

**HOPKINS CITY COUNCIL  
AGENDA  
Tuesday, December 3, 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**

1. 2019 Hopkins Community Image Awards; Elverum
2. Recognition of Dale Specken – Fire Chief of the Year Award; Mornson

**IV. CONSENT AGENDA**

1. Minutes of the November 18, 2019 City Council Regular Meeting Proceedings
2. Minutes of the November 18, 2019 City Council Work Session following Regular Meeting Proceedings
3. Ratify Checks Issued in November 2019; Bishop
4. Adopt Resolution 2019-05 – Approving Execution of a Hennepin County Healthy Tree Canopy Grant Agreement; Stadler

**V. PUBLIC HEARING**

**VI. OLD BUSINESS**

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

**VII. NEW BUSINESS**

1. 2020 Budget Meeting, 2020 Tax Levy and General and Special Revenue Fund Budgets; Bishop

**VIII. ANNOUNCEMENTS**

1. Next Regular City Council Meeting: Tuesday, December 17 at 7:00 p.m.

**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.

**MEMORANDUM**

**TO:** Honorable Mayor and City Council

**FROM:** Kersten Elverum, Planning & Economic Development Director

**DATE:** December 3, 2019

**SUBJECT:** 2019 Hopkins Community Image Awards

---

Each year the City of Hopkins recognizes certain properties for their contribution toward the positive image of the community. Awards are grouped in three categories—Commercial/Industrial/ Office, Multi-Family Residential, and Single-Family Residential. Nominations are sought from the public through August and a review committee determines which nominated properties receive awards. Each property that receives at least four of the five review committee votes receives an award. There is no limit to the number of properties that can be awarded, but winners from the last 10 years are not considered.

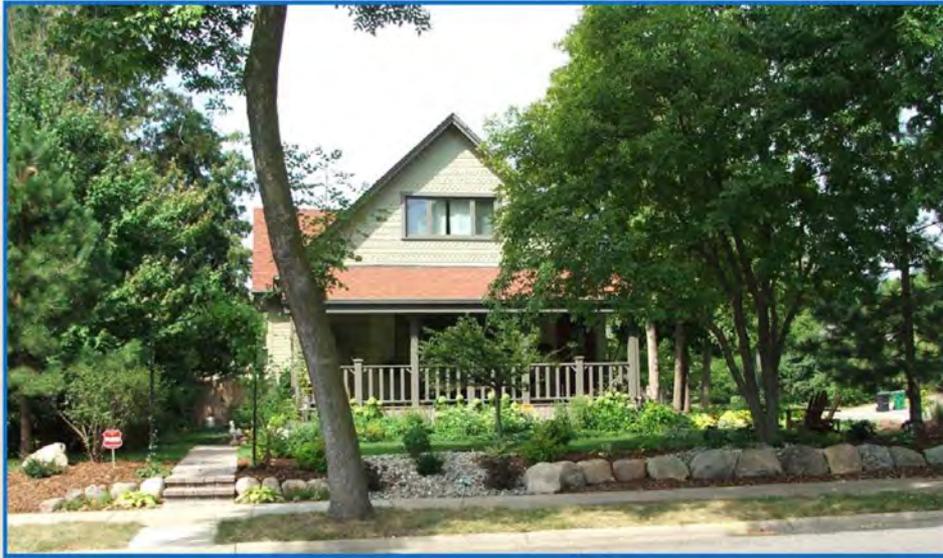
This year the review committee consisted of business representative Jill Miller of Projects in Person, residents Alan Schutte and Elaine Goepfert, and City staff members Jan Youngquist and Maria Jimenez.

The following four properties were selected by the committee:

- Commercial/Industrial/Office:
  - Hopkins Professional Building – 290 9<sup>th</sup> Avenue North
  - Hopkins Carpet One & Hopkins Center Drug – 907 & 913 Hopkins Center
- Single-Family Residential:
  - Michael & Kimberly Falk – 245 9<sup>th</sup> Avenue North
- Multi-Family Residential:
  - No nominations received

Attachment: PowerPoint presentation highlighting this year's CIA winners

# Hopkins Community Image Awards 2019



# COMMERCIAL/INDUSTRIAL/OFFICE

## Hopkins Professional Building

29 – 9<sup>th</sup> Avenue North



**BEFORE**



**AFTER**

Judge's comments:

"I really like how the Hopkins Professional Building was influenced by the more modern architectural look of their neighbors to not just make their own building look cooler but make the whole block look better as well."

# COMMERCIAL/INDUSTRIAL/OFFICE

## Hopkins Carpet One/Hopkins Center Drug

907 - 913 Hopkins Center

**BEFORE**



**AFTER**

Judge's comments:

"Very modern, classy look and feel. Love the stone veneer and the colors make the building really stand out!"



**BEFORE**



**AFTER**

# RESIDENTIAL

Michael & Kimberly Falk  
245 – 9<sup>th</sup> Avenue North



**BEFORE**



**AFTER**

“One of the best examples of salvaging what some people may look at as a tear down and reinventing it with something modern, stylish and an asset to the neighborhood. Kudos to Kim & Mike for their brilliant vision, design and execution.”

Judge’s comments

**Thank you to  
our judges!**



**Maria Jimenez  
Jan Youngquist  
Alan Schutte  
Jill Miller  
Elaine Goepfert**



**CITY OF HOPKINS**

Administration

## **Memorandum**

To: Honorable Mayor and Council Members  
From: Mike Mornson, City Manager  
Date: December 3, 2019  
Subject: Recognition of Fire Chief Dale Specken

---

It is my honor to recognize our Fire Chief, Dale Specken, recipient of the Officer of the Year award, for cities with populations of more than 10,000, from the Minnesota State Fire Chiefs Association. Together we will thank Chief Specken for maintaining our commitment to excellence to Inspire, Educate, Involve and Communicate.

**CALL TO ORDER/PLEDGE OF ALLEGIANCE**

Pursuant to due call and notice thereof a regular meeting of the Hopkins City Council was held on Monday, November 18, 2019 at 7:01 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 and Assistant City Manager Lenz.

**ADOPT AGENDA**

Mayor Gadd commented that the 2019 Hopkins Community Image Awards has been rescheduled to the December 3, 2019 City Council meeting.

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

**Motion** to Adopt Agenda as amended.

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

**Nays: None. Motion carried.**

**CONSENT AGENDA**

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

**Motion** to Approve the Consent Agenda.

1. Minutes of the November 4, 2019 City Council Regular Meeting Proceedings
2. Minutes of the November 4, 2019 City Council Work Session following Regular Meeting Proceedings
3. Minutes of the November 12, 2019 City Council Work Session Proceedings
4. Minutes of the November 14, 2019 City Council Special Meeting Proceedings
5. Resolution Designating Polling Places for 2020 Presidential Primary, State Primary and General Election
6. Approval of Insurance Contributions for the Sergeants Union L.E.L.S. #171 for 2020
7. Approval of Insurance Contributions for the PSOs Union L.E.L.S. #143 for 2020
8. Second Reading of Ordinance 2019-1143 approving a zoning code text amendment related to the location of Banks and Savings and Loan Institutions

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

**Nays: None. Motion carried.**

**HOPKINS CITY COUNCIL  
REGULAR MEETING PROCEEDINGS  
November 18, 2019**

**ANNOUNCEMENTS**

- The next regular City Council meeting is Tuesday, December 3, 2019.
- A Special City Council meeting has been added on Tuesday, November 26 at 5:30 to complete Council appointments.
- A Special City Council Work Session has been added on Tuesday, November 26, 2019, 6:30 p.m. for the Council, Beacon staff and City staff to discuss the Beacon Interfaith Housing proposed project. The public is welcome to attend but public testimony has already been heard by the City Council at previous meetings.

**ADJOURNMENT**

There being no further business to come before the City Council and upon a motion by Brausen, second by Hunke, the meeting was unanimously adjourned at 7:05 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  
Monday, November 18, 2019**

**CALL TO ORDER**

Pursuant to due call and notice thereof a work session of the Hopkins City Council was held on Monday, November 18, 2019 at 7:07 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 gave the following updates:

- StrengthsFinder reading material shared with the Council.
- Overview of the Minnehaha Creek Watershed District (MCWD) meeting. City and MCWD staff would be creating a work plan.
- Overview of the November 26, 2019 meeting agendas.
- Discussion regarding the Facility Solar Project. There was discussion regarding importance of due diligence and the financial and resource savings. Staff has researched the project and is comfortable with the program. The City Attorney would review the proposal before moving ahead with the project.

**City Council**

- Council Member Halverson asked when Planning & Zoning Commission and Park Board applications would be available on the City website. Staff would update the Council.
- Council Member Halverson discussed concerns of sightlines at 16<sup>th</sup> Avenue North and Mainstreet.
- Council Member Brausen discussed a Mainstreet property owners concern that his façade improvement product material was denied by the Planning & Zoning Commission on October 22. Discussion about the current types of façade materials allowed in the Downtown Overlay District and possibly reevaluating the types of acceptable materials. Community Development staff would discuss and update the Council.
- Council Member Brausen discussed the 9.71% levy increase and importance of communication with the public. There was discussion regarding the current and future budget. There was discussion about the importance of investing in the infrastructure, the Financial Management Plan, property valuations, past budget history and focusing on the 2021 budget.
- Council Member Kuznia commented that the November and December SWLRT Community Works meetings have been cancelled.
- Mayor Gadd commented that the alternate representative would be attending the Governors meeting on Autonomous Vehicles on December 13.

- Mayor Gadd discussed a future Work Session topic regarding public services and private developments.

**ADJOURNMENT**

There being no further business to come before the City Council and upon a motion by Kuznia, seconded by Brausen, the meeting was unanimously adjourned at 8:00 p.m.

Respectfully Submitted,  
Debbie Vold

ATTEST:

---

Jason Gadd, Mayor

---

Amy Domeier, City Clerk

# CITY OF HOPKINS

**FINANCE DEPARTMENT**

## MEMORANDUM

Date: November 26, 2019  
To: Honorable Mayor and Members of the City Council  
From: Nicholas Bishop, Finance Director  
Subject: Ratify Checks Issued in November 2019

---

The checks issued between November 1, 2019 through November 26, 2019 were number 116926 through 117280, for a total distribution of \$1,389,527.86.

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: 11/26/2019 9:48 AM



1010 First Street South  
Hopkins, MN 55343

952-935-8474

M-F, 8 am-4:30 pm

[www.hopkinsmn.com](http://www.hopkinsmn.com)

Check No	Vendor No	Vendor Name	Check Date	Void Checks	Check Amount
116926	29322	ACCELA INC	11/07/2019	0.00	1,863.91
116927	30343	ASPHALT SURFACE TECHNOLOGIES (	11/07/2019	0.00	50,000.00
116928	02031	B & W SPECIALTY COFFEE CO	11/07/2019	0.00	228.69
116929	30481	BATTERIES PLUS BULBS #018	11/07/2019	0.00	160.93
116930	14571	BLUE TARP FINANCIAL INC	11/07/2019	0.00	199.65
116931	30127	CINTAS CORPORATION NO. 2	11/07/2019	0.00	80.24
116932	26951	COMCAST	11/07/2019	0.00	14.71
116933	26951	COMCAST	11/07/2019	0.00	6.30
116934	26951	COMCAST	11/07/2019	0.00	144.85
116935	03628	COMMERCIAL ASPHALT CO	11/07/2019	0.00	3,006.02
116936	30560	COMPUTER INTEGRATION TECHNOL	11/07/2019	0.00	880.00
116937	28123	CRITTERS UNLIMITED INC	11/07/2019	0.00	147.50
116938	27060	CROWN MARKING INC	11/07/2019	0.00	12.72
116939	04165	DELEGARD TOOL CO	11/07/2019	0.00	181.80
116940	30632	JADE DIETZ	11/07/2019	0.00	35.00
116941	04328	DISPLAY SALES	11/07/2019	0.00	1,310.00
116942	29303	DIVERSIFIED COFFEE PRODUCTS	11/07/2019	0.00	249.54
116943	01523	EARL F. ANDERSEN, INC	11/07/2019	0.00	1,037.10
116944	06567	FORCE AMERICA	11/07/2019	0.00	1,122.88
116945	28769	GEAR WASH LLC	11/07/2019	0.00	1,855.44
116946	07681	GRAINGER, INC	11/07/2019	0.00	139.71
116947	29745	GRAYBAR ELECTRIC COMPANY, INC.	11/07/2019	0.00	1,477.43
116948	30629	AMY HANKEY	11/07/2019	0.00	75.00
116949	28555	CAROLE HARRIS	11/07/2019	0.00	334.00
116950	27248	HENNEPIN CTY TREASURER	11/07/2019	0.00	11,392.50
116951	29818	HIAWATHA TREE SERVICE INC.	11/07/2019	0.00	2,160.00
116952	08573	HOPKINS COMMUNITY EDUCATION	11/07/2019	0.00	1,468.42
116953	08576	HOPKINS F.D. RELIEF ASSOC	11/07/2019	0.00	810.00
116954	08585	HOPKINS PET HOSPITAL	11/07/2019	0.00	2,471.64
116955	09578	INNOVATIVE OFFICE SOLUTIONS	11/07/2019	0.00	630.90
116956	28537	IS LAX LLC	11/07/2019	0.00	1,022.50
116957	30269	JANELLE JASPERS JONES	11/07/2019	0.00	400.00
116958	30634	DOMINICK JUST	11/07/2019	0.00	75.00
116959	29351	KANGAS ENAMELING INC	11/07/2019	0.00	1,340.88
116960	30211	RUTH KOOB	11/07/2019	0.00	105.00
116961	29526	ANNE LEEMBY	11/07/2019	0.00	347.25
116962	29529	LEXISNEXIS RISK SOLUTIONS	11/07/2019	0.00	85.83
116963	UB*00475	STEVEN LONGLEY	11/07/2019	0.00	180.00
116964	30628	DAVID MADSEN	11/07/2019	0.00	75.00
116965	13047	MARCO	11/07/2019	0.00	832.47
116966	13031	MATTS AUTO SERVICE, INC	11/07/2019	0.00	430.00
116967	28154	MCCLURE AUTOMOTIVE INC	11/07/2019	0.00	828.65
116968	13160	MEDICINE LAKE TOURS	11/07/2019	0.00	5,415.00
116969	13167	MENARDS - EDEN PRAIRIE	11/07/2019	0.00	381.01
116970	13192	METROPOLITAN FORD	11/07/2019	0.00	33.26
116971	13275	MICRO CENTER	11/07/2019	0.00	1,488.53
116972	13354	MN BENEFIT ASSOCIATION	11/07/2019	0.00	37.18

Check No	Vendor No	Vendor Name	Check Date	Void Checks	Check Amount
116973	13399	MN SAFETY COUNCIL, INC	11/07/2019	0.00	323.00
116974	13412	MN TROPHIES	11/07/2019	0.00	130.00
116975	29939	MOBOTREX, INC.	11/07/2019	0.00	5,520.00
116976	27880	MORECOM INC	11/07/2019	0.00	16,906.00
116977	30300	NORDIC SOLAR HOLDCO LLC	11/07/2019	0.00	4,074.15
116978	14582	NORTHWEST ASPHALT INC	11/07/2019	0.00	11,364.54
116979	30590	OFFISOURCE	11/07/2019	0.00	590.00
116980	15441	OLSEN CHAIN AND CABLE CO INC	11/07/2019	0.00	46.68
116981	26974	O'REILLY AUTO PARTS	11/07/2019	0.00	75.93
116982	16161	PEPSI-COLA	11/07/2019	0.00	189.00
116983	29698	PERMITWORKS, LLC	11/07/2019	0.00	3,895.00
116984	29568	PLAYCORE WISCONSIN	11/07/2019	0.00	614.05
116985	30460	PLYMOUTH RIDGE INC	11/07/2019	0.00	4,104.00
116986	29331	POSTMASTER	11/07/2019	0.00	195.00
116987	16801	PUMP & METER SERVICE, INC	11/07/2019	0.00	120.00
116988	30627	ROCKET AV INC	11/07/2019	0.00	632.00
116989	30636	ROCKET SOFTWARE INC	11/07/2019	0.00	594.11
116990	18800	RUFFRIDGE JOHNSON EQUIPMENT	11/07/2019	0.00	644.52
116991	19085	SCHINDLER ELEVATOR CORP	11/07/2019	0.00	6,211.91
116992	30015	SERVICE GRINDING & SHARPENING I	11/07/2019	0.00	741.40
116993	19296	SHAKOPEE GRAVEL INC	11/07/2019	0.00	96.51
116994	28588	NANCY SHIELDS	11/07/2019	0.00	150.00
116995	29819	SIGN SOURCE, INC.	11/07/2019	0.00	60.00
116996	29384	SITEONE LANDSCAPE SUPPLY	11/07/2019	0.00	112.08
116997	30633	DAJAHN SMITH	11/07/2019	0.00	50.00
116998	19520	SNAP PRINT INC	11/07/2019	0.00	669.09
116999	29115	MANUEL SOTELO	11/07/2019	0.00	450.00
117000	30635	ZACHARY STANTON	11/07/2019	0.00	35.00
117001	30279	SUNSHINE DETAIL CENTER	11/07/2019	0.00	100.35
117002	28605	TOTAL LIFE SECURITY LLC	11/07/2019	0.00	315.00
117003	30093	TRANSUNION RISK ALTERNATIVE DA	11/07/2019	0.00	156.20
117004	20680	TRI-K SERVICES	11/07/2019	0.00	960.00
117005	30189	VAN PAPER SUPPLY COMPANY	11/07/2019	0.00	220.27
117006	UB*00466	JOSHUA VEENSTRA	11/07/2019	0.00	110.26
117007	29473	VERIZON WIRELESS	11/07/2019	0.00	1,146.48
117008	30631	VITALS AWARE SERVICES INC	11/07/2019	0.00	1,020.00
117009	30630	PATTY VOJE	11/07/2019	0.00	164.50
117010	22563	VOSS LIGHTING	11/07/2019	0.00	436.26
117011	23003	WASTE MANAGEMENT OF WI-MN	11/07/2019	0.00	9,568.00
117012	30565	WATCHGUARD INC	11/07/2019	0.00	64,380.00
117013	28624	MICHEAL J WHITE	11/07/2019	0.00	348.45
117014	27319	WILKUS ARCHITECTS INC	11/07/2019	0.00	3,142.50
117015	13082	WM H MCCOY PETROLEUM FUELS	11/07/2019	0.00	25.50
117016	29967	WOLD ARCHITECTS AND ENGINEERS	11/07/2019	0.00	2,628.62
117017	23720	WSB & ASSOCIATES INC	11/07/2019	0.00	21,222.00
117018	25080	XCEL ENERGY	11/07/2019	0.00	237.74
117019	25080	XCEL ENERGY	11/07/2019	0.00	89.52
117020	25080	XCEL ENERGY	11/07/2019	0.00	620.51
117021	25080	XCEL ENERGY	11/07/2019	0.00	57.68
117022	26320	ZIEGLER, INC	11/07/2019	0.00	3,866.64
Total for 11/7/2019:				0.00	265,984.89
117072	29322	ACCELA INC	11/14/2019	0.00	1,010.50
117073	01521	ANCHOR PAPER COMPANY	11/14/2019	0.00	542.50
117074	28600	APPLE VALLEY FORD LINCOLN	11/14/2019	0.00	96.21
117075	30230	BARNA, GUZY & STEFFEN, LTD.	11/14/2019	0.00	60.00

Check No	Vendor No	Vendor Name	Check Date	Void Checks	Check Amount
117076	02162	BECKER ARENA PRODUCTS, INC	11/14/2019	0.00	497.82
117077	14571	BLUE TARP FINANCIAL INC	11/14/2019	0.00	209.99
117078	02563	BOLTON & MENK, INC	11/14/2019	0.00	80,347.00
117079	30640	PATRICIA BRONSTIEN	11/14/2019	0.00	4,000.00
117080	02985	C & E AUTO UPHOLSTERY	11/14/2019	0.00	300.00
117081	30005	CENTRAL POWER DISTRIBUTORS	11/14/2019	0.00	51.15
117082	28981	CHESTNUT CAMBRONNE PA	11/14/2019	0.00	17,032.96
117083	30127	CINTAS CORPORATION NO. 2	11/14/2019	0.00	69.07
117084	03640	CPT SERVICES, INC	11/14/2019	0.00	5,036.50
117085	03800	CULLIGAN - METRO	11/14/2019	0.00	193.80
117086	27514	CUSTOM BUSINESS FORMS	11/14/2019	0.00	168.00
117087	04690	DRISKILLS FOODS	11/14/2019	0.00	542.00
117088	05484	EMBROIDERY SHOP	11/14/2019	0.00	119.00
117089	29006	ENTERPRISE FLEET MANAGEMENT	11/14/2019	0.00	2,880.52
117090	29006	ENTERPRISE FLEET MANAGEMENT	11/14/2019	0.00	417.25
117091	29610	EXPRESS SERVICES	11/14/2019	0.00	2,335.07
117092	30601	FAE LSE 8 LLC	11/14/2019	0.00	3,904.67
117093	30638	FARR PLUMBING AND HEATING	11/14/2019	0.00	149.56
117094	06008	FASTENAL CO	11/14/2019	0.00	83.50
117095	06336	FIRST HOSPITAL LAB INC	11/14/2019	0.00	156.60
117096	07185	GENUINE PARTS	11/14/2019	0.00	700.21
117097	07564	GOPHER STATE ONE-CALL, INC	11/14/2019	0.00	519.75
117098	29377	GRAINGER, INC	11/14/2019	0.00	1,914.05
117099	29748	HENNEPIN COUNTY PUBLIC WORKS	11/14/2019	0.00	10,984.59
117100	08166	HENNEPIN CTY TREASURER	11/14/2019	0.00	2,758.85
117101	08186	HENNEPIN CTY TREASURER	11/14/2019	0.00	87.00
117102	09085	ICMA - ROTH IRA - 706260	11/14/2019	0.00	1,164.23
117103	29345	IMPACT MAILING OF MN	11/14/2019	0.00	4,779.15
117104	29612	INTERNATIONAL CHEMTEX	11/14/2019	0.00	7,563.95
117105	30637	HOURT IRSENG	11/14/2019	0.00	10.00
117106	30639	JUXTAPOSITION ARTS	11/14/2019	0.00	5,000.00
117107	11161	KENNEDY & GRAVEN, CHARTERED	11/14/2019	0.00	8,175.36
117108	28665	METRO ALARM & LOCK	11/14/2019	0.00	75.00
117109	04521	MEYER INK SCREEN PRINTING & EM	11/14/2019	0.00	157.00
117110	13275	MICRO CENTER	11/14/2019	0.00	33.98
117111	28599	MN PUBLIC RADIO	11/14/2019	0.00	651.00
117112	15521	ON SITE SANITATION	11/14/2019	0.00	332.00
117113	26974	O'REILLY AUTO PARTS	11/14/2019	0.00	180.48
117114	29468	PARALLEL TECHNOLOGIES	11/14/2019	0.00	1,250.00
117115	30460	PLYMOUTH RIDGE INC	11/14/2019	0.00	1,622.00
117116	16687	PRO-TEC DESIGN INC	11/14/2019	0.00	1,475.43
117117	30642	PUBLIC SAFETY EQUIPMENT LLC	11/14/2019	0.00	158.00
117118	09084	ICMA RETIREMENT TRUST- 300824	11/14/2019	0.00	2,998.30
117119	19004	SAMARITAN TIRE COMPANY	11/14/2019	0.00	1,111.72
117120	19108	SCHMITT MUSIC	11/14/2019	0.00	1,605.00
117121	28309	SCOTT COUNTY TREASURER	11/14/2019	0.00	2,700.00
117122	30495	SPEEDWAY LLC	11/14/2019	0.00	50.00
117123	19602	SPS COMPANIES INC	11/14/2019	0.00	98.07
117124	19777	STREICHERS	11/14/2019	0.00	559.45
117125	28907	TILLER CORPORATION	11/14/2019	0.00	3,299.60
117126	20560	TOLL GAS & WELDING SUPPLY	11/14/2019	0.00	11.35
117127	28482	DOUGLAS A TORVUND JR	11/14/2019	0.00	5,592.00
117128	28350	TOWMASTER INC	11/14/2019	0.00	382.35
117129	30641	TRAFFIC CONTROL CORPORATION	11/14/2019	0.00	19,135.80
117130	20687	TRI STATE BOBCAT INC	11/14/2019	0.00	2,553.14
117131	22563	VOSS LIGHTING	11/14/2019	0.00	421.12
117132	30565	WATCHGUARD INC	11/14/2019	0.00	38,965.00

