	0.00	301,266.61
116838	UB*00477	5TH AVENUE PARTNERS LLC	10/31/2019	0.00	98.46
116839	28422	ADVANCED IMAGING SOLUTIONS	10/31/2019	0.00	3,869.20
116840	30259	ARCHETYPE	10/31/2019	0.00	660.00
116841	02031	B & W SPECIALTY COFFEE CO	10/31/2019	0.00	434.59
116842	14571	BLUE TARP FINANCIAL INC	10/31/2019	0.00	209.99
116843	27782	BOUND TREE MEDICAL LLC	10/31/2019	0.00	261.44
116844	UB*00476	GRANT BREKKE	10/31/2019	0.00	41.75
116845	26976	BUCKEYE INTERNATIONAL INC	10/31/2019	0.00	46.84
116846	02811	BUREAU OF CRIMINAL APPREHENSIC	10/31/2019	0.00	750.00
116847	03160	CENTERPOINT ENERGY MINNEGASC	10/31/2019	0.00	1,618.69
116848	30127	CINTAS CORPORATION NO. 2	10/31/2019	0.00	374.39
116849	30508	TROY CLAY	10/31/2019	0.00	350.00
116850	26951	COMCAST	10/31/2019	0.00	69.95
116851	26951	COMCAST	10/31/2019	0.00	146.85
116852	26951	COMCAST	10/31/2019	0.00	142.36
116853	26951	COMCAST	10/31/2019	0.00	135.97
116854	28123	CRITTERS UNLIMITED INC	10/31/2019	0.00	389.15
116855	29126	DANA HOAGLAND PLUMBING INC	10/31/2019	0.00	516.00
116856	04600	DPC INDUSTRIES, INC	10/31/2019	0.00	1,619.93
116857	01523	EARL F. ANDERSEN, INC	10/31/2019	0.00	538.75
116858	28898	ECM PUBLISHERS INC	10/31/2019	0.00	178.50
116859	29520	ECOLAB	10/31/2019	0.00	494.59

Check No	Vendor No	Vendor Name	Check Date	Void Checks	Check Amount
116860	05524	ENTENMANN-ROVIN CO	10/31/2019	0.00	441.00
116861	29610	EXPRESS SERVICES	10/31/2019	0.00	654.12
116862	30330	FAE LSE 6 LLC	10/31/2019	0.00	4,959.14
116863	06008	FASTENAL CO	10/31/2019	0.00	331.29
116864	01705	FOUNDATION BUILDING MATERIALS	10/31/2019	0.00	136.04
116865	30555	PEGGY GONGOLL	10/31/2019	0.00	405.00
116866	07689	GRAFIX SHOPPE	10/31/2019	0.00	315.00
116867	07681	GRAINGER, INC	10/31/2019	0.00	94.87
116868	29377	GRAINGER, INC	10/31/2019	0.00	238.44
116869	08001	HACH COMPANY	10/31/2019	0.00	894.24
116870	08004	HANCE HARDWARE, INC	10/31/2019	0.00	882.05
116871	30048	RICH HILL	10/31/2019	0.00	500.00
116872	30624	HEATHER HOLBROOK	10/31/2019	0.00	67.74
116873	08570	HOPKINS AUTO BODY	10/31/2019	0.00	3,869.81
116874	29864	HYDRO-VAC, INC.	10/31/2019	0.00	948.82
116875	09801	I.U.O.E. CENTRAL PENSION FUND	10/31/2019	0.00	2,520.00
116876	09085	ICMA - ROTH IRA - 706260	10/31/2019	0.00	1,164.23
116877	30625	ICMA MEMBERSHIP RENEWALS	10/31/2019	0.00	1,400.00
116878	28189	INSTY PRINTS	10/31/2019	0.00	218.12
116879	29249	J.R.'S ADVANCED RECYCLERS	10/31/2019	0.00	30.00
116880	UB*00479	JEAN JENSEN	10/31/2019	0.00	154.74
116881	28825	JOBS FOUNDATION	10/31/2019	0.00	2,053.68
116882	11013	KATH FUEL OIL SERVICE	10/31/2019	0.00	538.83
116883	28469	KELLY GREEN IRRIGATION INC	10/31/2019	0.00	170.36
116884	11327	KILLMER ELECTRIC CO INC	10/31/2019	0.00	528.15
116885	29737	MACDONALD & MACK ARCHITECTS,	10/31/2019	0.00	4,806.25
116886	13012	MACQUEEN EQUIPMENT INC	10/31/2019	0.00	2,594.62
116887	UB*00480	THOMAS F MADISON	10/31/2019	0.00	32.60
116888	13167	MENARDS - EDEN PRAIRIE	10/31/2019	0.00	398.00
116889	13172	METRO ELEVATOR, INC	10/31/2019	0.00	165.00
116890	29177	RENEE A MEUWISSEN	10/31/2019	0.00	345.00
116891	13525	MIDNITE MARKET	10/31/2019	0.00	68.06
116892	13548	MN ASSOC OF SENIOR SERVICES	10/31/2019	0.00	50.00
116893	13446	MN DEPT OF LABOR & INDUSTRY	10/31/2019	0.00	20.00
116894	13446	MN DEPT OF LABOR & INDUSTRY	10/31/2019	0.00	10.00
116895	29518	NORTHERN STAR JUVENILE DIVERSI(	10/31/2019	0.00	2,000.00
116896	29317	OFFICE OF MN IT SERVICES	10/31/2019	0.00	104.25
116897	30600	ROBERT OLSON	10/31/2019	0.00	435.00
116898	26974	O'REILLY AUTO PARTS	10/31/2019	0.00	33.53
116899	UB*00478	AARON OSLAND	10/31/2019	0.00	55.00
116900	15880	OWENS SERVICE CORP- CHEMTEX	10/31/2019	0.00	296.50
116901	16337	PIRTEK PLYMOUTH	10/31/2019	0.00	7.22
116902	28285	PROFESSIONAL TURF & RENOV	10/31/2019	0.00	2,275.00
116903	30199	PULSE ELECTRIC	10/31/2019	0.00	1,127.80
116904	08568	RESOURCE WEST	10/31/2019	0.00	80.76
116905	09084	ICMA RETIREMENT TRUST- 300824	10/31/2019	0.00	2,997.41
116906	29594	SEH DESIGN/BUILD	10/31/2019	0.00	17,975.00
116907	19296	SHAKOPEE GRAVEL INC	10/31/2019	0.00	187.42
116908	29143	SHRED IT USA	10/31/2019	0.00	56.43
116909	29537	SMSC ENTERPRISES	10/31/2019	0.00	336.60
116910	19581	SOUTHWEST LOCK & KEY	10/31/2019	0.00	154.00
116911	30495	SPEEDWAY LLC	10/31/2019	0.00	45.00
116912	30091	RAY STAFFORD	10/31/2019	0.00	480.00
116913	19777	STREICHERS	10/31/2019	0.00	2,282.81
116914	29205	CHRIS STRONER	10/31/2019	0.00	360.00
116915	29747	SUMMIT PROTECTION	10/31/2019	0.00	1,965.00
116916	02326	TAKE ONE ENTERPRISES	10/31/2019	0.00	330.11

Check No	Vendor No	Vendor Name	Check Date	Void Checks	Check Amount
116917	30626	TROSEN LAND SURVEYING LLC	10/31/2019	0.00	850.00
116918	30189	VAN PAPER SUPPLY COMPANY	10/31/2019	0.00	160.77
116919	29458	VERIZON WIRELESS	10/31/2019	0.00	1,746.33
116920	29466	VERIZON WIRELESS	10/31/2019	0.00	1,082.78
116921	29489	VERIZON WIRELESS	10/31/2019	0.00	35.01
116922	30017	VERIZON WIRELESS	10/31/2019	0.00	1,543.10
116923	28624	MICHEAL J WHITE	10/31/2019	0.00	204.40
116924	23720	WSB & ASSOCIATES INC	10/31/2019	0.00	222.00
116925	25080	XCEL ENERGY	10/31/2019	0.00	544.31
			Total for 10/31/2019:	0.00	84,926.14
			Report Total (440 checks):	89.00	2,978,583.77

November 4, 2019 City of Hopkins **Council Report 2019-113**

APPROVE WATER AND SANITARY SEWER RATE INCREASES

Proposed Action

Staff recommends adoption of the following motion:

Move to approve Resolution 2019-082 "Increasing Water and Sanitary Sewer Rates Effective January 1, 2020".

Overview

The water and sewer fund budgets have been reviewed for 2020. Water consumption has declined since 2014 and caused lower than expected revenue in both funds. The 2020 budget includes conservative assumptions on the amount of water and sewer that will be used by customers. Both funds have proposed increases based on operational and capital needs. The water fund is proposing rate increases of approximately 9.0% and sewer fund of approximately 4.2%.

The City previously conducted a utility rate study for the years 2016 through 2020. The study proposed rate increases of 6.76% and 5.57% in 2020. The newly proposed rates are intended to have a limited impact on utility users compared to the rates from the study.

Primary Issues to Consider

- How will the increased rate affect the residents and businesses in the City of Hopkins?
- What are the proposed capital improvement projects?

Supporting Information

- Staff Analysis
- Resolution No. 2019-082

Nick Bishop, CPA
Finance Director

Financial Impact: Water $180K, Sewer $130K Budgeted: Y Source: Water and Sewer Users
Related Documents (CIP, ERP, etc.): _____ Notes: _____

Rate Increases and Effect on Residential and Commercial Customers

Impact on Low, Median and High Residential User				
	Actual 2019	Proposed 2020	$ Increase	% Increase
Single Family Residential (Lower User)				
Water (1,500 Gallons)	$ 6.89	$ 7.52	$ 0.63	9.14%
Sewer (1,500 Gallons)	$ 9.69	$ 10.10	$ 0.41	4.18%
Total Monthly Bill	$ 16.58	$ 17.62	$ 1.04	6.24%
Single Family Residential (Median User)				
Water (4,000 Gallons)	$ 14.26	$ 15.57	$ 1.31	9.19%
Sewer (3,000 Gallons)	$ 19.38	$ 20.19	$ 0.81	4.18%
Total Monthly Bill	$ 33.64	$ 35.76	$ 2.12	6.30%
Single Family Residential (High User)				
Water (8,800 Gallons)	$ 31.44	$ 34.30	$ 2.85	9.08%
Sewer (4,800 Gallons)	$ 31.01	$ 32.30	$ 1.30	4.18%
Total Monthly Bill	$ 62.45	$ 66.60	$ 4.15	6.65%

Impact on Low and High Commercial User				
	Actual 2019	Proposed 2020	$ Increase	% Increase
Commercial Property (Low User with a 1" Meter)				
Water (3,000 Gallons)	$ 13.42	$ 14.63	$ 1.21	9.02%
Sewer (3,000 Gallons)	$ 19.38	$ 20.19	$ 0.81	4.18%
Total Monthly Bill	$ 32.80	$ 34.82	$ 2.02	6.16%
Commercial Property (High User with a 2" Meter)				
Water (35,000 Gallons)	$ 115.19	$ 125.58	$ 10.39	9.02%
Sewer (35,000 Gallons)	$ 226.10	$ 235.55	$ 9.45	4.18%
Total Monthly Bill	$ 341.29	$ 361.13	$ 19.84	5.81%

What are the proposed capital improvement projects?

Over the next five years we have identified $8,071,800 and $6,515,600 in capital infrastructure projects related to the water and sewer funds, respectively. The projects are for ongoing utility improvements related to road reconstruction, maintenance and equipment needs. The complete detail for all scheduled capital improvements can be found in the Capital Improvement Plan and Equipment Replacement Plan.

CITY OF HOPKINS
HENNEPIN COUNTY, MINNESOTA

RESOLUTION 2019-082

INCREASING WATER AND SANITARY SEWER RATES EFFECTIVE JANUARY 1, 2020

WHEREAS, the City of Hopkins has established Ordinance No. 92-712 Sewer and Water Utility rates, City Code section 715.03 which defines water rates and section 715.07 which defines sanitary sewer rates; and

WHEREAS, the ordinances authorizes water and sanitary sewer to be set forth by council resolution; and

WHEREAS, utility rates were analyzed to determine the long-term viability of the water and sewer fund; and

WHEREAS, it was determined that current rates are insufficient to meet operational and capital needs;

NOW, THEREFORE, be it hereby resolved that the City Council of the City of Hopkins hereby sets the service charge for the Water and Sanitary Sewer Utilities at the following rates to be paid to the City upon billing therefore as follows:

The water service usage charge be set at the rates shown.

Flat Rates	
Residential – 5/8" meter	2.96
Residential – 1" meter	2.96
Apt/Commercial – 1-1/2" to 2" meter	5.93
Apt/Commercial – 3" meter	8.90
Apt/Commercial – 4" meter	11.85
Apt/Commercial – 6" meter	17.78
Residential and Multi-Family	
0 – 3,000 gallons	3.04
3,001 – 5,000 gallons	3.49
5,001 and over	4.01
Commercial	
0-10,000 gallons	2.90
10,001 – 20,000 gallons	3.32
20,001 and over	3.83
Irrigation – all usage	3.63
Production Meter	3.06

All water rates are per 1,000 gallons of water consumed.

The sanitary sewer service charge for all classes of users on the system at $6.73 per 1,000 gallons of water used.

EFFECTIVE DATE: The provisions of this resolution shall be effective January 1, 2020.

Adopted by the City Council of the City of Hopkins, Minnesota, this 4th day of November 2019.

_____
Jason Gadd, Mayor

ATTEST:

_____
Amy Domeier, City Clerk

November 4, 2019 City of Hopkins Council Report 2019-114

APPROVE SPECIAL ASSESSMENT FOR WATER AND SEWER REPAIRS ON PRIVATE PROPERTY

Proposed Action

Staff recommends approval of the following motion: Move that the Hopkins City Council adopt Resolution 2019-083 Approving Special Assessment for Water and Sewer Repairs on Private Property.

Overview

As part of the 2018 street reconstruction project 29 homeowners were required to repair private water or sewer service. The homeowners were required to make the repair based on Hopkins City Code. 6 homeowners completed the repairs privately. 23 homeowners chose to let the City complete the repair during street reconstruction and have the amount assessed to them. They have all signed an agreement with the City waiving their right to object to the assessment. Amounts range from $1,752.10 to $5,544.40. The total amount to be assessed is $70,246.56. As part of the agreement a 10 year assessment at 4% was proposed and agreed to.

Hennepin County requires the City to take specific action placing the assessment on the taxes. This resolution accomplishes that requirement.

Supporting Documents

- Resolution 2019-083

Nick Bishop, CPA
Finance Director

Financial Impact: $ 70,246.56 Budgeted: Y/N: No
Source: property owner
Related Documents (CIP, ERP, etc.): _____ Notes: _____

CITY OF HOPKINS
HENNEPIN COUNTY, MINNESOTA

RESOLUTION NO. 2019-083

Approving Special Assessment for Water And Sewer Repairs on Private Property

WHEREAS, During 2018 certain property owners signed agreements petition for repairs to be done to their private water and sewer services. The properties and amounts are identified as follows:

1402 OXFORD ST	1911721110116	$2,719.75
1406 OXFORD ST	1911721110115	$2,833.55
1410 OXFORD ST	1911721110113	$3,059.99
1417 OXFORD ST	1911721110035	$2,989.99
1425 OXFORD ST	1911721110034	$2,219.99
1429 OXFORD ST	1911721110033	$2,172.80
402 TEXAS AVE	1911721110109	$3,059.99
614 TEXAS AVE	1911721110009	$4,927.00
1410 CAMBRIDGE ST	1911721110122	$2,225.40
1418 CAMBRIDGE ST	1911721110026	$3,339.99
1422 CAMBRIDGE ST	1911721110027	$4,039.99
1325 LAKE ST NE	1911721110124	$4,249.99
1405 LAKE ST NE	1911721110118	$2,989.99
1411 LAKE ST NE	1911721110114	$2,989.99
1424 LAKE ST NE	1911721110094	$2,499.99
1428 LAKE ST NE	1911721110093	$2,756.00
1406 LAKE ST NE	1911721110099	$2,639.99
1414 LAKE ST NE	1911721110097	$2,709.99
1320 LAKE ST NE	1911721110103	$2,685.70
1316 LAKE ST NE	1911721110104	$3,619.99
410 MURPHY AVE	1911721110042	$1,752.10
416 MURPHY AVE	1911721110041	$2,219.99
1403 LAKE ST NE	1911721110117	$5,544.40

WHEREAS, the owners have insufficient funds to repair the water or sewer service; and

WHEREAS, the City as a program whereby the owners have the ability to petition the City to do the repairs and have the cost assessed to their taxes; and

WHEREAS, as part of the agreement the owner waives their right to object to the assessment,

NOW THEREFORE BE IT RESOLVED, that the City Council of the City of Hopkins hereby orders the assessment be placed on the taxes of the property listed above for a 10 year period with an interest rate of 4%.

Adopted by the City Council of the City of Hopkins this 4th day of November 2019.

By_____
Jason Gadd, Mayor

ATTEST:

_____
Amy Domeier, City Clerk

November 4, 2019

City of Hopkins

Council Report 2019-115

AWARD THE SALE OF $2,245,000 GENERAL OBLIGATION REFUNDING BONDS, SERIES 2019B

Proposed Action

Staff recommends approval of the following motion:

Adopt Resolution No. 2019-084 Awarding the Sale of General Obligation Refunding Bonds, Series 2019B, in the Original Aggregate Principal Amount of $2,245,000; Fixing Their Form and Specifications; Directing Their Execution and Delivery; Providing for Their Payment; and Providing for the Redemption of Bonds Refunded Thereby.

With this motion the sale of the bonds will be awarded based on the recommendation of Ehlers and Associates, Inc., financial advisor for this project. The 2009A GO Bonds and 2010A GO Permanent Improvement Bonds will be called and prepaid.

Overview

The City previously issued 2009A GO Bonds and 2010A GO Permanent Improvement Bonds that funded water system, sanitary system and street improvements. The debt is being paid from utility revenues, special assessments and property taxes. The refunding is expected to save the water and sewer funds $35,058 over the next six years and reduce the debt service tax levy by $30,044 over the next seven years.

The bonds are being issued with a seven year term, the same as original bonds. The payments will continue to come from utility revenues, special assessments and property taxes. On October 23, 2019 Standard & Poor's reaffirmed our AA+ bond rating with a stable outlook.

At the October 1, 2019 Council Meeting, the Council authorized the sale of $2,245,000 G.O. Refunding Bonds. The bids will be accepted until 9:30 am on November 4, 2019 at which time they will be reviewed and the recommendation incorporated into Resolution 2019-084.

Primary Issues to Consider

At this time, there do not appear to be any primary issues relating to the award of the bond sales. Any significant issues affecting the sale will not be known until after the closing of the bids on November 4, 2019.

Supporting Information

- Resolution No. 2019-084
- S&P Rating Report

Financial Impact: $ 66,102 total savings
Budgeted: Y/N No
Source: Utility Revenues, Special Assessments, Taxes
Related Documents: None

Nicholas Bishop, CPA
Finance Director

EXTRACT OF MINUTES OF A MEETING OF THE
CITY COUNCIL OF THE CITY OF HOPKINS, MINNESOTA

HELD: November 4, 2019

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Hopkins, Minnesota was called and held at the City Hall in Hopkins, Minnesota on Monday, the 4th day of November, 2019, at 7:00 p.m., for the purpose, in part, of awarding the sale of the City's General Obligation Refunding Bonds, Series 2019B, and directing their execution and delivery.

The following members were present:

and the following were absent:

* * * * * * * * *

The Mayor announced that the next order of business was consideration of the proposals which had been received for the purchase of the City's General Obligation Refunding Bonds, Series 2019B, to be issued in the original aggregate principal amount of $_____.

The City Manager presented a tabulation of the proposals that had been received in the manner specified in the Terms of Proposal for the Bonds. The proposals are attached hereto as EXHIBIT A.

After due consideration of the proposals, Member _____ then introduced the following written resolution, the reading of which was dispensed with by unanimous consent, and moved its adoption:

RESOLUTION NO. 2019 - 084

A RESOLUTION AWARDING THE SALE OF GENERAL OBLIGATION REFUNDING BONDS, SERIES 2019B, IN THE ORIGINAL AGGREGATE PRINCIPAL AMOUNT OF $_____; FIXING THEIR FORM AND SPECIFICATIONS; DIRECTING THEIR EXECUTION AND DELIVERY; PROVIDING FOR THEIR PAYMENT; AND PROVIDING FOR THE REDEMPTION OF BONDS REFUNDED THEREBY

BE IT RESOLVED By the City Council of the City of Hopkins, Hennepin County, Minnesota (the "City") as follows:

Section 1. Sale of Bonds.

1.01. Authority.

(a) Pursuant to Minnesota Statutes, Chapters 475 and 444, as amended (collectively, the "Utility Revenue Act"), including Section 475.67, subdivision 3, the City issued its General Obligation Bonds, Series 2009A (the "Prior Utility Revenue Bonds"), dated December 15, 2009, in the original aggregate principal amount of $3,295,000, of which $840,000 in principal amount is currently outstanding and subject to prior optional redemption. The proceeds of the Prior Utility Revenue Bonds were used to finance water system and sanitary sewer system improvements and refinance storm water system improvements (collectively, the "Utility Improvements").

(b) Pursuant to the Minnesota Statutes, Chapter 475, as amended (collectively, the "Improvement Act"), and Section 7.14, subdivision 2 of the Charter of the City (the "Charter"), the City issued its General Obligation Permanent Improvement Revolving Fund Bonds, Series 2010A (the "Prior PIR Bonds"), dated November 17, 2010, in the original aggregate principal amount of $2,710,000, of which $1,355,000 in principal amount is currently outstanding and subject to prior optional redemption. The proceeds of the Prior PIR Bonds financed the costs of the City's 2008 and 2009/2010 street and utility improvement projects and the 5th Street South reconstruction projects (collectively, the "Assessable Improvements") through the City's Permanent Improvement Revolving Fund (the "PIR Fund").

(c) The City is authorized by Minnesota Statutes, Section 475.67, subdivision 3 to issue and sell its general obligation bonds to refund obligations and the interest thereon before the due date of the obligations, if consistent with covenants made with the holders thereof, when determined by the City Council to be necessary or desirable for the reduction of debt service costs to the City or for the extension or adjustment of maturities in relation to the resources available for their payment.

(d) It is necessary and desirable for the reduction of debt service costs to the City that the City issue its General Obligation Refunding Bonds, Series 2019B (the "Bonds"), in the original aggregate principal amount of $_____, pursuant to the Charter and the Utility Revenue Act (together, the "Act"), specifically Section 475.67, subdivision 3, to (i) redeem and prepay the outstanding principal amount of the Prior Utility Revenue Bonds on December 10, 2019 (the "Redemption Date"), thereby refinancing the Utility Improvements; and (ii) redeem

and prepay the outstanding principal amount of the Prior PIR Bonds on the Redemption Date, thereby refinancing the Assessable Improvements.

(e) The City is authorized by Section 475.60, subdivision 2(9) of the Act to negotiate the sale of the Bonds, it being determined that the City has retained an independent municipal advisor in connection with such sale. The actions of the City staff and municipal advisor in negotiating the sale of the Bonds are ratified and confirmed in all aspects.

1.02. Award to the Purchaser and Interest Rates. The proposal of _____ (the "Purchaser") to purchase the Bonds is hereby determined to be a reasonable offer and is accepted, the proposal being to purchase the Bonds at a price of $_____ (par amount of $_____, [plus original issue premium of $_____,] [less original issue discount of $_____,] less underwriter's discount of $_____).

Year	Interest Rate	Year	Interest Rate
2020	%	2024	%
2021		2025	
2022		2026	
2023			

True interest cost: _____%

1.03. Purchase Contract. The sum of $_____, being the amount proposed by the Purchaser in excess of $_____, shall be credited to the accounts in the Debt Service Fund hereinafter created or deposited in the Redemption Fund hereinafter created, as determined by the City's Finance Director in consultation with the City's municipal advisor. The Finance Director is directed to retain the good faith check of the Purchaser, pending completion of the sale of the Bonds, and to return the good faith checks of the unsuccessful proposers. The Mayor and City Manager are directed to execute a contract with the Purchaser on behalf of the City.

1.04. Terms and Principal Amounts of the Bonds. The City will forthwith issue and sell the Bonds pursuant to the Act, specifically Section 475.67, subdivision 3, in the total principal amount of $_____, originally dated November 26, 2019, in the denomination of $5,000 each or any integral multiple thereof, numbered No. R-1, upward, bearing interest as above set forth, and which mature serially on February 1 in the years and amounts as follows:

Year	Amount	Year	Amount
2020	$	2024	$
2021		2025	
2022		2026	
2023			

(a) $_____ of the Bonds (the "Utility Revenue Refunding Bonds"), maturing in the amounts and on February 1 in the years set forth below, are being issued to refund the Prior Utility Revenue Bonds and thereby refinance the Utility Improvements:

Year	Amount	Year	Amount
2020	$	2023	$
2021		2024	
2022		2025	

(b) The remainder of the Bonds in the amount of $_____ (the "PIR Refunding Bonds"), maturing in the amounts and on February 1 in the years set forth below, are being issued to refund the Prior PIR Bonds and thereby refinance the Assessable Improvements:

Year	Amount	Year	Amount
2020	$	2024	$
2021		2025	
2022		2026	
2023			

1.05. Optional Redemption. The Bonds are not subject to optional redemption prior to maturity.

[1.06. Term Bonds. To be completed if requested by the Purchaser.]

Section 2. Registration and Payment.

2.01. Registered Form. The Bonds will be issued only in fully registered form. The interest thereon and, upon surrender of each Bond, the principal amount thereof, is payable by check or draft issued by the Registrar described herein.

2.02. Dates; Interest Payment Dates. Each Bond will be dated as of the last interest payment date preceding the date of authentication to which interest on the Bond has been paid or made available for payment, unless (i) the date of authentication is an interest payment date to which interest has been paid or made available for payment, in which case the Bond will be dated as of the date of authentication, or (ii) the date of authentication is prior to the first interest payment date, in which case the Bond will be dated as of the date of original issue. The interest on the Bonds is payable on February 1 and August 1 of each year, commencing February 1, 2020, to the registered owners of record as of the close of business on the fifteenth day of the immediately preceding month, whether or not that day is a business day.

2.03. Registration. The City will appoint, and will maintain, a bond registrar, transfer agent, authenticating agent and paying agent (the "Registrar"). The effect of registration and the rights and duties of the City and the Registrar with respect thereto are as follows:

(a) Register. The Registrar must keep at its principal corporate trust office a bond register in which the Registrar provides for the registration of ownership of Bonds and the registration of transfers and exchanges of Bonds entitled to be registered, transferred or exchanged.

(b) Transfer of Bonds. Upon surrender for transfer of a Bond duly endorsed by the registered owner thereof or accompanied by a written instrument of transfer, in form satisfactory to the Registrar, duly executed by the registered owner thereof or by an attorney duly authorized by the registered owner in writing, the Registrar will authenticate and deliver, in the name of the designated transferee or transferees, one or more new Bonds of a like aggregate principal amount and maturity, as requested by the transferor. The Registrar may, however, close the books for

registration of any transfer after the fifteenth day of the month preceding each interest payment date and until that interest payment date.

(c) Exchange of Bonds. When Bonds are surrendered by the registered owner for exchange the Registrar will authenticate and deliver one or more new Bonds of a like aggregate principal amount and maturity as requested by the registered owner or the owner's attorney in writing.

(d) Cancellation. Bonds surrendered upon transfer or exchange will be promptly cancelled by the Registrar and thereafter disposed of as directed by the City.