Check No	Vendor No	Vendor Name	Check Date	Void Checks	Check Amount
117133	25080	XCEL ENERGY	11/14/2019	0.00	14,571.00
117134	25080	XCEL ENERGY	11/14/2019	0.00	8,774.97
Total for 11/14/2019:				0.00	272,624.57
117136	01045	ABM EQUIPMENT & SUPPLY LLC	11/21/2019	0.00	1,012.82
117137	29535	ADVANCED ENGINEERING	11/21/2019	0.00	224.00
117138	28427	ADVANCED IMAGING SOLUTIONS	11/21/2019	0.00	12.73
117139	29761	AMERICAN ENGINEERING TESTING, I	11/21/2019	0.00	2,427.00
117140	30645	AMERICAN PLANNING ASSOCIATION	11/21/2019	0.00	517.00
117141	30645	AMERICAN PLANNING ASSOCIATION	11/21/2019	0.00	476.00
117142	28840	AUDIO LOGIC SYSTEMS	11/21/2019	0.00	412.48
117143	02031	B & W SPECIALTY COFFEE CO	11/21/2019	0.00	632.44
117144	27839	BATTERIES R US	11/21/2019	0.00	41.14
117145	30497	MATTHEW BERGMANN	11/21/2019	0.00	7,943.52
117146	26976	BUCKEYE INTERNATIONAL INC	11/21/2019	0.00	234.34
117147	03160	CENTERPOINT ENERGY MINNEGASC	11/21/2019	0.00	2,947.93
117148	28430	CENTURY LINK	11/21/2019	0.00	37.91
117149	30127	CINTAS CORPORATION NO. 2	11/21/2019	0.00	643.46
117150	27422	CITY PAGES	11/21/2019	0.00	300.00
117151	26951	COMCAST	11/21/2019	0.00	239.85
117152	26951	COMCAST	11/21/2019	0.00	145.97
117153	26951	COMCAST	11/21/2019	0.00	148.13
117154	26951	COMCAST	11/21/2019	0.00	142.36
117155	29981	CORE & MAIN LP	11/21/2019	0.00	3,920.46
117156	29738	CREW2 INC	11/21/2019	0.00	76.80
117157	03800	CULLIGAN - METRO	11/21/2019	0.00	74.14
117158	28747	CULLIGAN BOTTLED WATER CO	11/21/2019	0.00	193.84
117159	04165	DELEGARD TOOL CO	11/21/2019	0.00	38.41
117160	04600	DPC INDUSTRIES, INC	11/21/2019	0.00	948.00
117161	29520	ECOLAB	11/21/2019	0.00	192.34
117162	05282	EHLERS AND ASSOCIATES, INC	11/21/2019	0.00	4,838.75
117163	29665	ELECTRIC CITY	11/21/2019	0.00	64.00
117164	30382	ESCOM PROPERTIES INC	11/21/2019	0.00	3,116.00
117165	30222	EUREKA CONSTRUCTION, INC.	11/21/2019	0.00	336,732.33
117166	29610	EXPRESS SERVICES	11/21/2019	0.00	828.78
117167	06567	FORCE AMERICA	11/21/2019	0.00	2,339.91
117168	30229	FORKLIFTS OF MINNESOTA, INC.	11/21/2019	0.00	155.64
117169	07003	GARTNER REFRIGERATION & MFG.	11/21/2019	0.00	11,962.22
117170	07566	GOVERNMENT FINANCE OFFICERS A	11/21/2019	0.00	190.00
117171	07681	GRAINGER, INC	11/21/2019	0.00	180.43
117172	29377	GRAINGER, INC	11/21/2019	0.00	185.56
117173	08001	HACH COMPANY	11/21/2019	0.00	55.64
117174	08179	HENNEPIN CTY TREASURER	11/21/2019	0.00	1,350.00
117175	08192	HENNEPIN CTY TREASURER	11/21/2019	0.00	112.51
117176	29645	HENNEPIN CTY TREASURER	11/21/2019	0.00	6,745.56
117177	28189	INSTY PRINTS	11/21/2019	0.00	54.53
117178	09002	I-STATE TRUCK CENTER	11/21/2019	0.00	700.42
117179	29267	J SPANJERS COMPANY INC	11/21/2019	0.00	5,430.00
117180	28469	KELLY GREEN IRRIGATION INC	11/21/2019	0.00	300.00
117181	11327	KILLMER ELECTRIC CO INC	11/21/2019	0.00	275.44
117182	30644	PETER KNAEBLE	11/21/2019	0.00	100.00
117183	30474	KRAUS-ANDERSON CONSTRUCTION	11/21/2019	0.00	49,929.00
117184	12160	LEAGUE OF MN CITIES	11/21/2019	0.00	6,701.88
117185	13012	MACQUEEN EQUIPMENT INC	11/21/2019	0.00	1,004.72
117186	12995	MAHCO	11/21/2019	0.00	100.00
117187	29025	METERING & TECHNOLOGY SOLUTIC	11/21/2019	0.00	243.94

Check No	Vendor No	Vendor Name	Check Date	Void Checks	Check Amount
117188	13179	METROPOLITAN COUNCIL	11/21/2019	0.00	2,460.15
117189	13179	METROPOLITAN COUNCIL	11/21/2019	0.00	132,474.20
117190	27324	MIDWEST OVERHEAD CRANE	11/21/2019	0.00	540.27
117191	30375	MINNESOTA MUNICIPAL BEVERAGE	11/21/2019	0.00	300.00
117192	13362	MN CHIEFS OF POLICE ASSOC	11/21/2019	0.00	157.00
117193	13375	MN DEPT OF HEALTH	11/21/2019	0.00	5,614.29
117194	29523	MN MECHANICAL SOLUTIONS	11/21/2019	0.00	98,098.35
117195	13399	MN SAFETY COUNCIL, INC	11/21/2019	0.00	450.00
117196	19327	PATRICIA NELSON	11/21/2019	0.00	1,862.00
117197	30643	OYEJUMOKE OYEBANDE	11/21/2019	0.00	100.00
117198	29568	PLAYCORE WISCONSIN	11/21/2019	0.00	127.80
117199	16566	POMPS TIRE SERVICE INC	11/21/2019	0.00	1,832.00
117200	18121	RDO EQUIPMENT CO.	11/21/2019	0.00	576.14
117201	18164	RED WING BUSINESS ADVANTAGE AC	11/21/2019	0.00	260.98
117202	29242	SCHWALBE STONWORK INC	11/21/2019	0.00	465.00
117203	27735	STEPHANIE STOCKTON	11/21/2019	0.00	400.00
117204	28950	STRUCTURED NETWORK SOLUTIONS	11/21/2019	0.00	871.16
117205	20120	TDS METROCOM - MN	11/21/2019	0.00	343.05
117206	20294	THYSSENKRUPP ELEVATOR	11/21/2019	0.00	583.43
117207	08009	TRANSITIONS HOME CARE	11/21/2019	0.00	340.00
117208	20687	TRI STATE BOBCAT INC	11/21/2019	0.00	198.59
117209	20887	TWIN CITY WATER CLINIC	11/21/2019	0.00	272.00
117210	30189	VAN PAPER SUPPLY COMPANY	11/21/2019	0.00	236.03
117211	29458	VERIZON WIRELESS	11/21/2019	0.00	1,873.19
117212	29475	VERIZON WIRELESS	11/21/2019	0.00	105.03
117213	27692	VESSCO INC	11/21/2019	0.00	236.05
117214	22563	VOSS LIGHTING	11/21/2019	0.00	224.13
117215	07562	W W GOETSCH ASSOC	11/21/2019	0.00	285.19
117216	27900	WATER CONSERVATION SERVICES	11/21/2019	0.00	2,500.00
117217	28624	MICHEAL J WHITE	11/21/2019	0.00	262.10
117218	25080	XCEL ENERGY	11/21/2019	0.00	2,438.88
117219	25080	XCEL ENERGY	11/21/2019	0.00	900.06
117220	25080	XCEL ENERGY	11/21/2019	0.00	841.12
117221	25080	XCEL ENERGY	11/21/2019	0.00	3,362.06
117222	25080	XCEL ENERGY	11/21/2019	0.00	354.47
117223	26160	ZEE MEDICAL SERVICE	11/21/2019	0.00	95.15
Total for 11/21/2019:				0.00	719,720.20
117224	29270	A-1 OUTDOOR POWER INC	11/26/2019	0.00	44.42
117225	01328	AIRGAS USA	11/26/2019	0.00	157.67
117226	27929	ALLINA HEALTH SYSTEM	11/26/2019	0.00	92.00
117227	28600	APPLE VALLEY FORD LINCOLN	11/26/2019	0.00	34.00
117228	29817	GARY BINGER	11/26/2019	0.00	2,700.00
117229	02695	BRYAN ROCK PRODUCTS	11/26/2019	0.00	344.22
117230	03001	CES IMAGING	11/26/2019	0.00	2,463.20
117231	30127	CINTAS CORPORATION NO. 2	11/26/2019	0.00	96.17
117232	03628	COMMERCIAL ASPHALT CO	11/26/2019	0.00	103.71
117233	30560	COMPUTER INTEGRATION TECHNOL	11/26/2019	0.00	453.75
117234	03640	CPT SERVICES, INC	11/26/2019	0.00	500.00
117235	30646	DAKOTA UNLIMITED	11/26/2019	0.00	1,055.00
117236	04165	DELEGARD TOOL CO	11/26/2019	0.00	41.87
117237	04168	DEM-CON LANDFILL, INC	11/26/2019	0.00	156.14
117238	04690	DRISKILLS FOODS	11/26/2019	0.00	726.72
117239	05481	EMERGENCY APPARATUS MAINT INC	11/26/2019	0.00	7,163.25
117240	29398	ENTERPRISE FLEET MANAGEMENT	11/26/2019	0.00	2,564.08
117241	29661	ESS BROTHERS & SONS	11/26/2019	0.00	1,375.98

Check No	Vendor No	Vendor Name	Check Date	Void Checks	Check Amount
117242	29610	EXPRESS SERVICES	11/26/2019	0.00	948.00
117243	06336	FIRST HOSPITAL LAB INC	11/26/2019	0.00	104.40
117244	06567	FORCE AMERICA	11/26/2019	0.00	243.75
117245	28769	GEAR WASH LLC	11/26/2019	0.00	1,501.41
117246	07681	GRAINGER, INC	11/26/2019	0.00	57.24
117247	08166	HENNEPIN CTY TREASURER	11/26/2019	0.00	1,602.60
117248	08209	HENNEPIN CTY TREASURER	11/26/2019	0.00	11,339.58
117249	08336	HIRSHFIELDS	11/26/2019	0.00	114.13
117250	29249	J.R.'S ADVANCED RECYCLERS	11/26/2019	0.00	60.00
117251	29583	K.A. WITT CONSTRUCTION	11/26/2019	0.00	70,750.30
117252	11161	KENNEDY & GRAVEN, CHARTERED	11/26/2019	0.00	8,894.40
117253	29047	LAMBERTS LANDSCAPE LLC	11/26/2019	0.00	40.00
117254	28103	LIBERTY TIRE RECYCLING LLC	11/26/2019	0.00	97.80
117255	13167	MENARDS - EDEN PRAIRIE	11/26/2019	0.00	134.38
117256	13172	METRO ELEVATOR, INC	11/26/2019	0.00	165.00
117257	27435	MINUTEMAN PRESS	11/26/2019	0.00	800.66
117258	13599	MN DEPT OF TRANSPORTATION	11/26/2019	0.00	175.75
117259	29883	NONHOF PAINTING SOLUTIONS, LLC	11/26/2019	0.00	4,812.50
117260	29317	OFFICE OF MN IT SERVICES	11/26/2019	0.00	129.27
117261	15441	OLSEN CHAIN AND CABLE CO INC	11/26/2019	0.00	43.60
117262	26974	O'REILLY AUTO PARTS	11/26/2019	0.00	34.94
117263	29149	PLUNKETTS PEST CONTROL	11/26/2019	0.00	62.15
117264	30199	PULSE ELECTRIC	11/26/2019	0.00	332.00
117265	19766	STAR TRIBUNE MEDIA	11/26/2019	0.00	49.27
117266	29489	VERIZON WIRELESS	11/26/2019	0.00	35.01
117267	29490	VERIZON WIRELESS	11/26/2019	0.00	2,234.23
117268	30017	VERIZON WIRELESS	11/26/2019	0.00	1,506.82
117269	23008	WASTE MANAGEMENT OF WI-MN	11/26/2019	0.00	4,144.81
117270	UB*00488	5TH AVENUE PARTNERS LLC	11/26/2019	0.00	157.34
117271	UB*00481	PATRICK S JACOBWITH	11/26/2019	0.00	51.36
117272	UB*00483	KATHLEEN KOPESKY	11/26/2019	0.00	9.45
117273	UB*00484	JAYSON LOEPPKE	11/26/2019	0.00	33.85
117274	UB*00482	RICHARD R MAU	11/26/2019	0.00	80.00
117275	UB*00486	KYLIE MCCLYMONDS	11/26/2019	0.00	68.49
117276	UB*00491	JG MULVEHILL	11/26/2019	0.00	55.00
117277	UB*00489	KELLY J NELSON	11/26/2019	0.00	18.79
117278	UB*00487	TAMARA ROOK	11/26/2019	0.00	58.11
117279	UB*00490	RICHARD W ROZELL	11/26/2019	0.00	132.55
117280	UB*00485	AARON VOREIS	11/26/2019	0.00	47.08
					<hr/>
				Total for 11/26/2019:	0.00 131,198.20
					<hr/>
				Report Total (305 checks):	0.00 1,389,527.86
					<hr/>



December 3, 2019

City of Hopkins

Council Report 2019-122

**ADOPT RESOLUTION 2019-095, APPROVING EXECUTION OF A HENNEPIN COUNTY HEALTHY TREE CANOPY GRANT AGREEMENT**

**Proposed Action**

Staff recommends the following motion: Move that City Council adopt Resolution 2019-095, approving execution of a Healthy Tree Canopy grant agreement between the City of Hopkins and Hennepin County.

**Overview**

The City applied for and was awarded a \$25,179 grant with 25% matching funds required or an equivalent amount of in-kind services. The grant funds will be used for tree supplies, contracted tree planting and Ash tree removals. Staff recommends adopting the resolution to approve this grant agreement.

**Supporting Information**

- Resolution 2019-095
- Hennepin County Healthy Tree Canopy Grant Agreement

Steven J. Stadler, Public Works Director

Financial Impact: <u>matching funds or in-kind services NTE \$8,310</u> Budgeted: Y/N _____ Source: _____ Related Documents (CIP, ERP, etc.): _____ Notes: _____
--

CITY OF HOPKINS  
Hennepin County, Minnesota

RESOLUTION NO. 2019-095

RESOLUTION APPROVING EXECUTION OF HEALTHY TREE CANOPY GRANT AGREEMENT  
BETWEEN THE CITY OF HOPKINS AND HENNEPIN COUNTY

WHEREAS, Hennepin County has established a Healthy Tree Canopy Grant Program to provide reimbursements for selected eligible community tree projects; and

WHEREAS, the City of Hopkins has applied for a grant and has been awarded a grant of \$25,179 to assist in contracted tree service work and City forestry supplies and equipment:

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

- I. That the Healthy Tree Canopy Grant Agreement is hereby approved for execution.
- II. That the City of Hopkins will provide 25% matching funds or in-kind services.
- III. That the Public Works Director is authorized and directed to execute said grant agreement and serve as official liaison with Hennepin County or its authorized representative.

Adopted by the Hopkins City Council on this 3rd day of December, 2019.

BY \_\_\_\_\_  
Jason Gadd, Mayor

ATTEST:

\_\_\_\_\_  
Amy Domieier, City Clerk

## HEALTHY TREE CANOPY GRANT AGREEMENT

This Agreement is between the COUNTY OF HENNEPIN, STATE OF MINNESOTA, A-2300 Government Center, Minneapolis, Minnesota 55487 (the "COUNTY"), on behalf of the Hennepin County Environment and Energy Department, 701 South Fourth Avenue, Suite 700, Minneapolis, Minnesota 55415 ("DEPARTMENT"), and City Of Hopkins, 11100 Excelsior Boulevard, Hopkins, Minnesota 55343 ("GRANTEE").

WHEREAS, the Hennepin County Board has established a Healthy Tree Canopy Grant Program to provide awards, which may be in the form of reimbursements ("Tree Grant Funds") to selected eligible community tree projects; and

WHEREAS, the GRANTEE has made an application for an award of Healthy Tree Canopy Grant Program and has been selected for funding of said described project in accordance with the terms of this Agreement;

NOW, THEREFORE, the parties agree as follows:

### 1. TERM AND COST OF THE AGREEMENT

This Agreement shall commence upon October 22, 2019 and January 1, 2021, unless terminated earlier in accordance with the Default and Cancellation provisions of this Agreement.

The total value of Tree Grant Funds awarded under this Agreement, including all reimbursable expenses, shall not exceed Twenty-Five Thousand, One Hundred and Seventy-Nine Dollars (\$25,179.00).

### 2. GRANT REQUIREMENTS

- a. The GRANTEE shall operate its tree canopy enhancement project ("Project"), including the proposed Project budget, as described in the application submitted by the GRANTEE and kept on file with the COUNTY. See attachment A for details regarding the project scope.
- b. The GRANTEE shall provide Twenty-Five percentage matching funds as described in the project budget and project requirements, as well as provide proof of matching funds before reimbursement.
- c. In addition to the obligation to operate the project as described, the GRANTEE shall:

1. Submit to the DEPARTMENT in a format acceptable to the COUNTY a final report by June 1, 2019. The report should include at a minimum:
  - Project summary with photos of work completed;
  - Results achieved;
  - Obstacles/challenges encountered;
  - Maintenance strategy; and
  - Actual budget expenditures.

The COUNTY shall have full ownership and control of all reports, which includes the right of the COUNTY to use any data and information contained in such project report in any manner the COUNTY determines, including but not limited to case studies or public presentations.

2. Establish a separate accounting mechanism, such as a Project number, activity number, cost center, or fund that will separate Tree Grant Fund expenditures from all other GRANTEE activities.
3. To ensure compliance with the purpose of this grant, comply with COUNTY's request for an audit of Tree Grant Fund Project activities, revenues, or expenditures.

### 3. AWARD OF GRANT

The COUNTY shall pay all Tree Grant Funds once work is completed to the GRANTEE valued not-to-exceed Twenty-Five Thousand, One Hundred and Seventy-Nine Dollars (\$25,179.00). Receipts may be submitted throughout the project timeline on a monthly basis for reimbursement. Incidental expenses such as shipping costs shall be deducted from the final Tree Grant Fund payment. Subject to verification of adequacy of submitted receipts, the COUNTY will disburse the requested amount to the GRANTEE within six (6) weeks after the submission of the receipts. The final request for disbursement must be submitted within three (3) months of the expiration date of this Agreement.

The COUNTY, in its sole discretion, through the DEPARTMENT Director, may adjust the allocation of Tree Grant Funds if actual costs differ in amount from budgeted costs listed in the application. Any such adjustment shall be in writing, shall be signed by the DEPARTMENT Director and the GRANTEE and shall be attached hereto as a supplement. No other terms, conditions or provisions of this Agreement may be changed except in accordance with regular COUNTY contracting procedures as set forth in Section 14 of this Agreement.

### 4. INDEPENDENT CONTRACTOR

GRANTEE shall select the means, method, and manner of performing the services. Nothing is intended or should be construed as creating or establishing the relationship of

a partnership or a joint venture between the parties or as constituting GRANTEE as the agent, representative, or employee of the COUNTY for any purpose. GRANTEE is and shall remain an independent contractor for all services performed under this Agreement. GRANTEE shall secure at its own expense all personnel required in performing services under this Agreement. Any personnel of GRANTEE or other persons while engaged in the performance of any work or services required by GRANTEE will have no contractual relationship with the COUNTY and will not be considered employees of the COUNTY. The COUNTY shall not be responsible for any claims related to or on behalf of any of GRANTEE's personnel, including without limitation, claims that arise out of employment or alleged employment under the Minnesota Unemployment Insurance Law (Minnesota Statutes Chapter 268) or the Minnesota Workers' Compensation Act (Minnesota Statutes Chapter 176) or claims of discrimination arising out of state, local or federal law, against GRANTEE, its officers, agents, contractors, or employees. Such personnel or other persons shall neither require nor be entitled to any compensation, rights, or benefits of any kind from the COUNTY, including, without limitation, tenure rights, medical and hospital care, sick and vacation leave, workers' compensation, unemployment compensation, disability, severance pay, and retirement benefits.

5. NON-DISCRIMINATION

In accordance with the COUNTY's policies against discrimination, GRANTEE shall not exclude any person from full employment rights nor prohibit participation in or the benefits of, any program, service or activity on the grounds of race, color, creed, religion, age, sex, disability, marital status, sexual orientation, public assistance status, or national origin. No person who is protected by applicable Federal or State laws against discrimination shall be subjected to discrimination.

6. INDEMNIFICATION

GRANTEE shall defend, indemnify, and hold harmless the COUNTY, its officials, officers, agents, volunteers and employees from any liability, claims, causes of action, judgments, damages, losses, costs, or expenses, including reasonable attorney's fees, resulting directly or indirectly from any act or omission of GRANTEE, a subcontractor, anyone directly or indirectly employed by them, and/or anyone for whose acts and/or omissions they may be liable in the performance of the services required by this Agreement, and against all loss by reason of the failure of GRANTEE to perform any obligation under this Agreement. For clarification and not limitation, this obligation to defend, indemnify and hold harmless includes but is not limited to any liability, claims or actions resulting directly or indirectly from alleged infringement of any copyright or any property right of another, the employment or alleged employment of GRANTEE personnel, the unlawful disclosure and/or use of protected data, or other noncompliance with the requirements of the provisions set forth herein.

7. INSURANCE

GRANTEE shall purchase insurance or utilize a self-insurance program sufficient to cover the maximum level of Minnesota tort liability limits under Minnesota Statute, Chapter 466.

8. DUTY TO NOTIFY

GRANTEE shall promptly notify the COUNTY of any claim, action, cause of action or litigation brought against GRANTEE, its employees, officers, agents or subcontractors, which arises out of the provisions contained in this Agreement.

9. DATA

GRANTEE, its officers, agents, owners, partners, employees, volunteers and subcontractors shall, to the extent applicable, abide by the provisions of the Minnesota Government Data Practices Act, Minnesota Statutes, chapter 13 (MGDPA) and all other applicable state and federal laws, rules, regulations and orders relating to data or the privacy or, confidentiality or security of data, which may include the Health Insurance Portability and Accountability Act of 1996 and its implementing regulations (HIPAA). For clarification and not limitation, COUNTY hereby notifies GRANTEE that the requirements of Minnesota Statutes section 13.05, subd. 11, apply to this Agreement. GRANTEE shall promptly notify COUNTY if GRANTEE becomes aware of any potential claims, or facts giving rise to such claims, under the MGDPA or other data or privacy laws, data security, privacy or confidentiality laws, and shall also comply with the other requirements of this Section. If GRANTEE has access to or possession/control of Data (as defined in the DEFAULT AND CANCELLATION/TERMINATION provisions below), GRANTEE shall safeguard and protect the Data in accordance with generally accepted industry standards, all laws, and all applicable COUNTY policies, rules and direction. To the extent of any inconsistency between accepted industry standards and COUNTY policies, rules and directions, GRANTEE shall notify COUNTY of the inconsistency and follow COUNTY direction. GRANTEE shall immediately notify COUNTY of any actual or suspected security breach or unauthorized access to Data, then comply with all responsive directions provided by COUNTY. The foregoing shall not be construed as eliminating, limiting or otherwise modifying GRANTEE's indemnification obligations herein.

Classification of data, including trade secret data, will be determined pursuant to applicable law and, accordingly, merely labeling data as "trade secret" by GRANTEE does not necessarily make the data protected as such under any applicable law.

10. RECORDS – AVAILABILITY/ACCESS

Subject to the requirements of Minnesota Statutes Section 16C.05, Subd. 5, COUNTY, the State Auditor, or any of their authorized representatives, at any time during normal business hours, and as often as they may reasonably deem necessary, shall have access to and the right to examine, audit, excerpt, and transcribe any books, documents, papers, records, etc., which are pertinent to the accounting practices and procedures of GRANTEE and involve transactions relating to this Agreement. GRANTEE shall maintain these materials and allow access during the period of this Agreement and for six (6) years after its termination or cancellation.

11. SUCCESSORS, SUBCONTRACTING AND ASSIGNMENTS

- A. GRANTEE binds itself, its partners, successors, assigns and legal representatives to the COUNTY for all covenants, agreements and obligations contained in the contract documents.
- B. GRANTEE shall not assign, transfer or pledge this Agreement and/or the services to be performed, whether in whole or in part, nor assign any monies due or to become due to it without the prior written consent of the COUNTY. A consent to assign shall be subject to such conditions and provisions as the COUNTY may deem necessary, accomplished by execution of a form prepared by the COUNTY and signed by GRANTEE, the assignee and the COUNTY. Permission to assign, however, shall under no circumstances relieve GRANTEE of its liabilities and obligations under the Agreement.
- C. GRANTEE shall not subcontract this Agreement and/or the services to be performed, whether in whole or in part, without the prior written consent of COUNTY. Permission to subcontract, however, shall under no circumstances relieve GRANTEE of its liabilities and obligations under the Agreement. Further, GRANTEE shall be fully responsible for the acts, omissions, and failure of its subcontractors in the performance of the specified contractual services, and of person(s) directly or indirectly employed by subcontractors. Contracts between GRANTEE and each subcontractor shall require that the subcontractor's services be performed in accordance with this Agreement. GRANTEE shall make contracts between GRANTEE and subcontractors available upon request. For clarification and not limitation of the provisions herein, none of the following constitutes assent by COUNTY to a contract between GRANTEE and a subcontractor, or a waiver or release by COUNTY of GRANTEE's full compliance with the requirements of this Section: (1) COUNTY's request or lack of request for contracts between GRANTEE and subcontractors; (2) COUNTY's review, extent of review or lack of review of any such contracts; or (3) COUNTY's statements or actions or omissions regarding such contracts.

- D. GRANTEE shall notify the COUNTY in writing if another person/entity acquires, directly or indirectly, more than 50 percent of the voting power of the shares entitled to vote for directors of GRANTEE. Notice shall be given within ten (10) days of such acquisition and shall specify the name and business address of the acquiring person/entity. The COUNTY reserves the right to require the acquiring person/entity to promptly become a signatory to this Agreement by amendment or other document so as to help assure the full performance of this Agreement.

12. MERGER AND MODIFICATION

- A. The entire Agreement between the parties is contained herein and supersedes all oral agreements and negotiations between the parties relating to the subject matter. All items that are referenced or that are attached are incorporated and made a part of this Agreement. If there is any conflict between the terms of this Agreement and referenced or attached items, the terms of this Agreement shall prevail.

GRANTEE and/or COUNTY are each bound by its own electronic signature(s) on this Agreement, and each agrees and accepts the electronic signature of the other party.