(e) Improper or Unauthorized Transfer. When a Bond is presented to the Registrar for transfer, the Registrar may refuse to transfer the Bond until the Registrar is satisfied that the endorsement on the Bond or separate instrument of transfer is valid and genuine and that the requested transfer is legally authorized. The Registrar will incur no liability for the refusal, in good faith, to make transfers which it, in its judgment, deems improper or unauthorized.

(f) Persons Deemed Owners. The City and the Registrar may treat the person in whose name a Bond is registered in the bond register as the absolute owner of the Bond, whether the Bond is overdue or not, for the purpose of receiving payment of, or on account of, the principal of and interest on the Bond and for all other purposes, and payments so made to a registered owner or upon the owner's order will be valid and effectual to satisfy and discharge the liability upon the Bond to the extent of the sum or sums so paid.

(g) Taxes, Fees and Charges. The Registrar may impose a charge upon the owner thereof for a transfer or exchange of Bonds sufficient to reimburse the Registrar for any tax, fee or other governmental charge required to be paid with respect to the transfer or exchange.

(h) Mutilated, Lost, Stolen or Destroyed Bonds. If a Bond becomes mutilated or is destroyed, stolen or lost, the Registrar will deliver a new Bond of like amount, number, maturity date and tenor in exchange and substitution for and upon cancellation of the mutilated Bond or in lieu of and in substitution for any Bond destroyed, stolen or lost, upon the payment of the reasonable expenses and charges of the Registrar in connection therewith; and, in the case of a Bond destroyed, stolen or lost, upon filing with the Registrar of evidence satisfactory to it that the Bond was destroyed, stolen or lost, and of the ownership thereof, and upon furnishing to the Registrar an appropriate bond or indemnity in form, substance and amount satisfactory to it and as provided by law, in which both the City and the Registrar must be named as obligees. Bonds so surrendered to the Registrar will be cancelled by the Registrar and evidence of such cancellation must be given to the City. If the mutilated, destroyed, stolen or lost Bond has already matured or been called for redemption in accordance with its terms it is not necessary to issue a new Bond prior to payment.

2.04. Appointment of Initial Registrar. The City appoints Bond Trust Services Corporation, Roseville, Minnesota, as the initial Registrar. The Mayor and the City Manager are authorized to execute and deliver, on behalf of the City, a contract with the Registrar. Upon merger or consolidation of the Registrar with another corporation, if the resulting corporation is a bank or trust company authorized by law to conduct such business, the resulting corporation is authorized to act as successor Registrar. The City agrees to pay the reasonable and customary charges of the Registrar for the services performed. The City reserves the right to remove the Registrar upon thirty (30) days' notice and upon the appointment of a successor Registrar, in which event the predecessor Registrar must deliver all cash and Bonds in its possession to the successor Registrar and must deliver the bond register to the successor Registrar. On or

before each principal or interest due date, without further order of the City Council, the Finance Director must transmit to the Registrar monies sufficient for the payment of all principal and interest then due.

2.05. Execution, Authentication and Delivery. The Bonds will be prepared under the direction of the City Manager and executed on behalf of the City by the signatures of the Mayor and the City Manager, provided that all signatures may be printed, engraved or lithographed facsimiles of the originals. If an officer whose signature or a facsimile of whose signature appears on the Bonds ceases to be such officer before the delivery of any Bond, that signature or facsimile will nevertheless be valid and sufficient for all purposes, the same as if the officer had remained in office until delivery. Notwithstanding such execution, a Bond will not be valid or obligatory for any purpose or entitled to any security or benefit under this resolution unless and until a certificate of authentication on the Bond has been duly executed by the manual signature of an authorized representative of the Registrar. Certificates of authentication on different Bonds need not be signed by the same representative. The executed certificate of authentication on a Bond is conclusive evidence that it has been authenticated and delivered under this resolution. When the Bonds have been so prepared, executed and authenticated, the City Manager will deliver the same to the Purchaser upon payment of the purchase price in accordance with the contract of sale heretofore made and executed, and the Purchaser is not obligated to see to the application of the purchase price.

Section 3. Form of Bond.

3.01. Execution of Bonds. The Bonds will be printed or typewritten in substantially the form attached hereto as EXHIBIT B.

3.02. Approving Legal Opinion. The City Manager is authorized and directed to obtain a copy of the proposed approving legal opinion of Kennedy & Graven, Chartered, Minneapolis, Minnesota, and cause the opinion to be printed on or accompany each Bond.

Section 4. Payment; Security; Pledges and Covenants.

4.01. Debt Service Fund. The Bonds will be payable from the General Obligation Refunding Bonds, Series 2019B Debt Service Fund (the "Debt Service Fund") hereby created. The Debt Service Fund shall be administered and maintained by the Finance Director as a bookkeeping account separate and apart from all other funds maintained in the official financial records of the City. The City will maintain the following accounts in the Debt Service Fund: the "Utility Revenue Account" and the "PIR Account." Amounts in the Utility Revenue Account are irrevocably pledged to the Utility Revenue Refunding Bonds, and amounts in the PIR Account are irrevocably pledged to the PIR Refunding Bonds.

(a) Utility Revenue Account. The City will continue to maintain and operate its Water Fund, Sanitary Sewer Fund, and Storm Water Fund to which will be credited all gross revenues of the water, sanitary sewer, and storm water systems, respectively, and out of which will be paid all normal and reasonable expenses of current operations of such systems. Any balances therein are deemed net revenues (the "Net Revenues") and will be transferred from time to time to the Utility Revenue Account of the Debt Service Fund, which Utility Revenue Account shall be used to pay the principal of and interest on the Utility Revenue Refunding Bonds and any other bonds similarly authorized. There will always be retained in the Utility Revenue Account a sufficient amount to pay principal of and interest on the Utility Revenue Refunding Bonds, and the Finance Director must report any current or anticipated deficiency in the Utility Revenue Account to the City Council. There is appropriated to the Utility Revenue Account a pro rata portion of amounts over the minimum purchase price paid by the Purchaser, to the extent designated for deposit in the Debt Service Fund in accordance with Section 1.03 hereof.

(b) PIR Account. Proceeds of the ad valorem taxes hereinafter levied (the "Taxes") for the payment of the PIR Refunding Bonds and, following the Redemption Date, special assessments levied (the "Special Assessments") for the Assessable Improvements are hereby pledged to the PIR Account of the Debt Service Fund, and such amounts shall be used to pay the principal of and interest on the PIR Refunding Bonds. There is also appropriated to the PIR Account a pro rata portion of amounts over the minimum purchase price paid by the Purchaser, to the extent designated for deposit in the Debt Service Fund in accordance with Section 1.03 hereof.

4.02. Redemption Fund. All proceeds of the Bonds, less the appropriations made in Section 4.01 hereof and the costs of issuance of the Bonds, will be deposited in a separate fund (the "Redemption Fund") to be used solely to redeem and prepay the Prior Utility Revenue Bonds and the Prior PIR Bonds (collectively, the "Prior Bonds"), on the Redemption Date. Any balance remaining in the Redemption Fund after the redemption of the Prior Bonds on the Redemption Date shall be deposited in the Debt Service Fund herein created.

4.03. Prior Debt Service Funds.

(a) The debt service fund heretofore established for the Prior Utility Revenue Bonds pursuant to the resolution providing for the issuance and sale of the Prior Utility Revenue Bonds (the "Prior Utility Revenue Bonds Resolution") shall be closed following the redemption of the Prior Utility Revenue Bonds, and all monies therein shall be transferred to the Utility Revenue Account of the Debt Service Fund herein created.

(b) The debt service fund heretofore established for the Prior PIR Bonds within the City's PIR Fund pursuant to the resolution providing for the issuance and sale of the Prior PIR Bonds (the "Prior PIR Bonds Resolution") shall be closed following the redemption of the Prior PIR Bonds, and all monies therein shall be transferred to the PIR Account of the Debt Service Fund herein created.

4.04. Prior Resolution Pledges. The pledges and covenants of the City made by the Prior Utility Revenue Bonds Resolution relating to the ownership, protection of, and other particulars governing the operation and financial management of the water, sanitary sewer, and storm water systems of the City and the Utility Improvements are restated and confirmed in all respects. The pledges and covenants of the City made by the Prior PIR Bonds Resolution relating to the Special Assessments levied for the Assessable Improvements are restated and confirmed in all respects. The provisions of the Prior Utility Revenue Bonds Resolution and the Prior PIR Bonds Resolution are herby supplemented to the extent necessary to give full effect to the provisions hereof.

4.05. General Obligation Pledge. For the prompt and full payment of the principal of and interest on the Bonds, as the same respectively become due, the full faith, credit and taxing powers of the City will be and are hereby irrevocably pledged. If the balance in the Debt Service Fund is ever insufficient to pay all principal and interest then due on the Bonds and any other bonds payable therefrom, the deficiency will be promptly paid out of monies in the general fund of the City which are available for such purpose, and such general fund may be reimbursed with or without interest from the Debt Service Fund when a sufficient balance is available therein.

4.06. Pledge of Tax Levy. For the purpose of paying a portion of the principal of and interest on the PIR Refunding Bonds, there is levied a direct annual irrepealable ad valorem tax upon all of the taxable property in the City, which will be spread upon the tax rolls and collected with and as part of other

general taxes of the City. Such Taxes will be credited to the PIR Account of the Debt Service Fund above provided and will be in the years and amounts attached hereto as EXHIBIT C.

4.07. Certification to Taxpayer Services Division Manager as to Debt Service Fund Amount. It is hereby determined that the estimated collection of the foregoing Net Revenues, Taxes, and Special Assessments will produce at least five percent (5%) in excess of the amount needed to meet when due the principal and interest payments on the Bonds. The tax levy herein provided will be irrepealable until all of the Bonds are paid, provided that at the time the City makes its annual tax levies the Finance Director may certify to the Taxpayer Services Division Manager of Hennepin County, Minnesota (the "Taxpayer Services Division Manager") the amount available in the Debt Service Fund to pay principal and interest due during the ensuing year, and the Taxpayer Services Division Manager will thereupon reduce the levy collectible during such year by the amount so certified.

4.08. Cancellation of Levy for Prior PIR Bonds. Following the payment in full of all outstanding principal of and interest due on the Prior PIR Bonds on the Redemption Date, the Finance Director is hereby directed to certify such fact to and request the Taxpayer Services Division Manager to cancel any and all tax levies made by the Prior PIR Bonds Resolution.

4.09. Certification of Taxpayer Services Division Manager as to Registration. The City Manager is directed to file a certified copy of this resolution with the Taxpayer Services Division Manager and to obtain the certificate required by Section 475.63 of the Act.

Section 5. Refunding of Prior Bonds; Findings; Redemption of Prior Bonds.

5.01. Purpose of Refunding. On the Redemption Date, the Prior Utility Revenue Bonds will be called for redemption in the principal amount of $840,000, and the Prior PIR Bonds will be called for redemption in the principal amount of $1,355,000. It is hereby found and determined that based upon information presently available from the City's municipal advisor, the issuance of the Bonds, a portion of which will be used to redeem and prepay the Prior Bonds, is consistent with covenants made with the holders of the Prior Bonds and is necessary and desirable for the reduction of debt service costs to the City.

5.02. Application of Proceeds of Bonds. It is hereby found and determined that the proceeds of the Bonds deposited in the Redemption Fund, along with any other funds on hand in the debt service funds established for the Prior Bonds, will be sufficient to prepay all of the principal of, interest on and redemption premium (if any) on the Prior Bonds.

5.03. Redemption; Date of Redemption; Notices of Call for Redemption. The Prior Bonds maturing after the Redemption Date will be redeemed and prepaid on the Redemption Date. The Prior Bonds will be redeemed and prepaid in accordance with their terms and in accordance with the terms and conditions set forth in the forms of Notice of Call for Redemption attached hereto as EXHIBITS D-1 and D-2, respectively, which terms and conditions are hereby approved and incorporated herein by reference. The registrars for the Prior Bonds are authorized and directed to send a copy of the respective Notice of Call for Redemption to each registered holder of the Prior Bonds at least thirty (30) days prior to the Redemption Date.

Section 6. Authentication of Transcript.

6.01. City Proceedings and Records. The officers of the City are authorized and directed to prepare and furnish to the Purchaser and to the attorneys approving the Bonds certified copies of proceedings and records of the City relating to the Bonds and to the financial condition and affairs of the

City, and such other certificates, affidavits and transcripts as may be required to show the facts within their knowledge or as shown by the books and records in their custody and under their control, relating to the validity and marketability of the Bonds and such instruments, including any heretofore furnished, will be deemed representations of the City as to the facts stated therein.

6.02. Certification as to Final Official Statement. The Mayor, the City Manager, and the Finance Director are hereby authorized and directed to certify that they have examined the Final Official Statement prepared and circulated in connection with the issuance and sale of the Bonds and that to the best of their knowledge and belief the offering materials are a complete and accurate representation of the facts and representations made therein as of the date of the offering materials.

6.03. Other Certificates. The Mayor, the City Manager, and the Finance Director are hereby authorized and directed to furnish to the Purchaser at the closing such certificates as are required as a condition of sale. Unless litigation shall have been commenced and be pending questioning the Bonds or the organization of the City or incumbency of its officers, at the closing the Mayor, the City Manager, and the Finance Director shall also execute and deliver to the Purchaser a suitable certificate as to absence of material litigation, and the Finance Director shall also execute and deliver a certificate as to payment for and delivery of the Bonds.

6.04. Payment of Costs of Issuance. The City authorizes the Purchaser to forward the amount of Bond proceeds allocable to the payment of issuance expenses to KleinBank, Chaska, Minnesota, on the closing date for further distribution as directed by the City's municipal advisor, Ehlers and Associates, Inc.

Section 7. Tax Covenant.

7.01. Tax-Exempt Bonds. The City covenants and agrees with the holders from time to time of the Bonds that it will not take or permit to be taken by any of its officers, employees or agents any action which would cause the interest on the Bonds to become subject to taxation under the Internal Revenue Code of 1986, as amended (the "Code"), and the Treasury Regulations promulgated thereunder, in effect at the time of such actions, and that it will take or cause its officers, employees or agents to take, all affirmative action within its power that may be necessary to ensure that such interest will not become subject to taxation under the Code and applicable Treasury Regulations, as presently existing or as hereafter amended and made applicable to the Bonds.

7.02. Rebate. The City will comply with requirements necessary under the Code to establish and maintain the exclusion from gross income of the interest on the Bonds under Section 103 of the Code, including without limitation requirements relating to temporary periods for investments, limitations on amounts invested at a yield greater than the yield on the Bonds, and the rebate of excess investment earnings to the United States.

7.03. Not Private Activity Bonds. The City further covenants not to use the proceeds of the Bonds or to cause or permit them or any of them to be used, in such a manner as to cause the Bonds to be "private activity bonds" within the meaning of Sections 103 and 141 through 150 of the Code.

7.04. Qualified Tax-Exempt Obligations. The Bonds are deemed to be qualified tax-exempt obligations within the meaning of Section 265(b)(3) of the Code because the City determines that:

(a) the Refunded Bonds were qualified tax-exempt obligations;

(b) the Bonds are not taken into account in determining the status of the City as a "qualified small issuer" within the meaning of Section 265(b)(3) of the Code, because the amount of the Bonds does not exceed the outstanding amount of the Refunded Bonds;

(c) the average maturity date of the Bonds is not later than the average maturity date of the Refunded Bonds; and

(d) the Bonds have a maturity date which is not later than the date which is thirty (30) years after the date the Refunded Bonds were issued.

7.05. Procedural Requirements. The City will use its best efforts to comply with any federal procedural requirements which may apply in order to effectuate the designations made by this section.

Section 8. Book-Entry System; Limited Obligation of City.

8.01. DTC. The Bonds will be initially issued in the form of a separate single typewritten or printed fully registered Bond for each of the maturities set forth in Section 1.04 hereof. Upon initial issuance, the ownership of each Bond will be registered in the registration books kept by the Registrar in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York, and its successors and assigns ("DTC"). Except as provided in this section, all of the outstanding Bonds will be registered in the registration books kept by the Registrar in the name of Cede & Co., as nominee of DTC.

8.02. Participants. With respect to Bonds registered in the registration books kept by the Registrar in the name of Cede & Co., as nominee of DTC, the City, the Registrar and the Paying Agent will have no responsibility or obligation to any broker dealers, banks and other financial institutions from time to time for which DTC holds Bonds as securities depository (the "Participants") or to any other person on behalf of which a Participant holds an interest in the Bonds, including but not limited to any responsibility or obligation with respect to (i) the accuracy of the records of DTC, Cede & Co. or any Participant with respect to any ownership interest in the Bonds, (ii) the delivery to any Participant or any other person (other than a registered owner of Bonds, as shown by the registration books kept by the Registrar), of any notice with respect to the Bonds, including any notice of redemption, or (iii) the payment to any Participant or any other person, other than a registered owner of Bonds, of any amount with respect to principal of, premium, if any, or interest on the Bonds. The City, the Registrar and the Paying Agent may treat and consider the person in whose name each Bond is registered in the registration books kept by the Registrar as the holder and absolute owner of such Bond for the purpose of payment of principal, premium and interest with respect to such Bond, for the purpose of registering transfers with respect to such Bonds, and for all other purposes. The Paying Agent will pay all principal of, premium, if any, and interest on the Bonds only to or on the order of the respective registered owners, as shown in the registration books kept by the Registrar, and all such payments will be valid and effectual to fully satisfy and discharge the City's obligations with respect to payment of principal of, premium, if any, or interest on the Bonds to the extent of the sum or sums so paid. No person other than a registered owner of Bonds, as shown in the registration books kept by the Registrar, will receive a certificated Bond evidencing the obligation of this resolution. Upon delivery by DTC to the City Manager of a written notice to the effect that DTC has determined to substitute a new nominee in place of Cede & Co., the words "Cede & Co." will refer to such new nominee of DTC; and upon receipt of such a notice, the City Manager will promptly deliver a copy of the same to the Registrar and Paying Agent.

8.03. Representation Letter. The City has heretofore executed and delivered to DTC a Blanket Issuer Letter of Representations (the "Representation Letter") which will govern payment of principal of, premium, if any, and interest on the Bonds and notices with respect to the Bonds. Any Paying Agent or Registrar subsequently appointed by the City with respect to the Bonds will agree to take all action

necessary for all representations of the City in the Representation Letter with respect to the Registrar and Paying Agent, respectively, to be complied with at all times.

8.04. Transfers Outside Book-Entry System. In the event the City, by resolution of the City Council, determines that it is in the best interests of the persons having beneficial interests in the Bonds that they be able to obtain Bond certificates, the City will notify DTC, whereupon DTC will notify the Participants, of the availability through DTC of Bond certificates. In such event the City will issue, transfer and exchange Bond certificates as requested by DTC and any other registered owners in accordance with the provisions of this resolution. DTC may determine to discontinue providing its services with respect to the Bonds at any time by giving notice to the City and discharging its responsibilities with respect thereto under applicable law. In such event, if no successor securities depository is appointed, the City will issue and the Registrar will authenticate Bond certificates in accordance with this resolution and the provisions hereof will apply to the transfer, exchange and method of payment thereof.

8.05. Payments to Cede & Co. Notwithstanding any other provision of this resolution to the contrary, so long as a Bond is registered in the name of Cede & Co., as nominee of DTC, payments with respect to principal of, premium, if any, and interest on the Bond and notices with respect to the Bond will be made and given, respectively in the manner provided in DTC's Operational Arrangements as set forth in the Representation Letter.

Section 9. Continuing Disclosure.

9.01. Execution of Continuing Disclosure Certificate. "Continuing Disclosure Certificate" means that certain Continuing Disclosure Certificate executed by the Mayor and City Manager and dated the date of issuance and delivery of the Bonds, as originally executed and as it may be amended from time to time in accordance with the terms thereof.

9.02. City Compliance with Provisions of Continuing Disclosure Certificate. The City hereby covenants and agrees that it will comply with and carry out all of the provisions of the Continuing Disclosure Certificate. Notwithstanding any other provision of this resolution, failure of the City to comply with the Continuing Disclosure Certificate is not to be considered an event of default with respect to the Bonds; however, any Bondholder may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the City to comply with its obligations under this section.

Section 10. Defeasance. When all Bonds and all interest thereon have been discharged as provided in this section, all pledges, covenants and other rights granted by this resolution to the holders of the Bonds will cease, except that the pledge of the full faith and credit of the City for the prompt and full payment of the principal of and interest on the Bonds will remain in full force and effect. The City may discharge all Bonds which are due on any date by depositing with the Registrar on or before that date a sum sufficient for the payment thereof in full. If any Bond should not be paid when due, it may nevertheless be discharged by depositing with the Registrar a sum sufficient for the payment thereof in full with interest accrued to the date of such deposit.

The motion for the adoption of the foregoing resolution was duly seconded by Member _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

whereupon said resolution was declared duly passed and adopted.

Passed and adopted this 4th day of November, 2019.

_____
Mayor

Attest:

_____
City Clerk

EXHIBIT A

PROPOSALS

EXHIBIT B

FORM OF BOND

No. R-___ UNITED STATES OF AMERICA $_____
STATE OF MINNESOTA
COUNTY OF HENNEPIN
CITY OF HOPKINS

GENERAL OBLIGATION REFUNDING BOND
SERIES 2019B

Rate	Maturity	Date of Original Issue	CUSIP
	February 1, 20__	November 26, 2019	

Registered Owner: Cede & Co.

The City of Hopkins, Minnesota, a duly organized and existing municipal corporation in Hennepin County, Minnesota (the "City"), acknowledges itself to be indebted and for value received promises to pay to the Registered Owner specified above or registered assigns, the principal sum of $_____ on the maturity date specified above, with interest thereon from the date hereof at the annual rate specified above (calculated on the basis of a 360 day year of twelve 30 day months), payable February 1 and August 1 in each year, commencing February 1, 2020, to the person in whose name this Bond is registered at the close of business on the fifteenth day (whether or not a business day) of the immediately preceding month. The interest hereon and, upon presentation and surrender hereof, the principal hereof are payable in lawful money of the United States of America by check or draft by Bond Trust Services Corporation, Roseville, Minnesota, as Registrar, Paying Agent, Transfer Agent and Authenticating Agent, or its designated successor under the Resolution described herein. For the prompt and full payment of such principal and interest as the same respectively become due, the full faith and credit and taxing powers of the City have been and are hereby irrevocably pledged.

This Bond is not subject to optional redemption prior to maturity.

This Bond is one of an issue in the aggregate principal amount of $_____ all of like original issue date and tenor, except as to number, maturity date, and interest rate, all issued pursuant to a resolution adopted by the City Council on November 4, 2019 (the "Resolution"), for the purpose of providing money to refund the outstanding principal amount of certain general obligation bonds of the City, pursuant to and in full conformity with the home rule charter of the City, including Section 7.14, subdivision 2 thereof, and the Constitution and laws of the State of Minnesota, including Minnesota Statutes, Chapters 429, 444, and 475, as amended, specifically Section 475.67, subdivision 3. The principal hereof and interest hereon are payable in part from net revenues from the water, storm water, and sanitary sewer systems of the City, ad valorem taxes, and special assessments, as set forth in the Resolution to which reference is made for a full statement of rights and powers thereby conferred. The full faith and credit of the City are irrevocably pledged for payment of this Bond and the City Council has obligated itself to levy additional ad valorem taxes on all taxable property in the City in the event of any deficiency in net revenues, taxes, and special assessments pledged, which additional taxes may be levied

without limitation as to rate or amount. The Bonds of this series are issued only as fully registered Bonds in denominations of $5,000 or any integral multiple thereof of single maturities.

The City Council has deemed designated the issue of Bonds of which this Bond forms a part as "qualified tax-exempt obligations" within the meaning of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended (the "Code") relating to disallowance of interest expense for financial institutions.

As provided in the Resolution and subject to certain limitations set forth therein, this Bond is transferable upon the books of the City at the principal office of the Registrar, by the registered owner hereof in person or by the owner's attorney duly authorized in writing, upon surrender hereof together with a written instrument of transfer satisfactory to the Registrar, duly executed by the registered owner or the owner's attorney; and may also be surrendered in exchange for Bonds of other authorized denominations. Upon such transfer or exchange the City will cause a new Bond or Bonds to be issued in the name of the transferee or registered owner, of the same aggregate principal amount, bearing interest at the same rate and maturing on the same date, subject to reimbursement for any tax, fee or governmental charge required to be paid with respect to such transfer or exchange.

The City and the Registrar may deem and treat the person in whose name this Bond is registered as the absolute owner hereof, whether this Bond is overdue or not, for the purpose of receiving payment and for all other purposes, and neither the City nor the Registrar will be affected by any notice to the contrary.

IT IS HEREBY CERTIFIED, RECITED, COVENANTED AND AGREED that all acts, conditions and things required by the home rule charter of the City and the Constitution and laws of the State of Minnesota to be done, to exist, to happen and to be performed preliminary to and in the issuance of this Bond in order to make it a valid and binding general obligation of the City in accordance with its terms, have been done, do exist, have happened and have been performed as so required, and that the issuance of this Bond does not cause the indebtedness of the City to exceed any constitutional, charter, or statutory limitation of indebtedness.

This Bond is not valid or obligatory for any purpose or entitled to any security or benefit under the Resolution until the Certificate of Authentication hereon has been executed by the Registrar by manual signature of one of its authorized representatives.

IN WITNESS WHEREOF, the City of Hopkins, Minnesota, by its City Council, has caused this Bond to be executed on its behalf by the facsimile or manual signatures of the Mayor and City Manager and has caused this Bond to be dated as of the date set forth below.

Dated: November 26, 2019

CITY OF HOPKINS, MINNESOTA

(Facsimile)	(Facsimile)
Mayor	City Manager

CERTIFICATE OF AUTHENTICATION

This is one of the Bonds delivered pursuant to the Resolution mentioned within.

BOND TRUST SERVICES CORPORATION

By _____
Authorized Representative

_____

ABBREVIATIONS

The following abbreviations, when used in the inscription on the face of this Bond, will be construed as though they were written out in full according to applicable laws or regulations:

TEN COM -- as tenants in common	UNIF GIFT MIN ACT _____ Custodian _____ (Cust) (Minor)
TEN ENT -- as tenants by entireties	under Uniform Gifts or Transfers to Minors Act, State of _____
JT TEN -- as joint tenants with right of survivorship and not as tenants in common	

Additional abbreviations may also be used though not in the above list.

_____

ASSIGNMENT

For value received, the undersigned hereby sells, assigns and transfers unto _____ the within Bond and all rights thereunder, and does hereby irrevocably constitute and appoint _____ attorney to transfer the said Bond on the books kept for registration of the within Bond, with full power of substitution in the premises.

Dated: _____ _____

Notice: The assignor's signature to this assignment must correspond with the name as it appears upon the face of the within Bond in every particular, without alteration or any change whatever.

Signature Guaranteed:

_____

NOTICE: Signature(s) must be guaranteed by a financial institution that is a member of the Securities Transfer Agent Medallion Program ("STAMP"), the Stock Exchange Medallion Program ("SEMP"), the New York Stock Exchange, Inc. Medallion Signatures Program ("MSP") or other such "signature guarantee program" as may be determined by the Registrar in addition to, or in substitution for, STAMP, SEMP or MSP, all in accordance with the Securities Exchange Act of 1934, as amended.

The Registrar will not effect transfer of this Bond unless the information concerning the assignee requested below is provided.

Name and Address: _____

_____

_____

(Include information for all joint owners if this Bond is held by joint account.)

Please insert social security or other identifying number of assignee

_____

_____

PROVISIONS AS TO REGISTRATION

The ownership of the principal of and interest on the within Bond has been registered on the books of the Registrar in the name of the person last noted below.

Date of Registration	Registered Owner	Signature of Officer of Registrar
	Cede & Co. Federal ID #13-2555119	

EXHIBIT C

TAX LEVY SCHEDULE

YEAR *	TAX LEVY
2020	$
2021	
2022	
2023	
2024	
2025	

* *Year tax levy collected.*

EXHIBIT D-1

NOTICE OF CALL FOR REDEMPTION FOR THE PRIOR UTILITY REVENUE BONDS

$3,295,000
City of Hopkins, Minnesota
General Obligation Bonds
Series 2009A

NOTICE IS HEREBY GIVEN that, by order of the City Council of the City of Hopkins, Minnesota (the "City"), there have been called for redemption and prepayment on

December 10, 2019

all outstanding bonds of the City designated as General Obligation Bonds, Series 2009A, dated December 15, 2009, having stated maturity dates of February 1 in the years 2020 through 2025, both inclusive, totaling $840,000 in principal amount, and with the following CUSIP numbers:

Year of Maturity	Amount	CUSIP Number
2020	$125,000	439866 ZS6
2021	135,000	439866 ZT4
2022	135,000	439866 ZU1
2023	145,000	439866 ZV9
2024	145,000	439866 ZW7
2025	155,000	439866 ZX5

The bonds are being called at a price of par plus accrued interest to December 10, 2019, on which date all interest on said bonds will cease to accrue. Holders of the bonds hereby called for redemption are requested to present their bonds for payment at the main office of Bond Trust Services Corporation, 3060 Centre Pointe Drive, Roseville, Minnesota 55113, on or before December 10, 2019.

Important Notice: In compliance with the Economic Growth and Tax Relief Reconciliation Act of 2003, the City is required to withhold a specified percentage of the principal amount of the redemption price payable to the holder of any Bonds subject to redemption and prepayment on the Redemption Date, unless the City is provided with the Social Security Number or Federal Employer Identification Number of the holder, properly certified. Submission of a fully executed Request for Taxpayer Identification Number and Certification, Form W-9, will satisfy the requirements of this paragraph.

Dated: November __, 2019.

BY ORDER OF THE CITY COUNCIL OF THE CITY OF HOPKINS, MINNESOTA

By: /s/ Michael Mornson
City Manager
City of Hopkins, Minnesota

EXHIBIT D-2

NOTICE OF CALL FOR REDEMPTION FOR THE PRIOR PIR BONDS

$2,710,000
City of Hopkins, Minnesota
General Obligation Permanent Improvement Revolving Fund Bonds
Series 2010A

NOTICE IS HEREBY GIVEN that, by order of the City Council of the City of Hopkins, Minnesota (the "City"), there have been called for redemption and prepayment on

December 10, 2019

all outstanding bonds of the City designated as General Obligation Permanent Improvement Revolving Fund Bonds, Series 2010A, dated November 17, 2010, having stated maturity dates of February 1 in the years 2020 through 2026, both inclusive, totaling $1,355,000 in principal amount, and with the following CUSIP numbers:

Year of Maturity	Amount	CUSIP Number
2020	$190,000	439866 C36
2021	200,000	439866 C44
2022	180,000	439866 C51
2023	190,000	439866 C69
2024	190,000	439866 C77
2025	200,000	439866 C85
2026	205,000	439866 C93

The bonds are being called at a price of par plus accrued interest to December 10, 2019, on which date all interest on said bonds will cease to accrue. Holders of the bonds hereby called for redemption are requested to present their bonds for payment at the main office of Bond Trust Services Corporation, 3060 Centre Pointe Drive, Roseville, Minnesota 55113, on or before December 10, 2019.

Important Notice: In compliance with the Economic Growth and Tax Relief Reconciliation Act of 2003, the City is required to withhold a specified percentage of the principal amount of the redemption price payable to the holder of any Bonds subject to redemption and prepayment on the Redemption Date, unless the City is provided with the Social Security Number or Federal Employer Identification Number of the holder, properly certified. Submission of a fully executed Request for Taxpayer Identification Number and Certification, Form W-9, will satisfy the requirements of this paragraph.

Dated: November __, 2019.

BY ORDER OF THE CITY COUNCIL OF THE CITY OF HOPKINS, MINNESOTA

By: /s/ Michael Mornson
City Manager
City of Hopkins, Minnesota

STATE OF MINNESOTA)
)
COUNTY OF HENNEPIN) SS.
)
CITY OF HOPKINS)

I, the undersigned, being the duly qualified and acting City Clerk of the City of Hopkins, Minnesota (the "City"), do hereby certify that I have carefully compared the attached and foregoing extract of minutes of a regular meeting of the City Council of the City held on November 4, 2019, with the original minutes on file in my office and the extract is a full, true and correct copy of the minutes insofar as they relate to the issuance and sale of the City's General Obligation Refunding Bonds, Series 2019B, in the original aggregate principal amount of $_____.

WITNESS My hand officially as such City Clerk and the corporate seal of the City this ____ day of November, 2019.

_____
City Clerk
City of Hopkins, Minnesota

(SEAL)

S&P Global
Ratings

RatingsDirect®

Summary:

Hopkins, Minnesota; General Obligation

Primary Credit Analyst:
Emily Powers, Chicago + 1 (312) 233 7030; emily.powers@spglobal.com

Secondary Contact:
Caroline E West, Chicago (1) 312-233-7047; caroline.west@spglobal.com

Table Of Contents

Rationale

Outlook

Related Research

Summary:

Hopkins, Minnesota; General Obligation

Credit Profile		
US$2.245 mil GO rfdg bnds ser 2019B dtd 11/26/2019 due 02/01/2026		
Long Term Rating	AA+/Stable	New
Hopkins GO		
Long Term Rating	AA+/Stable	Affirmed

Rationale

S&P Global Ratings assigned its 'AA+' long-term rating to Hopkins, Minn.'s series 2019B general obligation (GO) refunding bonds. At the same time, we affirmed our 'AA+' rating on the city's previously issued GO bonds. The outlook is stable.

The bonds are secured by the city's full faith and credit pledge and ability to levy unlimited ad valorem property taxes. Officials intend to pay debt service with net revenues of the water and sanitary sewer systems and with special assessments and a property tax levy; however, the rating is based on the unlimited ad valorem tax pledge. The city's existing GO debt also includes various other pledged revenues such as tax increment, tax abatement, special assessment revenues, and various enterprise fund revenues, but in each case, we rate to the city's GO pledge. Proceeds will be used to refund the city's 2009A and 2010A GO bonds for interest cost savings.

Hopkins has maintained a strong history of mostly stable operational performance, complete with very strong reserves. The city is backed by a strong management team that has implemented robust policies and practices, helping it maintain stability in operations. The local economy also supports the city's operations, having experienced a fair amount of growth in recent years given its prime location in the greater Twin Cities metropolitan statistical area (MSA). The city maintains a sizable general fund receivable, including loans to the Arts Center fund, water fund, and various other governmental funds. In our analysis, we have removed these funds from our available fund balance calculations and, thus far, the city has been able to maintain very strong reserves. However, if these interfund loans are not managed and continue to grow, there could be significant pressure on the city's general fund, which could potentially have downward rating pressure.

The 'AA+' rating reflects our assessment of the city's:

- Very strong economy, with access to a broad and diverse MSA;
- Very strong management, with strong financial policies and practices under our Financial Management Assessment (FMA) methodology;
- Adequate budgetary performance, with operating results that we expect could improve in the near term relative to fiscal 2018, which closed with operating deficits in the general fund and at the total governmental fund level;
- Very strong budgetary flexibility, with an available fund balance in fiscal 2018 of 20% of operating expenditures;

- Very strong liquidity, with total government available cash at 75.8% of total governmental fund expenditures and 4.8x governmental debt service, and access to external liquidity we consider strong;
- Weak debt and contingent liability position, with debt service carrying charges at 16.0% of expenditures and net direct debt that is 240.1% of total governmental fund revenue, but rapid amortization, with 76.3% of debt scheduled to be retired in 10 years; and
- Strong institutional framework score.

Very strong economy

We consider Hopkins' economy very strong. The city, with an estimated population of 18,808, is in Hennepin County in the Minneapolis-St. Paul-Bloomington MSA, which we consider to be broad and diverse. It has a projected per capita effective buying income of 120% of the national level and per capita market value of $114,093. Overall, market value grew by 5.8% over the past year to $2.1 billion in 2019. The county unemployment rate was 2.5% in 2018.

Hopkins' proximity to the Twin Cities allows easy access for employment and retail opportunities, and will become more easily accessible with the development of the Minneapolis METRO light-rail system, which will include a new stop in Hopkins that is expected to open in the early 2020s. Hopkins' tax based is composed of primarily residential (40%), and commercial/industrial (36%) valuations. Growth in the city has primarily reflected residential development, including the completion of new apartment complexes, coupled with valuation growth for existing properties. Such growth has helped boost both taxable and economic market values, a trend that we expect to continue given the city's location and participation in the Minneapolis-St. Paul MSA economic base. Therefore, we expect our view of the local economy to remain very strong.

Very strong management

We view the city's management as very strong, with strong financial policies and practices under our FMA methodology, indicating financial practices are strong, well embedded, and likely sustainable.

Highlights of the city's financial practices and policies include:

- Use of at least three years of historical information in the formulation of the upcoming year's revenue and expenditure assumptions with the help of outside sources and a line-by-line approach to budgeting;
- Quarterly reporting of budget-to-actual performance to the council with the ability to make amendments to the budget as needed;
- A five-year, long-term financial plan that projects revenues and expenditures and is updated on an annual basis;
- A rolling five-year, long-term capital plan that addresses capital needs of the city with sources and uses of funds identified;
- Formalized investment management policy with quarterly reporting of investments and holdings;
- Formalized debt management policy that sets guidelines for short-term borrowing, maturity lengths, and minimum allowable coverage on revenue debt; and
- Formalized fund balance policy to maintain 42% of expenditures for cash-flow needs. While the city fell slightly below this level at fiscal year-end 2018, we expect it to return to compliance in fiscal 2019. Failure to do so could alter our view of the city's FMA.

Adequate budgetary performance

Hopkins' budgetary performance is adequate, in our opinion. The city had operating deficits of negative 1.7% of expenditures in the general fund and negative 5.7% across all governmental funds in fiscal 2018. Our assessment accounts for the fact that we expect budgetary results could improve from 2018 results in the near term.

We adjusted general fund expenditures and total governmental fund revenues to account for annually recurring transfers. We also adjusted for one-time capital spending in total governmental fund expenditures financed with bond proceeds. We note that total governmental fund performance largely reflects capital spending in the permanent improvement fund and other similar capital-related funds; some of this spending also involves various utility enterprise funds.

In fiscal 2018, the Arts Center fund had a $1.2 million deficit fund balance, all of which was marked as a loan from the general fund. The city realizes economic benefits from the Arts Center, so management plans to continue providing financial support for it from the general fund. While the 2019 budget did not account for any improvement in the fund deficit, management anticipates implementing a direct levy in the 2020 budget that will begin to pay down the receivable owed to the general fund. Management indicates the fund is on track to erase its negative balance by 2023, but this timeline is subject to change based on council discussions. Additionally, the general fund has receivables from the water fund and various other governmental funds, all of which (including the Arts Center fund receivable) amount to $2.7 million, showing a slight increase over 2017.

The receivable from the water fund increased sizably from $790,000 in 2017 to $1.0 million in the city's 2018 audit, although management noted that this amount is inflated due to an increase in the water fund's cash position that could be allocated to pay down the receivable to the general fund. Even so, the amount due did see an increase over 2017. Having completed a utility rate study, management expects to increase water rates in 2020, with annual rate increases thereafter, to begin paying down the amount owed to the general fund. The remainder of the receivable to the general fund, totaling roughly $464,000, is accounted for in various nonmajor governmental funds, the negative balances of which primarily reflect timing of bond proceeds. This portion of the receivable improved from 2017. Management expects the general fund total receivables to remain unchanged for fiscal 2019, but anticipates the overall amount will begin decreasing in 2020 with the implementation of higher utility rates and the increase in the levy to be allotted to the Arts Center fund.

General fund results for fiscal 2018 came out slightly worse than the break-even budget, mainly due to salary and benefit expenses that were higher than expected and some under-budgeted revenues in public safety and general governments. While the deficit was relatively minimal, management plans to address these operational items in future years by looking more closely at employee salaries and benefits and including higher contingency measures in future budgets.

Actual results for fiscal 2019 are currently tracking closely with the nearly break-even budget; officials anticipate close to break-even general results in the general fund, possibly increasing fund balance up to $85,000 come year-end. The preliminary budget for fiscal 2020 is also calling for a break-even result in the general fund, which currently includes the increase to the levy to support the Art Center fund. Management isn't expecting any major trend deviations across all governmental funds.

While performance was slightly weaker in 2018 than 2017, overall, the city has maintained mostly stable operations in recent years, responding well to budgetary pressures. We expect it will continue to manage its personnel and related expenses, as well as its capital expenses, to maintain consistent budgetary performance and general fund reserves. Additionally, we expect it will manage its overall operating budget to alleviate any potential pressure on the general fund, and ease its reliance on interfund loans. Should interfund loans and negative operations in the other funds rise in such a way that we believe the city's budgetary performance is compromised, it could lead to a weakening in our view of its overall credit quality.

City operations are funded primarily by property taxes, which was 78% of fiscal 2018 general fund revenue, followed by intergovernmental revenue (10%).

Very strong budgetary flexibility

Hopkins' budgetary flexibility is very strong, in our view, with an available fund balance in fiscal 2018 of 20% of operating expenditures, or $2.7 million.

We have reduced the city's available fund balance to account for interfund loans to its Arts Center fund, water fund, and various other governmental funds, which amounted to roughly $2.7 million in 2018, growing roughly 2% over the prior year. Even with this portion removed from the available fund balance, the city's reserves have been historically maintained at levels we consider very strong, but have experienced decreases in each of the last three fiscal years. We note that the interfund loans have increased year over year and if they continue to rise, they could put downward pressure on what we consider the available fund balance. Additionally, if the amount we consider available continues to decrease, our view of the city's budgetary flexibility could worsen, although we do not anticipate that occurring over the two-year outlook period.

Very strong liquidity

In our opinion, Hopkins' liquidity is very strong, with total government available cash at 75.8% of total governmental fund expenditures and 4.8x governmental debt service in 2018. In our view, the city has strong access to external liquidity if necessary.

The city's available $25.6 million in available cash and investments (after removing unspent bond proceeds) were held primarily in federal and municipal securities, money market accounts, and certificates of deposit, which we do not consider aggressive. Based on past issuance of debt, we believe the city has strong access to capital markets to provide for liquidity needs if necessary. It has no direct-purchase or variable-rate debt that we expect could pose a liquidity risk and we expect its liquidity profile will remain very strong.

Weak debt and contingent liability profile

In our view, Hopkins' debt and contingent liability profile is weak. Total governmental fund debt service is 16.0% of total governmental fund expenditures, and net direct debt is 240.1% of total governmental fund revenue. Approximately 76.3% of the direct debt is scheduled to be repaid within 10 years, which is, in our view, a positive credit factor.

We calculate total direct debt at about $76.6 million; when excluding self-supporting GO debt paid from the city's enterprise funds, net direct debt amounts to about $73.4 million. Management noted that the city could potentially

issue up to $19.0 million in new-money GO bonds in the next two years for street reconstruction projects. Despite rapid amortization, we believe the city's debt profile will likely remain weak over the next two fiscal years.

Hopkins' combined required pension and actual other postemployment benefit (OPEB) contributions totaled 3.5% of total governmental fund expenditures in 2018. Of that amount, 2.9% represented required contributions to pension obligations, and 0.6% represented OPEB payments. The city made its full annual required pension contribution in 2018.

Hopkins participates in the General Employees Retirement Fund (GERF) and the Public Employees Police and Fire Fund (PEPFF), which are cost-sharing, multiple-employer, defined-benefit pension plans administered by the Public Employees Retirement Association of Minnesota (PERA). Required pension contributions to these plans are determined by state statute. Contributions are not based on an actuarial determined contribution (ADC) and have not been keeping up with the plans' increasing liabilities, which indicates that employer contributions may rise. The state recently passed pension legislation that will marginally increase contributions (for PEPFF only), reduce the investment rate of return to 7.5% (from 8%), and reduce some employee benefits (primarily cost-of-living adjustments). While we view these as positive changes for future plan funding levels, the lack of an actuarial funding policy remains a weakness in these plans. For more information about the reforms included in the 2018 omnibus retirement bill and the potential for future cost increases, see our article titled, "Minnesota's New Pension Bill Is A Positive Step Toward Sustainable Funding" (published on June 7, 2018, on RatingsDirect).

The GERF and PEPFF were 79.5% and 88.8% funded, respectively, in fiscal 2018. The city's proportionate share of the net pension liability for these plans totaled $7.6 million in fiscal 2018, the most recent year for which data are available. We consider historical plan funding levels somewhat weak, and we believe that the history of pension contributions below the ADC increases the risk of payment acceleration. Despite these weaknesses, we believe Hopkins has sufficient taxing and operational flexibility to manage future increases in pension contributions. However, if pension contributions come to absorb a larger share of the city's budget, our view of its debt and contingent liability profile could weaken.

Hopkins also maintains a single-employer defined-benefit plan, administered by the Hopkins Fire Department Relief Association. The plan is available to all members of the Hopkins Fire Department. At fiscal year-end 2018, the plan was overfunded with an asset of roughly $814,000. The city's OPEBs are funded on a pay-as-you-go basis.

Strong institutional framework

The institutional framework score for Minnesota cities with a population greater than 2,500 is strong.

Outlook

The stable outlook reflects our view that that Hopkins' strong management policies and practices will enable it to maintain strong operating performance and very strong budgetary flexibility. In addition, we believe the city's access to the broad and diverse Minneapolis-St. Paul MSA provides further rating stability. Therefore, we do not expect to change the rating within the two-year outlook period.

Downside scenario

We could lower the rating if budgetary pressures outside of the general fund, such as the enterprise and Arts Center funds, continue to drain general fund resources, and if debt continues to grow.

Upside scenario

We could raise the rating if the city's balance sheet improves and economic measures, such as its income levels and per capita market values, were to improve to levels commensurate with those of higher-rated peers, all other credit factors remaining equal.

Related Research

- S&P Public Finance Local GO Criteria: How We Adjust Data For Analytic Consistency, Sept. 12, 2013
- Incorporating GASB 67 And 68: Evaluating Pension/OPEB Obligations Under Standard & Poor's U.S. Local Government GO Criteria, Sept. 2, 2015

Ratings Detail (As Of October 23, 2019)		
Hopkins GO bnds		
Long Term Rating	AA+/Stable	Affirmed
Hopkins GO bnds ser 2017B dtd 07/13/2017 due 02/01/2033		
Long Term Rating	AA+/Stable	Affirmed
Hopkins GO imp bnds		
Long Term Rating	AA+/Stable	Affirmed
Hopkins GO tax abatement bnds		
Long Term Rating	AA+/Stable	Affirmed
Hopkins GO tax increment rev rfdg bnds		
Long Term Rating	AA+/Stable	Affirmed
Hopkins GO		
Long Term Rating	AA+/Stable	Affirmed
Hopkins GO		
Long Term Rating	AA+/Stable	Affirmed
Hopkins GO		
Long Term Rating	AA+/Stable	Affirmed
Hopkins GO		
Long Term Rating	AA+/Stable	Affirmed

Certain terms used in this report, particularly certain adjectives used to express our view on rating relevant factors, have specific meanings ascribed to them in our criteria, and should therefore be read in conjunction with such criteria. Please see Ratings Criteria at www.standardandpoors.com for further information. Complete ratings information is available to subscribers of RatingsDirect at www.capitaliq.com. All ratings affected by this rating action can be found on S&P Global Ratings' public website at www.standardandpoors.com. Use the Ratings search box located in the left column.

Copyright © 2019 by Standard & Poor's Financial Services LLC. All rights reserved.

No content (including ratings, credit-related analyses and data, valuations, model, software or other application or output therefrom) or any part thereof (Content) may be modified, reverse engineered, reproduced or distributed in any form by any means, or stored in a database or retrieval system, without the prior written permission of Standard & Poor's Financial Services LLC or its affiliates (collectively, S&P). The Content shall not be used for any unlawful or unauthorized purposes. S&P and any third-party providers, as well as their directors, officers, shareholders, employees or agents (collectively S&P Parties) do not guarantee the accuracy, completeness, timeliness or availability of the Content. S&P Parties are not responsible for any errors or omissions (negligent or otherwise), regardless of the cause, for the results obtained from the use of the Content, or for the security or maintenance of any data input by the user. The Content is provided on an "as is" basis. S&P PARTIES DISCLAIM ANY AND ALL EXPRESS OR IMPLIED WARRANTIES, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OR USE, FREEDOM FROM BUGS, SOFTWARE ERRORS OR DEFECTS, THAT THE CONTENT'S FUNCTIONING WILL BE UNINTERRUPTED OR THAT THE CONTENT WILL OPERATE WITH ANY SOFTWARE OR HARDWARE CONFIGURATION. In no event shall S&P Parties be liable to any party for any direct, indirect, incidental, exemplary, compensatory, punitive, special or consequential damages, costs, expenses, legal fees, or losses (including, without limitation, lost income or lost profits and opportunity costs or losses caused by negligence) in connection with any use of the Content even if advised of the possibility of such damages.

Credit-related and other analyses, including ratings, and statements in the Content are statements of opinion as of the date they are expressed and not statements of fact. S&P's opinions, analyses and rating acknowledgment decisions (described below) are not recommendations to purchase, hold, or sell any securities or to make any investment decisions, and do not address the suitability of any security. S&P assumes no obligation to update the Content following publication in any form or format. The Content should not be relied on and is not a substitute for the skill, judgment and experience of the user, its management, employees, advisors and/or clients when making investment and other business decisions. S&P does not act as a fiduciary or an investment advisor except where registered as such. While S&P has obtained information from sources it believes to be reliable, S&P does not perform an audit and undertakes no duty of due diligence or independent verification of any information it receives. Rating-related publications may be published for a variety of reasons that are not necessarily dependent on action by rating committees, including, but not limited to, the publication of a periodic update on a credit rating and related analyses.

To the extent that regulatory authorities allow a rating agency to acknowledge in one jurisdiction a rating issued in another jurisdiction for certain regulatory purposes, S&P reserves the right to assign, withdraw or suspend such acknowledgment at any time and in its sole discretion. S&P Parties disclaim any duty whatsoever arising out of the assignment, withdrawal or suspension of an acknowledgment as well as any liability for any damage alleged to have been suffered on account thereof.

S&P keeps certain activities of its business units separate from each other in order to preserve the independence and objectivity of their respective activities. As a result, certain business units of S&P may have information that is not available to other S&P business units. S&P has established policies and procedures to maintain the confidentiality of certain non-public information received in connection with each analytical process.

S&P may receive compensation for its ratings and certain analyses, normally from issuers or underwriters of securities or from obligors. S&P reserves the right to disseminate its opinions and analyses. S&P's public ratings and analyses are made available on its Web sites, www.standardandpoors.com (free of charge), and www.ratingsdirect.com (subscription), and may be distributed through other means, including via S&P publications and third-party redistributors. Additional information about our ratings fees is available at www.standardandpoors.com/usratingsfees.

STANDARD & POOR'S, S&P and RATINGSDIRECT are registered trademarks of Standard & Poor's Financial Services LLC.

November 4, 2019 City Council Report 2019-110

600 – 2nd Street Northeast (Excelsior Tech Center)
Conditional Use Permit for Outdoor Storage

Proposed Action: Staff recommends the Planning & Zoning Commission approve the following motion: Move to adopt Resolution 2019-085, approving 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 (the Excelsior Tech Center). This CUP would allow the Two Men and a Truck moving and storage company to store up to 20 box moving trucks outside along the western edge of the site along Jackson Avenue North. This company plans to consolidate their two west metro locations in to 16,000 square feet of the subject property formally occupied by Appliance Smart.

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 box moving trucks is an accessory use and 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. The applicant would like to occupy the building and begin storing the trucks as soon as possible but the winter weather season will prevent installation of the additional setback, landscaping and fencing until next spring/summer. To insure these improvements, a condition of approval requires the applicant provide a letter of credit that the City can draw upon if the improvements are not installed by July 1, 2020. Based on the findings detailed in this report, both the Planning & Zoning Commission and staff recommend approval of this request.

Primary Issues to Consider

- Background
- Conditional Use Permit
- Engineering Review
- Alternatives

Supporting Documents

- Resolution 2019-085
- 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.

Planning & Zoning Commission Action. The Planning & Zoning Commission held a public hearing to review this item (Planning Application 2019-15-CUP) during its regular meeting on October 22, 2019. During that meeting, the Commission heard a summary presentation from both staff and the applicant but no comments from the public. After some general questions and conversation with the applicant, the Commission voted 6-0 to recommend the City Council approve this request.

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 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 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. Vote to approve. By voting to approve the conditional use permit (CUP) application, the applicant will be able to store up to 20 box moving trucks outside the subject property.

2. Vote to deny. By voting to deny the conditional use permit (CUP) application, the applicant will not be allow to store up to 20 box moving trucks outside the subject property. Should City Council consider this option, it must also identify specific findings that support this alternative.

3. Continue for further information. If the City Council finds that further information is needed, the items should be continued.

CITY OF HOPKINS
Hennepin County, Minnesota

RESOLUTION 2019-085

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR 600 – 2ND STREET NORTHEAST (PID 19-117-21-31-0058)

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,

4. That the Hopkins Planning & Zoning Commission voted 6-0 to recommend the City Council approve this request; and

5. That the Hopkins City Council reviewed this application during their November 4, 2019 meeting and agreed with the findings of the Planning & Zoning Commission.

WHEREAS, staff recommends approval of the above stated application based on the findings outlined in City Council Report 2019-110 dated November 4, 2019.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hopkins hereby approves 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 sections 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 approved site plan with the revisions required in Item 3 above before July 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.