- B. Any alterations, variations, modifications, or waivers of provisions of this Agreement shall only be valid when they have been reduced to writing as an amendment to this Agreement signed by the parties. Except as expressly provided, the substantive legal terms contained in this Agreement including but not limited to Indemnification, Insurance, Merger and Modification, Default and Cancellation/Termination or Minnesota Law Governs may not be altered, varied, modified or waived by any change order, implementation plan, scope of work, development specification or other development process or document.

13. DEFAULT AND CANCELLATION

- A. If GRANTEE fails to perform any of the provisions of this Agreement or so fails to administer the work as to endanger the performance of the Agreement, it shall be in default. Unless GRANTEE's default is excused by the COUNTY, the COUNTY may upon written notice immediately cancel this Agreement in its entirety. Additionally, failure to comply with the terms of this Agreement shall be just cause for the COUNTY to delay payment until GRANTEE's compliance. In the event of a decision to withhold payment, the COUNTY shall furnish prior written notice to GRANTEE.

- B. Upon cancellation or termination of this Agreement, the GRANTEE shall itemize any and all Tree Grant Fund expenditures up to the date of cancellation or termination and return any Tree Grant Funds not yet expended.
- C. For purposes of this subsection, "Data" means any data or information, and any copies thereof, created by GRANTEE or acquired by GRANTEE from or through COUNTY pursuant to this Agreement, including but not limited to handwriting, typewriting, printing, photocopying, photographing, facsimile transmitting, and every other means of recording any form of communication or representation, including electronic media, email, letters, works, pictures, drawings, sounds, videos, or symbols, or combinations thereof.

Upon expiration, cancellation or termination of this Agreement:

1. At the discretion of COUNTY and as specified in writing by the Contract Administrator, GRANTEE shall deliver to the Contract Administrator all Data so specified by COUNTY.
  2. COUNTY shall have full ownership and control of all such Data. If COUNTY permits GRANTEE to retain copies of the Data, GRANTEE shall not, without the prior written consent of COUNTY or unless required by law, use any of the Data for any purpose or in any manner whatsoever; shall not assign, license, loan, sell, copyright, patent and/or transfer any or all of such Data; and shall not do anything which in the opinion of COUNTY would affect COUNTY's ownership and/or control of such Data.
  3. Except to the extent required by law or as agreed to by COUNTY, GRANTEE shall not retain any Data that are confidential, protected, privileged, not public, nonpublic, or private, as those classifications are determined pursuant to applicable law. In addition, GRANTEE shall, upon COUNTY's request, certify destruction of any Data so specified by COUNTY.
- D. Notwithstanding any provision of this Agreement to the contrary, GRANTEE shall remain liable to COUNTY for damages sustained by COUNTY by virtue of any breach of this Agreement by GRANTEE. Upon notice to GRANTEE of the claimed breach and the amount of the claimed damage, COUNTY may withhold any payments to GRANTEE for the purpose of set-off until such time as the exact amount of damages due COUNTY from GRANTEE is determined. Following notice from COUNTY of the claimed breach and damage, GRANTEE and COUNTY shall attempt to resolve the dispute in good faith.
  - E. The above remedies shall be in addition to any other right or remedy available to the COUNTY under this Agreement, law, statute, rule, and/or equity.

- F. The COUNTY's failure to insist upon strict performance of any provision or to exercise any right under this Agreement shall not be deemed a relinquishment or waiver of the same, unless consented to in writing. Such consent shall not constitute a general waiver or relinquishment throughout the entire term of the Agreement.
- G. This Agreement may be canceled with or without cause by either party upon thirty (30) day written notice.

14. SURVIVAL OF PROVISIONS

Provisions that by their nature are intended to survive the term, cancellation or termination of this Agreement include but are not limited to: GRANT REQUIREMENTS; INDEPENDENT CONTRACTOR; INDEMNIFICATION; INSURANCE; DUTY TO NOTIFY; DATA; RECORDS-AVAILABILITY/ACCESS; DEFAULT AND CANCELLATION; MEDIA OUTREACH; and MINNESOTA LAW GOVERNS.

15. CONTRACT ADMINISTRATION

In order to coordinate the services of GRANTEE with the activities of the Hennepin County Environment and Energy so as to accomplish the purposes of this Agreement, Jennifer Kullgren, Environmentalist, who can be contacted at (612) 596-1175 at Jen.Kullgren@Hennepin.us or successor (Contract Administrator), shall manage this Agreement on behalf of the COUNTY and serve as liaison between the COUNTY and GRANTEE.

Jay Strachota, who can be contacted at (952)548-6372 and JStrachota@HopkinsMn.com, shall manage this Agreement on behalf of the GRANTEE. GRANTEE may replace such person but shall immediately give written notice to the COUNTY of the name, phone number and email address of such substitute person and of any other subsequent substitute person.

16. COMPLIANCE AND NON-DEBARMENT CERTIFICATION

- A. GRANTEE shall comply with all applicable federal, state and local statutes, regulations, rules and ordinances currently in force or later enacted.
- B. GRANTEE shall comply with all applicable conditions of the specific referenced grant.

- C. GRANTEE certifies that it is not prohibited nor has it hired any business which is prohibited from doing business with either the federal government or the State of Minnesota as a result of debarment or suspension proceedings.

17. RECYCLING

GRANTEE must have or establish a recycling program for at least three recyclable materials, such as, but not limited to, paper, glass, plastic, and metal.

18. NOTICES

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

19. MEDIA OUTREACH

GRANTEE shall not use the term “Hennepin County”, or any derivative thereof in GRANTEE’s advertising, external facing communication and/or marketing, including but not limited to advertisements of any type or form, promotional ads/literature, client lists and/or any other form of outreach, without the written approval of the Hennepin County Environment and Energy Communications Unit, or their designees.

20. MINNESOTA LAWS GOVERN

The Laws of the State of Minnesota shall govern all questions and interpretations concerning the validity and construction of this Agreement and the legal relations between the parties and their performance. The appropriate venue and jurisdiction for any litigation will be those courts located within the County of Hennepin, State of Minnesota. Litigation, however, in the federal courts involving the parties will be in the appropriate federal court within the State of Minnesota. If any provision of this Agreement is held invalid, illegal or unenforceable, the remaining provisions will not be affected.

THIS PORTION OF PAGE INTENTIONALLY LEFT BLANK

COUNTY ADMINISTRATOR APPROVAL

Reviewed for COUNTY by  
the County Attorney's Office:

{ {Sig\_es\_:signer3:signature} }  
{{userstamp3\_es\_:signer3:stamp}}

COUNTY OF HENNEPIN  
STATE OF MINNESOTA

By:

{ {Sig\_es\_:signer5:signature} }  
{{userstamp5\_es\_:signer5:stamp}}  
{{ ttl\_es\_:signer5:title}}  
{{ Cmpy\_es\_:signer5:company}}

Reviewed for COUNTY by:

{ {Sig\_es\_:signer4:signature} }  
{{userstamp4\_es\_:signer4:stamp}}

Document Assembled by:

{ {Sig\_es\_:signer1:signature} }  
{{userstamp1\_es\_:signer1:stamp}}

{{Exh\_es\_:signer1:attachment:label("Attachments")}}

GRANTEE

GRANTEE warrants that the person who executed this Agreement is authorized to do so on behalf of GRANTEE as required by applicable articles, bylaws, resolutions or ordinances.\*

By:

{ {Sig\_es\_:signer2:signature} }  
{ {userstamp2\_es\_:signer2:stamp} }  
{ {                  ttl\_es\_:signer2:title} }

\* GRANTEE represents and warrants that it has submitted to the COUNTY all applicable documentation (articles, bylaws, resolutions or ordinances) that confirms the signatory's delegation of authority. Documentation is not required for a sole proprietorship.

# Healthy Tree Canopy Grants Application for Cities

Please submit your application via the Hennepin County [Supplier Portal](#). You will receive an email confirmation once your application has been successfully submitted.

## **Format requirements:**

- **You must follow this format. Proposals in other formats will not be accepted.**
- Do not exceed 5 pages. Please keep the font size readable.
- Percentages (%) indicate the weight that will be given to each section during the review process.
- Supplemental materials may be included as attachments and will not be counted toward the page limit; however project recommendations will be based on information provided in the application. Materials may include site plans, tree inventory data, tree ordinance, staff and volunteer bios, and other documents relevant to the project. Please reference any supplemental materials in the proposal narrative. Documents will be briefly reviewed by the program manager and shared with the review committee.
- Find the program guidelines, application, and budget form in Supplier Portal.

## **Application submission check list:**

Submit the following items with your Healthy Tree Canopy program application by 3 p.m. on Thursday, August 15, 2019. Late submittals will not be accepted.

### Required:

- Review the Healthy Tree Canopy program request for proposals.
- Project Application (*You must follow the format provided below. Other formats will not be accepted.*)
- Budget form (Attachment A)
- Tree planting site plan, if applicable
- Tree species selection and stock type, if applicable
- Tree maintenance agreement, if applicable
- Letters of support from significant project partners listed in application, if applicable

### Optional:

- Certificate of Insurance\* (see requirements in the sample grant agreement, Attachment B)

\*These documents must be received prior to executing Hennepin County Healthy Tree Canopy Program contracts. You may submit these documents with your application but this is not required to apply.



**Application summary** (does not count towards page limit)

City name	City of Hopkins
Project title	Ash removal, replanting and new tree maintenance
Primary project coordinator	Jay Strachota
Coordinator contact Information (address, phone number, email address)	Hopkins Public Works, 11100 Excelsior Boulevard, Hopkins, MN 55343 952-548-6372 jstrachota@hopkinsmn.com
Designated contract signatory (individual that will sign contract if awarded)	Steve Stadler Public Works Director
Has the city received funding from Hennepin County in the last three years?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> I don't know If yes, list the programs or briefly explain: Healthy Tree Canopy Step 1 in 2019
Demographics of the project area (ie. socioeconomic status, primary housing type, etc.)	City wide project area which varies in socioeconomic status, housing type, etc.
Geographic location <i>(please provide a specific address or city in which work will take place)</i>	City of Hopkins boulevards and right of ways
Active volunteer groups to be involved in program activities	none
Type of project	<input type="checkbox"/> Step 1 <input checked="" type="checkbox"/> Step 2
If you selected step 2 above, do you have a completed tree inventory and arborist, municipal forester or tree care specialist employed or under contract at the amount of at least a 0.3 full time employee (FTE).	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, explain:

## 1. Project description (30%) – page limit begins here

- Provide a summary of the project that describes project goals, expected outcomes, impacted communities and how the project area was selected. Is this project new or does it build on past work? **Project goals: Contract out removals of large and difficult to remove ash trees enabling our in-house forestry staff to focus time maintaining newly planted trees, maintaining our new tree stock, and working with the tree inventory especially in regards to trees planted in the past 3 years and moving forward. Purchase and contractually plant more trees than the ash trees we remove in a year in preparation for increased EAB losses.**

- What topics will you address during this project? (Please indicate all that apply.)

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Ash tree removal                     | <input type="checkbox"/> Volunteer engagement                          |
| <input checked="" type="checkbox"/> Public tree inventory                | <input type="checkbox"/> Community education and engagement            |
| <input type="checkbox"/> Systemic ash treatment                          | <input checked="" type="checkbox"/> Tree species diversity enhancement |
| <input type="checkbox"/> Urban forest management plan                    | <input type="checkbox"/> Energy conservation                           |
| <input type="checkbox"/> Municipal urban forestry department development | <input type="checkbox"/> Water protection                              |
| <input type="checkbox"/> Emerald ash borer preparedness/management plan  | <input type="checkbox"/> Natural area enhancement                      |

- Describe the historic practices and barriers that have led to the need for funding outside of the current levels within your city that is available for environment and natural resources. **Over the past 3 years more than 800 new trees have been planted in City of Hopkins parks & boulevards through our own replacement program (350 trees), in partnership with Tree Trust (140 trees), in partnership with Hennepin County on Excelsior Blvd (160 trees) and through street reconstruction projects (170 trees). Prior to the last three years we were planting and giving regular maintenance to about 100 trees per year, which is within our capacity to accomplish. While our Forestry budget is growing this grant will help us contract out more removals and plantings while also enabling staff to focus on an immediate need to care for trees recently planted and working with our new public tree inventory.**

## 2. Project details (30%)

- Explain the specifics of your project. Describe the project site location and the number of trees you intend to remove and/or plant. What species and tree stock type do you intend to utilize? Who owns the land you are proposing to complete work on? **The site is City of Hopkins boulevard right of ways and parks owned by the city. We intend to contractually remove 50 ash trees and replant 60 trees with the funds from this grant. The replacement trees will be from the Hennepin County recommended tree list based on availability, site appropriateness, and surrounding trees with the intent to diversify species. We are also requesting funds to purchase a 14" battery chainsaw, battery pole pruner, and batteries and chargers for trimming and training young tree stock. Having just completed our public tree ash survey the grant will also free up time for our Forestry staff to work with the tree inventory and learn how to use it to their advantage.**

- This grant opportunity aligns with county initiatives to reduce racial disparities in health and environmental quality. How will this project potentially reduce disparities? For example, does the project target or include lower income areas? **This project encompasses all of Hopkins.**
- Trees must be maintained for at least a 3 year period after installed. Describe your maintenance strategies and how you will sustain the accomplishments of the project without additional external funding? **We have moved in the direction of more serious regular maintenance of young trees by purchasing a 300 gallon slide in water tank for a pick-up truck and training a Seasonal Worker this summer to water and care for young trees. We intend to continue with a Seasonal Worker assigned to young tree care. This grant will help us to be able to spend more time catching up on the unusual amount of trees we've planted the last few years and prepare for future planting care with what we'll learn.**
- Provide a timeline of project activities. **October – Planting, September – April trimming & tree training, May – October – mulching, inspecting trees and taking corrective or nurturing measures as needed.**
- Include site map(s) of plantings as an attachment, if applicable (does not count towards page limit).

### 3. Project partners, participants, staff and volunteers (20%)

- Describe your organization, mission, goals, and programs. Describe your recent accomplishments related to community forestry. **The City of Hopkins is four square miles in area and the City of Hopkins Public Works consist of 36 employees spread over seven divisions and administration. There are two fulltime staff members in Forestry and the Streets & Parks Superintendent supervises them. Our Public Works Mission is "Serving the community by being great stewards and delivering outstanding services." One of our key values is "Hopkins PW employees exhibit stewardship" which goes on to say in summary that we ensure time and materials are not wasted and assets are properly managed for the highest value to the City. Our most recent Forestry accomplishments have been collaborating with Tree Trust and Cargill on an annual employee engagement planting the last four years in Hopkins and working with Dustin Ellis and Hennepin County Forestry on an Excelsior Boulevard planting and tree steward outreach.**
- List the project partners and volunteers who help with implementing this project. Briefly describe their role in the project and their qualifications. Please include the person who will manage financial reporting for the project. **Jay Strachota will manage the financial report**
- Please list and provide and letters of support from significant organizations and/or experts you will partner with to implement this project. *(optional)*
- Describe how you could benefit from greater collaboration with the county on this project?

### 4. Budget (10%)

- Complete the **Budget Form** provided as Attachment A and submit it with your application.
- What is your overall funding request? What is your match and can you provide proof that you're able to meet this requirement? **Requested \$22,179. Match \$8,310 from Forestry budget**

- Why do you need this funding and what project work will not happen without Healthy Tree Canopy funding? **Without funding we will continue to lag behind in caring for newly planted trees.**

## **5. Project evaluation (10%)**

You are required to submit documentation noting the changes to tree ordinances or management plans, how these are implemented, and the outcomes that have been measured as a result of their implementation. You may also measure changes by collecting and tracking data regarding tree diversity, overall canopy condition changes, stormwater mitigation, and energy savings.

- Who will track data and report? **Jay Strachota, Streets & Parks Superintendent**
- In what other ways will you measure outcomes from the project?

City of Hopkins

Ash  
removal/replacement

Step 2

8/15/2019

**Directions:** Complete this form in detail. Common line items are indicated for eligible expenses. Add or change categories and add rows as necessary. This form has formulas; double check to be sure totals are accurate. If you have any questions about the budget form, contact Jen Kullgren at 612-596-1175 or trees@hennepin.us.

<u>Expense</u>	<u>Description</u>	<u>Cost per Item</u>	<u>Number of items</u>	<u>Funds Requested</u>	<u>Match Supplied</u>
<b>Contractor costs (ex. labor, services, supplies, and equipment)</b>	Contractor planting	\$110	60	\$4,950.00	\$1,650.00
<b>Trees</b>	Trees	\$150	60	\$6,750.00	\$2,250.00
<b>Planting supplies (ex. water bags, grow tubes, bark protection, compost, etc.)</b>	Water bags, tubes, stakes	\$20.00	60	\$1,000.00	\$250.00
<b>Site preparation</b>					
<b>Ash tree removal</b>	Contractor ash removal. Hopkins staff assist.	300	50	\$11,250.00	\$3,750.00
<b>Insecticide treatments of ash trees</b>					
<b>Equipment (up to \$5,000 in total that are necessary to complete the project )</b>	Battery chainsaw 14", Battery pole saw, 2 chargers, 3 batteries		7	\$1,229	\$410.00
<b>Software purchases (such as ArcGIS) or technology</b>					

**Gravel-bed construction materials (ex. pea gravel, barriers, and bare root trees)**

**Education and outreach materials**

**Local trainings or certifications**

**Consultant time**

**Other requests**

\$ 25,179.00	\$ 8,310.00
--------------	-------------



**BACKGROUND**

**Activity since the November 4 City Council Meeting.** The City Council reviewed this item during the November 4, 2019 meeting and ultimately decided to table it and directed staff to bring it back to a future work session for further review and discussion. This item was then scheduled for the November 26 work session. During the work session, the City Council discussed the following:

- Definitions and classifications of affordable housing. Staff presented this information to the City Council during the November 12 work session (see attached).
- Site design options. In response to public questions about site design, Beacon presented an alternative site plan. This site plan shifted the build to increase the east side setback and focused vehicle access in one driveway in the northwest corner of the site. These changes resulted in a reduction of 1 surface and 3 underground parking stalls. Ultimately, the Council preferred the original site plan.
- How Beacon's project fits into Hopkins. Beacon staff presented information about how their project fits into Hopkins (see attached). Beacon's market study found a general need for affordable housing and a specific need for affordable 2 and 3 bedroom units.
- Beacon's tenant placement. The City Council asked Beacon to further explain their tenant placement policy for Vista 44. Beacon staff explained they would work through Hennepin County's Coordinated Entry program.

**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.** Prior to the November 4 City Council meeting, the City received 24 written comments about the Beacon proposal (13 support and 11 against). Since the City Council meeting, the City received another 16 comments all of which were in support of the project. These comments are attached for your reference.

**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 11<sup>th</sup> Avenue South, spoke in support of the development.
3. Alan Johnson, 32 11<sup>th</sup> 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 13<sup>th</sup> 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 12<sup>th</sup> Avenue North, is not opposed to the development, but commented on current road conditions on 12<sup>th</sup> 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 11<sup>th</sup> 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 11<sup>th</sup> 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 11<sup>th</sup> Avenue South, spoke in opposition of the development with concern for the change in zoning.
12. Rep. Cheryl Youakim, 129 7<sup>th</sup> 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 14<sup>th</sup> Avenue North, spoke in opposition of the development, instead preferring senior-owned condominiums.
15. Jay Hornbacher, 10 7<sup>th</sup> Avenue North, spoke in support of the development.
16. Terrie Winegar, 106 12<sup>th</sup> 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 1<sup>st</sup> Street South, spoke in opposition of the development.
19. Elaine Schweitzer, 1101 1<sup>st</sup> 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 11<sup>th</sup> 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 1<sup>st</sup> 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 consider a legislative action. When considering legislative actions, the City is advancing health, safety, and welfare by making rules that apply throughout the entire community. When acting legislatively, the City has broad discretion and will be afforded considerable deference by any reviewing court. There are three key criteria for the City to weigh when considering a rezoning request – consistency with the comprehensive plan, compatibility with present and future land uses and how the proposed development conformance with the new zoning standards. These criteria and staff's findings for each 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.

<b>Surrounding Existing and Future Land Uses Analysis</b>			
<b>Direction</b>	<b>Existing</b>	<b>2030 Future Land Use</b>	<b>2040 Future Land Use</b>
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.

<b>Setback Comparison for the R-5 &amp; Mixed Use Districts</b>				
<b>Category</b>	<b>R-5 District</b>	<b>Mixed Use District</b>	<b>Proposed</b>	<b>Status</b>
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 12<sup>th</sup> Avenue North. This network provides direct pedestrian access to the existing transit routes along Mainstreet and 11<sup>th</sup> 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 (12<sup>th</sup> 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 1<sup>st</sup> Street South and 12<sup>th</sup> Avenue South. The applicant will add sidewalk along 13<sup>th</sup> 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 1<sup>st</sup> 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 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 13<sup>th</sup> Avenue S/1<sup>st</sup> 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 13<sup>th</sup> 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 shared 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.

Adopted by the City Council of the City of Hopkins this 3rd day of December, 2019.

\_\_\_\_\_  
Jason Gaad, 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**

**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 3<sup>rd</sup> day of December, 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:	December 3, 2019
Second Reading:	December 17, 2019
Date of Publication:	December 26, 2019
Date Ordinance Takes Effect:	December 26, 2019

ATTEST:

\_\_\_\_\_  
Jason Gaad, Mayor

\_\_\_\_\_  
Amy Domeier, City Clerk

## Site Location Map for Beacon Development





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 through 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 than 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:

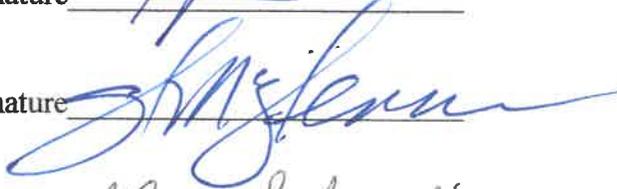
Name Joan Schwartzbauer Apt.No. 104 Signature [Signature]

Name James C. Shuley Apt.No. 201 Signature James C. Shuley 201

Name Joan Hopp Apt.No. 208 Signature Joan K Hopp

Name Steve Lea Apt.No. 108 Signature [Signature]

Name BRIGID PETERSON Apt.No. 314 Signature 

Name GARY McGEMMAN Apt.No. 111 Signature 

Name Lina Schneider Apt.No. 209 Signature Lina 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 J Schwartzbauer

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 RENVILLE Apt.No. 311 Signature MARLO RENVILLE

Name Shirley Renville Apt.No. 311 Signature Shirley Renville

Name Laura Mataska Apt.No. 112 Signature Laura Mataska

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 Luoy GRAMS Apt No. 206 Signature Luoy T Grams  
MARION HENDEL  
Name Marion Hendel Apt.No. 4109 Signature Marion T Hendel  
Name Charles Claude Apt.No. 109 Signature Charles Claude  
Name Pat Stacken Apt.No. 110 Signature Pat Stacken

Name Ron Foreman Apt.No. 301 Signature Ron Foreman

Name Luan Foreman Apt.No. 301 Signature Luan Foreman

Name Isabel Kloss Apt.No. 347 Signature Isabel Kloss

Name Douglas Palmer Apt.No. 114 Signature Douglas Palmer

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 be 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 Jeanne Wandrei Apt.No. 202 Signature Jeanne Wandrei

Name Sheila Anderson Apt.No. 105 Signature Sheila Anderson

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

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 be 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 Bibi Khan

Address 165 - 12 Av So

Signature 

dated 10-6-15

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 be 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 Probst

Address 29 12th Av. N.

Signature Michelle Probst

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 be 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 Julie Winegar Terrie Winegar

Address 104 12<sup>th</sup> Av. South

Signature Julie 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 be 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 11<sup>TH</sup> 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 be 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 37 11th Ave S, H

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 be 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 H

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, 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 23<sup>rd</sup> and then the Hopkins City Council Meeting on August 20<sup>th</sup>, 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 20<sup>th</sup>; 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 12<sup>th</sup> 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 12<sup>th</sup> 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 1<sup>st</sup> 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. ZAUBER

ADDRESS 1107 1<sup>ST</sup> ST. SOUTH

HOPKINS, MN 55343

SIGNATURE Terry E. Zaubur

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 Kay 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 

NAME Andrew Strahschein

ADDRESS 1109 1st St. S

Hopkins, MN 55343

SIGNATURE 

NAME Kathleen K. Wilson

ADDRESS 1119 1st St So.

Hopkins, Mn. 55343

SIGNATURE 

NAME Wendy Wurrio

ADDRESS 1103 1st St. S

Hopkins, MN 55343

SIGNATURE Wendy Wurrio

**OPPOSITION TO BEACON INTERFAITH HOUSING PROJECT – SIGNATURE PAGE**

NAME Amy Sissala

ADDRESS 1125 1<sup>ST</sup> ST S

HOPKINS, MN 55343

SIGNATURE Amy Sissala

NAME Renee Love

ADDRESS 1121 1<sup>ST</sup> Street S

Hopkins, MN 55343

SIGNATURE Renee Love

NAME Mark Muenchow

ADDRESS 1117 1<sup>st</sup> St. S.

Hopkins MN 55343

SIGNATURE Mark Muenchow

NAME Judy Slayton

ADDRESS 1105 1<sup>ST</sup> ST S

HOPKINS MN 55343

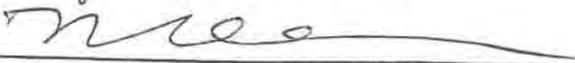
SIGNATURE Judy Slayton

**OPPOSITION TO BEACON INTERFAITH HOUSING PROJECT – SIGNATURE PAGE**

NAME Mike Hines

ADDRESS 1117 1st St S

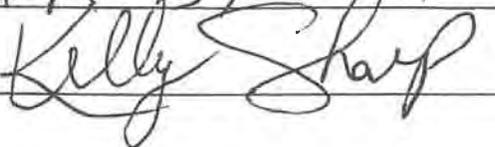
Hopkins MN 55343

SIGNATURE 

NAME Kelly Sharp

ADDRESS 106 8th Ave N.