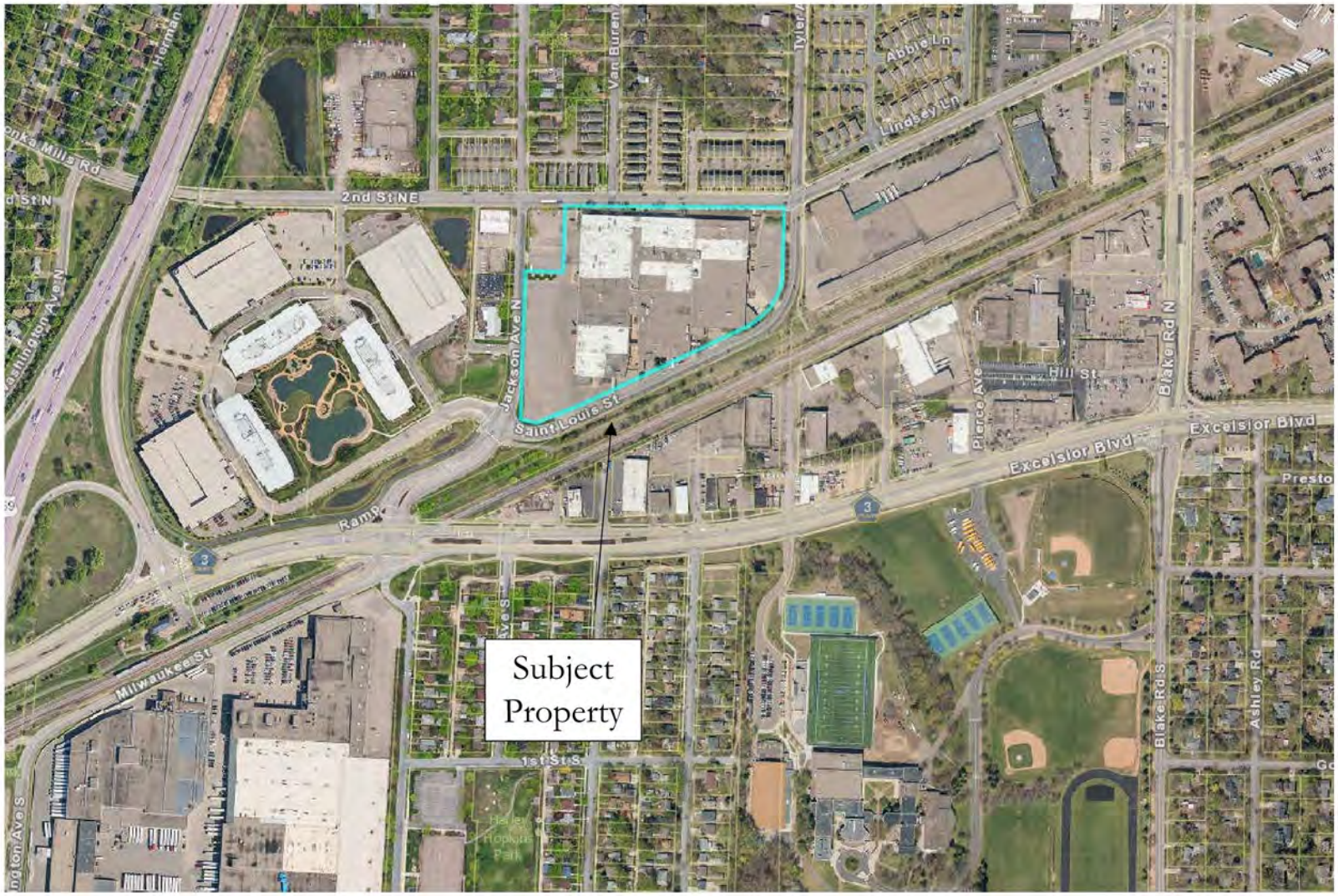
Adopted by the City Council of the City of Hopkins this 4th day of November 2019.

_____
Jason Gadd, Mayor

ATTEST:

_____
Amy Domeier, City Clerk

Site Location Map for 600 – 2nd Street Northeast



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

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.

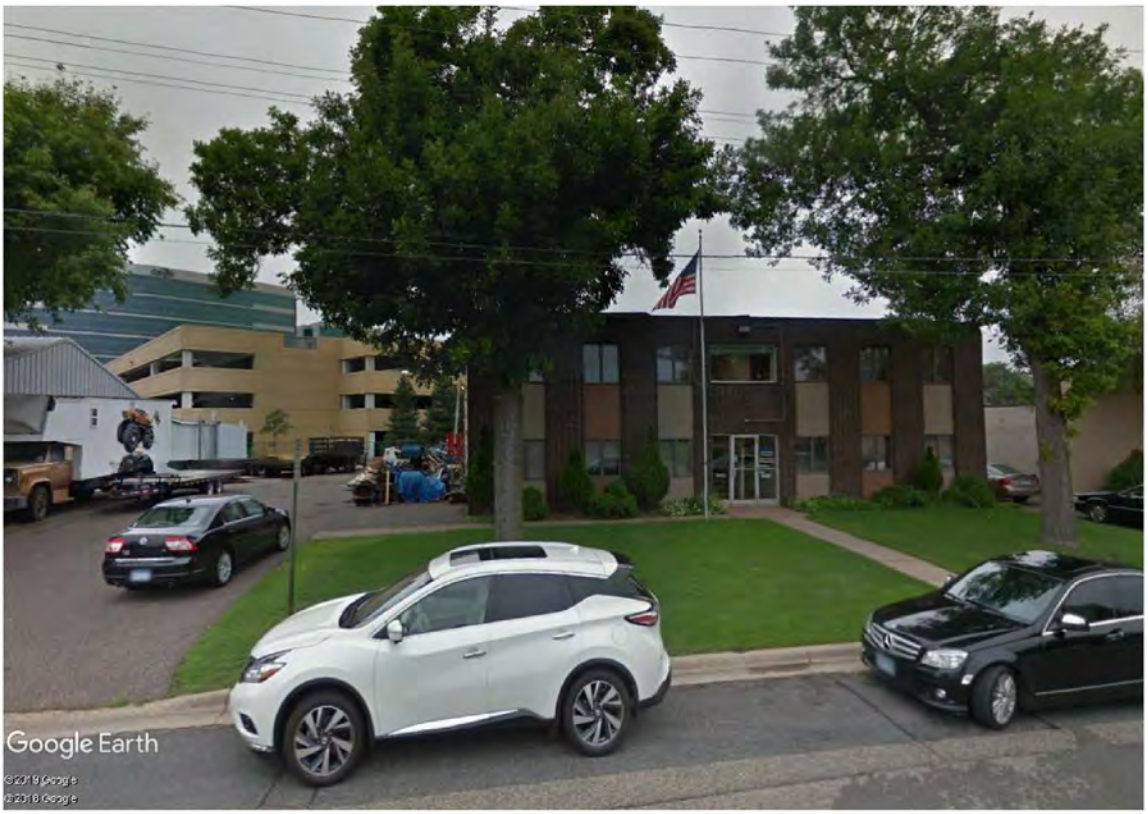
(f) The proposed site improvement plans will provide sight buffers to adjacent properties. No other protective measures are necessary.

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

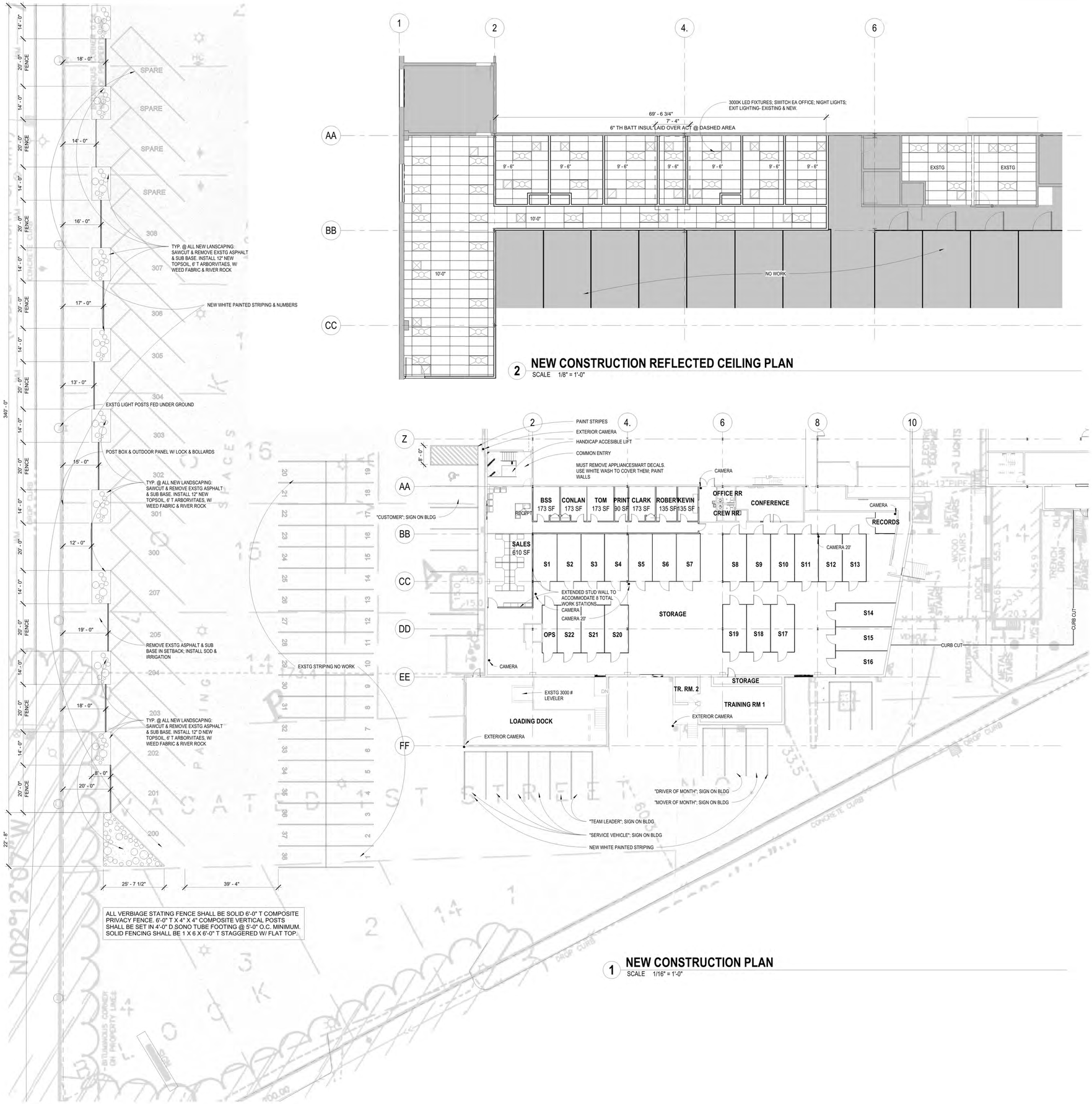
(h) Exterior parking of company vehicles by Two Men will have no impact to vehicular traffic in the area and will not impose any traffic hazards.

NEIGHBORS ACROSS JACKSON






Google Earth
©2019 Google
©2018 Google



2 NEW CONSTRUCTION REFLECTED CEILING PLAN

SCALE 1/8" = 1'-0"

1 NEW CONSTRUCTION PLAN

SCALE 1/16" = 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 CELING 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, #160
St. Paul, Minnesota 55114
952.583.9798

125 JACKSON NORTH- SUITE 200

EXCELSIOR TECH CENTER, HOPKINS, MN

ALL ARCHITECTURAL AND ENGINEERING DRAWINGS ARE IN CONFIDENCE AND DISSEMINATION MAY NOTE MADE WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT. ALL COMMON LAW RIGHTS OF COPYRIGHT ARE RESERVED BY THE ARCHITECT. ALL DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION, OR REPORT TYPE, PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

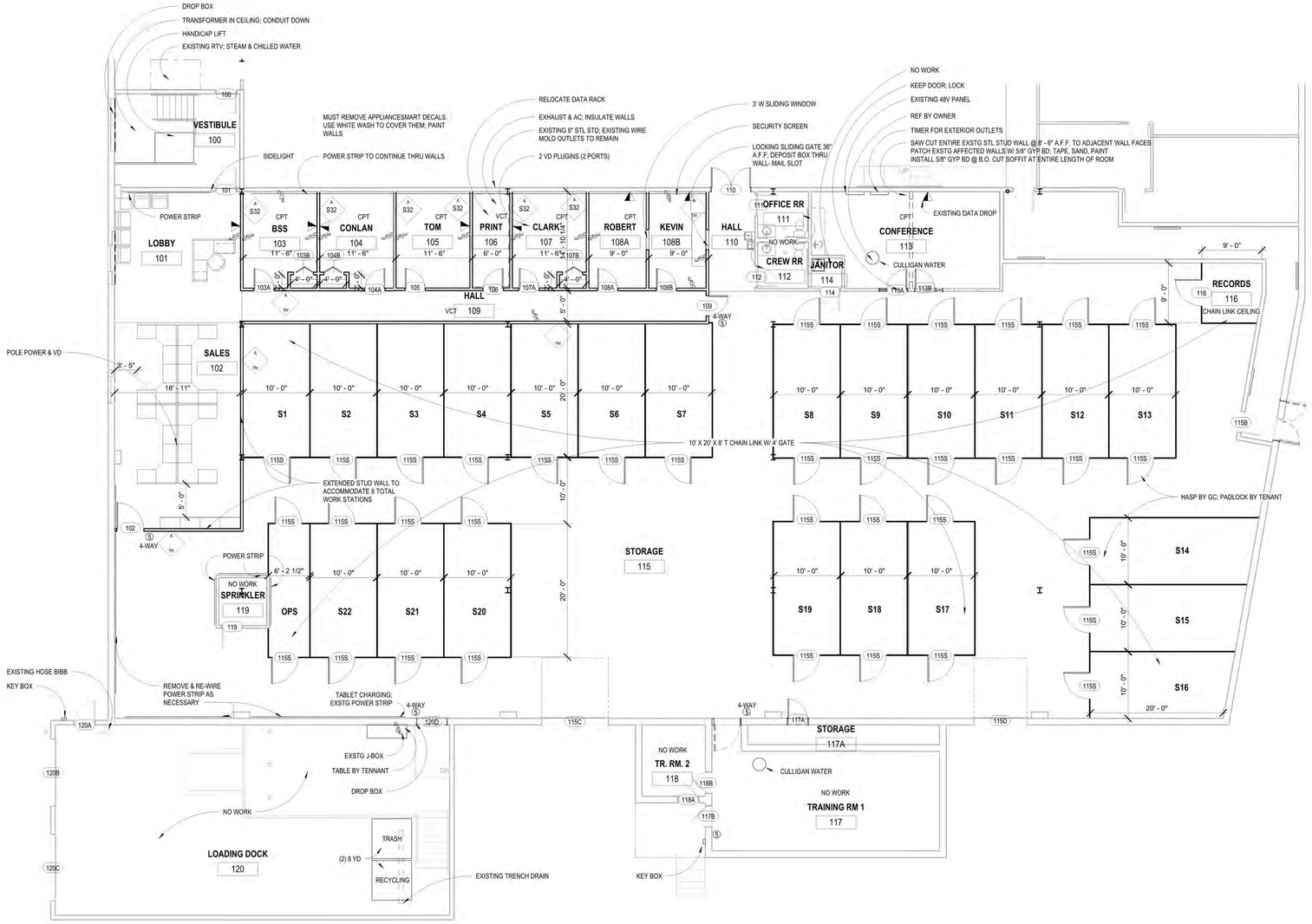
PRINT NAME: JEFFREY B. WOLF
ARCHITECT
LICENSE #: NUMBER DATE: 10/14/2019
SIGNATURE:

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

TWO MEN AND A TRUCK

A04

© 2019 MOMENTUM DESIGN GROUP LLC



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. LOCKSETS 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		

Momentum Design Group
765 North Hampden Avenue, #180
St. Paul, Minnesota 55114
952.583.9786

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

ALL ARCHITECTURAL AND ENGINEERING DRAWINGS ARE IN CONFIDENCE AND DISSEMINATION MAY NOTBE MADE WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHER PROPERTY RIGHTS ARE RESERVED BY THE ARCHITECT. THESE PLANS AND SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

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

Date	10/14/19
Project Architect	Checker
Project Number	19007

TWO MEN AND A TRUCK

A05

© 2019 MOMENTUM DESIGN GROUP LLC

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!

Share Email

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, 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 City Council Report 2019-111

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

Proposed Action: Staff recommends the City Council approve the following motions:

- Move to adopt Resolution 2019-086 approving Ordinance 2019-1143 amending Section 535.03, Subdivision 2(V) related to the location of banks and savings and loan institutions.
- Move to adopt Resolution 2019-087 approving the site plan for the property at 510 Blake Road North, subject to the conditions.
- Move to adopt Resolution 2019-088 approving 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, site plan and conditional use permit approvals to allow redevelopment of 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 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 in this report, both the Planning & Zoning Commission and staff recommend 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
- Ordinance 2019-1143
- 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. It should be noted that this application originally included a planned unit development rezoning. That application was withdrawn by the applicant just prior to the City Council review because the applicant revised their plans to conform with the B-3 district so the PUD rezoning was no longer necessary.

- Zoning code text amendment removing a dated requirement that banks be located in or adjacent to downtown.
- 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 comments from the meeting are attached for your reference. They show no people attended the meeting to learn about or voice concerns with the project.

Planning & Zoning Commission Action. The Planning & Zoning Commission held a public hearing to review this item (Planning Application 2019-16-TA-SP-CUP) during its regular meeting on October 22, 2019. During that meeting, the Commission heard a summary presentation from both staff and the applicant but no comments from the public. After some general questions and conversation with the applicant, the Commission voted 6-0 to recommend the City Council approve this request.

Legal Authority. This proposal includes two different types of land use applications. The text amendment is considered a legislative action. When considering 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 535.03, 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

SITE PLAN REVIEW

Standards for reviewing site plan applications are detailed in Section 526 of the City Code. This section establishes the site plan 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. 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 in these areas should include moderate to high density mixed use development designed to complement and enhance the existing development pattern 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.

By comparison, the site is zoned B-3, General Business. Banks with drive-thrus are allowed in this zone and location, provided the City also approve the associated text amendment application (see above). It should be noted that the applicant agreed to exceed many of the B-3 district development standards to design a site more consistent with the pedestrian friendly and transit supportive vision for the area around the future Blake Road LRT station called for in the Blake Road Station Area Plan, the 2040 Comprehensive Plan and the Mixed Use zoning district.

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.

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 535.03, 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,

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. Vote to approve. By voting to approve the text amendment, site plan and conditional use permit applications, the applicant will be allowed to redevelop the site into a retail bank of America facility with a drive-thru.

2. Vote to deny. By voting deny the text amendment, site plan and conditional use permit applications, the applicant will not be allowed to redevelop the site into a retail bank of America facility with a drive-thru. Should City Council consider this option, it must also identify specific findings that support this alternative.

3. Continue for further information. If the City Council finds that further information is needed, the items should be continued.

CITY OF HOPKINS
Hennepin County, Minnesota

RESOLUTION 2019-086

A RESOLUTION APPROVING THE FIRST READING OF ORDINANCE 2019-1143 AMENDING SECTION 535.03, 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 535.03, 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,

4. That the Hopkins Planning & Zoning Commission vote 6-0 to recommend the City Council approve this request; and

5. That the Hopkins City Council reviewed this application during their November 4, 2019 meeting and agreed with the findings of the Planning & Zoning Commission.

WHEREAS, staff recommends approval of the above stated application based on the findings outlined in City Council Report 2019-111 dated November 4, 2019.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hopkins hereby approves the First Reading of Ordinance 2019-1143 amending Section 535.03, Subdivision 2(V) related to the location of banks and savings and loan institutions.

Adopted this 4th day of November 2019.

_____
Jason Gadd, Mayor

ATTEST:

_____
Amy Domeier, City Clerk

CITY OF HOPKINS
Hennepin County, Minnesota

RESOLUTION 2019-087

A RESOLUTION APPROVING THE SITE PLAN FOR 510 BLAKE ROAD NORTH (PID 19-117-21-12-0031)

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,

4. That the Hopkins City Council reviewed this application during their November 4, 2019 meeting and agreed with the findings of the Planning & Zoning Commission.

WHEREAS, staff recommends approval of the above stated application based on the findings outlined in City Council Report 2019-111 dated November 4, 2019.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hopkins hereby approves 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 conditional use permit application and conformance with all related conditions.

3. Conformance with all applicable standards of the B-3, General Business District and conditions of approval listed in the staff report dated November 4, 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 security in a form acceptable to the City Attorney 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 4th day of November 2019.

_____
Jason Gadd, Mayor

ATTEST:

_____
Amy Domeier, City Clerk

CITY OF HOPKINS
Hennepin County, Minnesota

RESOLUTION 2019-088

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR 510 BLAKE ROAD NORTH (PID 19-117-21-12-0031)

WHEREAS, the applicant, Bank of America on behalf of the owner Frauenshuh Hospitality Group, initiated an application for conditional use permit allowing a drive thru facility at 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,

4. That the Hopkins City Council reviewed this application during their November 4, 2019 meeting and agreed with the findings of the Planning & Zoning Commission.

WHEREAS, staff recommends approval of the above stated application based on the findings outlined in City Council Report 2019-111 dated November 4, 2019.

NOW, THEREFORE, BE IT RESOLVED that City Council of the City of Hopkins hereby approves a conditional use permit allowing a drive thru facility for the property located at 510 Blake Road North (PID 19-117-21-12-0031), subject to the conditions listed below.

1. Conformance with all general conditional use permit standards in Section 525.13, Subdivision 15, and the specific conditional use permit standards for drive-thru facilities in Section 535.03, Subdivision 2(F).

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

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

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

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 4th day of November 2019.

_____
Jason Gadd, Mayor

ATTEST:

_____
Amy Domeier, City Clerk

CITY OF HOPKINS
Hennepin County, Minnesota

ORDINANCE NO. 2019-1143

AN ORDINANCE AMENDING SECTION 535.03, SUBDIVISION 2(V) RELATED TO THE LOCATION OF BANKS AND SAVINGS AND LOAN INSTITUTIONS

THE COUNCIL OF THE CITY OF HOPKINS DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Section 538.03, Subdivision 2(V), is hereby deleted.

~~Banks and savings and loan institutions, provided the land to be used for such purpose abuts or is separated only by a public right-of-way from the B-2 business district.~~

SECTION 2. This ordinance shall take effect and be in force upon its publication, in accordance with Section 3.07 of the City Charter.

First Reading:	November 4, 2019
Second Reading:	November 19, 2019
Date of Publication:	November 28, 2019
Date Ordinance Takes Effect:	November 28, 2019

_____
Jason Gadd, Mayor

ATTEST:

_____
Amy Domeier, City Clerk

Site Location Map for 510 Blake Road North



BANK OF AMERICA

HOPKINS, MINNESOTA

ISSUED FOR: CITY SUBMITTAL



SITE LOCATION MAP

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 10/30/19 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
5/24/19	CITY SUBMITTAL
8/16/19	ISSUE FOR REZONING
9/20/19	CITY RESUBMITTAL
10/30/19	CITY RESUBMITTAL

DRAWN BY:BN REVIEWED BY: DK

PROJECT NUMBER: 19067

REVISION SUMMARY

DATE	DESCRIPTION

TITLE SHEET

C0.0

© COPYRIGHT CIVIL SITE GROUP INC.

ARCHITECT:

NELSON ONLINE
135 SOUTH LASALLE STREET
SUITE 1711
CHICAGO, IL 60603
jaustin@nelsononline.com

DEVELOPER / PROPERTY OWNER:

JONES LANG LASALLE
200 EAST RANDOLPH STREET
CHICAGO, IL 60601

ENGINEER / LANDSCAPE ARCHITECT / SURVEY:

CIVIL SITE GROUP
4931 W 35TH STREET
SUITE 200
ST LOUIS PARK, MN 55416
612-615-0060

GEOTECHNICAL ENGINEER:

TBD

MASTER LEGEND:

- 1125 — EX. 1' CONTOUR ELEVATION INTERVAL
- 1127.12 — EXISTING SPOT GRADE ELEVATION
- 1137 — 1.0' CONTOUR ELEVATION INTERVAL
- 41.26 — SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED)
- 891.00 G — SPOT GRADE ELEVATION TOP OF CURB (GUTTER TOP)
- 891.00 TC — SPOT GRADE ELEVATION TOP OF WALL
- 891.00 BS/TS — SPOT GRADE ELEVATION BOTTOM OF WALL
- DRAINAGE ARROW
- EOF=1135.52 — EMERGENCY OVERFLOW
- SILT FENCE / BIOROLL - GRADING LIMIT
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- SB-1 — SOIL BORING LOCATION
- 10 — CURB AND GUTTER (T.O = TIP OUT)

- PROPOSED MANHOLE STORM
- PROPOSED CATCH BASIN OR CATCH BASIN MANHOLE STORM
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED MANHOLE SANITARY
- PROPOSED SIGN
- PROPOSED LIGHT
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER MAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATER MAIN
- EXISTING GAS MAIN
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND CABLE

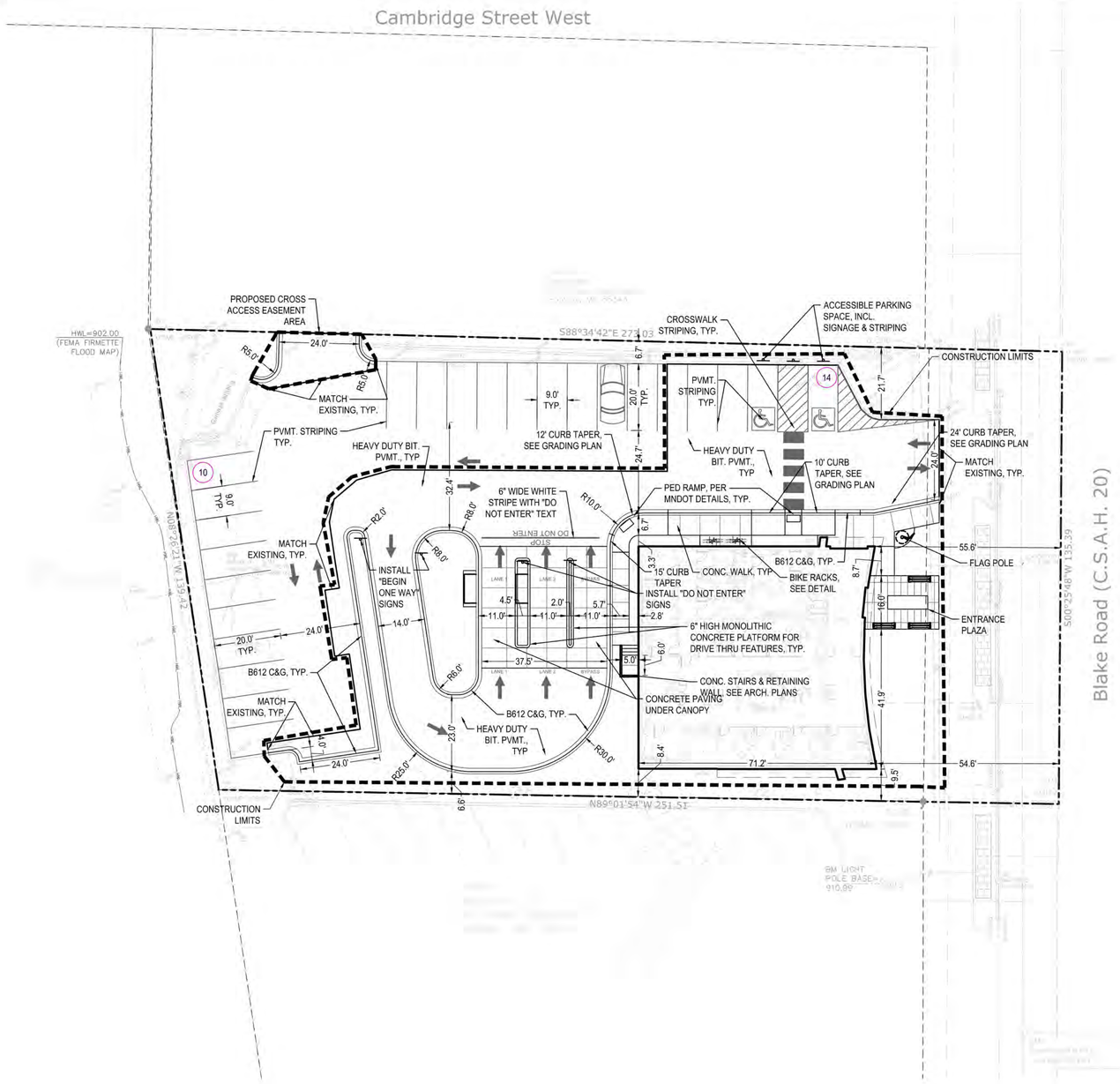
- EXISTING MANHOLE
- EXISTING CATCH BASIN
- EXISTING HYDRANT
- EXISTING STOPBOX
- EXISTING GATE VALVE
- EXISTING ELECTRIC BOX
- EXISTING LIGHT
- EXISTING GAS METER
- EXISTING GAS VALVE

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

SHEET INDEX

SHEET NUMBER	SHEET TITLE
C0.0	TITLE SHEET
V1.0	SITE SURVEY
C1.0	REMOVALS PLAN
C2.0	SITE PLAN
C3.0	GRADING PLAN
C4.0	UTILITY PLAN
C5.0	CIVIL DETAILS
C5.1	CIVIL DETAILS
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN NOTES & DETAILS
SW1.0	SWPPP - EXISTING & PROPOSED CONDITIONS
SW1.1	SWPPP - DETAILS
SW1.2	SWPPP - NARRATIVE

10/30/2019 9:00:37 AM



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%	4,573 SF	15.1%
ALL PAVEMENTS	21,199 SF	69.9%	19,365 SF	63.9%
ALL NON-PAVEMENTS	5,762 SF	19.0%	6,390 SF	21.1%
TOTAL SITE AREA	30,328 SF	100.0%	30,328 SF	100.0%

IMPERVIOUS SURFACE		
EXISTING CONDITION	24,566 SF	81.0%
PROPOSED CONDITION	23,938 SF	78.9%
DIFFERENCE (EX. VS PROP.)	-628 SF	-2.1%

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"

10/30/2019 9:01:06 AM

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 10/30/19 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
5/24/19	CITY SUBMITTAL
8/16/19	ISSUE FOR REZONING
9/20/19	CITY RESUBMITTAL
10/30/19	CITY RESUBMITTAL

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

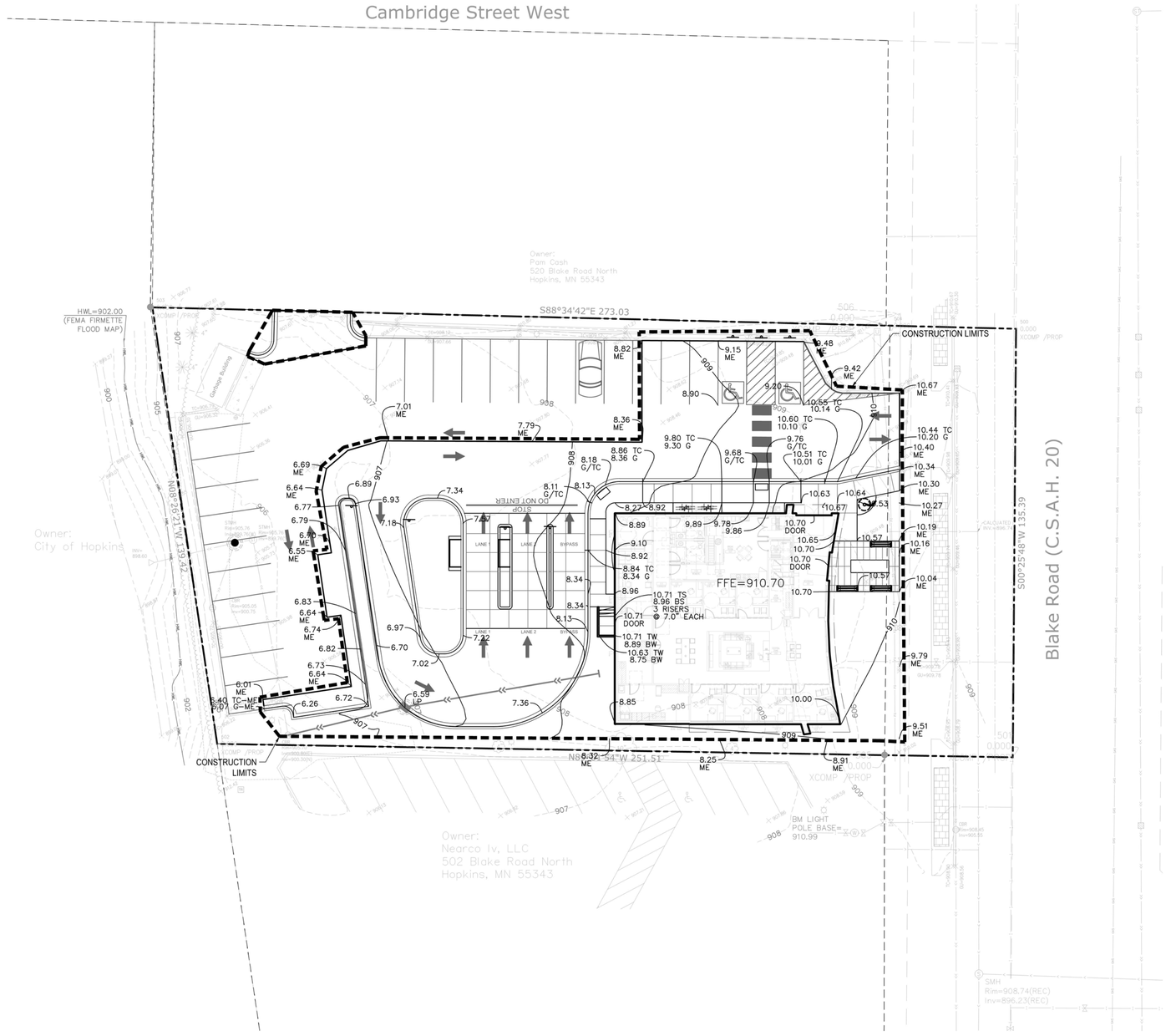
REVISION SUMMARY

DATE	DESCRIPTION

SITE PLAN

C2.0

© COPYRIGHT CIVIL SITE GROUP INC



GENERAL GRADING NOTES:

1. SEE SITE PLAN FOR HORIZONTAL LAYOUT & GENERAL GRADING NOTES.
2. THE CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION (INCLUDING BUT NOT LIMITED TO SITE PREPARATION, SOIL CORRECTION, EXCAVATION, EMBANKMENT, ETC.) IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.
3. GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY.
4. PROPOSED SPOT GRADES ARE FLOW-LINE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.
5. GRADES OF WALKS SHALL BE INSTALLED WITH 5% MAX. LONGITUDINAL SLOPE AND 1% MIN. AND 2% MAX. CROSS SLOPE, UNLESS OTHERWISE NOTED.
6. PROPOSED SLOPES SHALL NOT EXCEED 3:1 UNLESS INDICATED OTHERWISE ON THE DRAWINGS. MAXIMUM SLOPES IN MAINTAINED AREAS IS 4:1
7. PROPOSED RETAINING WALLS, FREESTANDING WALLS, OR COMBINATION OF WALL TYPES GREATER THAN 4' IN HEIGHT SHALL BE DESIGNED AND ENGINEERED BY A REGISTERED RETAINING WALL ENGINEER. DESIGN DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF GRADE STAKES THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH PROPER GRADES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR A FINAL FIELD CHECK OF FINISHED GRADES ACCEPTABLE TO THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO TOPSOIL AND SODDING ACTIVITIES.
9. IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, THE CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
10. EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. THE CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. THE CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES. RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
11. FINISHED GRADING SHALL BE COMPLETED. THE CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISH GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED BY TRAFFIC OR ERODED BY WATER OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
12. PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND/OR PARKING AREA SUBGRADE. THE CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS OF THE STREET OR PARKING AREA ARE UNSTABLE. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER. NO TEST ROLL SHALL OCCUR WITHIN 10' OF ANY UNDERGROUND STORM RETENTION/DETENTION SYSTEMS.
13. TOLERANCES
    - 13.1. THE BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
    - 13.2. THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
    - 13.3. AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
    - 13.4. TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
14. MAINTENANCE
    - 14.1. THE CONTRACTOR SHALL PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION, AND KEEP AREA FREE OF TRASH AND DEBRIS.
    - 14.2. CONTRACTOR SHALL REPAIR AND REESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS TO SPECIFIED TOLERANCES. DURING THE CONSTRUCTION, IF REQUIRED, AND DURING THE WARRANTY PERIOD, ERODED AREAS WHERE TURF IS TO BE ESTABLISHED SHALL BE RESEEDED AND MULCHED.
    - 14.3. WHERE COMPLETED COMPACTED AREAS ARE DISTURBED BY SUBSEQUENT CONSTRUCTION OPERATIONS OR ADVERSE WEATHER, CONTRACTOR SHALL SCARIFY, SURFACE, RESHAPE, AND COMPACT TO REQUIRED DENSITY PRIOR TO FURTHER CONSTRUCTION.

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0-SW1.2

CITY OF HOPKINS GRADING NOTES:

1. RESERVED FOR CITY SPECIFIC GRADING NOTES.

GRADING PLAN LEGEND:

1125	EX. 1' CONTOUR ELEVATION INTERVAL
1137	1.0' CONTOUR ELEVATION INTERVAL
41.26	SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED)
891.00 G	SPOT GRADE ELEVATION GUTTER
891.00 TC	SPOT GRADE ELEVATION TOP OF CURB
891.00 BS/TS	SPOT GRADE ELEVATION BOTTOM OF STAIRS/TOP OF STAIRS
891.00 ME	SPOT GRADE ELEVATION MATCH EXISTING
GB	GRADE BREAK - HIGH POINTS
TO	CURB AND GUTTER (T.O = TIP OUT)
EOF=1135.52	EMERGENCY OVERFLOW

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

1" = 20'-0"

10'-0" 0 20'-0"

10/30/2019 9:01:11 AM

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 10/30/19 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
5/24/19	CITY SUBMITTAL
8/16/19	ISSUE FOR REZONING
9/20/19	CITY RESUBMITTAL
10/30/19	CITY RESUBMITTAL

DRAWN BY:BN REVIEWED BY: DK

PROJECT NUMBER: 19067

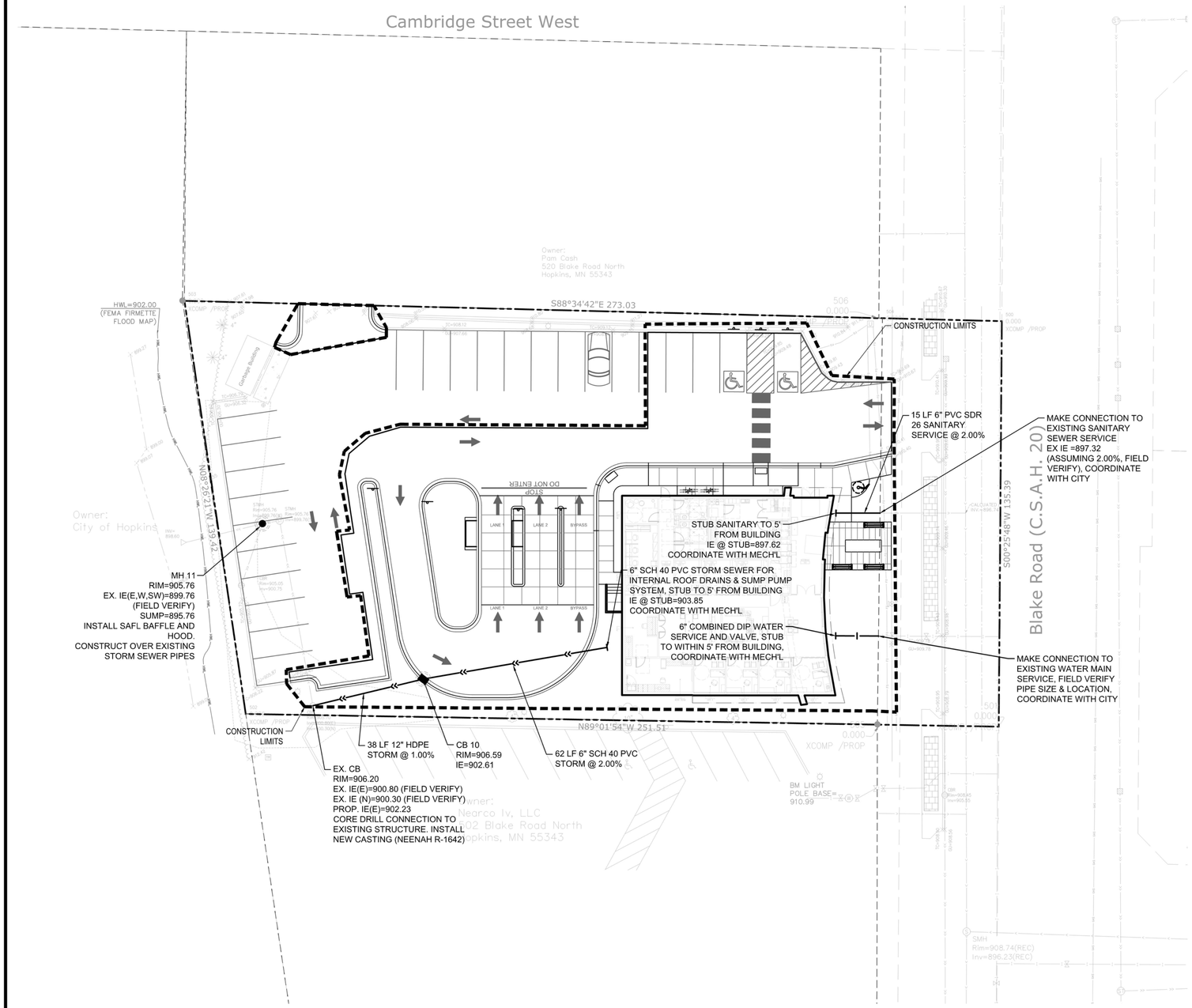
REVISION SUMMARY

DATE	DESCRIPTION

GRADING PLAN

C3.0

© COPYRIGHT CIVIL SITE GROUP INC.



GENERAL UTILITY NOTES:

1. SEE SITE PLAN FOR HORIZONTAL DIMENSIONS AND LAYOUT.
2. CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF DISCREPANCIES OR VARIATIONS FROM THE PLANS.
3. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
4. UTILITY INSTALLATION SHALL CONFORM TO THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION" AND "SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM), AND SHALL CONFORM WITH THE REQUIREMENTS OF THE CITY AND THE PROJECT SPECIFICATIONS.
5. CASTINGS SHALL BE SALVAGED FROM STRUCTURE REMOVALS AND RE-USED OR PLACED AT THE DIRECTION OF THE OWNER.
6. ALL WATER PIPE SHALL BE CLASS 52 DUCTILE IRON PIPE (DIP) AWWA C151, ASME B16.4, AWWA C110, AWWA C153 UNLESS OTHERWISE NOTED.
7. ALL SANITARY SEWER SHALL BE SDR 26 POLYVINYL CHLORIDE (PVC) ASTM D3034 & F679, OR SCH 40 ASTM D1785, 2665, ASTM F794, 1866) UNLESS OTHERWISE NOTED.
8. ALL STORM SEWER PIPE SHALL BE HDPE ASTM F714 & F2306 WITH ASTM D3212 SPEC FITTINGS UNLESS OTHERWISE NOTED.
9. PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURE OR TO END OF FLARED END SECTION.
10. UTILITIES ON THE PLAN ARE SHOWN TO WITHIN 5' OF THE BUILDING FOOTPRINT. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR THE FINAL CONNECTION TO BUILDING LINES. COORDINATE WITH ARCHITECTURAL AND MECHANICAL PLANS.
11. CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.15 FEET PER DETAILS. RIM ELEVATIONS SHOWN ON THIS PLAN DO NOT REFLECT SUMPED ELEVATIONS.
12. ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.
13. HYDRANT TYPE, VALVE, AND CONNECTION SHALL BE IN ACCORDANCE WITH CITY REQUIREMENTS. HYDRANT EXTENSIONS ARE INCIDENTAL.
14. A MINIMUM OF 8 FEET OF COVER IS REQUIRED OVER ALL WATERMAIN, UNLESS OTHERWISE NOTED. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. EXTRA DEPTH WATERMAIN IS INCIDENTAL.
15. A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES, UNLESS OTHERWISE NOTED.
16. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION.
17. CONNECTIONS TO EXISTING STRUCTURES SHALL BE CORE-DRILLED.
18. COORDINATE LOCATIONS AND SIZES OF SERVICE CONNECTIONS WITH THE MECHANICAL DRAWINGS.
19. COORDINATE INSTALLATION AND SCHEDULING OF THE INSTALLATION OF UTILITIES WITH ADJACENT CONTRACTORS AND CITY STAFF.
20. ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL PAVEMENT CONNECTIONS SHALL BE SAWCUT. ALL TRAFFIC CONTROLS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE BUT NOT BE LIMITED TO SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
21. ALL STRUCTURES, PUBLIC AND PRIVATE, SHALL BE ADJUSTED TO PROPOSED GRADES WHERE REQUIRED. THE REQUIREMENTS OF ALL OWNERS MUST BE COMPLIED WITH. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
22. CONTRACTOR SHALL COORDINATE ALL WORK WITH PRIVATE UTILITY COMPANIES.
23. CONTRACTOR SHALL COORDINATE CONNECTION OF IRRIGATION SERVICE TO UTILITIES. COORDINATE THE INSTALLATION OF IRRIGATION SLEEVES NECESSARY AS TO NOT IMPACT INSTALLATION OF UTILITIES.
24. CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS THROUGHOUT CONSTRUCTION AND SUBMIT THESE PLANS TO ENGINEER UPON COMPLETION OF WORK.
25. ALL JOINTS AND CONNECTIONS IN STORM SEWER SYSTEM SHALL BE GASTIGHT OR WATERTIGHT. APPROVED RESILIENT RUBBER JOINTS MUST BE USED TO MAKE WATERTIGHT CONNECTIONS TO MANHOLES, CATCHBASINS, OR OTHER STRUCTURES.
26. ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED IN ACCORDANCE WITH MN RULES, CHAPTER 4714, SECTION 1109.0.

CITY OF HOPKINS UTILITY NOTES:

1. RESERVED FOR CITY SPECIFIC UTILITY NOTES.

UTILITY LEGEND:

- CATCH BASIN
- MANHOLE
- GATE VALVE AND VALVE BOX
- PROPOSED FIRE HYDRANT
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- FES AND RIP RAP

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

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

10/30/2019 9:01:21 AM

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 10/30/19 LICENSE NO. 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
5/24/19	CITY SUBMITTAL
8/16/19	ISSUE FOR REZONING
9/20/19	CITY RESUBMITTAL
10/30/19	CITY RESUBMITTAL

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

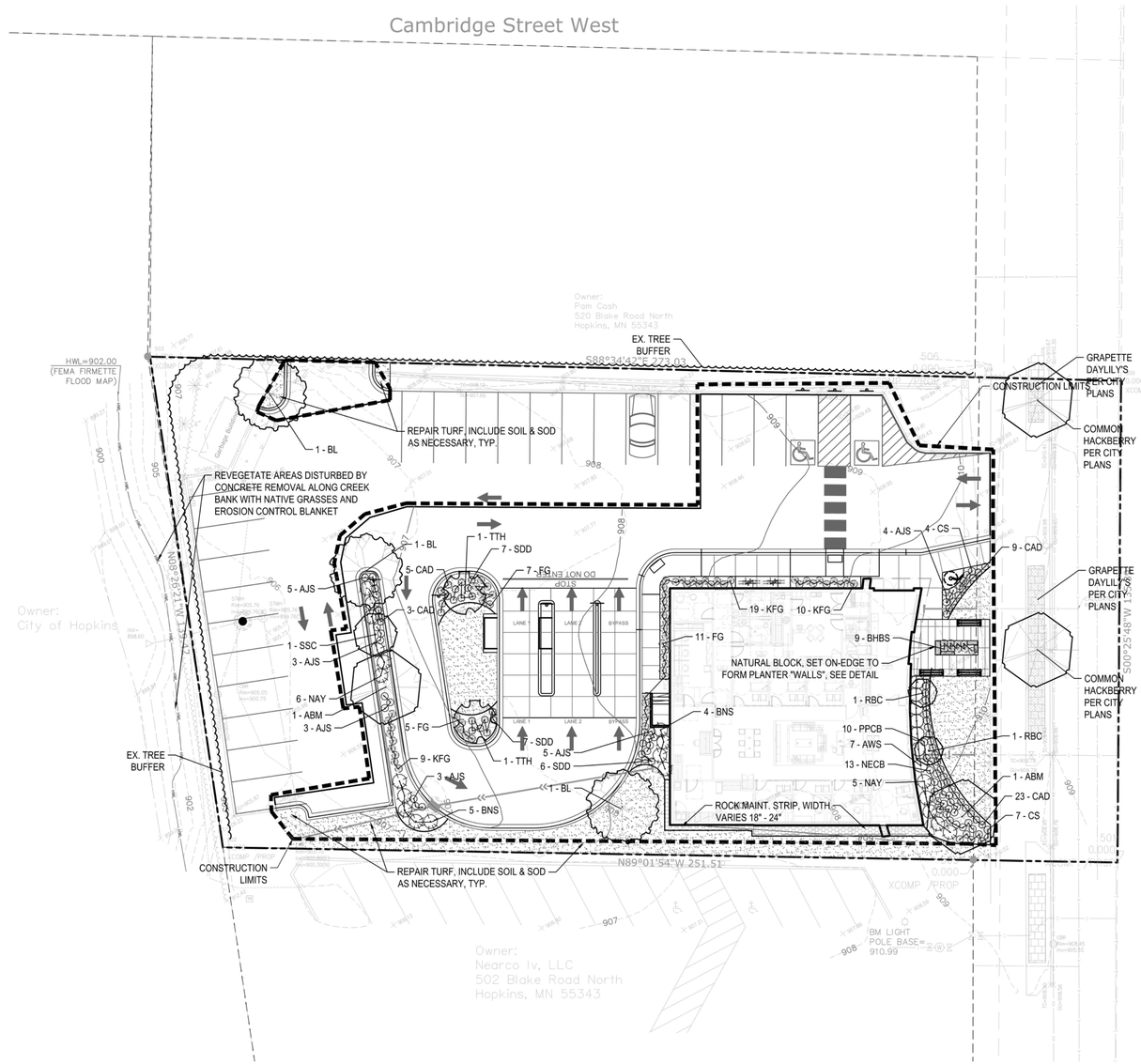
REVISION SUMMARY

DATE	DESCRIPTION

UTILITY PLAN

C4.0

© COPYRIGHT CIVIL SITE GROUP INC.



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:

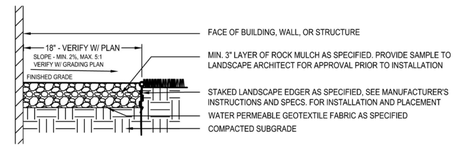
1. WHERE SHOWN, SHRUB & PERENNIAL BEDS SHALL BE MULCHED WITH 4" DEPTH (MINIMUM AFTER INSTALLATION AND/OR TOP DRESSING OPERATIONS) OF SHREDDED CYPRESS MULCH.
2. ALL TREES SHALL BE MULCHED WITH SHREDDED CYPRESS MULCH TO OUTER EDGE OF SAUCER OR TO EDGE OF PLANTING BED, IF APPLICABLE. ALL MULCH SHALL BE 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

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

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

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.

10/30/2019 9:01:37 AM

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 10/30/19 LICENSE NO. 24904

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
5/24/19	CITY SUBMITTAL
8/16/19	ISSUE FOR REZONING
9/20/19	CITY RESUBMITTAL
10/30/19	CITY RESUBMITTAL

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

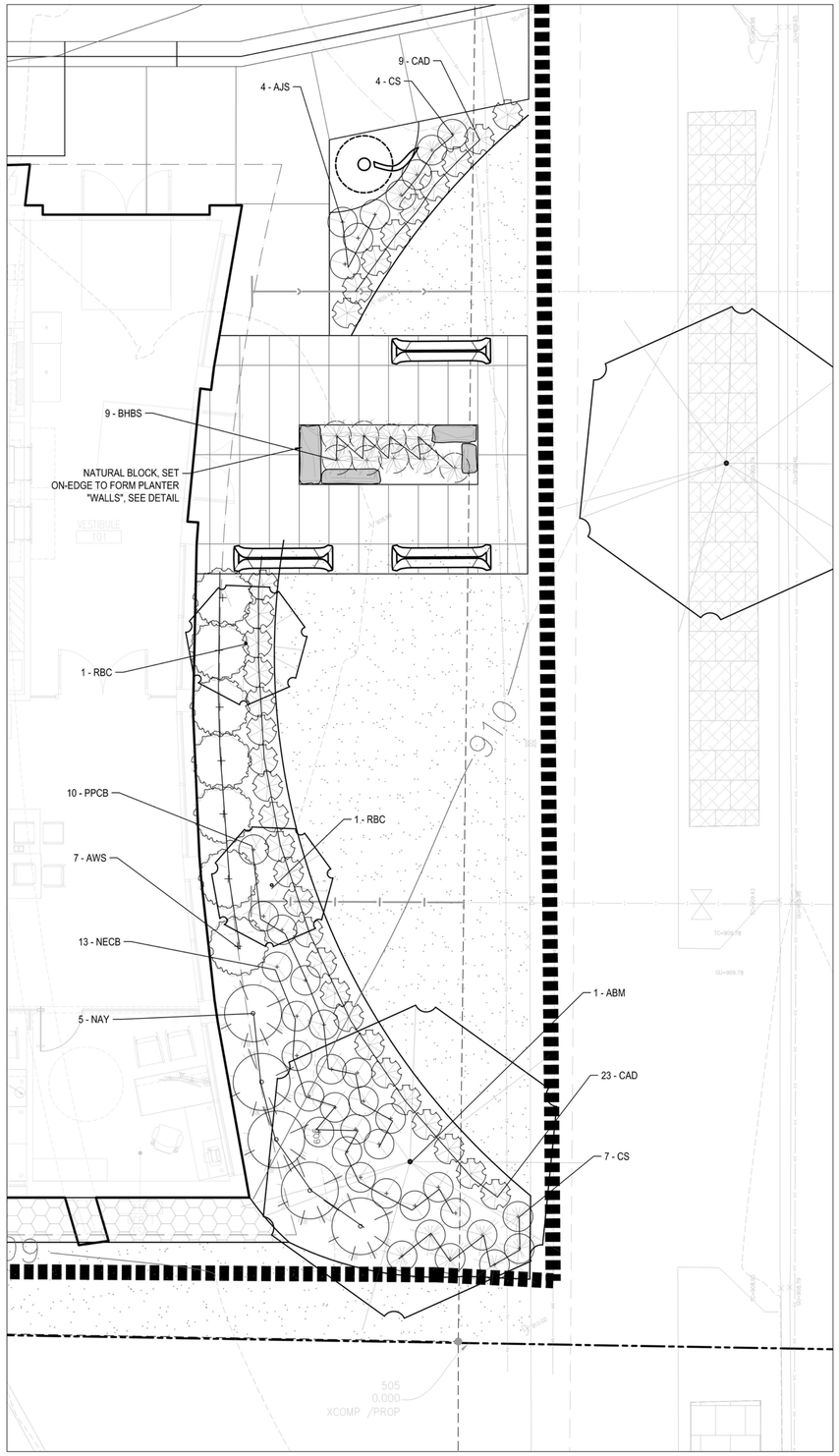
REVISION SUMMARY

DATE	DESCRIPTION

LANDSCAPE PLAN

L1.0

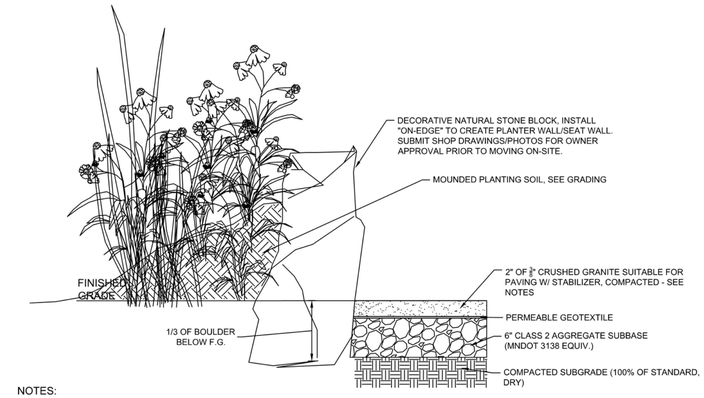
© COPYRIGHT CIVIL SITE GROUP INC.