Hopkins, MN

SIGNATURE 

NAME Bretchen Olson

ADDRESS 1100 17th Ave

Hopkins Mn 55349

SIGNATURE 

NAME Jazmann Marquez

ADDRESS 4536 Cedar Lake R S

55410

SIGNATURE 

OPPOSITION TO BEACON INTERFAITH HOUSING PROJECT - SIGNATURE PAGE

NAME Karin M Rubel  
ADDRESS 1015 17<sup>th</sup> Ave S Unit 7  
Hopkins, MN 55343  
SIGNATURE Karin M Rubel

NAME Mynna Schaffer  
ADDRESS 10521 Cedar Lake Rd  
Hopkins, MN 55305  
SIGNATURE Mynna Schaffer

NAME Helen R Friedlieb  
ADDRESS 10451 Greenbrier Rd #205  
Hopkins MN 55305  
SIGNATURE Helen R. Friedlieb

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

SIGNATURE \_\_\_\_\_

OPPOSITION TO BEACON INTERFAITH HOUSING PROJECT – SIGNATURE PAGE

NAME Butch Hugson

ADDRESS 140 11<sup>th</sup> Ave N

SIGNATURE 

NAME Billee Kraut

ADDRESS 140-11<sup>th</sup> Ave N

Hopkins, MN 55343

SIGNATURE Billee Kraut

NAME Patricia Lea

ADDRESS 32 11<sup>th</sup> Ave So #108

Hopkins, MN 55343

SIGNATURE Patricia Lea

NAME Steve Lea

ADDRESS 32 11<sup>th</sup> Ave So #108

Hopkins, MN 55343

SIGNATURE S. Lea

**OPPOSITION TO BEACON INTERFAITH HOUSING PROJECT – SIGNATURE PAGE**

NAME Michael Lindquist

ADDRESS 1113 1<sup>ST</sup> 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 12<sup>th</sup> Ave S.

Hopkins MN 55343

SIGNATURE 

NAME Tyler Smith

ADDRESS 102 12<sup>th</sup> Ave S.

Hopkins, MN 55343

SIGNATURE 

NAME Paula Barmettler

ADDRESS 102 12<sup>th</sup> Ave S.

Hopkins, MN, 55343

SIGNATURE 

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

\_\_\_\_\_

SIGNATURE \_\_\_\_\_

Jason Lindahl, City Planner  
City of Hopkins, MN



**Updated Oct. 16, 2019**

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 11<sup>th</sup> Ave S, Hopkins 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

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

Francis 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 be 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](mailto:jlindahl@HOPKINSmn.com)

September 23, 2019

Dear Mr. Lindahl,

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

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

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

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

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

Sincerely,

Sarah Granger | Executive Director | MoveFwd, Inc.



**MoveFwd**

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

952/988-TEEN (8336)

[movefwdmn.org](http://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 district 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

**Beacon - Vista 44 Market Analysis and Assessment of Need -- Talking Points for working session**

- Community Research Services conducted a market study in May 2019 for this development.
- It found demand for 4,381 units in the primary market area (394/494/62/100), that there are a limited number of rental units dedicated for family occupancy, especially larger-sizes families with children, and concluded that “it is quite clear that the subject proposal will readily be absorbed within the marketplace and maintain a high level of occupancy”
- Current vacancy rate for 2+ bedroom units in competitive apartment developments in the market area is 2%. A healthy vacancy rate is 5% and low vacancy is driving up rents.
- Of the properties surveyed in the market study, the average rent for 2BR units was \$1,392 and \$1,607 for 3BRs
- According to the 2017 American Community Survey 44.1% of Hopkins renters pay more than 30% of their income toward rent.
- According to HousingLink, there are 497 subsidized affordable housing units in Hopkins. Two-thirds are 1BR or smaller.

Property	Year Built	Population Served	total affordable units (60% AMI)	OBR	1BR	2BR	3BR
Cip Scattered Site			17	16	0	1	0
Dow Towers			76	0	76	0	0
Fraser Hopkins Court	2010	Disabled	14	0	14	0	0
Hopkins Village Apartments	1972	Elderly	161	0	131	30	0
Oxford Village	2017		50	3	7	27	13
Sonoma Apartments	1993	Disabled	24	0	16	8	0
Raspberry Ridge	1980		101	0	39	52	10
<b>Total</b>			<b>443</b>	<b>19</b>	<b>283</b>	<b>118</b>	<b>23</b>
				4%	64%	27%	5%
				1BR or smaller =>		64.4%	

- According to the Met Council, Hopkins has a higher percentage of housing units affordable to low-income households (80% AMI or less) than its neighbors but this only reduces the number of affordable units allocated by Met Council by 18. Met Council still expects the Hopkins to create affordable housing opportunities in the next 10 years, and nearly half are expected to be affordable to households at or below 30% AMI. (Thrive MSP 2040)
- Vacant, underutilized high-density residential lot. Currently tax exempt.
- 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.

Info from ArtSpace Work Session (11.12.19)

- 71% of Hopkins housing stock is naturally occurring affordable housing
- Hopkins has a total of 438 legally binding affordable housing units which is 5% of the overall housing stock.

Name: Abby & Jeremy Johnson  
Address: 707 S. Drillane Rd  
City, ZIP: Hopkins MN 55305

MINNEAPOLIS MN 554

23 NOV 2019 PM 5 L



**Vista 44** will be a unique addition to our rich and diverse community of Hopkins! Beacon's proposal for these much-needed homes for families is solid and reflects the goals we've laid out as a city. I'm asking you to move quickly and thoughtfully to resolve any remaining questions and vote **YES** on Beacon's land use approval for Vista 44.

To: Mayor Gadd & City Council  
c/o Jason Lindahl  
1010 1st St S.  
Hopkins, MN 55343

*This is important to me because:*

people need a place to start over  
and make a quality life for  
themselves.

55343-755610



Name: Angela A. Kuehn  
Address: 5627 Green Cr. Dr. #317  
City, ZIP: Minnetonka MN 55343

MINNEAPOLIS MN 554

19 NOV 2019 PM 2 L



**Vista 44** will be a unique addition to our rich and diverse community of Hopkins! Beacon's proposal for these much-needed homes for families is solid and reflects the goals we've laid out as a city. I'm asking you to move quickly and thoughtfully to resolve any remaining questions and vote **YES** on Beacon's land use approval for Vista 44.

*To: Mayor Gadd & City Council  
c/o Jason Lindahl  
1010 1st St S.  
Hopkins, MN 55343*

*This is important to me because:*

Working with Families Moving Forward  
I have a deep respect for the  
working homeless. We are in need  
for more housing - Let's be  
"Hopkins With a Heart"

55343-755610



Name: Ben van Lierop

Address: 306 7<sup>th</sup> St. South

City, ZIP: Hopkins, MN 55343



**Vista 44** will be a unique addition to our rich and diverse community of Hopkins! Beacon's proposal for these much-needed homes for families is solid and reflects the goals we've laid out as a city. I'm asking you to move quickly and thoughtfully to resolve any remaining questions and vote **YES** on Beacon's land use approval for Vista 44.

**To: Mayor Gadd & City Council  
c/o Jason Lindahl  
1010 1st St S.  
Hopkins, MN 55343**

**This is important to me because:**

as a resident of Hopkins  
I want people with limited  
income to be able live in  
our city with affordable housing.  
Diversity is a strength of our community.  
Thank You



**Beacon**

INTERFAITH HOUSING COLLABORATIVE

Name: Betsy Cussler  
Address: 5825 Vernon Lane  
City, ZIP: Edina, MN 55436

MINNEAPOLIS MN 554

21 NOV 2019 PM 3 L



**Vista 44** will be a unique addition to our rich and diverse community of Hopkins! Beacon's proposal for these much-needed homes for families is solid and reflects the goals we've laid out as a city. I'm asking you to move quickly and thoughtfully to resolve any remaining questions and vote **YES** on Beacon's land use approval for Vista 44.

To: *Mayor Gadd & City Council*  
*c/o Jason Lindahl*  
*1010 1st St S.*  
*Hopkins, MN 55343*

*This is important to me because:*

Homelessness affects all areas of  
a family's life. Homes that are affordable  
enable families to be stable, kids to  
be in one school community and  
everyone to belong & contribute.  
Beacon knows how to do this right.

5544-7550



Name: Cathy Baldwin  
Address: 1 Homedale Rd  
City, ZIP: Hopkins, MN 55343

MINNEAPOLIS MN 554

23 NOV 2019 PM 2 L



**Vista 44** will be a unique addition to our rich and diverse community of Hopkins! Beacon's proposal for these much-needed homes for families is solid and reflects the goals we've laid out as a city. I'm asking you to move quickly and thoughtfully to resolve any remaining questions and vote **YES** on Beacon's land use approval for Vista 44.

To: **Mayor Gadd & City Council**  
c/o Jason Lindahl  
1010 1st St S.  
Hopkins, MN 55343

**This is important to me because:**

as a teacher, I have worked with  
a lot of children who come from  
homes that are unstable because the  
families can't afford comfortable housing.  
Kids deserve to be part of a community &  
be cared about & safe. Hopkins needs this.



Name: EVA MATEO  
Address: 212 HOLLY RD  
City, ZIP: HOPKINS, MN 55343

MINNEAPOLIS, MN 554  
21 NOV 2019 PM 3 L



**Vista 44** will be a unique addition to our rich and diverse community of Hopkins! Beacon's proposal for these much-needed homes for families is solid and reflects the goals we've laid out as a city. I'm asking you to move quickly and thoughtfully to resolve any remaining questions and vote **YES** on Beacon's land use approval for Vista 44.

**To: Mayor Gadd & City Council  
c/o Jason Lindahl  
1010 1st St S.  
Hopkins, MN 55343**

*This is important to me because:*

There isn't enough affordable housing.  
With light rail coming this would  
allow families to work and live in  
our diverse community and enjoy  
Hopkins as much as we do. Thank you!



Name: Nannah Petersen  
Address: 1300 Deer Creek Rd  
City, ZIP: Maple Plain 55359

MINNEAPOLIS MN 554

23 NOV 2019 PM 3 L



**Vista 44** will be a unique addition to our rich and diverse community of Hopkins! Beacon's proposal for these much-needed homes for families is solid and reflects the goals we've laid out as a city. I'm asking you to move quickly and thoughtfully to resolve any remaining questions and vote **YES** on Beacon's land use approval for Vista 44.

To: *Mayor Gadd & City Council*  
*c/o Jason Lindahl*  
*1010 1st St S.*  
*Hopkins, MN 55343*

*This is important to me because:*

I lived in the Hopkins area  
for many years and am proud  
to see the progressive attitude  
is still alive -- this will  
profit so many of the future



**Beacon**

INTERFAITH HOUSING COLLABORATIVE

Name: Jim & Sue Keane

Address: 900 Nine Mile Cove S,

City, ZIP: Hopkins, Mn. 55343



**Vista 44** will be a unique addition to our rich and diverse community of Hopkins! Beacon's proposal for these much-needed homes for families is solid and reflects the goals we've laid out as a city. I'm asking you to move quickly and thoughtfully to resolve any remaining questions and vote **YES** on Beacon's land use approval for Vista 44.

*To: Mayor Gadd & City Council  
c/o Jason Lindahl  
1010 1st St S.  
Hopkins, MN 55343*

*This is important to me because:*

There is almost no available in Hopkins  
We need this facility



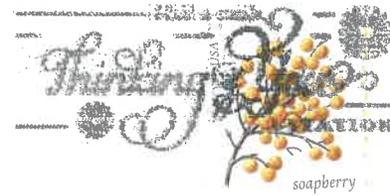
**Beacon**

INTERFAITH HOUSING COLLABORATIVE

Name: John & Marcia Diracles Jr.  
Address: 155 Homedale Rd.  
City, ZIP: Hopkins, Mn 55343-8519

MINNEAPOLIS MN 554

20 NOV 2019 PM 5 L



**Vista 44** will be a unique addition to our rich and diverse community of Hopkins! Beacon's proposal for these much-needed homes for families is solid and reflects the goals we've laid out as a city. I'm asking you to move quickly and thoughtfully to resolve any remaining questions and vote **YES** on Beacon's land use approval for Vista 44.

To: *Mayor Gadd & City Council*  
*c/o Jason Lindahl*  
*1010 1st St S.*  
*Hopkins, MN 55343*

This is important to me <sup>US</sup> because:

Knowing Beacon's success with 66 West in Edina,  
we feel confident in their quality of affordable  
supportive work-force housing for 50  
Hopkins families and ask you to vote YES  
for VISTA 44! ~~Thank you~~  
John & Marcia Diracles



Name: Linda Rogers  
Address: 11455 Viking Dr #200  
City, ZIP: Eden Prairie MN 55344



**Vista 44** will be a unique addition to our rich and diverse community of Hopkins! Beacon's proposal for these much-needed homes for families is solid and reflects the goals we've laid out as a city. I'm asking you to move quickly and thoughtfully to resolve any remaining questions and vote **YES** on Beacon's land use approval for Vista 44.

To: *Mayor Gadd & City Council*  
*c/o Jason Lindahl*  
*1010 1st St S.*  
*Hopkins, MN 55343*

*This is important to me because:*

Please vote yes on  
Beacon's land use for Vista 44.  
It is so important to our  
communities that we offer housing  
that is affordable. Thank you!



Name: Lois Young

Address: 855 Nine Mile Cove N

City, ZIP: Hopkins, MN 55343



**Vista 44** will be a unique addition to our rich and diverse community of Hopkins! Beacon's proposal for these much-needed homes for families is solid and reflects the goals we've laid out as a city. I'm asking you to move quickly and thoughtfully to resolve any remaining questions and vote **YES** on Beacon's land use approval for Vista 44.

To: *Mayor Gadd & City Council*  
*c/o Jason Lindahl*  
*1010 1st St S.*  
*Hopkins, MN 55343*

*This is important to me because:*

This project is about the self-respect  
that comes from living in safe, pleasant,  
and affordable housing.  
Please vote YES!!



INTERFAITH HOUSING COLLABORATIVE

Name: Peter + Amy Ames  
Address: 229 7<sup>th</sup> Av. N.  
City, ZIP: Hopkins, MN 55343



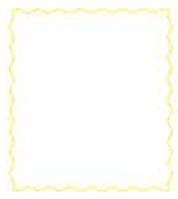
Vista 44 will be a unique addition to our rich and diverse community of Hopkins! Beacon's proposal for these much-needed homes for families is solid and reflects the goals we've laid out as a city. I'm asking you to move quickly and thoughtfully to resolve any remaining questions and vote **YES** on Beacon's land use approval for Vista 44.

To: **Mayor Gadd & City Council**  
c/o Jason Lindahl  
1010 1st St S.  
Hopkins, MN 55343

*This is important to me because:*  
Affordable housing is a vital part of a healthy community. Through working with Families Moving Forward (a Beacon Outreach) I have found Beacon to be an exceptional organization.



Name: Alice Tangney  
Address: 32 11th Ave. S., Apt. 302  
City, ZIP: Hopkins, MN 55343



Vista 44 will be a unique addition to our rich and diverse community of Hopkins! Beacon's proposal for these much-needed homes for families is solid and reflects the goals we've laid out as a city. I'm asking you to move quickly and thoughtfully to resolve any remaining questions and vote **YES** on Beacon's land use approval for Vista 44.

To: **Mayor Gadd & City Council**  
c/o Jason Lindahl  
1010 1st St S.  
Hopkins, MN 55343

*This is important to me because:*  
I live at Citigables + overlook the parcel of land that will be Vista 44. I would rather it be left as it is but I don't own the land. I saw homelessness when I worked in St. Louis Park schools and support the need for it here. Alice Tangney



Name: ROBERT & MARY ANN SCOTT

Address: 121 BLAKE RD. S.

City, ZIP: HOPKINS, MN 55343

MINNEAPOLIS MN 554

19 NOV 2019 PM 3 L



**Vista 44** will be a unique addition to our rich and diverse community of Hopkins! Beacon's proposal for these much-needed homes for families is solid and reflects the goals we've laid out as a city. I'm asking you to move quickly and thoughtfully to resolve any remaining questions and vote **YES** on Beacon's land use approval for Vista 44.

To: *Mayor Gadd & City Council*  
*c/o Jason Lindahl*  
*1010 1st St S.*  
*Hopkins, MN 55343*

*This is important to me because:*

*the availability of housing for low-income families is a social justice issue. Downtown Hopkins offers amenities (mass transit, churches, grocery stores, job opps) that are especially critical for those who cannot afford cars.*



**Beacon**

INTERFAITH HOUSING COLLABORATIVE

Name: Tim Young

Address: 855 Nine Mile Cove N

City, ZIP: Hopkins, MN 55343



**Vista 44** will be a unique addition to our rich and diverse community of Hopkins! Beacon's proposal for these much-needed homes for families is solid and reflects the goals we've laid out as a city. I'm asking you to move quickly and thoughtfully to resolve any remaining questions and vote **YES** on Beacon's land use approval for Vista 44.

**To: Mayor Gadd & City Council  
c/o Jason Lindahl  
1010 1st St S.  
Hopkins, MN 55343**

*This is important to me because:*

We hope our City Council will vote  
yes to provide critical housing for  
families in need.



INTERFAITH HOUSING COLLABORATIVE

November 19, 2019

Dear Mayor,

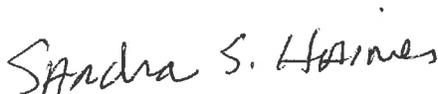
I have delivered several letters (see attached) and cards asking some of our neighbors to support the Vista 44 Project.

My wife and I also support the move and instead of mailing a postcard we are asking that this note be submitted as a token of our support.

Thank you,



Dick and Sandra Haines





703 S Drillane Road  
Hopkins MN 55305  
612.232.9771  
rdhaines@comcast.net

# Dick & Sandra Haines

November 2019

Dear Neighbors,

We have attached a postcard that we are asking you to send to the Hopkins mayor in support of the Beacon Interfaith Housing Collaborative. That effort is to build a supportive 4-story, 50-unit family housing complex called Vista 44, in Hopkins at 1<sup>st</sup> St. S and 12<sup>th</sup> Avenue.

The City Council and the mayor need to hear from you if you are in favor of this needed housing community to be granted land use for the building.

At their meeting on Monday, November 4, 2019, the Hopkins City Council moved to table a decision on site plan review, rezoning and planned unit development applications from Beacon Interfaith Housing Collaborative which would allow development of a apartment building on the site located on the north side of 1st Street South between 12th and 13th Avenues South.

The Council has decided to hold a special work session on Thursday, November 26, 2019 to further discuss the item. The intent of the meeting is to have a discussion with staff and Beacon Interfaith Housing Collaborative. The Council will not take public testimony at this meeting.

The preliminary Council schedule for this item is as follows:

- Thursday, November 26, 2019 at 6:30 pm
- Special Work Session - Raspberry Room, Hopkins City Hall
- Tuesday, December 3, 2019 at 7:00 pm
- City Council Regular Meeting - Council Chambers, Hopkins City Hall
- Tuesday, December 17, 2019 at 7:00 pm
- City Council Regular Meeting - Council Chambers, Hopkins City Hall

Site plans available here: [Beacon Multifamily Housing Site Plans \(PDF\)](#)

Thank you for your support





East Rendering

12" = 1'-0"



Southeast Rendering

12" = 1'-0"

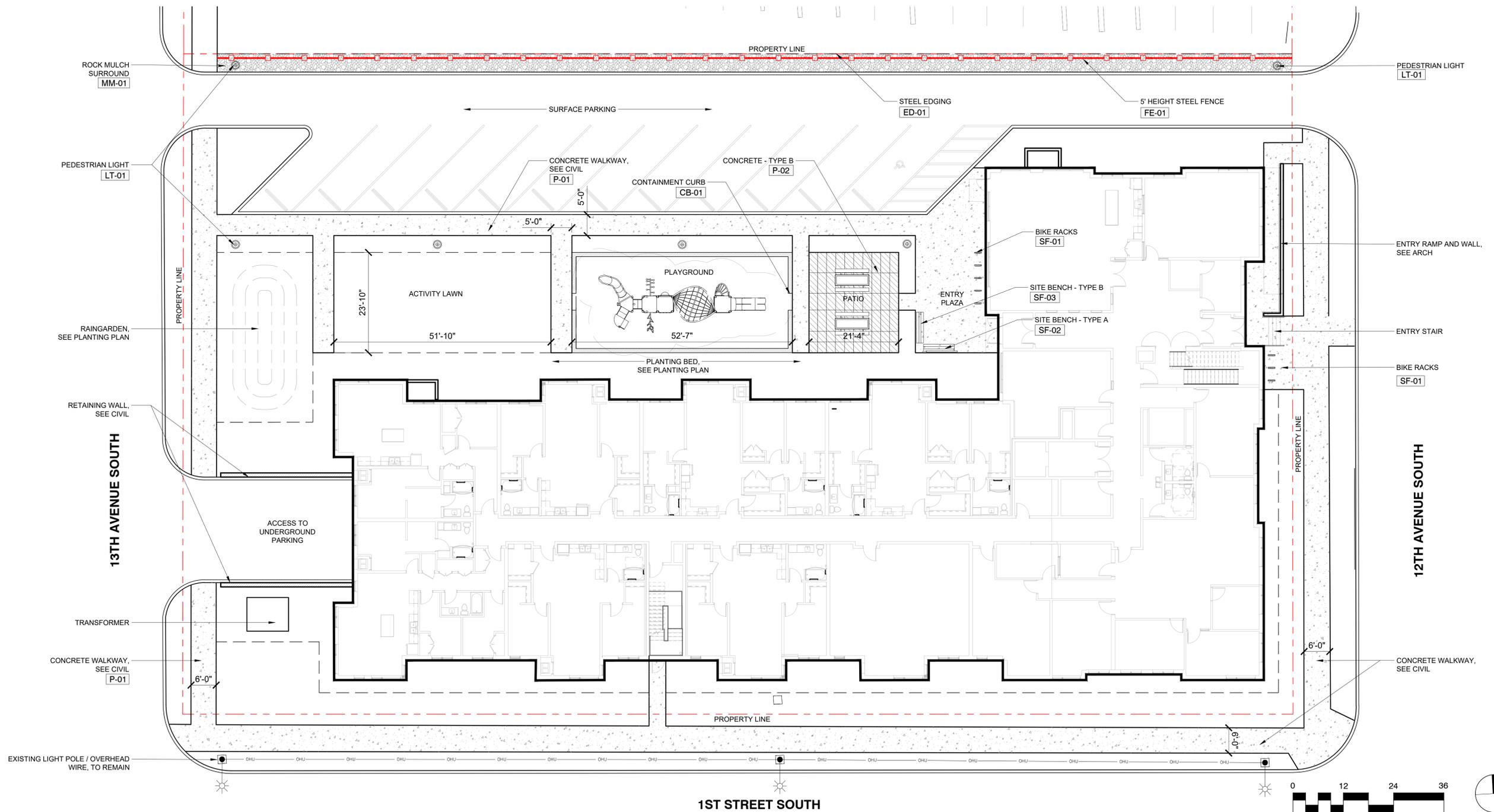
CONSULTANT

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**



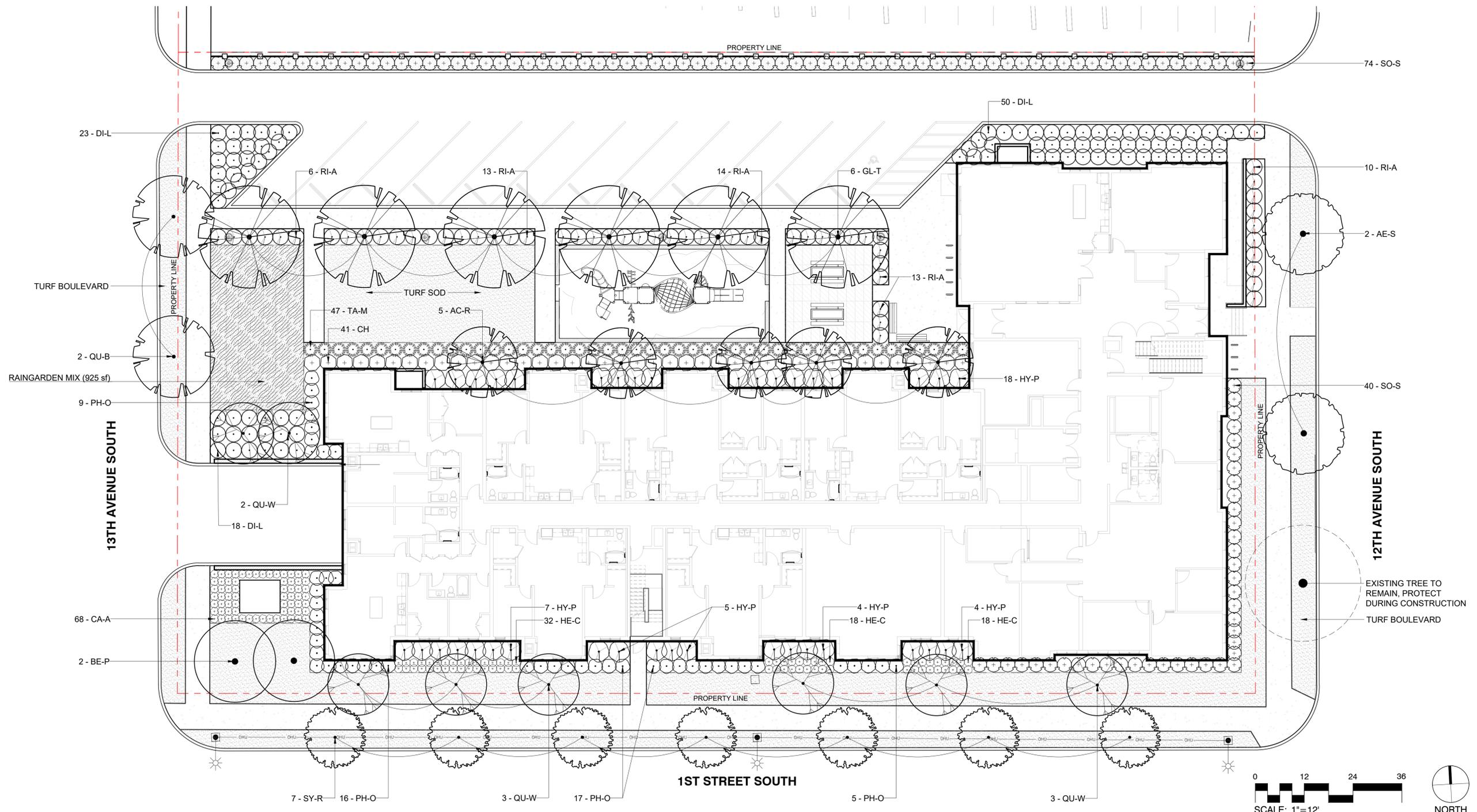
**SITE INFORMATION:**

LOT AREA:	41,514 SF
BUILDING FOOTPRINT:	17,910 SF (43.1%)
LANDSCAPE AREA:	11,837 SF (28.8%)
IMPERVIOUS AREA:	11,667 SF (28.1%)

**REFERENCE NOTES SCHEDULE**

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
[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
[FE-01]	FENCE	256 LF	4/L501	AMERISTAR FENCE	MONTAGE PLUS / MAJESTIC	BLACK	5' HEIGHT WITH FROST FOOTINGS
[LT-01]	PEDESTRIAN LIGHT	8	N/A	LUGMAN	ANESTI POST TOP	BLACK	PROVIDE 13' HEIGHT STEEL POLE
[MM-01]	ROCK MULCH	1,110 SF	N/A	N/A	DRESSER GRAY TRAP ROCK	NATURAL	3/4" DIA, 3" DEPTH OVER LANDSCAPE FABRIC
[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	COLOR/ FINISH	CHARCOAL INTEGRAL COLOR / LIGHT SANDBLAST FINISH	2" X 4" JOINT PATTERN - SAW CUT, SEE CIVIL FOR PAVING PROFILE
[SF-01]	BIKE RACK	8	2/L501	LANDSCAPE FORMS	EMERSON BIKE RACK	BLACK	IN GROUND MOUNT PER MANUFACTURERS DIRECTION
[SF-02]	SITE BENCH - TYPE A	1	1/L501	LANDSCAPE FORMS	BANCAL BENCH	IPF / METAL - STORMCLOUD	88" BACKED, SURFACE MOUNT PER MANUFACTURER'S DIRECTION
[SF-03]	SITE BENCH - TYPE B	1	1/L501	LANDSCAPE FORMS	BANCAL BENCH	IPF / METAL - STORMCLOUD	88" BACKLESS, SURFACE MOUNT PER MANUFACTURER'S DIRECTION

9/17/2019 8:19:0013 devon.lundy\_detailed.rvt



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

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

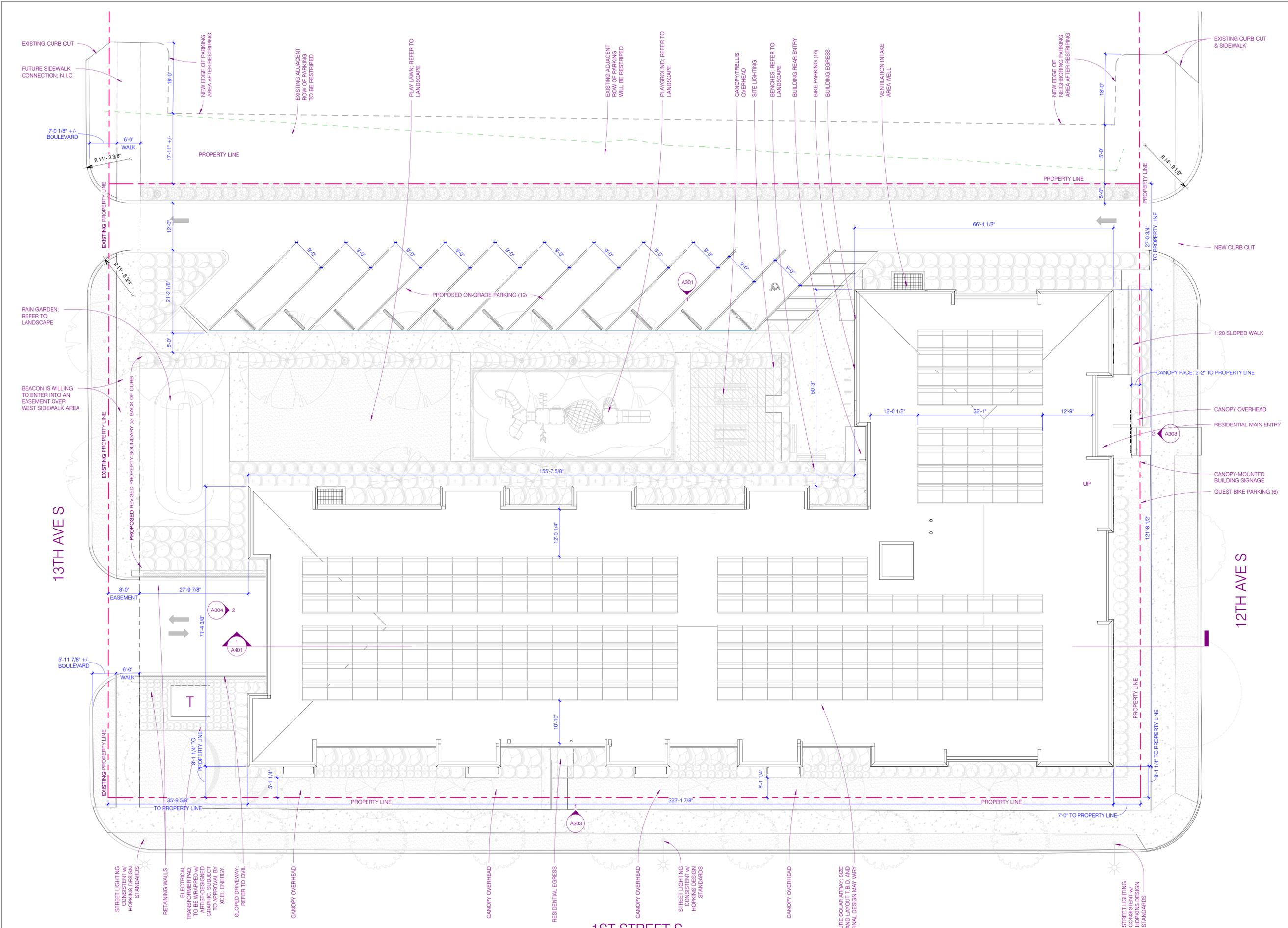
- IRRIGATION \$20,000
- PLAYGROUND \$20,000
- SITE FURNITURE \$8,000
  - o (BIKE RACKS / BENCHES / TABLES)
- CONCRETE PATIO \$15,000
- RAIN GARDEN \$10,000
- TREES \$24,000
- SHRUBS \$ 6,000
- GRASSES/PERENNIALS \$3,500
- SOD \$10,000
- MULCH/EDGER \$6,000

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

10/22/2019 3C:\Revit Project Files\2019-0013 Central\_Higher@urban-works.com.vt



**1** AL101 - ARCHITECTURAL SITE PLAN  
 AL101 3/32" = 1'-0"

CONSULTANT

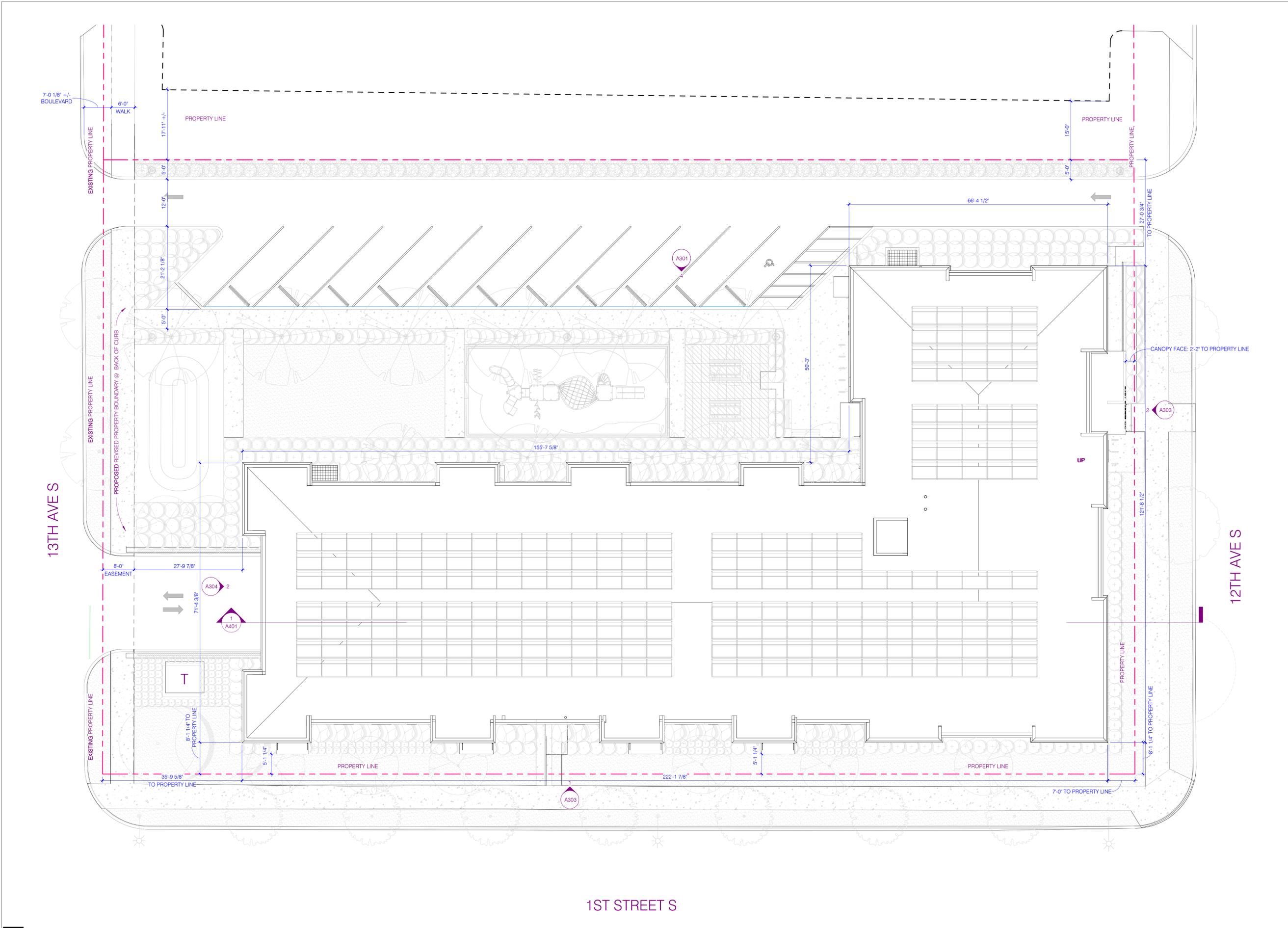
PRELIMINARY  
 NOT FOR CONSTRUCTION

REVISIONS

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

**ARCHITECTURAL  
 LANDSCAPE PLAN**

10/22/2019 3C:\Revit Project Files\2019-0013 Central\_Higher@urban-works.com.vt



13TH AVE S

12TH AVE S

1ST STREET S

**1** ARCHITECTURAL SETBACK PLAN

AL102 3/32" = 1'-0"

CONSULTANT

PRELIMINARY  
NOT FOR  
CONSTRUCTION

REVISIONS

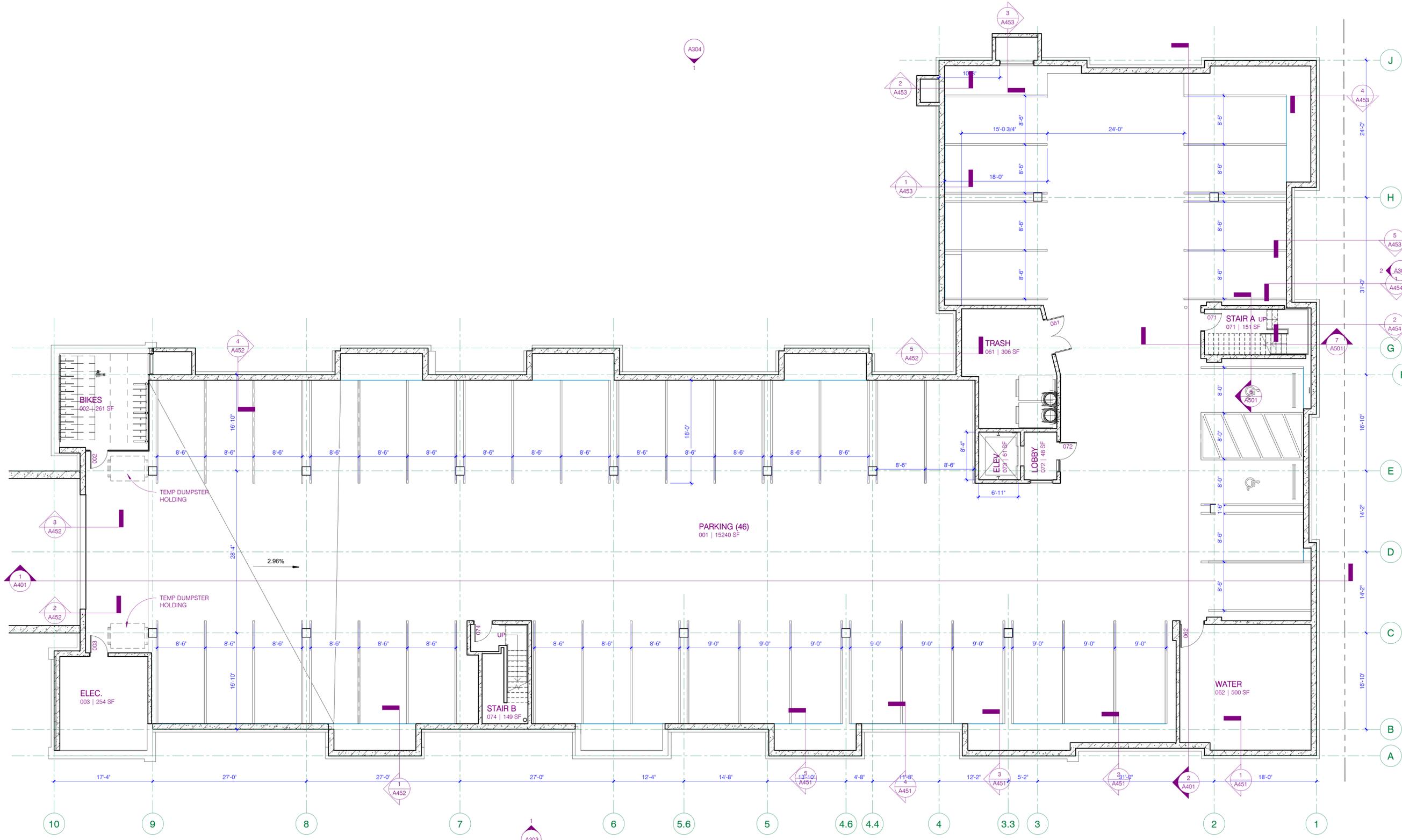
DATE	9/20/2019
PROJECT #	19-0013
PHASE	SITE PLAN REVIEW
DRAWN BY	Author
CHECKED BY	Checker

SITE SETBACKS

KEYNOTES:

GENERAL NOTES:

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



**1** A001 - LEVEL 0 - SUBLEVEL PLAN

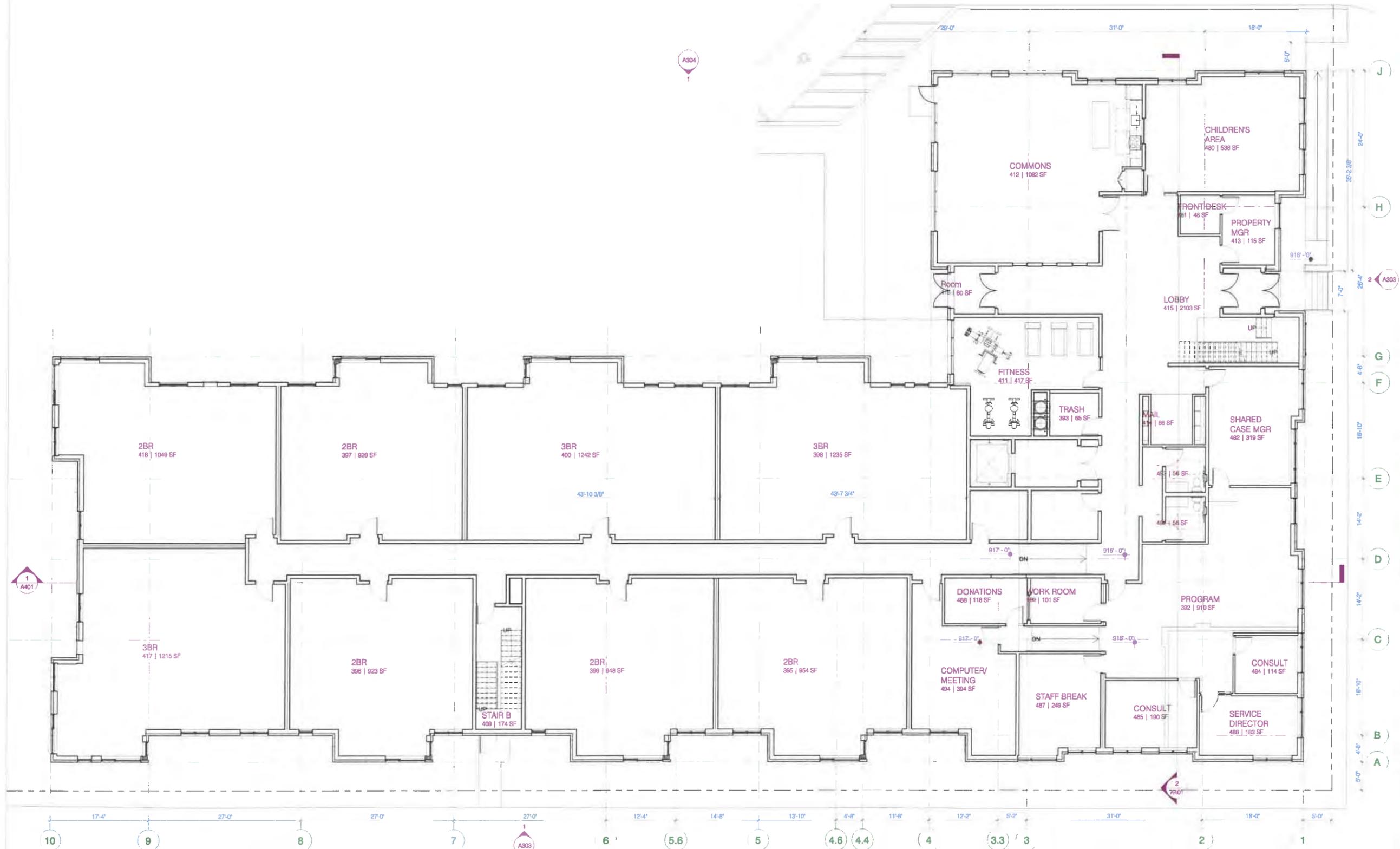
A001 1/8" = 1'-0"

10/17/2019 9C:\Revit Project Files\19-0013 - Vista 44\A001 19-0013 devon.lundy.rvt

**KEYNOTES:**

**GENERAL NOTES:**

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



CONSULTANT

PRELIMINARY  
**NOT FOR CONSTRUCTION**

REVISIONS

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

**LEVEL 1 PLAN**

9/20/2019 2:42:00 PM Project Files\19-0013 - Visto 44\19-0013 beacon.lundy.rvt

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





**2** NORTHWEST AXON  
A351



**1** NORTHEAST AXON  
A351



**4** SOUTHWEST AXON  
A351



**3** SOUTHEAST AXON  
A351

CONSULTANT

PRELIMINARY  
**NOT FOR  
CONSTRUCTION**

REVISIONS

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

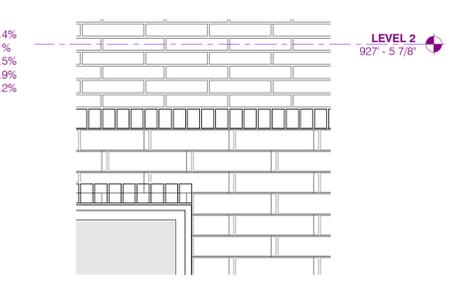
**BUILDING  
AXONOMETRIC  
VIEW**

**GENERAL NOTES:**

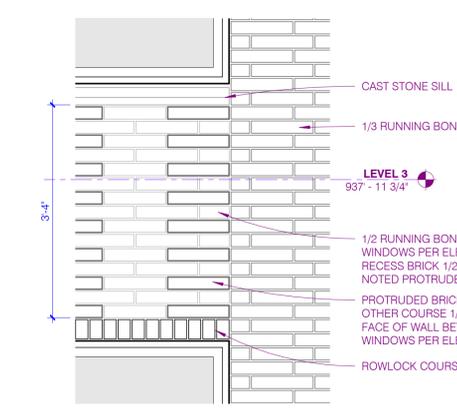
- REFER TO SPEC EXTERIOR FINISH SCHEDULE FOR MATERIAL DETAILS

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)	
<b>TOTAL:</b>	<b>5816</b>	



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



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

**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 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



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



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

EXTERIOR MATERIAL AREAS (INCLUSIVE OF WINDOWS)

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

**GENERAL NOTES:**

- 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	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)**

TOTAL:	1695
--------	------

TOTAL: 5859 sf



**2 WEST ELEVATION (13th AVENUE S.)**

A302 1/8" = 1'-0"



**1 NORTH ELEVATION**

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

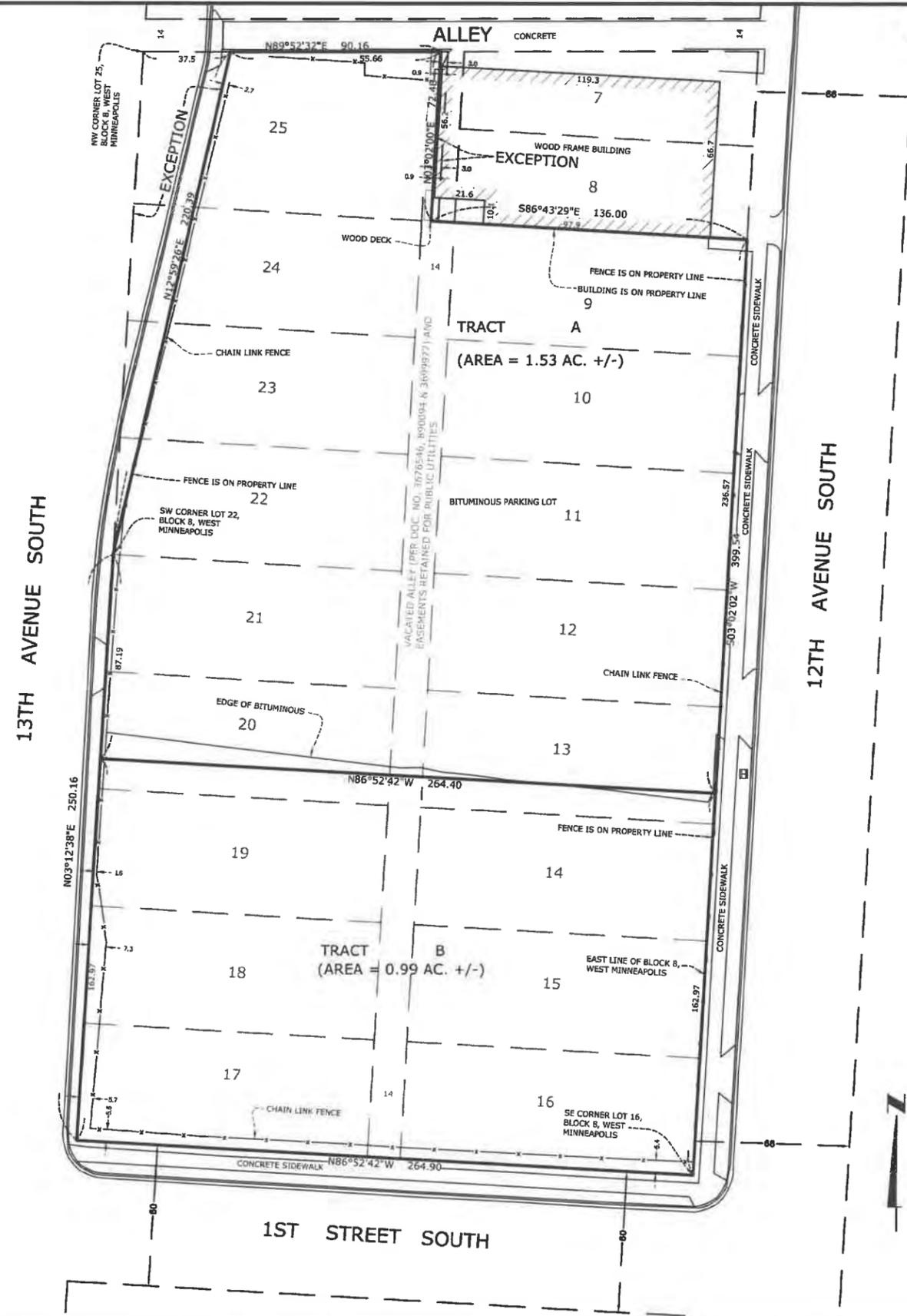
CONSULTANT

PRELIMINARY  
**NOT FOR CONSTRUCTION**

REVISIONS

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

**BUILDING ELEVATIONS**



**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.

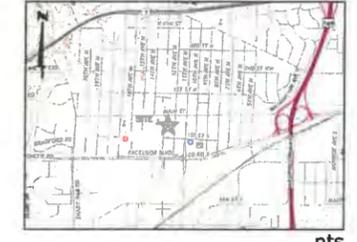
PROPOSED TRACT B: (Abstract)  
 Lots 14, 15, 16, 17, 18 and 19, Inclusive, Block 8, West Minneapolis, according to the recorded plat thereof, Hennepin County, Minnesota, together with that part of the adjacent vacated alley that accrued thereto by reason of the vacation thereof, and part of Lots 13 and 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**

- All distances are in US survey feet.
- Bearings are based on the Hennepin County Coordinate System (NAD83-86Ad).
- Site: Un-addressed, Hopkins, Minnesota.
- This survey was prepared for the purpose of creating a lot subdivision for a new tax parcel for site development.
- 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**



FILE: P:\2019\10\021 - Hopkins Beacon Interfaith Housing Collaborative\10-021\_X-SUR.dwg LAYOUT: ECS  
 SCALE: 1 DATE/TIME: Apr 18 2019 - 11:28am  
 USER: hanson\_xref(0) 22x34\_xgen.tbl kmg

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. Hanson*  
 Land Surveyor  
 LIC. NO. 48087 DATE: 04-16-19

**HTPO** Engineering • Surveying  
 Landscape Architecture

**HANSEN THORP PELLINEN OLSON, Inc.**  
 7510 Merkel Place Drive • Eden Prairie, MN 55344  
 952-829-0700 • 952-829-7806 fax  
 PROJECT NO. 19-021.1

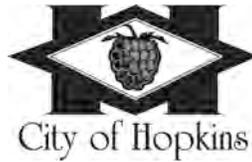
HORIZONTAL  
 SCALE IN FEET  
 0 30 60 90

OWNER NAME Church of St. Joseph  
 OWNER PROJ. #

**BEACON INTERFAITH HOUSING COLLABORATIVE**

**Hopkins, MN Lot Split**

SHEET  
 1  
 OF  
 1



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 13<sup>th</sup> Avenue S/1<sup>st</sup> 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

# What is Affordable Housing?

- The [Metropolitan Council's 2040 Housing Policy Plan](#) defines affordable housing as housing that is affordable to low- and moderate-income families.
- That is defined as income up to 80% of the area median income for both rental and ownership housing. In 2019, the area median income (AMI) for a household of four is \$100,000. Under these limits, a family of four can earn up to \$75,500 to qualify for affordable housing.