1 STREET FRONT ENLARGEMENT

1" = 5'-0"

2'-6" 0 5'-0" N



NOTES:

1. CONTRACTOR SHALL COORDINATE SELECTION OF BOULDERS WITH THE LANDSCAPE ARCHITECT AT THE QUARRY PRIOR TO DELIVERY.

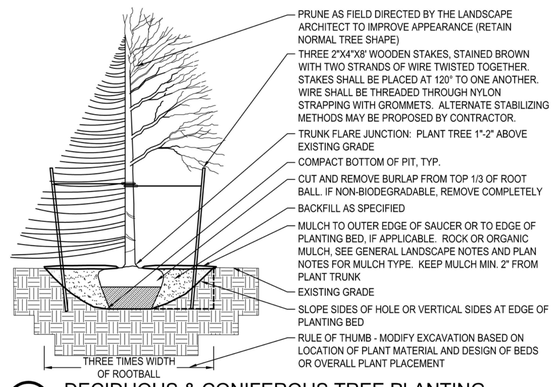
2. BOULDERS SIZE, SHAPE, & COLOR SHALL BE AS SPECIFIED. BOULDERS FROM EXCAVATION ACTIVITIES SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT FOR APPROVAL TO USE AS AN ACCEPTABLE BOULDER PRODUCT PRIOR TO INSTALLATION.

3. CONTRACTOR SHALL STAKE IN THE FIELD LOCATION AND GROUPING OF BOULDERS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

4. BOULDERS SHALL BE FREE OF SHARP ANGLES AND OBSERVED FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. APPROXIMATE ORIENTATION OF THE BOULDER SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION.

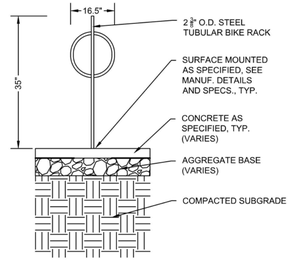
1 ORNAMENTAL BOULDER PLANTER

NTS



2 DECIDUOUS & CONIFEROUS TREE PLANTING

NTS

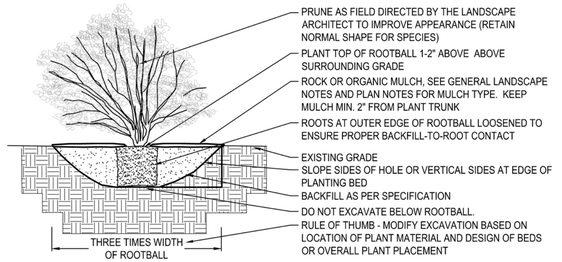


NOTES:
1. SEE GEO-TECHNICAL REPORT FOR FOOTING AND BASE MATERIAL RECOMMENDATIONS.
2. SUBMIT SHOP DRAWINGS AND FINISH COLOR SAMPLES TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
3. COORDINATE INSTALLATION OF SLEEVES AND APPURTENANCES WITH THE MANUFACTURERS RECOMMENDATIONS.

SECTION

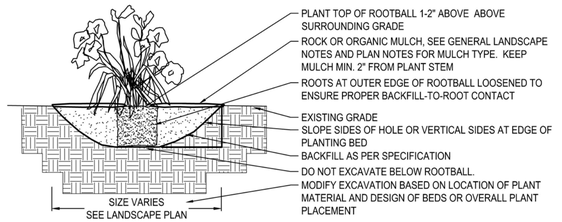
3 BICYCLE RACK - HITCHING POST STYLE

NTS



4 DECIDUOUS & CONIFEROUS SHRUB PLANTING

NTS

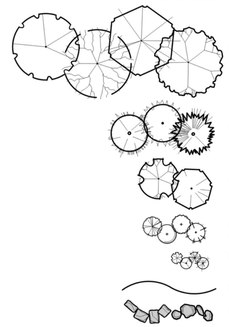


5 PERENNIAL BED PLANTING

NTS

LEGEND

- SHREDDED CYPRESS MULCH, SAMPLES REQUIRED PROVIDE EDGING AS SHOWN ON PLAN
- ROCK MULCH/RIP-RAP, SAMPLES REQUIRED PROVIDE EDGING AS SHOWN ON PLAN
- LAWN - SOD
- SEED TYPE 1 - MNDOT 34-262 WET PRAIRIE, PER MNDOT SEEDING MANUAL SPECIFICATIONS (2014)
- SEED TYPE 2 - MNDOT 35-221 DRY PRAIRIE, PER MNDOT SEEDING MANUAL SPECIFICATIONS (2014)
- 1" DIA. ROCK MAINTENANCE STRIP OVER FILTER FABRIC, SAMPLES REQUIRED. PROVIDE EDGING AS SHOWN ON PLAN
- GEOTEXTILE (ADD TO SEED MIX HATCH)



- PROPOSED CANOPY TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED EVERGREEN TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED ORNAMENTAL TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED DECIDUOUS AND EVERGREEN SHRUB SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- PROPOSED PERENNIAL PLANT SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES
- EDGING
- DECORATIVE BOULDERS (ROUNDED & BLOCK STYLE), 18"-30" DIA.

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

10/30/2019 9:01:47 AM

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 10/30/19 LICENSE NO. 24904

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
5/24/19	CITY SUBMITTAL
8/16/19	ISSUE FOR REZONING
9/20/19	CITY RESUBMITTAL
10/30/19	CITY RESUBMITTAL

DRAWN BY: BN REVIEWED BY: DK

PROJECT NUMBER: 19067

REVISION SUMMARY

DATE	DESCRIPTION

LANDSCAPE PLAN NOTES & DETAILS

L1.1

© COPYRIGHT CIVIL SITE GROUP INC.

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

November 4, 2019 City Council Report 2019-112

Beacon Interfaith Housing Apartment Building (Vista 44)
Rezoning & Planned Unit Development (PUD) and Site Plan Review

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

- Move to adopt Resolution 2019-089 approving the first reading of Ordinance 2019-1144 rezoning the subject from R-5 High Density Multiple Family to Mixed Use with a planned unit development, subject to conditions.
- Move to adopt Resolution 2019-090 approving the PUD site plan for the Beacon Multiple Family Apartment Building (Vista 44), 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 HDR - High Density Residential by the 2030 Comprehensive Plan and zoned R-5, High Density Multiple Family.

The key policy decision with this application is the proposed rezoning from R-5, High Density Multiple Family to Mixed Use with a PUD. The Mixed Use district was identified because it more closely fit the applicant's vision for the development, the surrounding downtown development pattern, and the goals of the Comprehensive Plan. Both the R-5 and Mixed Use districts have similar building height and density standards. However, the Mixed Use district offers additional development standards that are more consistent with the downtown development pattern and supportive of transit than the existing R-5 zoning. Should the City approve the rezoning, the project also requires site plan approval under the Mixed Use standards. The Planning & Zoning Commission held a public hearing to review this item on October 22, 2019. Based on the findings in this report, both the Planning & Zoning Commission and staff recommend approval of these requests subject to the conditions detailed in the attached resolutions.

Primary Issues to Consider

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

Supporting Documents

- Resolutions
- Ordinance 2019-1144
- Site Location Map
- Applicant's Narrative
- Public Comments
- Plans
- Engineering Comments
- Parking & Traffic Study

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. During the concept plan review, Beacon offered tours of their Edina development to the City Council, Planning & Zoning Commission and Hopkins residents. 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. Twelve people (including Beacon staff) attended the meeting and raised concerns about the building's height, setbacks and pedestrian cut-through traffic across the townhome property to the east.

Written Comments. To date, the City has received eleven separate comments about the Beacon proposal (6 in support and 5 against). These comments are from the following individuals or groups:

1. Kyle Bresin – supports proposal
2. CitiGables Condominiums – petition opposing the proposal.
3. CitiGables Townhomes – petition opposing the proposal.

4. Faith Leaders – letter supporting the proposal.
5. Sarah Granger – supports proposal.
6. Maureen Golden – supports proposal.
7. Judy Saumweber – supports proposal.
8. Jim and Michelle Smith – opposes proposal.
9. Pat and Bob Stacken – opposes proposal.
10. Jerry and Marie Trafas – opposes proposal.
11. Cheryl Youakim – supports proposal.

Planning & Zoning Commission Action. The Planning & Zoning Commission held a public hearing to review this item (Planning Application 2019-17-SP RZ & PUD) during its regular meeting on October 22, 2019. During that meeting, the Commission heard a summary presentation from staff and comments from both the applicant and the public.

The first group to speak during the public hearing were members of the Beacon development team. Kevin Walker of Beacon Interfaith Housing Collaborative provided a summary presentation. Anna Petersmeyer, COO of Volunteers of America, shared information on Volunteers of America and the services that would be available to residents of Vista 44. Bart Nelson of Urban Works Architecture discussed the floor to area ratio, parking requirements and design standards for the development.

Commissioner Hanneman questioned if there would be a preference for Hopkins. Mr. Walker provided information on the coordinated entry application system administered by Hennepin County and confirmed previous history with a community does not give an advantage. Commissioner Daly asked for more information on the green space for the development. Mr. Nelson shared that there are plans for a playground area, rain garden and will retain as much of the surrounding green space as possible.

Following Beacon's presentation, 23 individuals (12 in support and 11 against) came forward to address the Commission.
1. Rev. Zoe Kaester of Mizpah United Church of Christ in Hopkins spoke in support of the development.
2. Judy Johnson, 32 11th Avenue South, spoke in support of the development.
3. Alan Johnson, 32 11th Avenue South, spoke in support of the development.
4. Rabbi Jill Crimmings of Bet Shalom Congregation in Minnetonka, spoke in support of the development.
5. Tom Hudock, 325 13th Avenue North, spoke in support of the development.
6. Michael Semsch, president of National Handicap Housing, spoke in support of the development.
7. Charlie Flynn, 374 Althea Lane, spoke in support of the development.
8. Tim Buckley, 18 12th Avenue North, is not opposed to the development, but commented on current road conditions on 12th Avenue North and questioned if there would be street improvements with the project. Mr. Lindahl replied that no street improvements are included in the proposal, but the City does have a Street Improvement Plan that designates sections of the community for improvements each year. Mr. Lindahl said he would reach out to the City Engineer for a timeline.
9. Charles Claud, 32 11th Avenue South #109, shared concerns regarding the potential for unexpected expenses related to civil engineering, including parking, street conditions, and sewage and stormwater management.

10. Gary McGlennen, 32 11th Avenue South #111, spoke in opposition of the development. Mr. McGlennen questioned the applicant paying for the traffic study. Mr. Lindahl clarified the process for traffic studies and that the City chooses the consultant, not the applicant. Noting a last minute change to the plans, Mr. McGlennen suggested the Planning Commission choose to continue for more information.
11. Jim Shurley, 32 11th Avenue South, spoke in opposition of the development with concern for the change in zoning.
12. Rep. Cheryl Youakim, 129 7th Avenue North, spoke in support of the development.
13. Pastor Scott Searl of Shepard of the Hills in Edina, spoke in support of the development.
14. Marie Trafas, 402 14th Avenue North, spoke in opposition of the development, instead preferring senior-owned condominiums.
15. Jay Hornbacher, 10 7th Avenue North, spoke in support of the development.
16. Terrie Winegar, 106 12th Avenue South, spoke in opposition of the development.
17. Greg Zoidis, 201 Homedale Road and Beacon Interfaith board member, spoke in support of the development.
18. Mark Muenchow, 1117 1st Street South, spoke in opposition of the development.
19. Elaine Schweitzer, 1101 1st Street South, spoke in opposition of the development, citing concern with neighborhood safety, background checks and application requirements for tenants. Mr. Lindahl replied that City policy requires rental property owners to administer background checks on all future tenants and to have that information on file.
20. William, a Hopkins resident, is supportive of the development, but had questions about illegal drug use or excessive use of alcohol by residents of the development and if there will be support systems in place for those dealing specifically with addiction issues and the long-term plan for continuing all supportive services.
21. Joan Schwartzbauer, 32 11th Avenue South, spoke in opposition of the development.
22. Michelle Poirier, 102 Wayside Road W, discussed value in ownership vs rental as well as lack of parking in the area.
23. Judy Slayton, 1005 1st Street South, asked the Commission to envision long term.

After the public hearing, the following questions were addressed:

- Unexpected expenses related to civil engineering including street conditions, parking, and sewage and stormwater management. Mr. Lindahl replied that the traffic study showed that the development would not create a need for improvements to the surrounding streets. The City Engineer reviewed the plans and did not identify the current water and sewer capacity as an issue. With regard to stormwater management, there is a condition of approval from the Minnehaha Creek Watershed District.
- Mr. Lindahl presented clarification on staff recommendations provided in the reports and the legal authority of the City in reviewing proposals.
- Commissioner Daly questioned the density change that would occur with the zoning change from R-5 to Mixed Use. Mr. Lindahl did not have exact numbers at the time, but replied that they would be similar.
- Commissioner Hanneman asked about the contract for the development as supportive housing and the possibility for it to change in the future. Chris Dettling of Beacon Interfaith replied that a requirement by one of the financing sources (Minnesota Housing Finance Agency) is that supportive services be provided to the residents of the building for the duration of the loan agreement, typically 30-45 years.

- Concern over safety and background check requirements. Mr. Walker of Beacon Interfaith commented that the application process is thorough and noted that those whom could adversely affect the well-being or pose a risk to the safety of the other tenants and the surrounding community will not be allowed to rent in the development.

After the public hearing and some general discussion, the Planning Commission recommended the City Council approve both (1) the rezoning to Mixed Use with a PUD and (2) the Site. Each vote was 4-2 with Commissioners Balan and Stiele voting against the motions citing a desire for more time to review the recently revised site plan.

REZONING & PLANNED UNIT DEVELOPMENT REVIEW

The applicant is proposing to rezone the subject property from R-5, High Density Multiple Family to Mixed Use with a planned unit development (PUD). The Mixed Use district was selected because it more closely fit with the applicant's vision for the development and the City's Comprehensive Plan. Both districts have similar building height and density standards. However, the Mixed Use district offers additional façade (building appearance), setback, parking, building orientation and exterior materials standards that are more consistent with the general downtown development pattern and supportive of transit than the existing B-5 zoning.

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 Ordinance 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. It should be noted that State law requires a Super Majority vote of the City Council to approve any rezoning that changes from residential to commercial. In this case, the Mixed Use district allows commercial uses so the City Attorney finds a 4/5 vote of the City Council is necessary to approve this request.

Consistency with the Comprehensive Plan. Staff finds 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. Staff reviewed the application under both comprehensive plans to provide the City Council a boarder future planning context as we transition to the 2040 Comprehensive Plan. However, the 2030 plan stands as the City's official policy document until final approval of the 2040 Comprehensive Plan.

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 in the Downtown Center. 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 a surface parking lot and commercial

to the north, multiple family housing to the 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 for these items identified in the PUD section below. These deviation are acceptable to staff 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 maximum front (east) side setback from 5 to 7 feet, exterior building materials, floor to area ratio from 3.0 to 1.63, façade articulation and underground parking from 50 to 46 stalls. In exchange, the development will provide an additional 21 long-term and 13 short-term bicycle parking stalls beyond the ordinance requirement, incorporate public art into the building's façade next to the front door and wrapped it around the on-site electrical transformer box; and install 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 49' 10" 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 under the Mixed Use district. Deviation from this standard is acceptable based on the PUD proposal.

- Setbacks. The table below compares setbacks for the existing R-5 district and the proposed Mixed Use district zoning categories. As designed, the site would not meet the setback requirements of the R-5 district but conforms with all but the front (east) yard maximum setback of the Mixed Use district.

Setback Comparison for the R-5 & Mixed Use Districts				
Category	**R-5 District**	**Mixed Use District**	**Proposed**	**Status**
Front (East)	30'	Minimum = 1' Maximum = 5'	7'	Non-Conforming
Side (North & South)	15' or ½ Height= 25'	0' (Zero)	North = 27' South = 8'	Conforming
Rear (West)	25' or ½ Height= 25'	10'	35' 9"	Conforming

In the Mixed Use district, buildings require a minimum 1' and a maximum 5' front yard setback. The applicant is proposing a 7' front (east side) setback. Prior to the Planning & Zoning Commission, the applicant revised their plans to increase the south and east side setbacks. This change was necessary to create area for a required 15' setback from the St. Joseph's church parking lot. It had the added effect of eliminating the optional proof of parking along the northern property line. Several of the comments from the public and the applicant requested south and east setbacks greater than the required 5' maximum. Staff is agreeable to increased south and east side setbacks through the PUD provided it does not create other zoning violations.

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 falls 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 56 off-street parking stalls or 2 more than required.

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. Originally the concept plan included 11 additional "proof of parking" stalls that could be constructed should conditions warrant. However, the applicant removed this proof of parking when it was determined by both the zoning standards and the traffic and parking study that these stalls were not required.

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 show 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 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. A condition of approval shall require the applicant to provide and receive approval of a lighting and photometric plan prior to the second reading of the rezoning ordinance.

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. According to the applicant, 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

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 plan's 50 unit design, this project would be required to pay park dedication of $150,000.

ALTERNATIVES

1. Vote to approve. Voting to approve the first reading of the rezoning and site plan applications will allow the applicant to proceed with construction of a 4-story 50-unit apartment building, subject to approval of the second reading of the rezoning ordinance.

2. Vote to deny. Voting to deny the rezoning and site plan applications will not allow the applicant to proceed with construction of a 4-story 50-unit apartment building. Should the City Council consider this option, the City Attorney recommends it direct staff to prepare written findings based on the Council's discussion and reasons for denial.

   NOTE: As detailed in the Rezoning section of the report, state law requires a super majority (or 4/5) vote to approve the rezoning. In addition, the site plan application is dependent on approval of the rezoning application. Should the City Council vote to deny the rezoning application, the City Attorney recommends the Council also deny the site plan based on the finding that it is inconsistent with the existing R-5 zoning.

3. Continue for further information. If the City Council finds that further information is needed, the items should be continued.

CITY OF HOPKINS
Hennepin County, Minnesota

RESOLUTION 2019-089

A RESOLUTION APPROVING THE FIRST READING OF ORDINANCE 2019-1144 REZONING CERTAIN REAL PROPERTY FROM R-5 HIGH DENSITY MULTIPLE FAMILY TO MIXEDUSE – 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 ("Application") requesting to rezone the real property legally described on Exhibit A attached hereto (the "Property") from R-5 High Density Multiple Family to Mixed Use – Planned Unit Development to allow for the development of a 4-story, 50-unit multiple family apartment building; and

WHEREAS, in connection with the Application, the applicant also submitted a separate application for a site plan for the planned unit development and an administrative subdivision application; and

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

1. That the 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 in accordance with state and local laws: all persons present were given an opportunity to be heard.

3. That comments and analysis of all persons present, including City staff, were considered by the Hopkins Planning and Zoning Commission who, via Planning and Zoning Resolution 2019-12, recommended approval of said Application following the aforementioned public hearing; and

WHEREAS, City staff has also recommended approval of the Application based on the findings outlined in the staff report presented to the City Council on the date of this Resolution, which is hereby fully incorporated into this Resolution as additional findings of the City Council.

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

1. All recitals set forth in this Resolution are incorporated into and made part of this Resolution, and more specifically, constitute the express findings of the City Council.

2. Based on the findings contained herein which include the staff report referenced above, the Application to rezone the Property to Mixed Use – Planned Unit Development to allow for the proposed development is hereby approved, subject to the following conditions:

    a. Execution by the applicant of a Planned Unit Development (PUD) Agreement that meets all requirements of the City Attorney.

    b. Approval of the associated site plan application for the 4-story, 50-unit multiple family apartment complex and adherence to all related conditions.

    c. Approval of the associated subdivision application separating the Property from its current parcel and adherence to all related conditions.

    d. Approval of the aforementioned multi-family development by the Minnehaha Creek Watershed District and any other entity with jurisdiction over this matter and adherence to all related conditions.

3. Upon each of the aforementioned conditions being met, City staff shall update the City's official zoning map to reflect the rezoning of the Property memorialized herein.

_____

ATTEST: Jason Gaad, Mayor

_____

Amy Domeier, City Clerk

EXHIBIT A

Legal Description of the Property

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 156.25 feet to the point of beginning of the line to be described; thence North 86 degrees 52 minutes 42 seconds West a distance of 264.42 feet to the west line of said Lot 20 and said line there terminating.

CITY OF HOPKINS
Hennepin County, Minnesota

RESOLUTION NO. 2019-090

A RESOLUTION APPROVING THE PUD 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 ("Application") for site plan approval to allow development of a 4-story 50-unit multiple family apartment building on the property legally described on Exhibit A attached hereto (the "Property"); and

WHEREAS, in connection with the Application, the applicant also submitted a separate application to rezone the Property to Mixed Use – Planned Unit Development and an administrative subdivision application; and

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

1. That the 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 in accordance with applicable state and local laws: all persons present were given an opportunity to be heard.

3. That comments and analysis of all persons present, including City staff, were considered by the Hopkins Planning and Zoning Commission who, pursuant to Planning and Zoning Resolution 2019-13, recommended approval of said Application following the aforementioned public hearing; and

WHEREAS, City staff has also recommended approval of the Application based on the findings outlined in the staff report presented to the City Council on the date of this Resolution, which is incorporated into this Resolution as additional findings of the City Council.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hopkins that all recitals set forth in this Resolution are incorporated into and made part of this Resolution, and more specifically, constitute the express findings of the City Council.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the City Council of the City of Hopkins, Minnesota that based on the findings contained herein, the Application meets all of the City's applicable regulations and is hereby approved, subject to the conditions listed below:

1. Approval of the associated rezoning application and execution by the applicant of a Planned Unit Development (PUD) Agreement that meets all requirements of the City Attorney, including without limitation the execution and recording of a declaration of covenants, conditions, and restrictions memorializing all PUD requirements and as

detailed in the staff report presented to the City Council on the date of this Resolution.

2. Conformance with all applicable standards of the Mixed Use zoning district, subject to any flexibility expressly provided through the approved Planned Unit Development (PUD).

3. Adherence to all necessary permits and requirements of the City's building, engineering and fire departments.

4. Approval of the applicant's corresponding subdivision application and conformance with all related conditions, including without limitation granting any easements deemed necessary by the City.

5. Approval of the development project by the Minnehaha Creek Watershed District and any other entity with jurisdiction, and adherence to all related conditions.

6. Vacation of that certain 14' utility easement that runs through the Property. The applicant shall submit to the City a petition to vacate said easement which will be processed in accordance with state and local laws, and shall further work to accommodate any utilities that maintain infrastructure within said easement, if any, as required under state laws, rules and regulations.

7. Payment of all applicable development fees including, but not limited to utility connection and availability charges, park dedication and City Attorney fees, which shall be more specifically memorialized in the aforementioned Planned Unit Development (PUD) Agreement.

Adopted by the City Council of the City of Hopkins this 4th day of November, 2019.

_____
Jason Gadd, Mayor

ATTEST:

_____
Amy Domeier, City Clerk

EXHIBIT A

Legal Description of the Property

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 156.25 feet to the point of beginning of the line to be described; thence North 86 degrees 52 minutes 42 seconds West a distance of 264.42 feet to the west line of said Lot 20 and said line there terminating.

CITY OF HOPKINS
Hennepin County, Minnesota

ORDINANCE NO. 2019-1144

AN ORDINANCE REZONING CERTAIN REAL PROPERTY FROM R-5 HIGH DENSITY MULTIPLE FAMILY TO MIXED USE – PLANNED UNIT DEVELOPMENT

THE COUNCIL OF THE CITY OF HOPKINS DOES HEREBY ORDAIN AS FOLLOWS:

1. That the present zoning classification of R-5, High Density Multiple Family, upon the following described premises is hereby repealed, and in lieu thereof, said premises are hereby zoned Mixed Use with a Planned Unit Development (PUD).

2. The legal description of the properties to be rezoned is as follows:

   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 156.25 feet to the point of beginning of the line to be described; thence North 86 degrees 52 minutes 42 seconds West a distance of 264.42 feet to the west line of said Lot 20 and said line there terminating.

First Reading:	November 4, 2019
Second Reading:	November 19, 2019
Date of Publication:	November 28, 2019
Date Ordinance Takes Effect:	November 28, 2019

_____
ATTEST: Jason Gaad, Mayor

_____
Amy Domeier, City Clerk

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 Schwartzhaver 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 [signature]

Name GARY McGlenn Apt.No. 111 Signature [signature]

Name Gene Schneider Apt.No. 209 Signature Gene 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 Schwartzbauer Apt.No 104 Signature [signature]

Name JANE HEMKER Apt.No. 211 Signature Jane Hemker

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 [illegible] Apt.No. #109 Signature Marion I Hendel

Name Charles Clarke Apt.No 109 Signature Charles Clarke

Name Pat Stacken Apt.No. 110 Signature Pat Stacken

page 2 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 _____

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 _____

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

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 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

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 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

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 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

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 Darlene A Brausen

Address 32 11th Ave So #

Signature Darlene A Brausen

dated 10-15-19

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

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 Darlene A Brown

Address 32 11th Ave So H

Signature Darlene A Brown

dated 10-15-19

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

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 Erin Kraut

NAME Andrew Strohschein

ADDRESS 1109 1st St. S

Hopkins, MN 55343

SIGNATURE

NAME Kathleen K. Wilson

ADDRESS 1119 1st St So.

Hopkins, Mn. 55343

SIGNATURE

NAME Wendy Quirio

ADDRESS 1103 1ST ST. S

HopKins, MN 55343

SIGNATURE Wendy Quirio

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 1121 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 _____

OPPOSITION TO BEACON INTERFAITH HOUSING PROJECT – SIGNATURE PAGE

NAME Jim Smith

ADDRESS 102 12th Ave S.
Hopkins MN 55343

SIGNATURE

NAME Tyler Smith

ADDRESS 102 12th Ave S.
Hopkins, MN 55343

SIGNATURE

NAME Paula Baumeister

ADDRESS 102 12th Ave S.
Hopkins, MN, 55343

SIGNATURE

NAME

ADDRESS

SIGNATURE

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

Beacon Talk
Vista 44
October 22, 2019

My name is Francis Tangney, I live at CitiGables, 32 11th Ave S, Hokins and I am a member of St Gabriel's Parish.

The City of Hopkins is in the final phases evaluating if the city should allow Beacon Interfaith Housing Collaborative permission to construct Vista 44. If permission is granted, 50 families will be given the opportunity to apply for long term affordable housing. The applicants will be selected by Hennepin County using " Coordinated Entry", the most vulnerable families are the first to be considered.

Families being selected don't need to be from Hopkins, they just need to live in Hennepin County. This means that 50 families, some of whom don't even know where Hopkins is, will be moving to Hopkins. These families have one thing in common, they are all desperate for a home. One can be certain that each family is anxious for a home and willing to make that new start in life in Hopkins. Beacon is committed to make this successful by the selection process they will add to the Coordinated Entry system and by the long term in house support they will offer families.

What else is needed for this to be successful? Hopkins is needed! I commit to the council, that if they approve Vista 44, I will be a good neighbor to the new residences. I will do what I can to make them feel welcome in Hopkins. I will help they see that Hopkins is a good town for them to restart their lives.

Francis J. Tangney
10-22-2019

JUST A NOTE

10-22-2019

Hopkins City Council

Attached is a copy of the statement I was going to make at the Planning Commission meeting tonight. It turns out that I can't attend the meeting so I'm giving the council a copy

I am in favor of Vista 44

Frances J Tangney

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)

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 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

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

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

From: Kyle Bresin
To: Jason Lindahl
Subject: Vista 44 Support
Date: Wednesday, October 30, 2019 11:38:40 AM

Hello there, my Name is Kyle Bresin, a long-time (decade or more) resident of Hopkins.