# 2019 Rental Affordability Limits

2019 Rental Housing				
# Bedrooms	30% AMI	50% AMI	60% AMI	80% AMI
Efficiency	\$525	\$875	\$1,050	\$1,400
1 Bedroom	\$562	\$937	\$1,124	\$1,499
2 Bedrooms	\$675	\$1,125	\$1,350	\$1,800
3 Bedrooms	\$780	\$1,300	\$1,560	\$2,080
4 Bedroom	\$870	\$1,450	\$1,740	\$2,320

# Naturally-Occurring Affordable Housing

- 76% of our housing stock
- Nothing to stop the private market from raising rents or selling for more in the future
- Incredibly strong housing market will be fueled by buyer interest and LRT



# Legally-Binding Affordable Housing

Name	# Units	% AMI	Population Served
Dow Towers	76	30	Primarily Individuals, Seniors and/or disabled
Fraser	17		Supportive Housing for Disabled Persons
Oxford Village	51	6 @ <30% 44 @ 30-50%	Individuals and families; some with supportive services
Raspberry Ridge	102	35% average	Individuals and families
Sonoma	24		Handicap Accessible Units – must have qualifying disability
Hopkins Village	161		Mostly Individuals/Seniors
CIP	7	<30%	People with disabilities, severe and persistent mental health, traumatic brain injuries, and sensory impairments
Total	438		
	8% of		

# Legally Binding Affordable Housing in Hopkins



# Ownership Affordability Limits



## Household Income Level

## Affordable Home Price

80% AMI (\$75,500)

\$254,500

60% AMI (\$60,000)

\$199,500

50% AMI (\$50,000)

\$163,500

30% AMI (\$30,000)

\$92,500

# Owner-occupied Housing Units Affordable at 80% AMI

Property Type	# units	# Affordable	% Affordable
Single Family	2350	753	32%
Duplexes	209	13	6%
Condominiums	1219	505	41%
Town Homes	623	303	49%
Total	4401	1574	36%

*If there is additional information available, please note this in the "Notes & Additional Details" section.*

Characteristics of the Local Housing Stock	Local Community
Share of existing housing stock affordable to households earning 30% of AMI or less	8.23%
Share of existing housing stock affordable to households earning 50% of AMI or less	27.60%
Share of existing housing stock affordable to households earning 80% of AMI or less	75.99%
Shelter or transitional housing facilities for people experiencing long-term homelessness or who are at risk of long-term homelessness or others not able to secure private housing on a permanent basis	0
Facilities providing permanent housing serving a vulnerable or special population (maximum of 6 points) including: --People with physical disabilities, mental illness, developmental disabilities, or chemical dependency --Adult offenders or adjudicated delinquents --Victims of sex trafficking or domestic abuse	8

# How Are We Doing?

- Housing Performance Score = 100
- For 2011-2020, Hopkin's share of the need for new affordable housing is 143 units. Since 2011, there have been 131 new affordable units developed in Hopkins
- Hopkins Allocation of Affordable Housing Need for 2021-2030 is 197 units

# Studies on Value Increases

**Table 1: SUMMARY OF THE IMPACT OF RAIL TRANSIT FACILITIES ON PROPERTY VALUES**

AUTHORS	RAIL MODE	LOCATION (TRANSIT FACILITY)	EXTENT OF PROPERTY VALUE IMPACT	MAJOR CONCLUSIONS
Boyce, David et al. (1972)	Heavy Rail	Southern New Jersey (Philadelphia – Lindenvold High Speed Line)	positive increase of \$149 (1971 \$) in the price of a home for each dollar of value in time savings	• Property values incorporate travel time to major employment centers.
Bajic, Vladimir (1983)	Heavy Rail	Toronto (Spadina Line)	\$2,237 premium for the average home	Real Estate
Voith (1991)	Commuter Rail	Southern New Jersey (PATCO) Suburban Philadelphia (SEPTA)	+10% premium for median home price in census tracts served by rail line +3.8% premium for median home price in census tracts served by rail line	
Nelson, Arthur (1992)	Heavy Rail	Atlanta, Georgia (MARTA East Line)	+\$1,000 on home prices for each 100 feet a house is closer to a rail station in low-income transit adjacent census tracts; a slight negative effect in high income tracts (although this may be due to proximity to industrial uses or to low income neighborhoods)	
Al-Mosaid, Musaad, et al. (1993)	Light Rail	Portland, Oregon (MAX Eastside line)	+10.6% for homes within 500 meters	
Gatzlaff, Dean and Smith Marc (1993)	Heavy Rail	Dade County, Florida (Miami Metrorail)	at most a 5% higher rate of appreciation in real estate sales value compared to the rest of the City of Miami	
Landis, John et al. (1994)	Heavy Rail, Light Rail, and Commuter Rail	San Mateo County (CalTrain)	negative effect on proximity to Caltrain	
		San Francisco Bay Area (BART)	+\$2.29 per meter closer to BART in Alameda Co.; +\$1.96 per meter in Contra Costa Co.	
		Sacramento (Light Rail) San Jose (Light Rail)	no discernable positive or negative impact -\$1.97 per meter closer to light rail (but negative effect may be due to proximity to industrial and commercial uses)	
		San Diego (The Trolley)	+\$2.72 per meter closer to the Trolley	
Cervero, Robert (1996)	Heavy Rail	San Francisco Bay Area (Bay Area Rapid Transit)	+10-15% in rent for rental units within 1/4 mile of BART	

## Study: Light Rail, Transit Access Boost Housing Prices

A report commissioned by American Public Transportation Association and the National Association of Realtors found that homes with access to transit weather downturns better.

By James Warden, Patch Staff  
Mar 20, 2013 4:50 pm ET | Updated Mar 20, 2013 6:02 pm ET

Like 0 Share

Reply



## LRT lured speculators, landlords as home prices soared in Waterloo Region, report finds

NEWS Aug 15, 2019 by Jeff Outhit Waterloo Region Record

f t r in e



...d their home purchases near light rail transit stations, a new study by the Canada Mortgage and ...nd. - Mathew McCarthy, Waterloo Region Record file photo

- Promoters say light rail transit is meant to draw investors to land near its and jobs there. New evidence points to just such a dynamic in play.

...d in 2016, people seeking to profit from housing were almost twice as likely to ...n before, a new report has found.

**Beacon - Vista 44 Market Analysis and Assessment of Need -- Talking Points for working session**

- Community Research Services conducted a market study in May 2019 for this development.
- It found demand for 4,381 units in the primary market area (394/494/62/100), that there are a limited number of rental units dedicated for family occupancy, especially larger-sizes families with children, and concluded that “it is quite clear that the subject proposal will readily be absorbed within the marketplace and maintain a high level of occupancy”
- Current vacancy rate for 2+ bedroom units in competitive apartment developments in the market area is 2%. A healthy vacancy rate is 5% and low vacancy is driving up rents.
- Of the properties surveyed in the market study, the average rent for 2BR units was \$1,392 and \$1,607 for 3BRs
- According to the 2017 American Community Survey 44.1% of Hopkins renters pay more than 30% of their income toward rent.
- According to HousingLink, there are 497 subsidized affordable housing units in Hopkins. Two-thirds are 1BR or smaller.

Property	Year Built	Population Served	total affordable units (60% AMI)	OBR	1BR	2BR	3BR
Cip Scattered Site			17	16	0	1	0
Dow Towers			76	0	76	0	0
Fraser Hopkins Court	2010	Disabled	14	0	14	0	0
Hopkins Village Apartments	1972	Elderly	161	0	131	30	0
Oxford Village	2017		50	3	7	27	13
Sonoma Apartments	1993	Disabled	24	0	16	8	0
Raspberry Ridge	1980		101	0	39	52	10
<b>Total</b>			<b>443</b>	<b>19</b>	<b>283</b>	<b>118</b>	<b>23</b>
				4%	64%	27%	5%
				1BR or smaller =>		64.4%	

- According to the Met Council, Hopkins has a higher percentage of housing units affordable to low-income households (80% AMI or less) than its neighbors but this only reduces the number of affordable units allocated by Met Council by 18. Met Council still expects the Hopkins to create affordable housing opportunities in the next 10 years, and nearly half are expected to be affordable to households at or below 30% AMI. (Thrive MSP 2040)
- Vacant, underutilized high-density residential lot. Currently tax exempt.
- 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.

Info from ArtSpace Work Session (11.12.19)

- 71% of Hopkins housing stock is naturally occurring affordable housing
- Hopkins has a total of 438 legally binding affordable housing units which is 5% of the overall housing stock.



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 1<sup>st</sup> Street S between 13<sup>th</sup> Avenue S and 12<sup>th</sup> 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 13<sup>th</sup> 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 1<sup>st</sup> Street S, Mainstreet, and 11<sup>th</sup> 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 1<sup>st</sup> Street S between 13<sup>th</sup> Avenue S and 12<sup>th</sup> 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 13<sup>th</sup> Avenue S and one on 12<sup>th</sup> Avenue S.

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

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

#### 1<sup>st</sup> Street S at 13<sup>th</sup> Avenue S

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

#### 1<sup>st</sup> Street S at 12<sup>th</sup> Avenue S

12<sup>th</sup> 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 1<sup>st</sup> Street S., parallel parking is allowed on both sides of the street. 12<sup>th</sup> Avenue S is stop controlled at 1<sup>st</sup> Street S. All approaches at the intersection are single-lane shared approaches.

### Pedestrian/Bicyclist Accommodations

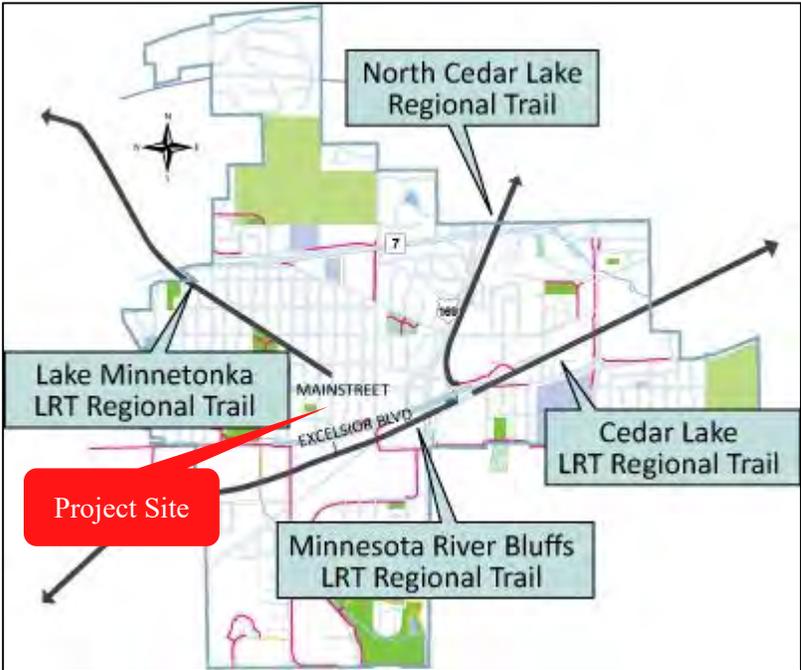
Adjacent to the proposed project site, sidewalk is present along the north side of 1<sup>st</sup> Street S and the west side of 13<sup>th</sup> Avenue S. North of the project site, there is sidewalk present on both sides of 13<sup>th</sup> Avenue S. In this area, there are also two striped pedestrian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

Along 12<sup>th</sup> 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 1<sup>st</sup> Street S and Mainstreet and 11<sup>th</sup> Avenue S per the City of Hopkins Pedestrian and Bicycle Plan. On-Street bike lanes are proposed for 1<sup>st</sup> Street S and Mainstreet, whereas, an on-street bike boulevard is proposed for 11<sup>th</sup> 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**

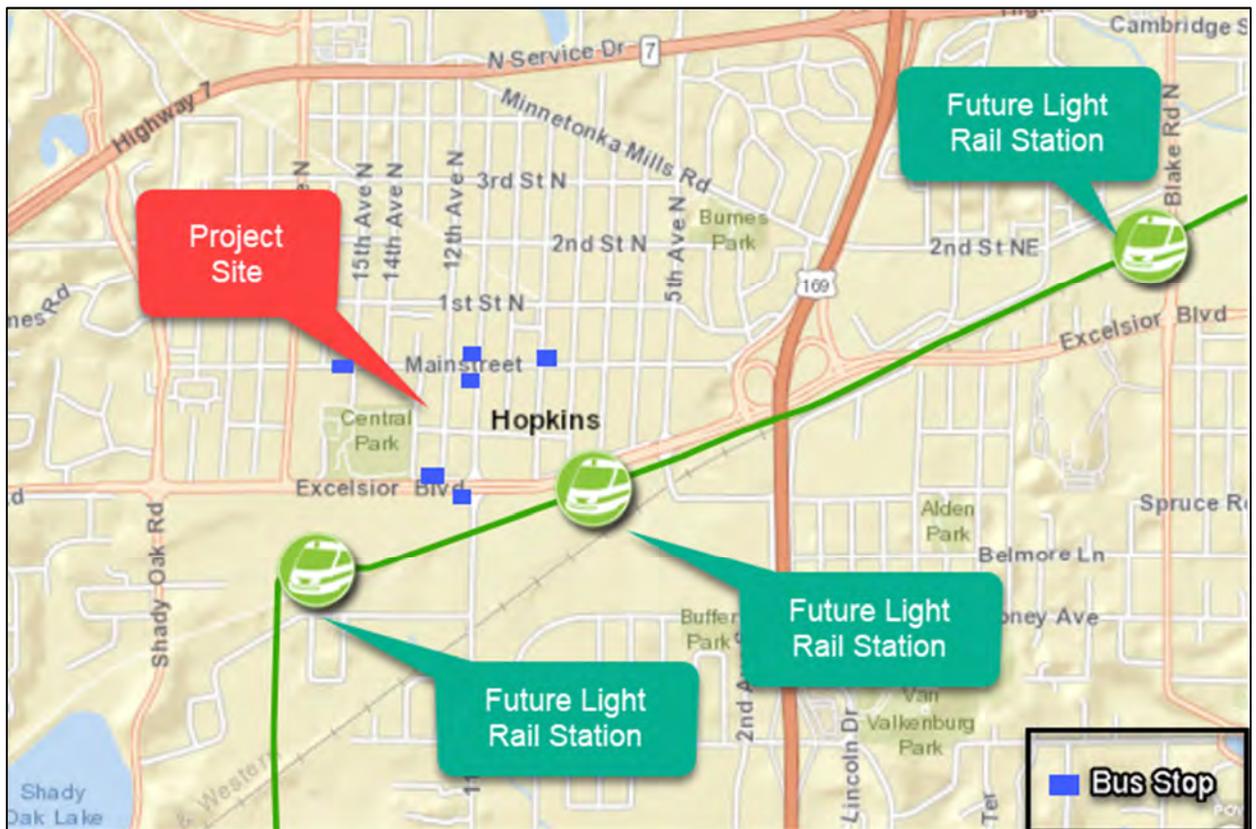


### Transit Accommodations

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 11<sup>th</sup> 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 13<sup>th</sup> Avenue S, 1<sup>st</sup> Street S, and 12<sup>th</sup> 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 12<sup>th</sup> Avenue S and 13<sup>th</sup> 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**

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

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

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

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, 4<sup>th</sup> 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 than 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 11<sup>th</sup> Avenue S and 1<sup>st</sup> Street S.

The intersection of 11<sup>th</sup> Avenue S and 1<sup>st</sup> Street S is the busiest intersection in the study area as 11<sup>th</sup> 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
<b>12<sup>th</sup> Avenue S /1<sup>st</sup> Street S</b>	1	1 Property Damage Only	Left Turn
<b>12<sup>th</sup> Avenue S /Mainstreet</b>	4	4 Property Damage Only	2 Right Angle 1 Rear End 1 Sideswipe
<b>13<sup>th</sup> Avenue S/1<sup>st</sup> Street S</b>	0	-	-
<b>13<sup>th</sup> Avenue S /Mainstreet</b>	3	2 Property Damage Only 1 Possible Injury	1 Right Turn/Bicyclist Collision 2 Parked Vehicle – Rear end
<b>11<sup>th</sup> Avenue S/1<sup>st</sup> Street S</b>	6	5 Property Damage Only 1 Possible Injury	3 Right Angle 1 Rear End 1 Sideswipe 1 single vehicle/sign pole
<b>Total</b>	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 13<sup>th</sup> Avenue S and one on 12<sup>th</sup> Avenue S. The first driveway on 13<sup>th</sup> Avenue S is located 45 ft north of 1<sup>st</sup> Street S and provides access to the 43-space underground parking garage. The second driveway on 13<sup>th</sup> 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 12<sup>th</sup> Avenue S to 13<sup>th</sup> Avenue S to provide up to 23 surface parking spaces for residents and guests. The 12<sup>th</sup> Avenue S driveway for this access aisle is located 155 ft north of 1<sup>st</sup> Street S.

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

development. Sidewalk will be provided on the east side of 13<sup>th</sup> 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, 10<sup>th</sup> 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:

- o 25% of the trips will enter from the north using Mainstreet
- o 75% will enter from the south by using 1<sup>st</sup> 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 1<sup>st</sup> Street S was 2,700 vehicles per day east of 11<sup>th</sup> Avenue S. The volume on 12<sup>th</sup> 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 13<sup>th</sup> 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, 6<sup>th</sup> 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
<b>1<sup>st</sup> Street S</b>	2,700	2,950	0.20 (A)	3,395	3,645	0.25 (A)
<b>12<sup>th</sup> Avenue S</b>	2,000	2,050	0.14 (A)	2,515	2,565	0.17 (A)
<b>Mainstreet</b>	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.

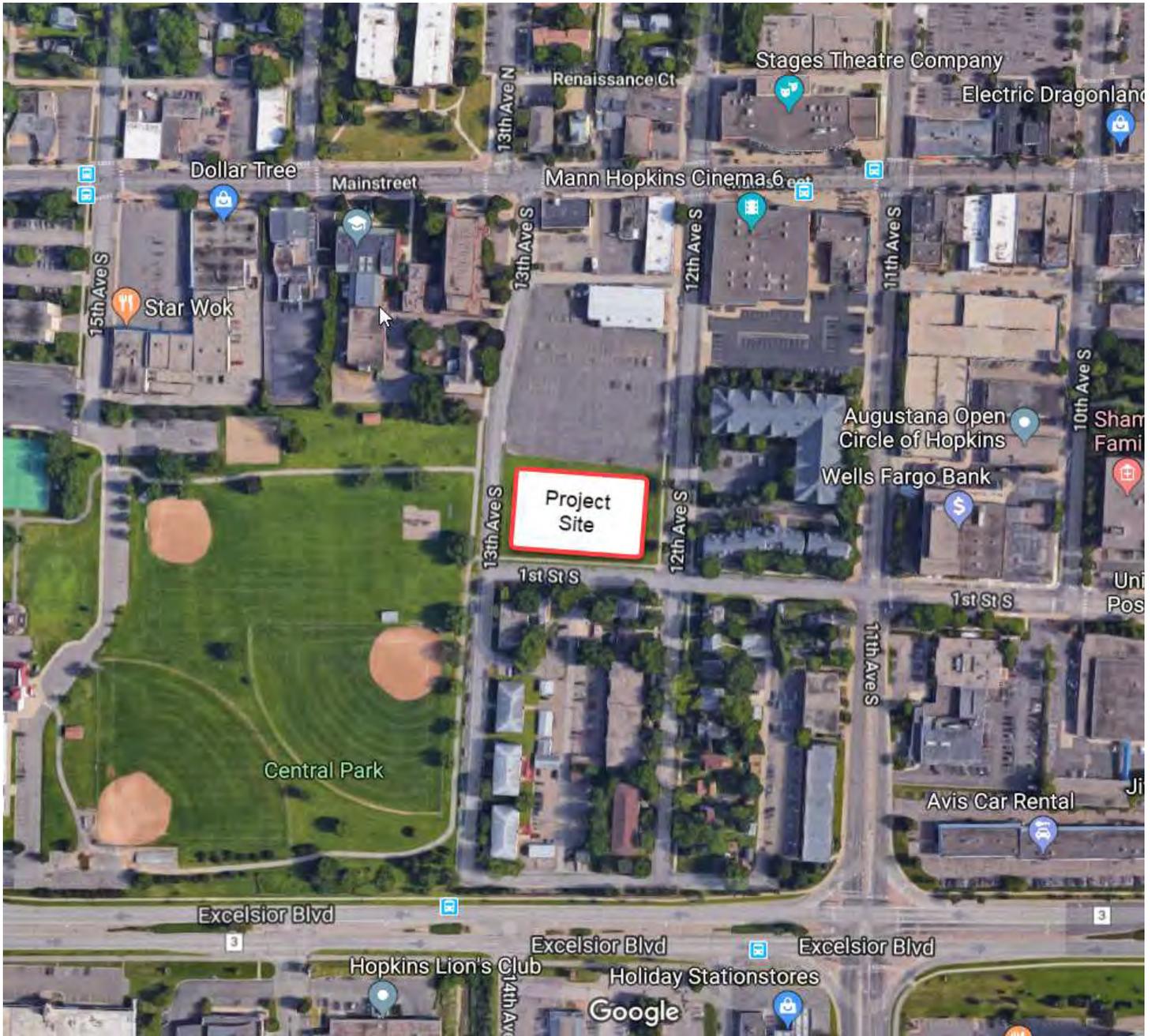
Whether looking at the city's requirement or the ITE Manual's parking space requirements with or without adjustments for proximity to transit, there is sufficient parking in the area to handle the parking demand anticipated with this new development. A review of on-street parking shows that there is 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 13<sup>th</sup> 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 1<sup>st</sup> Street S, Mainstreet, and 11<sup>th</sup> 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



## Appendix B: ADT Count Information



# Vista 44 Traffic and Parking Study

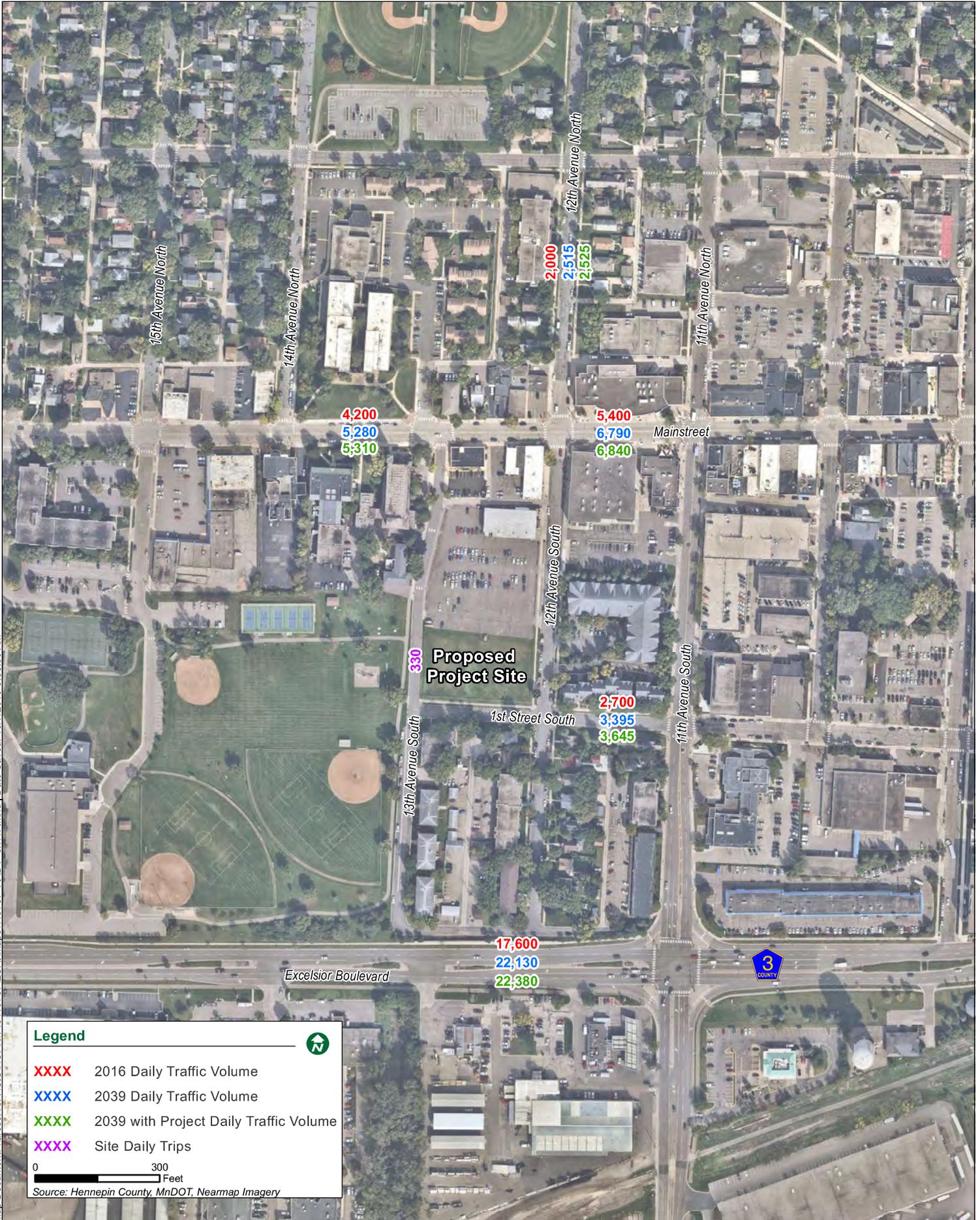
City of Hopkins, MN

AADT

October 2019



Real People. Real Solutions.