I live at 25 15th Ave N, Hopkins MN just a few blocks away from the Vista 44 proposed site.

I often walk the dog near that site.

My wife runs past that site on her morning jog every morning.

My children have soccer practice in Central Park adjacent to that site.

And I have two children in the same school distract as currently assigned to the site.

And I just wanted to voice my support for the project.

Sounds like it is desperately needed.

I think more families in the area, regardless of economic condition, is a good thing for Hopkins.

I have listened to some of first-hand accounts of residence who are against the proposal, and they all smack of the same sort of arguments that they used to shout down the proposed dog park that was planned for that same lot.

A bunch of reactionary, unsubstantiated imagined nonsense fueled by bias.

One of the conversations I had, they essentially admitted that they'd be fine with the building as proposed, if the planned occupants of the building were more retirees like them.

Zoning is about buildings and acceptable usage of those buildings.

It shouldn't be about judging the potential people who might use those buildings.

Please pass on my support and my hope to the council that they will vote to approve the site (assuming it meets all necessary codes and other important city planning goals).

Thanks for your time,

kyle.

Kyle B.
kyle@bresin.com

From: Maureen Golden
To: Jason Lindahl
Subject: Vista 44
Date: Tuesday, October 29, 2019 12:42:07 PM

Mr. Lindahl,

I am a resident of CitiGables Condominiums, which is just across the street from the proposed Vista 44 and I would like to voice my support for this much needed affordable housing in our community. As a city, if we can support the behemoth that is The Moline, and be grateful for the business it brings, it would seem that we could also support a much smaller building that would provide more affordable housing to so many that need it. It has been my observation that Hopkins is already very diverse, both ethnically and economically, and would be welcoming to this new addition.

Sincerely,

Maureen Golden



East Rendering
12" = 1'-0"



Southeast Rendering
12" = 1'-0"

Beacon
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

PRELIMINARY

NOT FOR CONSTRUCTION

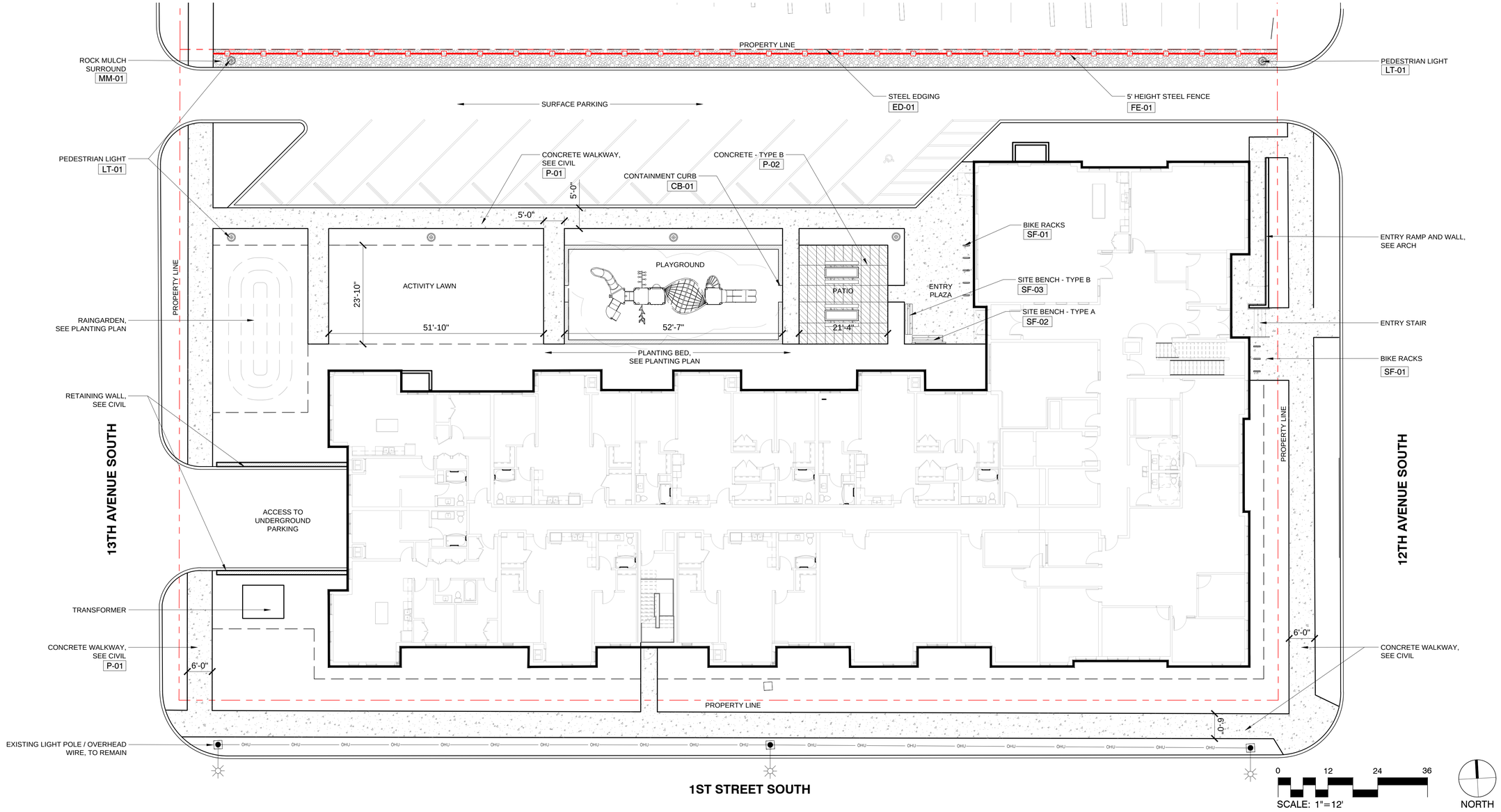
REVISIONS

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

BUILDING PERSPECTIVE VIEWS

A352

9/20/2019 2:57:39 PM Revit Project Files\19-0013 - Vista 44\19-0013 devon.tundy.rvt



SITE INFORMATION:

LOT AREA:	41,514 SF
BUILDING FOOTPRINT:	17,910 SF (43.1%)
LANDSCAPE AREA:	11,937 SF (28.8%)
IMPERVIOUS AREA:	11,667 SF (28.1%)

REFERENCE NOTES SCHEDULE

	CURB						
SYMBOL	DESCRIPTION	QTY	DETAIL	MANUFACTURER	PRODUCT/MODEL	COLOR/FINISH	COMMENTS
CB-01	CONTAINMENT CURB	184 LF	5/L501	CUSTOM	CONCRETE	STANDARD CONCRETE	12" WIDE X 12" HEIGHT, REINFORCE AS NEEDED
	EDGING						
SYMBOL	DESCRIPTION	QTY	DETAIL	MANUFACTURER	PRODUCT/MODEL	COLOR/FINISH	COMMENTS
ED-01	STEEL EDGING	752 LF	3/L501	RYERSON	3/16" GALV. STEEL	BLACK	4"X 3/16" WITH 12" STAKES - RYERSON OR APPROVED EQUAL
	FENCE & GUARDRAIL						
SYMBOL	DESCRIPTION	QTY	DETAIL	MANUFACTURER	PRODUCT/MODEL	COLOR/FINISH	COMMENTS
FE-01	FENCE	256 LF	4/L501	AMERISTAR FENCE	MONTAGE PLUS / MAJESTIC	BLACK	5` HEIGHT WITH FROST FOOTINGS
	LIGHTING						
SYMBOL	DESCRIPTION	QTY	DETAIL	MANUFACTURER	PRODUCT/MODEL	COLOR/FINISH	COMMENTS
LT-01	PEDESTRIAN LIGHT	6	N/A	LIGMAN	ANESTI POST TOP	BLACK	PROVIDE 13` HEIGHT STEEL POLE
	MINERAL MULCH						
SYMBOL	DESCRIPTION	QTY	DETAIL	MANUFACTURER	PRODUCT/MODEL	COLOR/FINISH	COMMENTS
MM-01	ROCK MULCH	1,110 SF	N/A	N/A	DRESSER GRAY TRAP ROCK	NATURAL	3/4" DIA, 3" DEPTH OVER LANDSCAPE FABRIC
	PAVING						
SYMBOL	DESCRIPTION	QTY	DETAIL	MANUFACTURER	PRODUCT/MODEL	COLOR/FINISH	COMMENTS
P-01	CONCRETE PAVING - TYPE A	5,930 SF	SEE CIVIL	N/A	CONCRETE	STANDARD GREY, JOINT AS SHOWN	SEE CIVIL FOR PROFILE
P-02	CONCRETE PAVING - TYPE B	571 SF	SEE CIVIL	N/A	COLORED CONCRETE	CHARCOAL INTEGRAL COLOR / LIGHT SANDBLAST FINISH	2` X 4` JOINT PATTERN - SAW CUT, SEE CIVIL FOR PAVING PROFILE
	SITE FURNITURE						
SYMBOL	DESCRIPTION	QTY	DETAIL	MANUFACTURER	PRODUCT/MODEL	COLOR/FINISH	COMMENTS
SF-01	BIKE RACK	8	2/L501	LANDSCAPE FORMS	EMERSON BIKE RACK	BLACK	IN GROUND MOUNT PER MANUFACTUERES DIRECTION
SF-02	SITE BENCH - TYPE A	1	1/L501	LANDSCAPEFORMS	BANCAL BENCH	IPE / METAL - STORMCLOUD	88" BACKED, SURFACE MOUNT PER MANUFACTURER`S DIRECTION
SF-03	SITE BENCH - TYPE B	1	1/L501	LANDSCAPE FORMS	BANCAL BENCH	IPE / METAL - STORMCLOUD	88" BACKLESS, SURFACE MOUNT PER MANUFACTURER`S DIRECTION

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

URBANWORKS

© URBANWORKS ARCHITECTURE LLC 2017
901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

CONSULTANT
DF/
DAMON FARBER LANDSCAPE ARCHITECTS
401 North 2nd Avenue, Suite 410
Minneapolis, MN 55401
p: 612.332.7522

PRELIMINARY

NOT FOR CONSTRUCTION

SITE PLAN REVIEW
10.22.2019

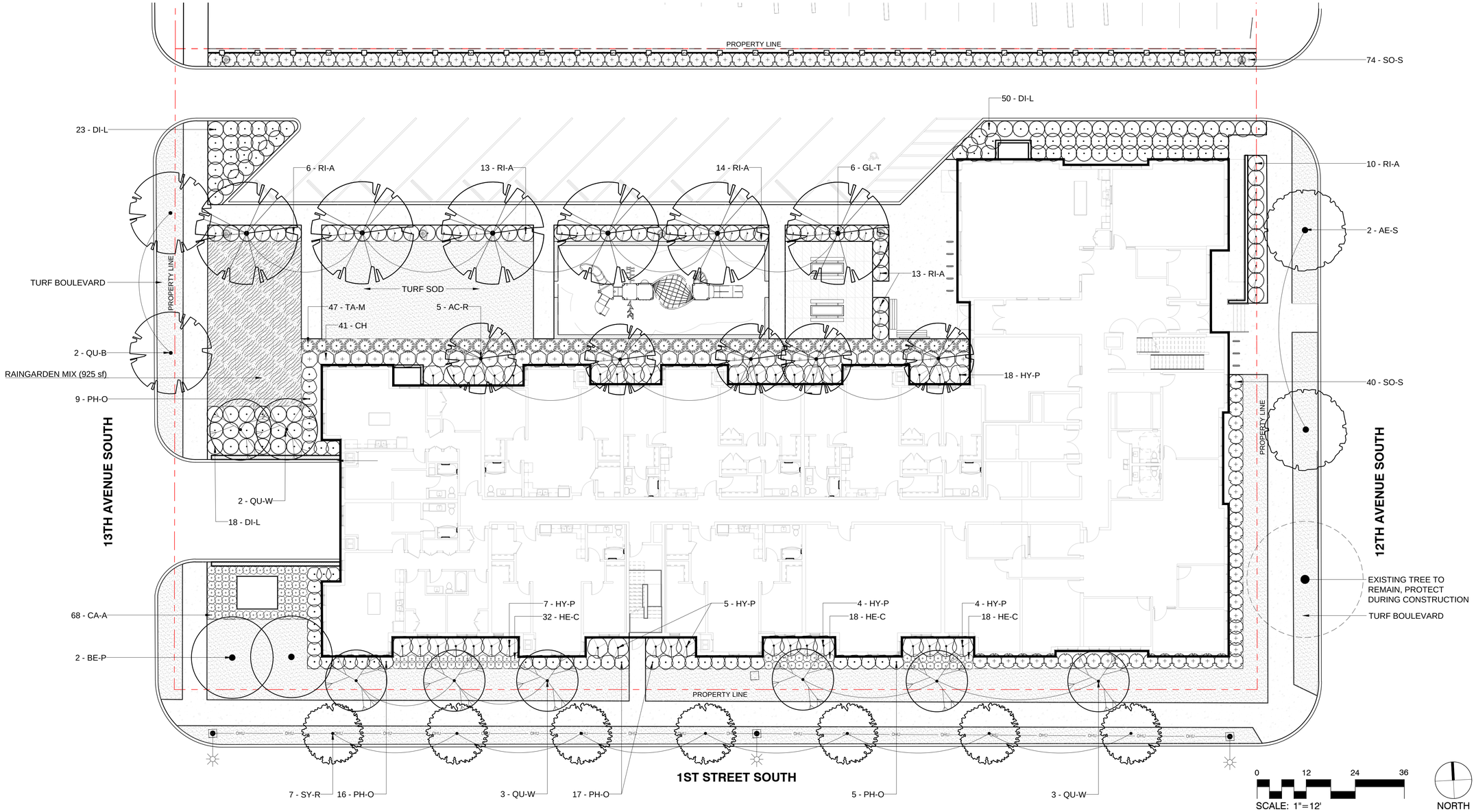
REVISIONS

DATE	10/22/2019
PROJECT #	19-0013
PHASE	SITE PLAN REVIEW
DRAWN BY	B. Doucette
CHECKED BY	J. Symynkywicz

MATERIALS AND LAYOUT PLAN

L110

9/17/2019 8:19-0013 devon.lundy_detached.rvt



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

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

URBANWORKS

© URBANWORKS ARCHITECTURE LLC 2017
901 NORTH THIRD STREET, SUITE 145, MINNEAPOLIS, MN 55401

CONSULTANT

DF/
DAMON FARBER LANDSCAPE ARCHITECTS

401 North 2nd Avenue, Suite 410
Minneapolis, MN 55401
p: 612.332.7522

PRELIMINARY

NOT FOR CONSTRUCTION

SITE PLAN REVIEW
10.22.2019

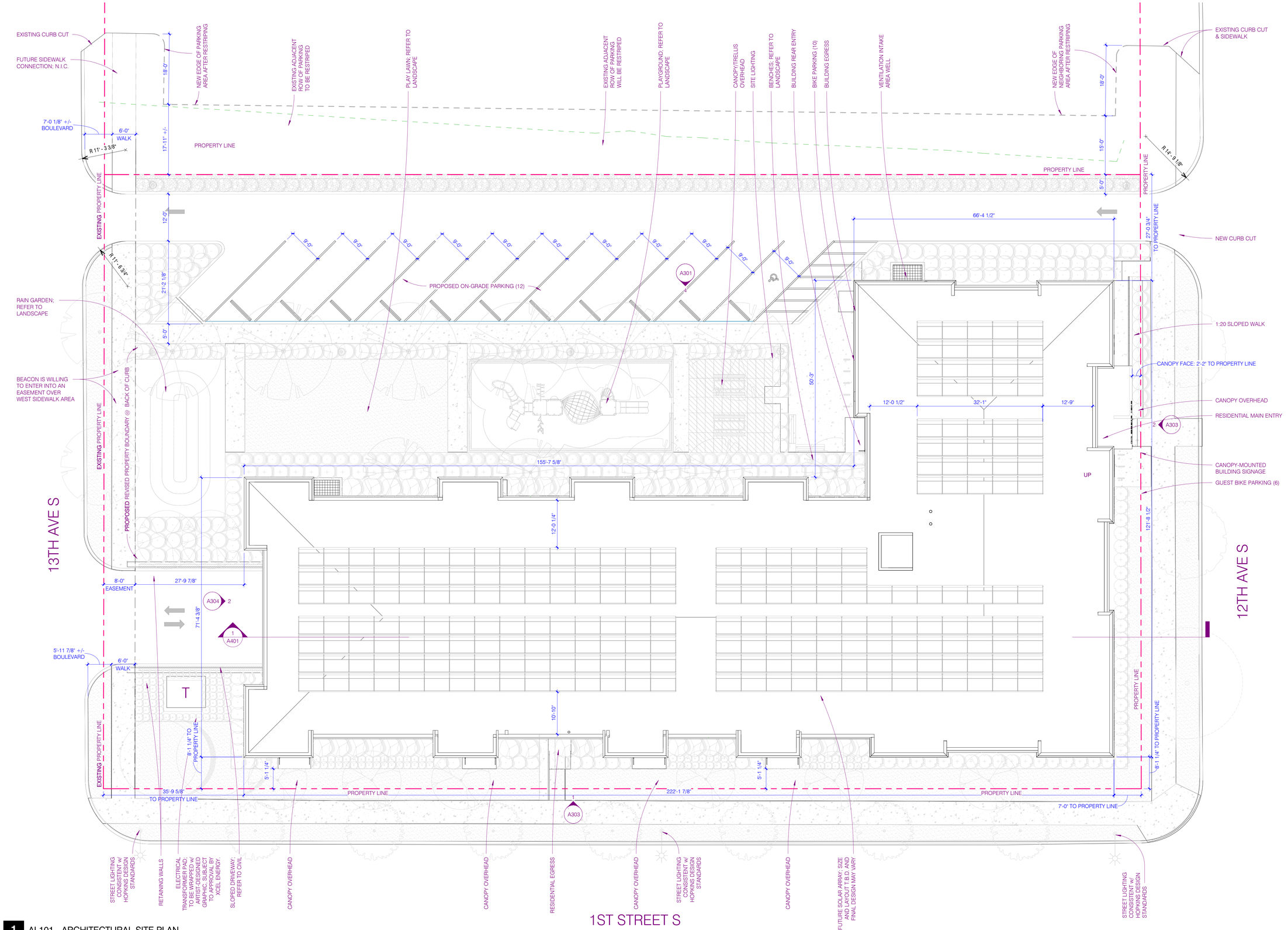
REVISIONS

DATE 10/22/2019
PROJECT # 19-0013
PHASE SITE PLAN REVIEW
DRAWN BY B. Doucette
CHECKED BY J. Symynkywicz

LANDSCAPE PLANTING PLAN

L140

9/17/2019 8:19:0013 devon.lundy_detached.rvt



1 AL101 - ARCHITECTURAL SITE PLAN

AL101 3/32" = 1'-0"

10/22/2019 3C:\Revit Project Files\A20 19-0013 Central_JHighley@urban-works.com.rvt

Beacon
ENTREPRENEUR HOUSING COLLABORATIVE

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

PRELIMINARY

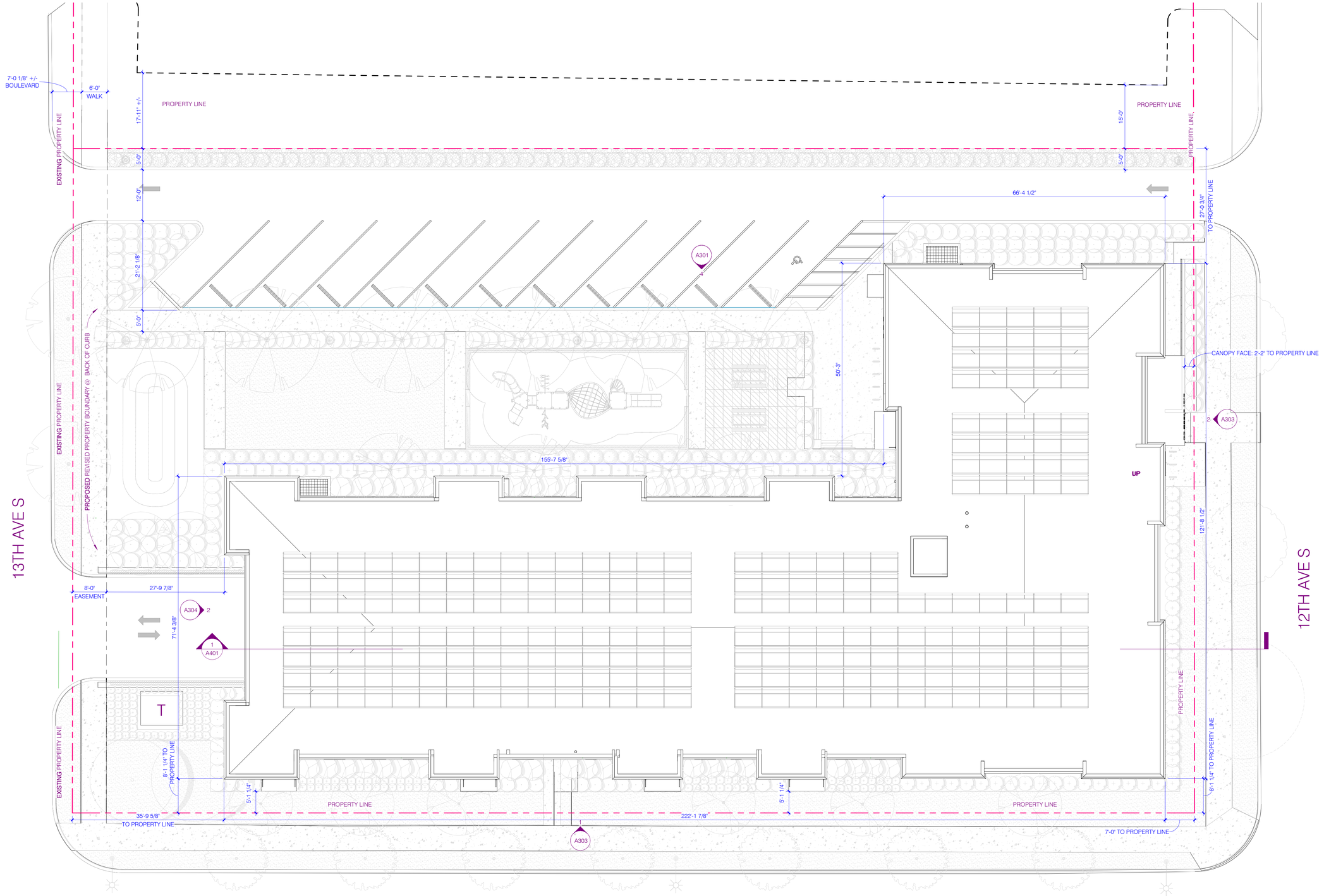
NOT FOR CONSTRUCTION

REVISIONS

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

ARCHITECTURAL LANDSCAPE PLAN

AL101



1 ARCHITECTURAL SETBACK PLAN

AL102 3/32" = 1'-0"

10/22/2019 9:C:\Revit Project Files\A20 19-0013 Central_JHighley@urban-works.com.rvt

Beacon
ENTERPRISE HOUSING COLLABORATIVE

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

PRELIMINARY

NOT FOR CONSTRUCTION

REVISIONS

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

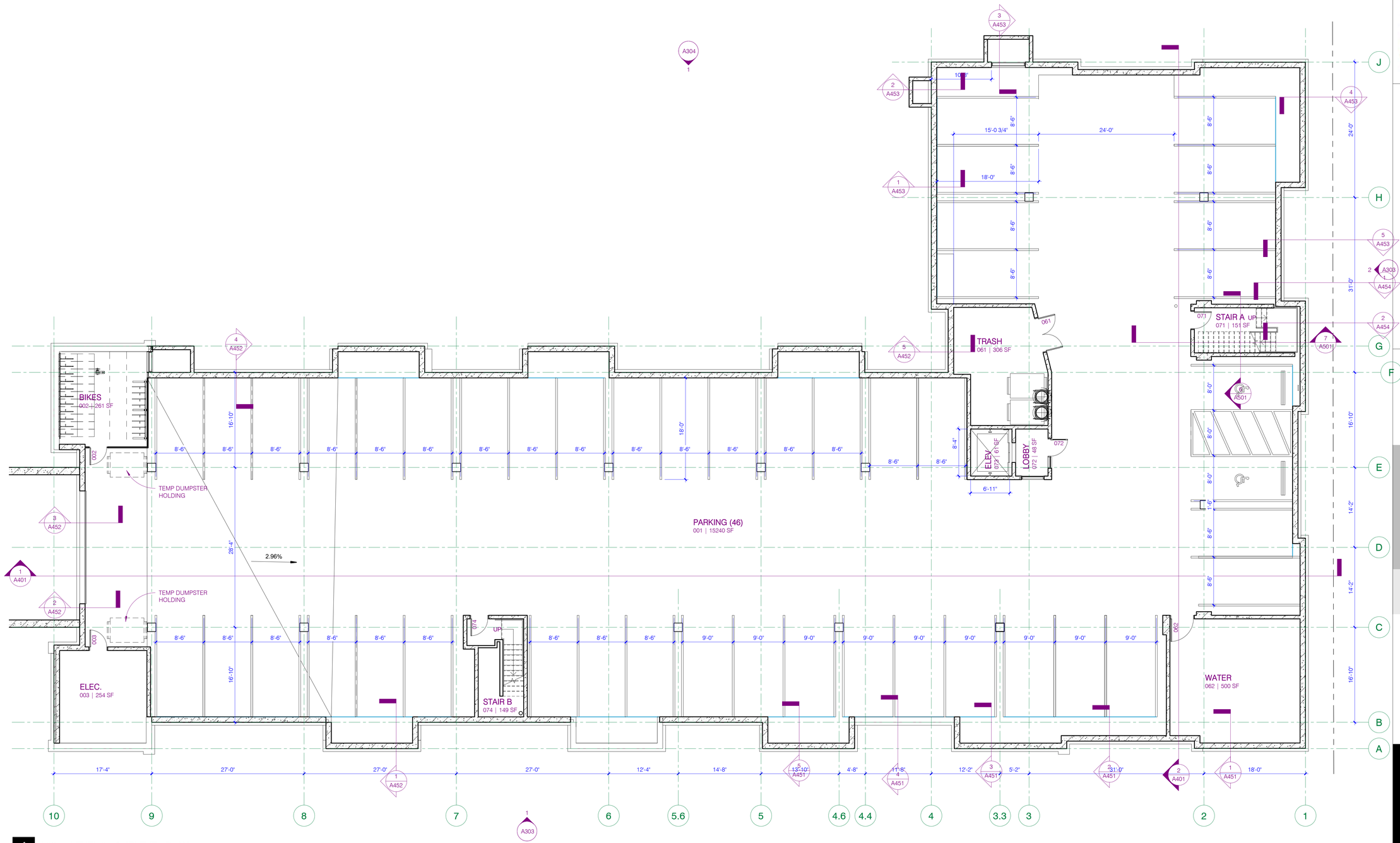
SITE SETBACKS

AL102

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"

Beacon
ENTERPRISE HOUSING COLLABORATIVE

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

PRELIMINARY

NOT FOR CONSTRUCTION

REVISIONS

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

SUBLEVEL PLAN

A001

10/17/2019 9C:\!Revit Project Files\19-0013 - Vista 44\A20 19-0013 devon.lundy.rvt