Map Document: \\arcserver1\GIS\HOPKIN\19119787\ESRI\Maps\119787\_AADT\_8x11P.mxd | Date Saved: 10/7/2019 9:56:00 AM

**Legend** 

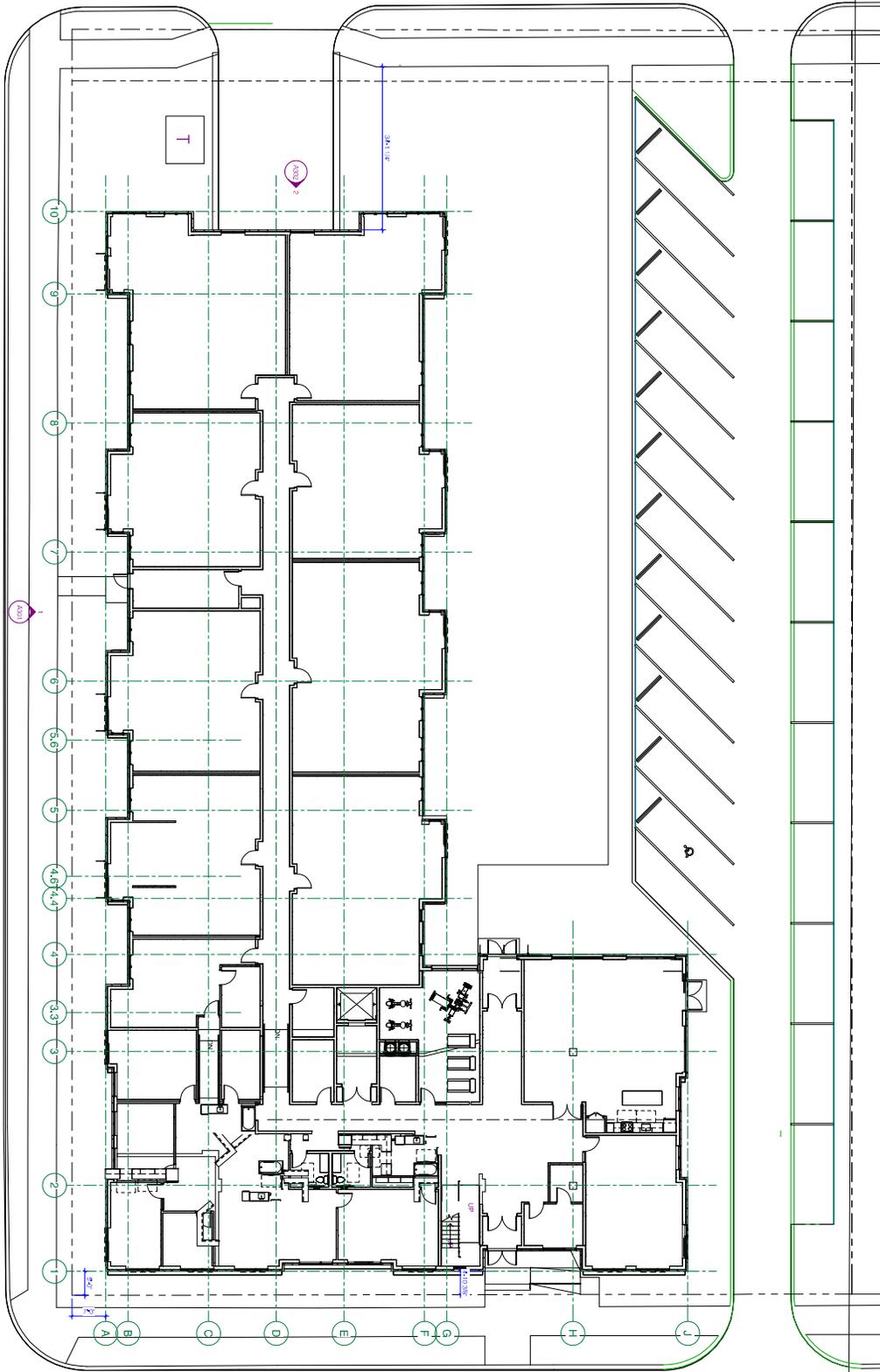
- XXXX 2016 Daily Traffic Volume
- XXXX 2039 Daily Traffic Volume
- XXXX 2039 with Project Daily Traffic Volume
- XXXX Site Daily Trips

0 300  
Feet

Source: Hennepin County, MnDOT, Nearmap Imagery

# Appendix C: Proposed Site

1 A101.0 - LEVEL 1 PLAN - OVERALL



KEYNOTES:

GENERAL NOTES:

- 1 DIMENSIONS AT EXTERIOR WALLS ARE TO OUTSIDE FACE OF STRUCTURE
- 2 DIMENSIONS AT INTERIOR WALLS ARE TO CENTERLINE OF WALL
- 3 DIMENSIONS AT CURTAIN WALLS ARE TO CENTERLINE OF WALLS
- 4 DIMENSIONS AT EXTERIOR WALLS ARE TO CENTERLINE OF WALLS UNLESS NOTED OTHERWISE
- 5 ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE
- 6 DIMENSIONS AT EXTERIOR WALLS ARE TO CENTERLINE OF WALLS UNLESS NOTED OTHERWISE
- 7 DIMENSIONS AT INTERIOR WALLS ARE TO CENTERLINE OF WALLS UNLESS NOTED OTHERWISE
- 8 DIMENSIONS AT EXTERIOR WALLS ARE TO CENTERLINE OF WALLS UNLESS NOTED OTHERWISE

URBANWORKS

© URBANWORKS ARCHITECTURE LLC 2019  
501 NORTH THIRD STREET, SUITE 165, MINNEAPOLIS, MN 55401

Beacon  
RESIDENTIAL ARCHITECTURE

Vista 44

12th Avenue South & 1st Street South  
Hopkins, MN

PRELIMINARY  
NOT FOR  
CONSTRUCTION

DATE: 9/13/2019  
DRAWN BY: JRE  
CHECKED BY: JRE  
DATE: 9/13/2019

LEVEL 1 PLAN -  
OVERALL

A101.0



**2020 BUDGET MEETING,  
2020 TAX LEVY AND GENERAL AND SPECIAL  
REVENUE FUND BUDGETS**

**Proposed Action**

Staff recommends adoption of the following motion: Move to Adopt Resolution 2019-096 approving the 2020 tax levy and adopting the 2020 General and Special Revenue Fund budgets.

Adoption of this motion will result in staff forwarding the appropriate documentation to Hennepin County for inclusion on property taxes for 2020 and will approve the 2020 General and Special Revenue Fund budgets.

**Overview**

The City Council and staff have held a number of meetings and work sessions during 2019 to prepare for the 2020 general fund budget and 2020 tax levy.

During 2019 the council reviewed and gave input related to the Capital Improvement Plan, the Equipment Replacement Plan and updated the Financial Management Plan which along with a series of program and budget discussions were instrumental in the development of the 2020 budgets.

The budget in its current form recommends spending in the general fund at \$15,361,716 and a total tax levy of \$17,529,684. The recommended levy has been reduced by \$503,254 from the preliminary levy. In addition, a proposed HRA levy of \$367,951 is also being recommended.

Staff is recommending that the council adopt the resolution approving the tax levy for 2020 and setting the 2020 general and special revenue fund budgets.

**Primary Issues to Consider**

- The 2020 levy must be certified to the Hennepin County by December 30, 2019.

**Supporting Information**

- Tax Levy and Budget Overview
- Resolution 2019-096
- 2020 General Fund and Special Revenue Fund Budgets
- 2020 Tax Levy Summary
- Association of MN Counties – “Why Property Taxes Vary from Year to Year”
- Power point presentation slides

Nick Bishop, CPA  
Finance Director

Financial Impact: \$17,529,684	Budgeted: Y/N <u>Y</u>
Source: <u>Taxes &amp; other revenues</u>	
Related Documents (CIP, ERP, etc): <u>2019 Budget, CIP, ERP,</u>	
Notes: _____	

## **TAX LEVY AND BUDGET OVERVIEW**

The levy being proposed is \$17,529,684 a 9.71% increase from 2019. The levy provides for the continuation of outstanding customer service by City workers, exceptional police and fire protection and helps maintain a vibrant, authentic downtown.

City property taxes for a median value home (\$276,000) in Hopkins are estimated to be \$1,823 or an \$88 increase from 2019. The two largest areas supported by the levy are public safety and capital projects & debt. This is a breakdown of estimated City property taxes:

Public Safety	\$ 645	35.4%
General Government	\$ 261	14.3%
Public Works	\$ 220	12.1%
Parks and Recreation	\$ 172	9.4%
Arts Center	\$ 34	1.9%
Pavilion	\$ 30	1.6%
Capital projects & debt	\$ 461	25.3%
Total	\$ 1,823	100.0%

Public Safety is comprised of police, fire and inspection departments. In total they make up 35.4% of the levy.

The Police Department's Mission is to serve the community with Honesty, Integrity and Respect. They accomplish this through community engagement, relationship building and providing education and youth initiatives. They also responded to over 26,000 calls for service in 2018. They work diligently to prevent and deter crime.

The Fire Department makes a positive difference everyday by providing quality fire response, prevention services, emergency medical, hazardous materials handling and emergency preparedness. In 2018, they responded to over 1,500 calls, which is over an 8% increase over the previous year. Their average response time is 4.2 minutes.

Inspections – this is the smallest department within public safety. The Inspections Department budget is mostly funded through charges for service. The 2020 budget includes revenues of \$572,700 and expenditures of \$863,296. The Inspections Department is 1.3% of the tax levy.

Capital projects and debt is the next largest portion of the levy making up 25.3%. It supports street reconstruction, capital projects at municipal buildings, equipment purchases and the Burnes Park improvement project.

The City is completing an aggressive street reconstruction plan paid for through bond issuance, special assessments and user charges for water, sewer and storm-sewer. All streets in Hopkins are planned to be reconstructed in the next 10-12 years. Continuing this program ensures the future preservation of our streets and helps maintain the quality of life Hopkins residents have come to expect.

In order to fully realize the benefits of Southwest Light Rail the city invested in 8th Avenue and created the Artery. The Artery is a bike, pedestrian and vehicle connection and community space between a future light rail transit station and the City's historic downtown. The \$5.7 million project leveraged \$2.6 million of grants from Metropolitan Council, Hennepin County and Three Rivers Park District.

The City has also invested in the Blake Road Corridor. The City is adding several pedestrian friendly amenities including: multi-use trails, landscaped boulevards and upgraded street lighting. The Road will also be upgraded to handle future traffic and development demands. The \$16 million project will receive reimbursements from Hennepin County (\$8 Million) and utilize Municipal State Aid of (\$3 million).

The City's share of the Artery project and Blake Road reconstruction were funded with debt. They also took advantage of limited outside funding sources in order to make needed improvements. Delaying the projects would likely result in higher costs and a larger City-share of the overall cost.

The Arts Center levy being proposed is \$325,255 or 1.9% of the total levy. Currently, the Arts Center has a deficit balance of \$1.2 million owed to the City's General Fund that has accrued since its opening in 1997. This levy includes \$60,000 to pay back the general fund. The remaining levy amount of \$265,225 is needed to maintain current operations. The City believes that the Arts Center was an excellent economic development tool that helped make Mainstreet vibrant and authentic. With this levy, the Arts Center will continue to be an asset to the Community.

The Pavilion levy being proposed is \$290,000 or 1.6% of the levy. In 2018, the Pavilion was upgraded and expanded. The City needed to complete a project to replace a 27-year old refrigeration system that was unreliable, developing leaks and being phased out by the EPA. The City was able to increase the scope of the project to include remodeled locker rooms, shower rooms, expanded lobby, remodeled office, remodeled concession stand and expanded restroom facilities after receiving contributions from Hopkins School District (\$1.0 Million) and Hopkins Youth Hockey Association (\$1.0 Million). The project still required bond proceeds of \$3.1 million to complete. The debt service for the bonds will be paid with a Pavilion levy over the next 15 years.

# CITY OF HOPKINS

Hennepin County, Minnesota

## RESOLUTION NO. 2019-096

### RESOLUTION APPROVING 2020 TAX LEVY AND ADOPTING THE 2020 GENERAL AND SPECIAL REVEUNE FUND BUDGETS

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF HOPKINS, MINNESOTA,

That the following sums of money be levied for the current year collectible in 2020 upon the taxable property in the City of Hopkins, for the following purposes.

#### General Levy

General Operations \$13,279,530

#### Special Levies

##### Debt Levies

2010A GO Improvement Bonds	95,000	
2012A GO Capital Improvement Bonds	225,000	
2012B GO Bonds	160,000	
2012B Equipment Certificates	94,710	
2013A GO Bonds	91,078	
2014A GO Bonds	97,000	
2014B GO Refunding Bonds	670,000	
2015A GO Street Reconstruction Bonds	250,000	
2015B GO Tax Abatement Bonds	115,000	
2016A GO Improvement Bonds	100,000	
2016B GO Tax Abatement Bonds	33,841	
2016C Equipment Certificates	241,395	
2017A GO Street Reconstruction Bonds	973,398	
2017B GO Tax Abatement Bonds	160,330	
2018A GO Bonds	456,417	
2018A Equipment Certificates	81,112	
2019A GO Bonds	405,873	
Subtotal Special Levies		<u>4,250,154</u>

**Total Levy** **\$17,529,684**

#### HRA/EDA Levy

Housing & Redevelopment Authority Levy **\$ 367,951**

This levy is made based on current law and the **2020 General Fund Budget** of \$15,361,716.

BE IT FURTHER RESOLVED, that the following amounts are budgeted for the Special Revenue Funds:

State Chemical Assessment	\$65,000	TIF 2.9 Oaks of Main	\$5,000
Economic Development	\$430,345	TIF 2.11 Super Valu	\$1,750,000
TIF 1.2 Entertainment District	\$15,000	5 <sup>th</sup> Avenue Flats	\$2,000
Parking	\$150,690	TIF 1.4 – Marketplace & Main	\$180,000
Communication (Cable TV)	\$238,656	TIF 1.5 – Moline	\$94,500
Depot Coffee House	\$307,412	Arts Center	\$1,125,836
TIF 2.6 Handicapped Housing Dev	\$7,500		

BE IT FURTHER RESOLVED, that the City Clerk is hereby ordered and directed to transmit a certified copy of this resolution to the County Auditor of Hennepin County, Minnesota.

Adopted by the City Council of the City of Hopkins on this this 3<sup>rd</sup> day of December, 2019.

---

Jason Gadd, Mayor

ATTEST:

---

Amy Domeier, City Clerk

**City of Hopkins  
General Fund Revenue Budget  
For the Year Ending December 31, 2020**

**Proposed with Reductions  
December 3, 2019**

<b>Department</b>	<b>2019 Budget</b>	<b>2020 Budget</b>	<b>% Increase (Decrease)</b>
<b>Property Taxes</b>	<b>11,821,624</b>	<b>12,564,305</b>	<b>6.28%</b>
<b>Intergovernmental Revenue</b>			
PERA Aid	20,510	-	
Local Government Aid	556,619	734,946	
Intergovernmental Revenue - Other	590,000	618,000	
<b>Total Intergovernmental Revenue</b>	<b>1,167,129</b>	<b>1,352,946</b>	<b>15.92%</b>
<b>Licenses, Permits &amp; Fines</b>			
Court Fines & Penalties	176,500	177,750	
Building Permits & Inspections	440,700	461,300	
Inspection Fines & Citations	8,000	8,000	
City Clerk - Business Licenses	7,000	7,000	
PD - Liquor, Animal Licenses & Penalties	89,100	102,300	
Fire - Licenses & Permits	1,100	1,100	
Public Works - Licenses & Permits	19,415	19,415	
Planning & Zoning - Licenses & Permits	3,500	1,000	
<b>Total Licenses, Permits &amp; Fines</b>	<b>745,315</b>	<b>777,865</b>	<b>4.37%</b>
<b>Charges for Service</b>			
Finance Department	9,750	5,500	
Assessing	3,000	3,000	
Inspections	104,360	105,900	
Police	25,000	35,000	
Fire	10,500	10,500	
Public Works	4,150	4,150	
Activity Center	94,000	87,000	
<b>Total Charges for Service</b>	<b>250,760</b>	<b>251,050</b>	<b>0.12%</b>
<b>Miscellaneous Revenue</b>			
Franchise Fees	290,000	296,200	
Miscellaneous	15,250	15,250	
Finance Department	5,100	1,200	
Police	2,000	2,000	
Fire	3,500	3,500	
Public Works	5,300	5,300	
Activity Center	14,500	32,100	
Community Development	90,000	60,000	
<b>Total Miscellaneous</b>	<b>425,650</b>	<b>415,550</b>	<b>-2.37%</b>
<b>Total Revenues</b>	<b>14,410,478</b>	<b>15,361,716</b>	<b>6.60%</b>

**City of Hopkins  
General Fund Revenue Budget  
For the Year Ending December 31, 2020**

**Proposed with Reductions  
December 3, 2019**

<b>Department</b>	<b>2019 Budget</b>	<b>2020 Budget</b>	<b>% Increase (Decrease)</b>
City Council	96,131	97,630	1.56%
Administrative Services	797,580	854,893	7.19%
Finance	351,173	400,495	14.04%
Legal	175,000	175,000	0.00%
Municipal Building	392,396	404,014	2.96%
Assessing	226,682	221,835	-2.14%
City Clerk	183,243	237,513	29.62%
Inspections	818,588	863,296	5.46%
Police	5,609,105	5,977,982	6.58%
Fire	1,399,178	1,483,177	6.00%
Public Works	3,221,137	3,443,017	6.89%
Recreation	269,279	285,279	5.94%
Activity Center	463,416	497,843	7.43%
Planning & Zoning	217,372	222,382	2.30%
Community Development	101,498	108,160	6.56%
Tuition Reimbursement	18,700	19,200	2.67%
Contingency	50,000	50,000	0.00%
Transfer to Other Funds	20,000	20,000	0.00%
<b>Total Expenditures</b>	<b>14,410,478</b>	<b>15,361,716</b>	<b>6.60%</b>

**City of Hopkins**  
**Special Revenue Funds Budget**  
**For the Year Ending December 31, 2020**

**December 3, 2019**

**Revenues**

<b>Fund No.</b>	<b>Fund</b>	<b>2019 Budget</b>	<b>2020 Budget</b>	<b>% Increase (Decrease)</b>
203	State Chemical Assessment	60,000	65,000	8.33%
204	Economic Development	395,154	467,951	18.42%
211	TIF 1.2 Entertainment District	30,000	30,000	0.00%
214	Parking	152,650	154,524	1.23%
217	Communications (Cable TV)	255,235	238,014	(6.75%)
219	Depot Coffee House	362,600	307,412	(15.22%)
226	TIF 2.6 Handicapped Housing Dev.	15,000	21,000	40.00%
229	TIF 2.9 Oaks of Main	-	1,500	100.00%
231	TIF 2.11 Super Valu	2,408,000	2,217,000	(7.93%)
232	5th Avenue Flats	-	-	0.00%
233	TIF 1.4 - Marketplace & Main	188,000	185,000	(1.60%)
234	TIF 1.5 - The Moline	98,000	97,000	(1.02%)
250	Arts Center	988,582	1,185,836	19.95%

**Expenditures**

<b>Fund No.</b>	<b>Fund</b>	<b>2019 Budget</b>	<b>2020 Budget</b>	<b>% Increase (Decrease)</b>
203	State Chemical Assessment	60,000	65,000	8.33%
204	Economic Development	390,519	430,345	10.20%
211	TIF 1.2 Entertainment District	14,500	15,000	3.45%
214	Parking	141,783	150,690	6.28%
217	Communications (Cable TV)	482,459	238,656	(50.53%)
219	Depot Coffee House	347,925	307,412	(11.64%)
226	TIF 2.6 Handicapped Housing Dev.	7,500	7,500	0.00%
229	TIF 2.9 Oaks of Main	-	5,000	100.00%
231	TIF 2.11 Super Valu	1,750,053	1,750,000	(0.00%)
232	5th Avenue Flats	2,000	2,000	0.00%
233	TIF 1.4 - Marketplace & Main	176,000	180,000	2.27%
234	TIF 1.5 - The Moline	92,000	94,500	2.72%
250	Arts Center	1,005,600	1,125,836	11.96%

**City of Hopkins  
2020 Tax Levy**

**Proposed with Reductions  
December 3, 2019**

<b>Purpose</b>	<b>Actual FY2019</b>	<b>Proposed FY2020</b>	<b>% Increase (Decrease)</b>
General Operations			
General Fund	11,736,624	12,479,305	6.33%
Capital Levy	100,000	75,000	-25.00%
Arts Center	257,500	325,225	26.30%
Pavilion Fund	40,383	290,000	618.12%
Equipment Replacement	230,000	110,000	-52.17%
Total General Operations	12,364,507	13,279,530	7.40%
Debt Levy			
Debt Previously Issued	3,613,429	3,844,281	6.39%
Debt Issued in 2019	-	405,873	100.00%
Total Debt Levy	3,613,429	4,250,154	17.62%
Total Levy	15,977,936	17,529,684	9.71%

# *Fourteen Reasons*

# WHY PROPERTY TAXES VARY FROM YEAR TO YEAR

## **1. THE MARKET VALUE OF A PROPERTY MAY CHANGE.**

- Each parcel of property is assessed at least once every five years and a sales ratio study is done to determine if the property is assessed similarly to like properties. If not, the Commissioner of Revenue may issue an 'order' that would affect the taxable value of a parcel.
- Additions and improvement made to a property generally increases its market value.

## **2. THE MARKET VALUE OF OTHER PROPERTIES IN YOUR TAXING DISTRICT MAY CHANGE, SHIFTING TAXES FROM ONE PROPERTY TO ANOTHER.**

- If the market value of a property increases more or less than the average increase or decrease in a taxing district, the taxes on that property will also change.
- New construction in a taxing district increases the tax base and will affect the district's tax rate.

## **3. THE STATE GENERAL PROPERTY TAX MAY CHANGE.**

- The state legislature directly applies a State General Property Tax to commercial/industrial and season/recreational property classes.

# 4.

## **THE CITY BUDGET AND LEVY MAY CHANGE.**

- Each year, cities review the needs and wants of their citizens and how to meet those needs and wants. This is called 'discretionary spending' in the city budget. Also included in the budget is non-discretionary spending which is required by state and federal mandates and court decisions and orders.

# 5.

## **THE TOWNSHIP BUDGET AND LEVY MAY CHANGE.**

- Each March, townships set the levy and budget for the next year.

# 6.

## **THE COUNTY BUDGET AND LEVY MAY CHANGE.**

- Each year, counties review the needs and wants of their citizens and how to meet those discretionary needs and wants. In addition, also included in the county budget is non-discretionary spending which is required by state and federal mandates and court decisions and orders. As much as sixty to eighty-five percent of the county expenditures are used to deliver mandated services.

# 7.

## **THE SCHOOL DISTRICT'S BUDGET AND LEVY MAY CHANGE.**

- The Legislature determines basic funding levels for K-12 education and mandates services that schools must perform. On average, approximately seventy percent of school costs are paid by the state.
- Local school districts set levies for purposes including safe school and community education, etc.

# 8.

## **A SPECIAL DISTRICT'S BUDGET AND LEVY MAY CHANGE.**

- Special districts such as the Metropolitan Council, hospital districts, watershed districts, drainage districts, etc. set levies to balance their budgets.

# 9.

## **SPECIAL ASSESSMENTS MAY BE ADDED TO YOUR PROPERTY TAX BILL.**

- Water lines, curb and gutter, and street improvements that directly benefit your property may be funded, in whole or in part, through a special assessment that is added to your tax bill.