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

Beacon
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

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

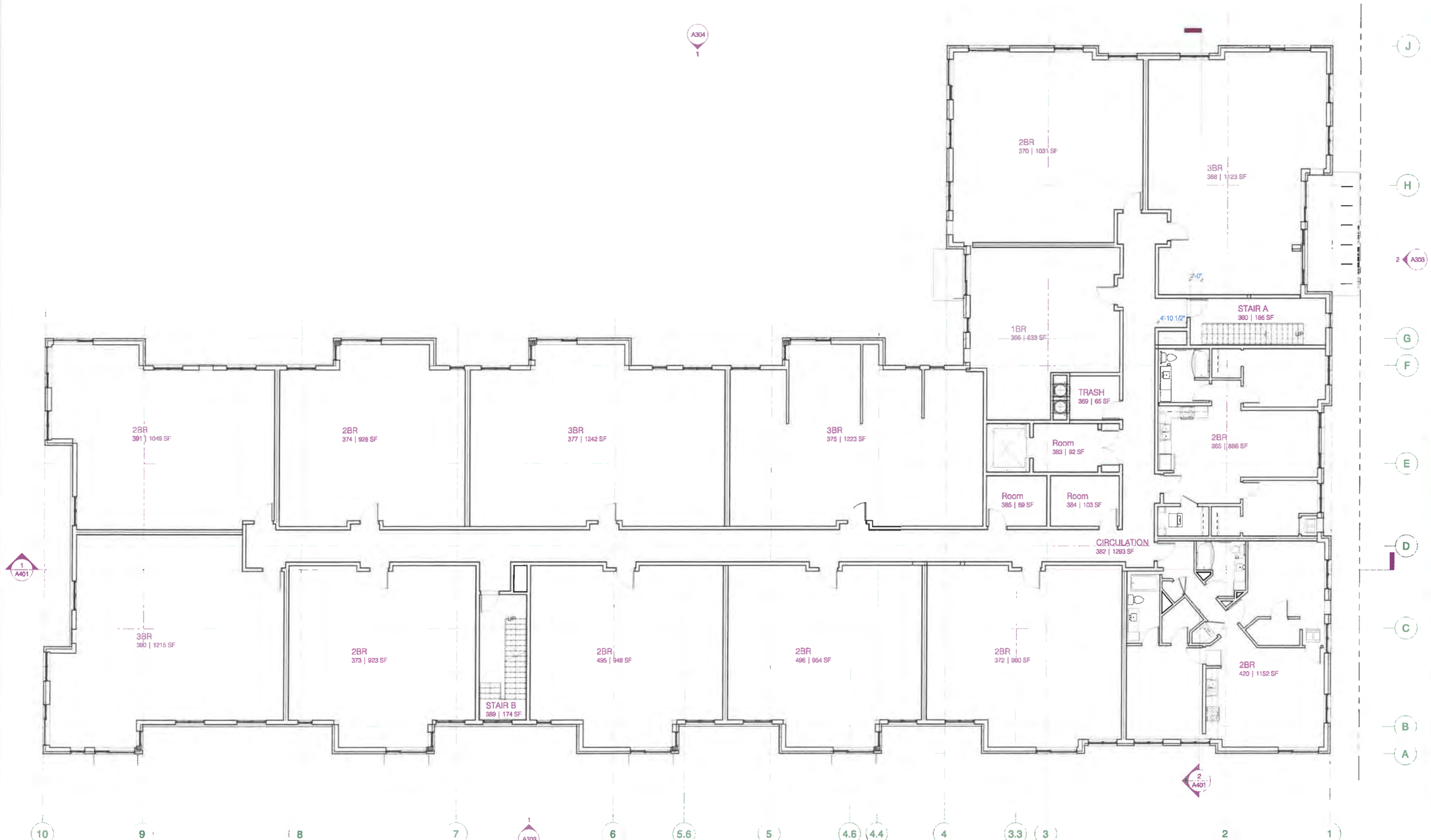
A101

9/20/2019 2:43:47 PM Revit Project Files\19-0013 - Vista 44\19-0013 devon.lundy.rvt

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"

Beacon
INTERSTATE BEVERAGE COLLABORATIVE
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

PRELIMINARY

NOT FOR CONSTRUCTION

REVISIONS

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

LEVEL 2 - 4 PLAN

A102

9/20/2019 2:3C:\Revit Project Files\19-0013 - Vista 44\19-0013 devon.lundy.rvt



2 NORTHWEST AXON
A351



1 NORTHEAST AXON
A351



4 SOUTHWEST AXON
A351



3 SOUTHEAST AXON
A351

Beacon
INTEGRATED HOUSING COLLABORATIVE

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

PRELIMINARY

NOT FOR CONSTRUCTION

REVISIONS

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

BUILDING AXONOMETRIC VIEW

A351

9/20/2019 2:57:10 PM Revit Project Files\19-0013 - Vista 44\19-0013 steven.lundy.rvt

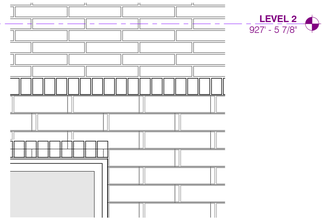


2 EAST ELEVATION (12th AVENUE S.)

A301 1/8" = 1'-0"

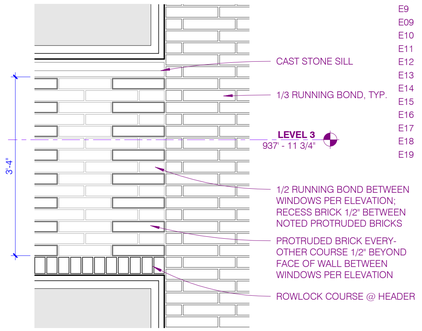
EXTERIOR MATERIAL AREAS
(INCLUSIVE OF WINDOWS)

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
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



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"

URBANWORKS

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

Beacon
ENTERPRISE HOUSING COLLABORATIVE

Vista 44

13th Avenue South & 1st Street South
Hopkins, MN

CONSULTANT

PRELIMINARY

NOT FOR CONSTRUCTION

REVISIONS

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

BUILDING ELEVATIONS

A301

10/17/2019 9C:\Revit Project Files\19-0013 - Vista 44\A20 19-0013 devon.lundy.rvt



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

Beacon
ENTERPRISE HOUSING COLLABORATIVE
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

PRELIMINARY

NOT FOR CONSTRUCTION

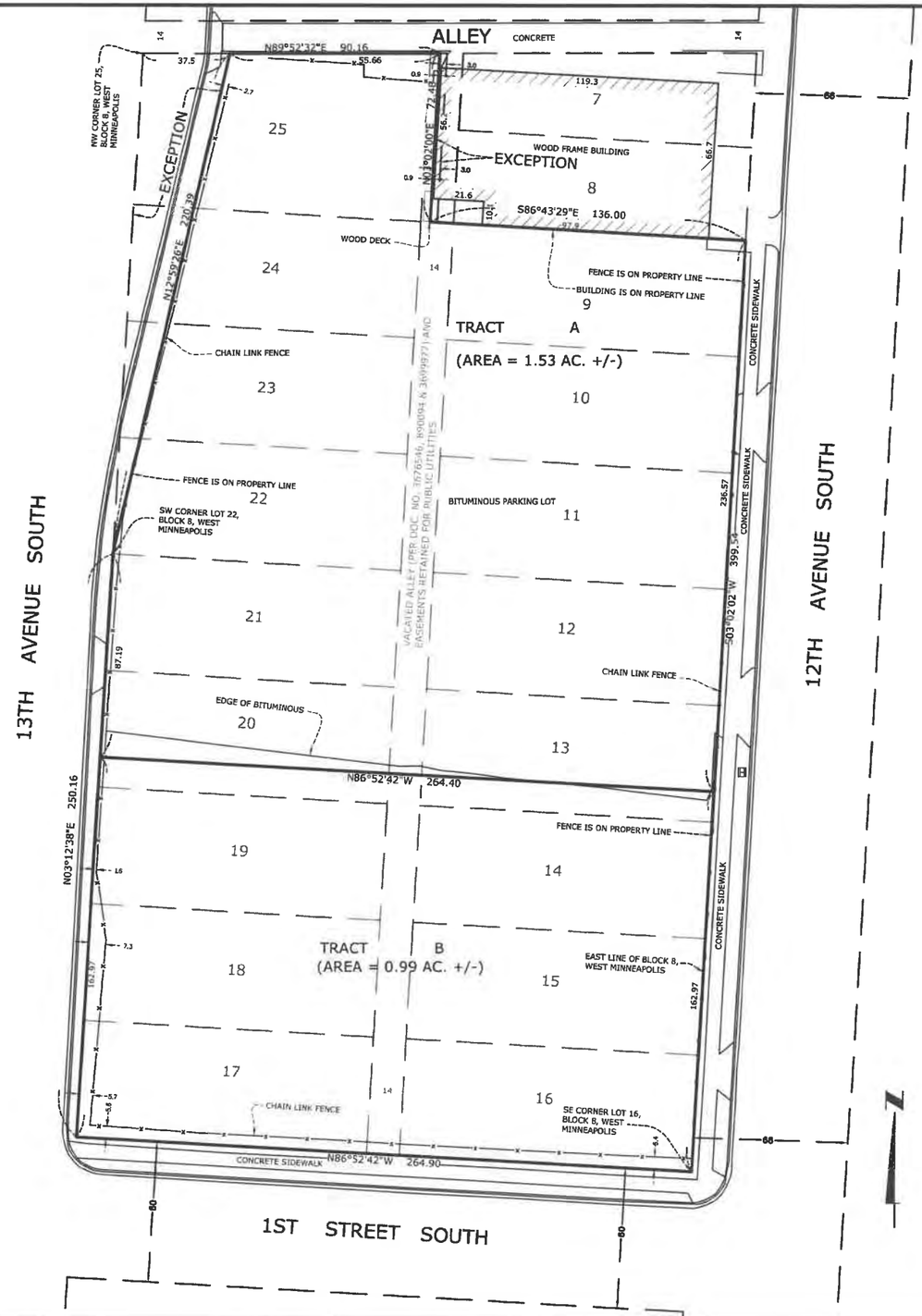
REVISIONS

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

BUILDING ELEVATIONS

A302

10/17/2019 9C:\!Revit Project Files\19-0013 - Vista 44\A20 19-0013 devon.lundy.rvt



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.

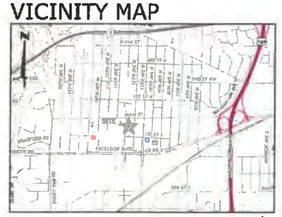
PROPOSED TRACT B: (Abstract)
Lots 14, 15, 16, 17, 18 and 19, inclusive, Block 8, West Minneapolis, according to the recorded plat thereof, Hennepin County, Minnesota, together with that part of the adjacent vacated alley that accrued thereto by reason of the vacation thereof, and part of Lots 13 and 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 - 11:22am
USER: tsorenson XREF(s): 22X34_X-GEN-TBLK.dwg

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

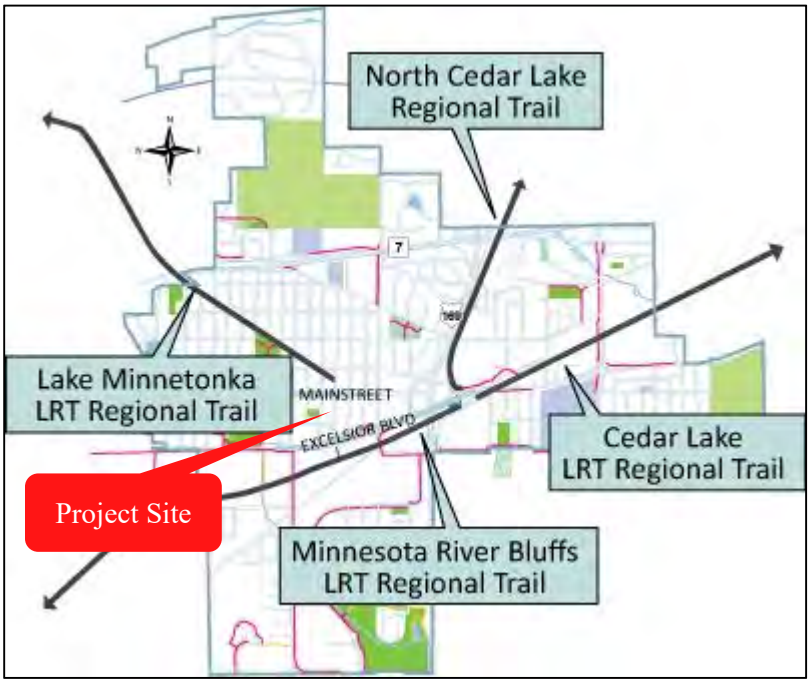
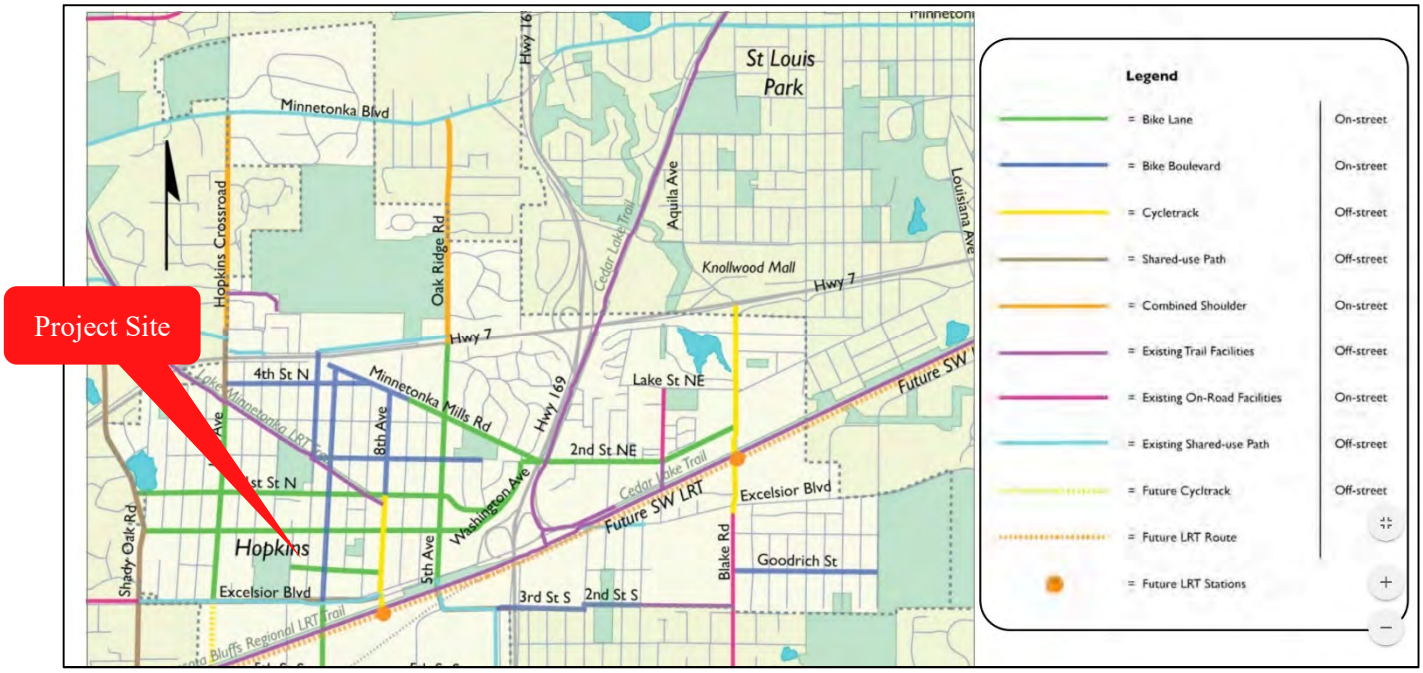


Figure 2 – Hopkins Pedestrian and Bicycle Plan Recommended Routes Near Project Site

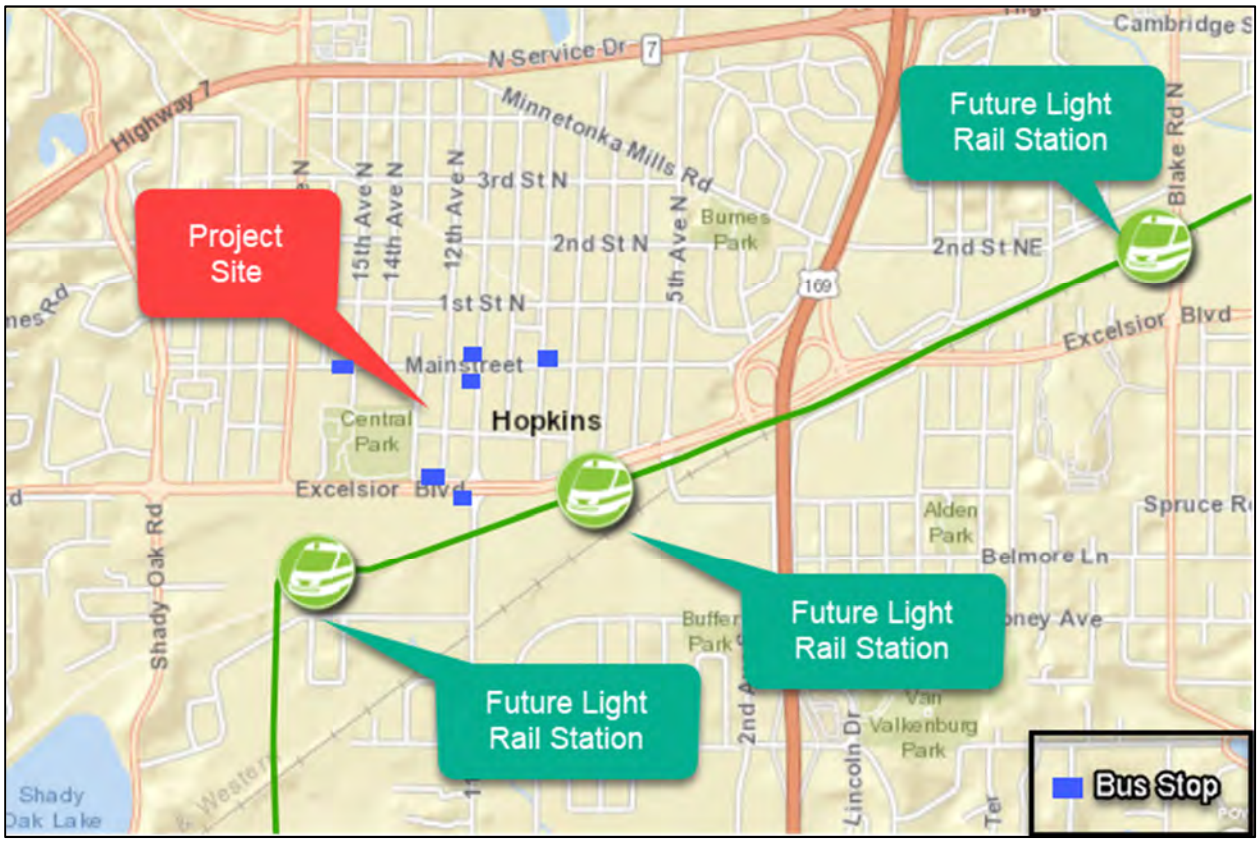


Transit Accommodations

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

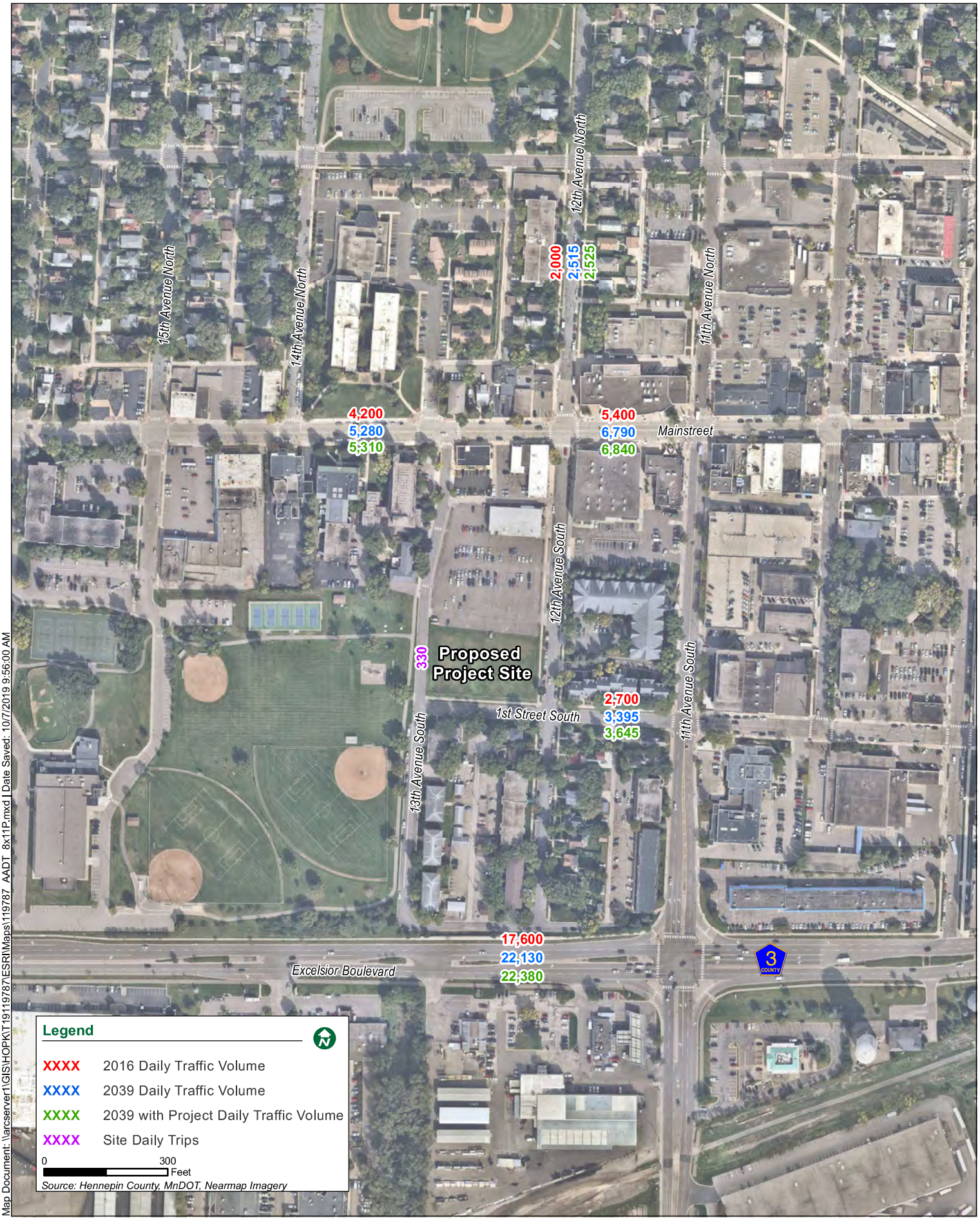
The development is planned to have sidewalks internally to the site and externally surrounding the site. This additional sidewalk will help to fill in missing sidewalk on 13th Avenue S. to provide better access to existing transit on Mainstreet and Excelsior Boulevard. There are no marked on-street bike 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
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



Legend

XXXX	2016 Daily Traffic Volume
XXXX	2039 Daily Traffic Volume
XXXX	2039 with Project Daily Traffic Volume
XXXX	Site Daily Trips

0 300 Feet

Source: Hennepin County, MnDOT, Nearmap Imagery

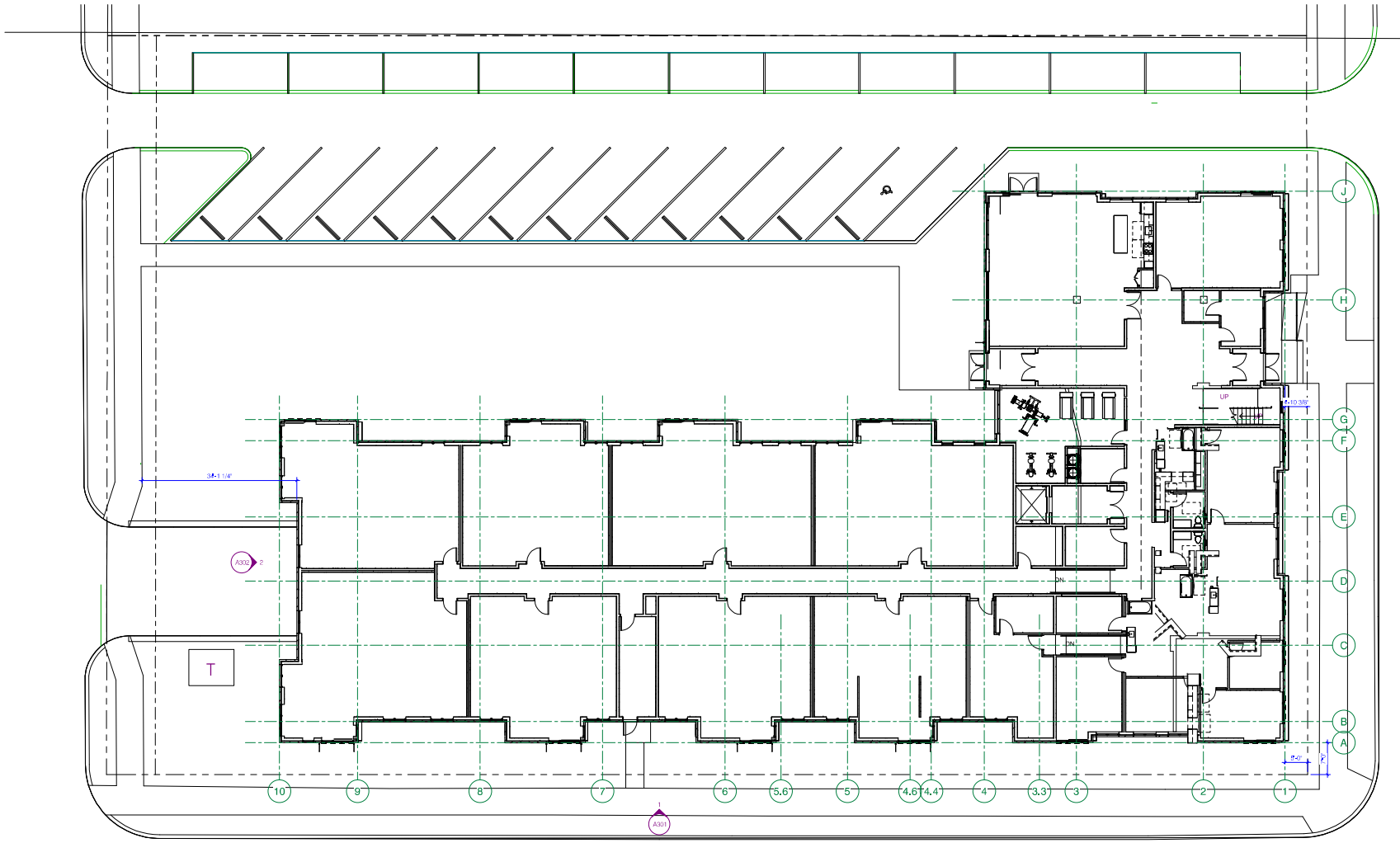
Map Document: \\arcserver1\GIS\HOPKT19119787\ESRIMaps\119787_AADT_8x11P.mxd | Date Saved: 10/7/2019 9:56:00 AM

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 **V8, V8A, & V8** HAVE 1HR FIRE RATING, WITH ACOUSTIC RATING
6. ALL RESIDENTIAL CORRIDOR WALLS ARE TYPE **W8 & W9** 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"

N

Beacon
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

PRELIMINARY

NOT FOR CONSTRUCTION

REVISIONS

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

LEVEL 1 PLAN - OVERALL

A101.0

9/13/2019 2:45:09 PM C:\Revit Project Files\19-0013 • Vista 44.r19-0013.cevonJ.mdy.rvt