## **10. VOTERS MAY HAVE APPROVED A SCHOOL, CITY/TOWNSHIP, COUNTY, OR SPECIAL DISTRICT REFERENDUM.**

- Local referendums may be held for local government construction projects, excess operating levies for schools or many other purposes.
- Referendum levies may be spread on the market value or the tax capacity of a property depending on process and type of referendum levy.

## **11. FEDERAL AND STATE MANDATES MAY HAVE CHANGED.**

- Both the state and federal governments require local governments to provide certain services and follow certain rules. These mandates often require an increase in the cost and level of service delivery.

## **12. AID AND REVENUE FROM THE STATE AND FEDERAL GOVERNMENTS MAY HAVE CHANGED.**

- Each year the state legislature reviews and adjusts the level of funding for a variety of aids provided to local governments including Local Government Aid and County Program Aid. The formulas for how aid is determined and distributed among local governments may have changed.
- While direct aid and revenue from the federal government to local governments has declined greatly in recent years, federal revenue continues to be a key portion of the local government revenue stream and that revenue stream may have changed.

## **13. THE STATE LEGISLATURE MAY HAVE CHANGED THE PORTION OF THE TAX BASE PAID BY DIFFERENT TYPES OF PROPERTIES.**

- A change in class rates will require a change in the tax rate to raise the same amount of money.

## **OTHER STATE LAW CHANGES MAY ADJUST THE TAX BASE.**

- ## **14.**
- Fiscal disparities, personal property taxes on utility properties, limited market value, and tax increment financing are example of laws that affect property taxes.

# Glossary of Terms

**CATEGORICAL AID:** Aid given to a local unit of government to be used only for a specific purpose.

**CIRCUIT BREAKER:** See "Property Tax Refund."

**CLASS RATES:** The percent of market value set by state law that establishes the property's tax capacity subject to the property tax.

**COUNTY PROGRAM AID:** State property tax relief aid to counties, distributed with a formula based on needs (households on foodstamps, age of the population, number of serious crimes) and tax base equalization for counties with smaller tax bases.

**EDUCATION AID:** The total amount of state dollars paid for K-12 education. This aid is paid to the school districts.

**FISCAL DISPARITIES:** A program in the Twin Cities metropolitan area and on the iron range in which a portion of the commercial and industrial property value of each city and township is contributed to a tax base sharing pool. Each city and township then receives a distribution of property value from the pool based on market value and population in each city.

**GENERAL PURPOSE AID:** Aid given to units of government to be used at their own discretion. Examples are Local Government Aid and County Program Aid.

**HIGHWAY AID:** Motor fuels tax and license tab money the state distributes to counties, cities and townships for highways and bridges.

**HOMESTEAD:** A residence occupied by the owner.

**INDIVIDUAL INCOME TAX:** A state tax on the income of residents and non-residents with Minnesota sources of income that is deposited into the state general fund.

**LEVY:** The imposition of a tax, associated with the property tax.

**LEVY LIMIT:** The amount a local unit of government is permitted to levy for specific services under state law.

**LIMITED MARKET VALUE:** A state imposed limit on property value increases for the purpose of calculating property taxes.

**LOCAL GOVERNMENT AID (LGA):** A state government revenue sharing program for cities with low property wealth or high service burdens that is intended to provide an alternative to the property tax.

**LOCAL SALES TAX:** A local tax, authorized by the state, levied on the sale of goods and services to be used for specific purposes by the local government.

**LOCAL TAX RATE:** The tax rate usually expressed as a percentage of tax capacity, used to determine the property tax due on a property.

**MARKET VALUE:** An assessor's estimate of what property would be worth if it were sold.

**MARKET VALUE AGRICULTURE CREDIT:** A state credit to reduce the property tax paid by agricultural homesteads to the local taxing jurisdiction.

**MARKET VALUE HOMESTEAD CREDIT:** The Market Value Homestead Credit (MVHC) program was eliminated during the 2011 Special Session for taxes payable in 2012 and beyond. The credit was replaced with a market value exclusion. This guide describes the (MVHC) reimbursement program. The program was designed to provide state-paid property tax relief to owners of certain qualifying homestead property. This program has been replaced by the Market Value Homestead Exclusion (defined below).

**MARKET VALUE HOMESTEAD EXCLUSION:** The exclusion reduces the taxable value of qualifying homesteads. Despite the decreased taxable value, taxes will increase on most properties including apartments and businesses and is independent of any action taken by local governments. The exclusion provides for a portion of each home's market value to be excluded from its value for property tax calculations. The amount of value excluded is directly proportional to the MVHC the home received under the old law. In this way, each home contributes a smaller amount to each taxing jurisdiction's tax base. The tax rate tends to be a little higher because of the reduced tax base, which is why taxes increase for the other types of property. The tax burden on any given homestead could be lesser or greater depending upon the mix of properties in the jurisdiction and the level of the tax rate.

**PROPERTY TAX:** A tax levied on any kind of property.

**PROPERTY TAX REFUND:** A partial property tax refund program for those who have property taxes out of proportion with their income. This program is available to homeowners and renters.

**SALES RATIO STUDY:** A study conducted by the Department of Revenue of open market property sales, which is then compared to local assessments to ensure that local assessments adequately reflect the market.

**STATE GENERAL PROPERTY TAX:** A state-imposed property tax on commercial, industrial, and seasonal recreational properties.

**STATE SALES TAX:** A state tax (6.5%) levied on the sale of goods and services that is deposited into the state general fund.

**TAX CAPACITY:** The valuation of property based on market value and class rates, on which property taxes are determined.

Revised December 2011



Association of Minnesota Counties  
125 Charles Avenue  
Saint Paul, MN 55103-2108  
Main Line/Switchboard: 651.224.3344 Fax: 651.224.6540  
[www.mncounties.org](http://www.mncounties.org)

# Review of 2020 General Fund Budget and Tax Levy

December 3, 2019



*City of*  
**Hopkins**  
Minnesota

# Purpose of this Meeting

---

- Discuss and Review the City's Budget and how it impacts your taxes
- Discuss the City's Tax Levy
- Will NOT address individual property valuations



# Taxation Process

---

- Valuation notices sent each March for taxes payable the following year
  - This is the time to appeal valuation
- Set Preliminary Levy on September 17<sup>th</sup>
- Proposed Tax Notices mailed November 12<sup>th</sup>
- Public Meeting for Final Levy on December 3<sup>rd</sup>
- Adopt Final Levy by December 30<sup>th</sup>





# Hennepin County

A-600 Government Center  
300 S. Sixth Street  
Minneapolis, MN 55487-0060  
612-348-3011 www.hennepin.us

## Proposed levies & taxes

2019 values for taxes payable in 2020

# 2020

**THIS IS NOT A BILL - DO NOT PAY**

## Property taxes statement schedule

**Step 1**

### Value & classification

TAX YEAR PAYABLE	2019	2020
CLASS:	HOMESTEAD	HOMESTEAD
Estimate Market Value:	\$262,000.00	\$276,000.00
Homestead Exclusion:	\$13,660.00	\$12,400.00
Other Exclusion/Deferral:		
Taxable Market Value:	\$248,340.00	\$263,600.00

**Step 2**

### Proposed levies & taxes

2019 TAX	\$4,127.06
2020 PROPOSED	\$4,419.10
Percent change	7.1%

**Now is the time to provide feedback on proposed levies.**  
It is too late to appeal your value or classification without going to Tax Court.

**Step 3**

### Property tax statement

Coming March 2020, due May 15, 2020 and October 15, 2020

Addresses for correspondence	Actual 2019	Proposed 2020	Meeting date & location
Hennepin County A2400 Government Center Minneapolis MN 55487 612-348-3011	\$1,084.27	\$1,117.68	Dec 3, 2019 6:00 PM Commissioner Board Room A2400 Government Center Minneapolis MN 55487
City of HOPKINS City Hall 1010 First Street S Hopkins MN 55343 952-935-8474	\$1,742.36	\$1,883.10	Dec 3, 2019 7:00 PM Council Chambers City Hall 1010 First Street S Hopkins MN 55343



# 2020 Preliminary Tax Statement

---

- Total Estimated Market Value in Hopkins increased by 10.5%
- Tax Increases for Residential Property (without improvements or classification changes)
  - 54% - increased by less than 10%
  - 22% - increased by 10% to 20%
  - 24% - increased by over 20%



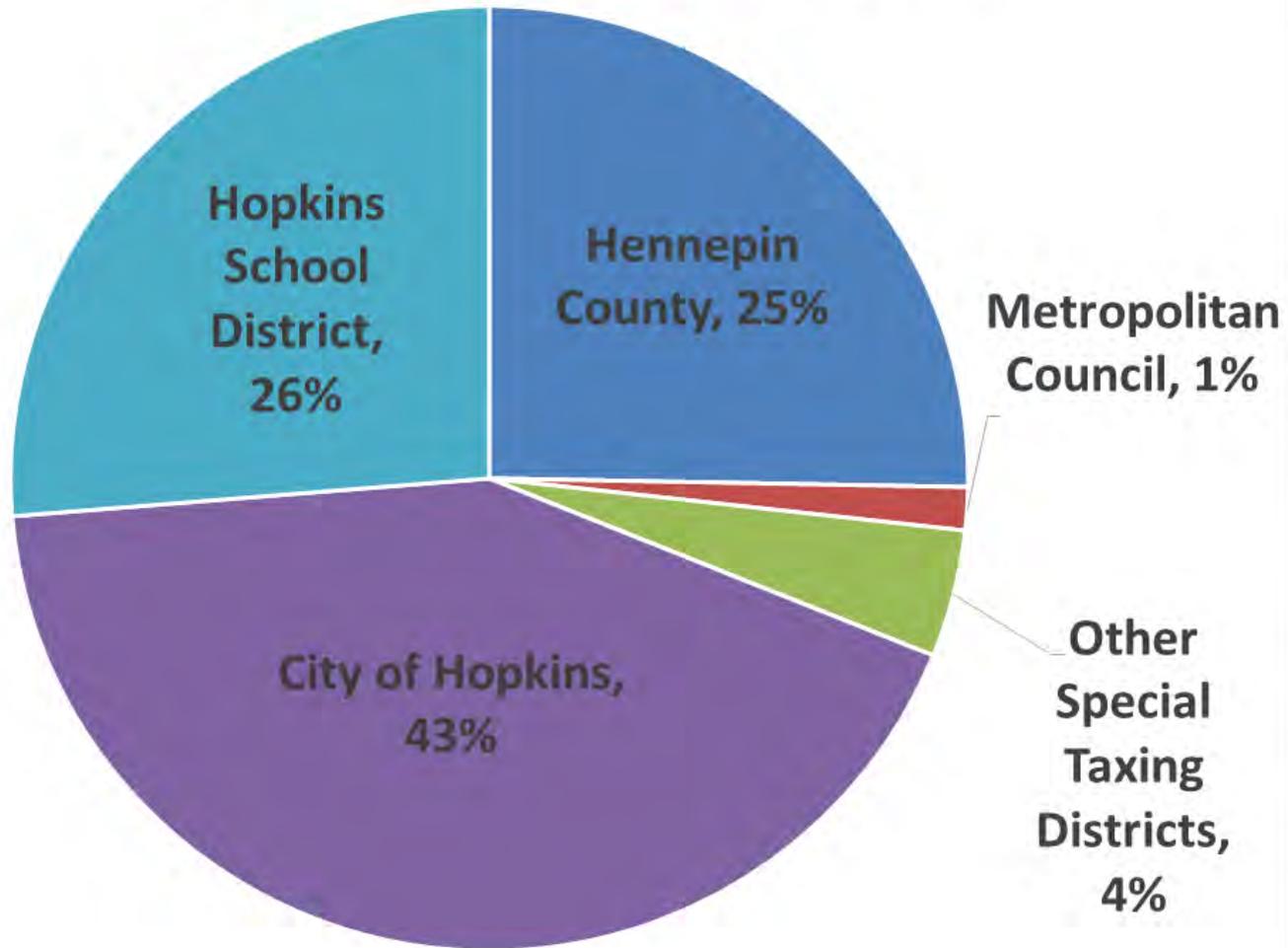
# 2020 Preliminary Tax Statement

---

- Median Value Home (\$276,000)
  - Total Property Taxes for all taxing authorities - \$4,419
    - Increase of \$308 or 7.5%
  - City Share - \$1,883
    - Increase of \$148 or 8.5%



# 2020 Preliminary Taxes



# City Reduction to Preliminary Levy

---

## Preliminary Levy

- Passed on 9/17/19
- \$18,032,938
- 12.86% increase from 2019

## Recommended Levy

- Approval in December
- \$17,529,684
  - Reduced by \$503,254
- 9.71% increase from 2019



# 2020 General Fund Budget

---

- **Balanced Budget**
- **Revenues = Expenditures**
  - \$15,361,716
  - 6.60% Increase from 2019

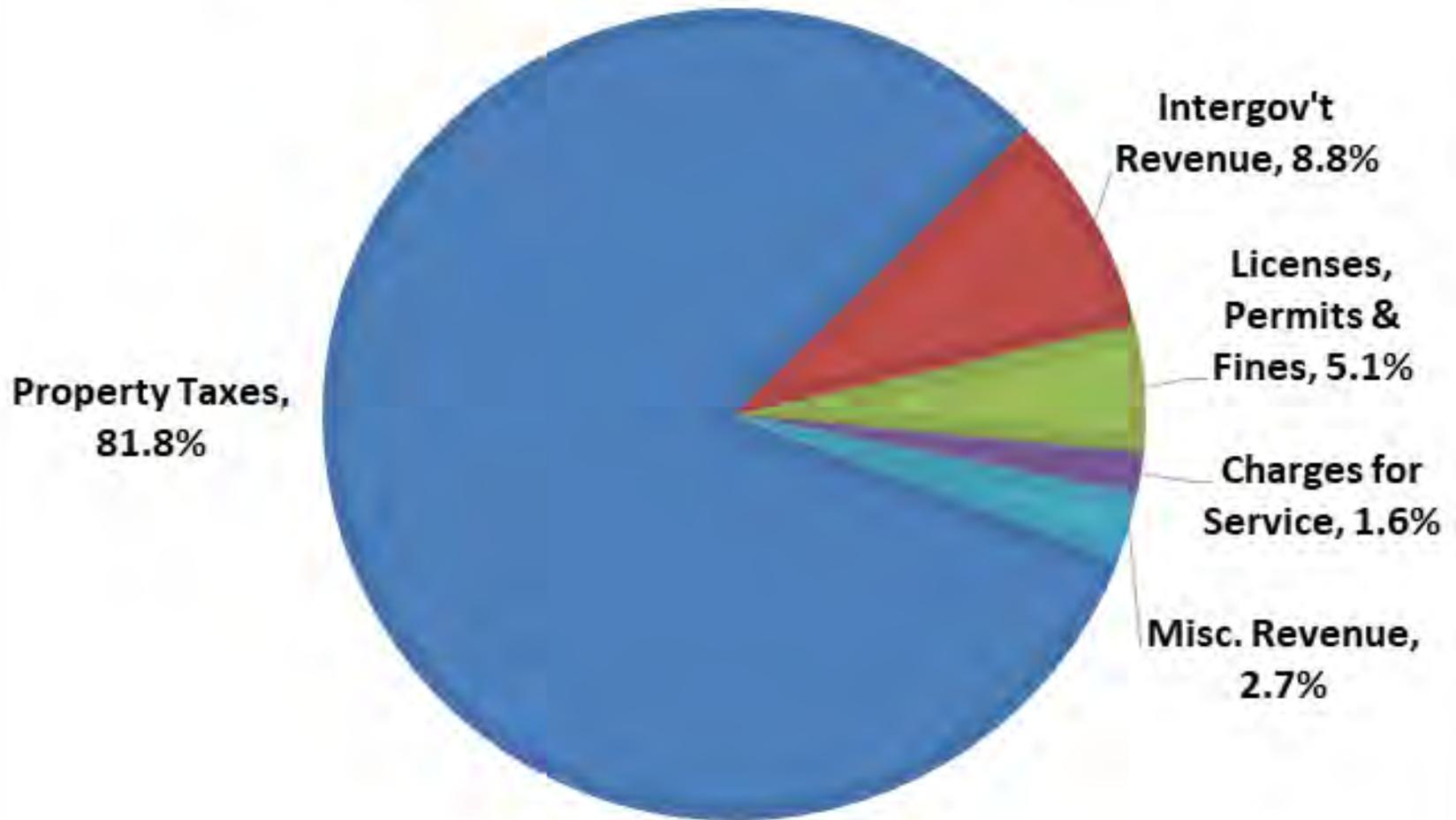


# 2020 General Fund Revenue

	Budget FY2019	Proposed FY2020	% Increase (Decrease)
Property Taxes	11,821,624	12,564,305	6.28%
Intergov't Revenue	1,167,129	1,352,946	15.92%
Licenses, Permits & Fines	745,315	777,865	4.37%
Charges for Service	250,760	251,050	0.12%
Misc. Revenue	425,650	415,550	-2.37%
Total Revenue	14,410,478	15,361,716	6.60%



# 2020 GENERAL FUND REVENUES

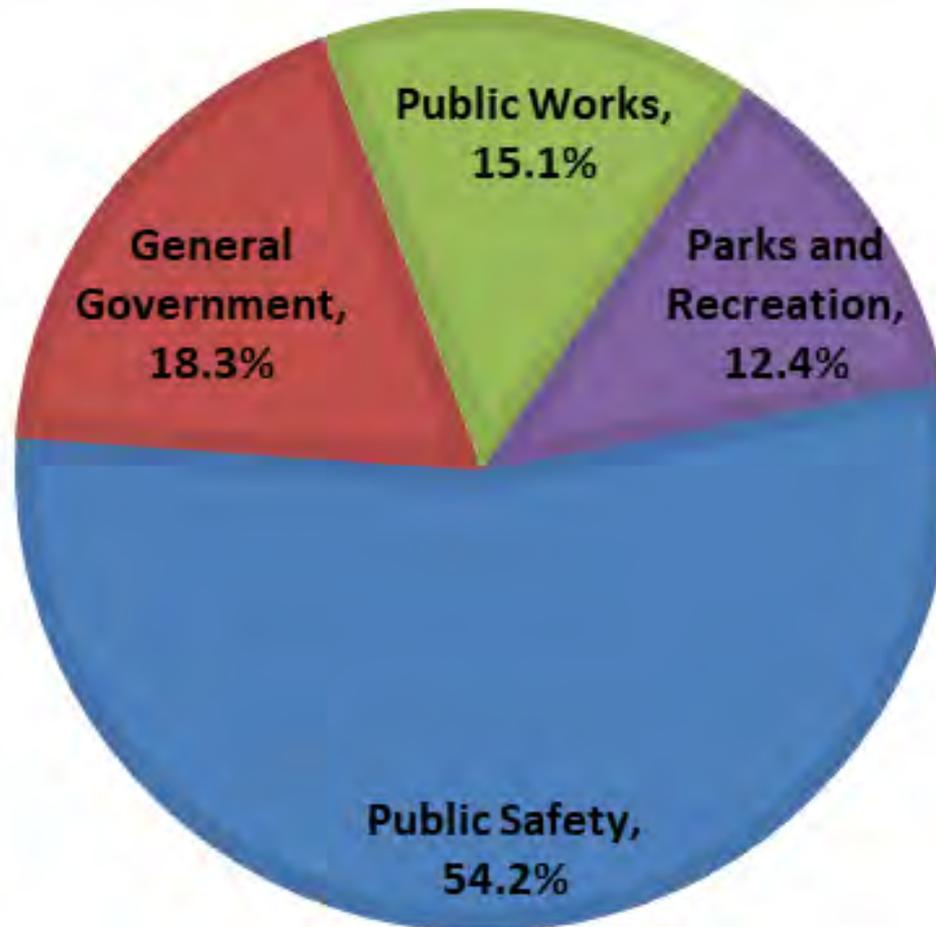


# 2020 General Fund Expenditures

	Budget FY2019	Proposed FY2020	% Increase (Decrease)
Public Safety	7,826,871	8,324,455	6.36%
General Government	2,629,775	2,811,122	6.90%
Public Works	2,168,805	2,320,948	7.02%
Parks and Recreation	1,785,027	1,905,191	6.73%
	14,410,478	15,361,716	6.60%



# 2020 GENERAL FUND EXPENDITURES



# Arts Center

---

- \$325,255 Levy in 2020
  - \$60,000 to pay back deficit owed to General Fund
  - \$265,225 for Current Operations
  - 1.9% of total levy



# Pavilion Levy

---

- \$290,000 Levy in 2020
  - Pavilion Upgrade and Expansion Project
    - Needed to replace a 27 year old refrigeration system
    - Additional amenities added with help from Hopkins Youth Hockey and Hopkins School District
    - Will continue over next 15 years
    - 1.6% of total levy



# Proposed 2020 Levy

<b>Purpose</b>	<b>Actual FY2019</b>	<b>Proposed FY2020</b>	<b>% Increase (Decrease)</b>
General Operations			
General Fund	11,736,624	12,479,305	6.33%
Capital Levy	100,000	75,000	-25.00%
Arts Center	257,500	325,225	26.30%
Pavilion Fund	40,383	290,000	618.12%
Equipment Replacement	230,000	110,000	-52.17%
Total General Operations	12,364,507	13,279,530	7.40%



# Proposed 2020 Levy

Purpose	Actual FY2019	Proposed FY2020	% Increase (Decrease)
Debt Levy			
Debt Previously Issued	3,613,429	3,844,281	6.39%
Debt Issued in 2019	-	405,873	100.00%
Total Debt Levy	3,613,429	4,250,154	17.62%

- 2019 Street Project (Cambridge/Oxford)
- City Hall – also funded through Franchise Fees
- City portions of Blake Road
- City utility work done by Southwest Light Rail Project



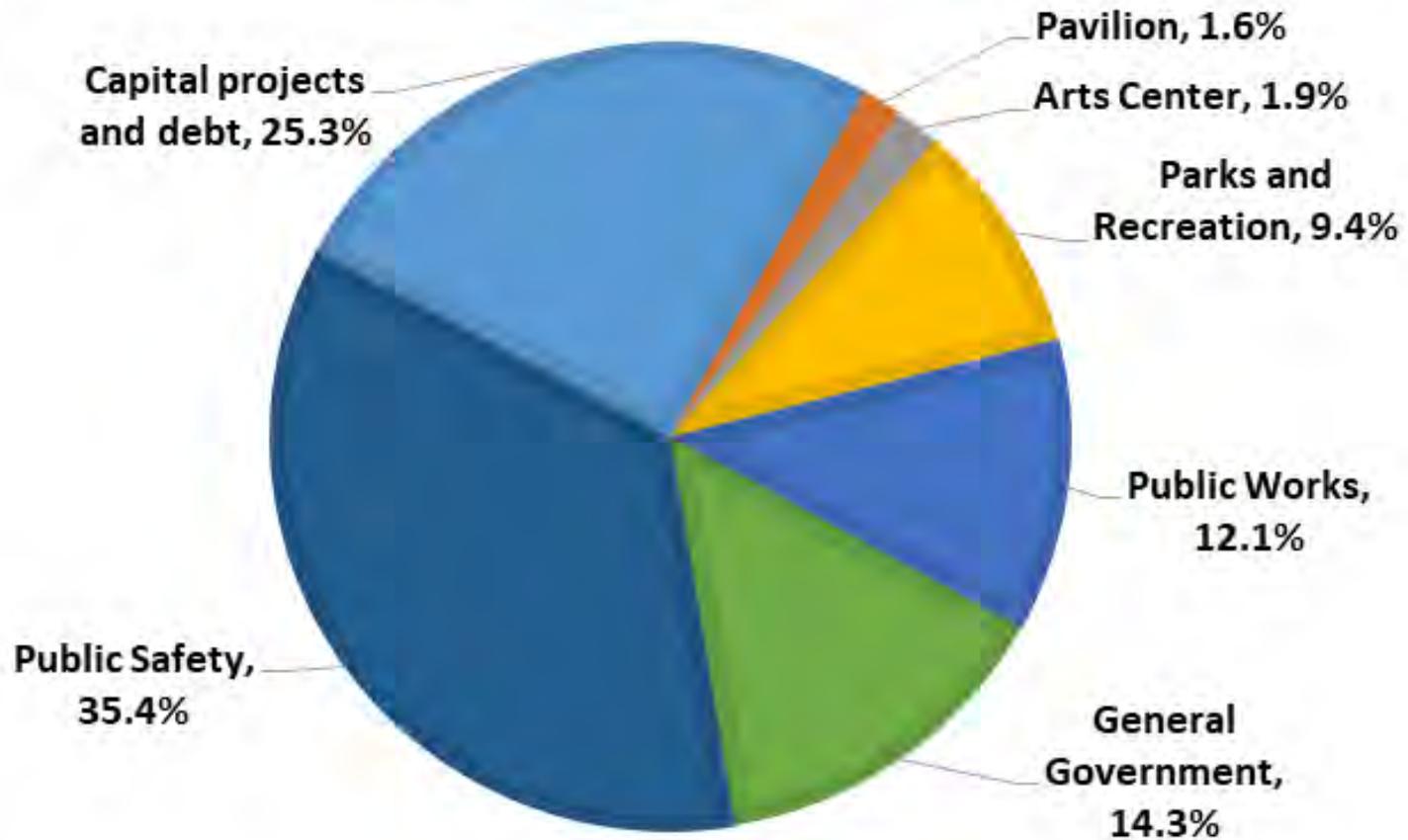
# 2020 Proposed Levy

<b>Purpose</b>	<b>Actual FY2019</b>	<b>Proposed FY2020</b>	<b>% Increase (Decrease)</b>
Total Levy	<u>15,977,936</u>	<u>17,529,684</u>	9.71%

- Median Value Home (\$276,000)
  - City Taxes - \$1,823
    - Increase of \$88 or 5.1%



## PROPOSED 2020 LEVY



# Next Steps

---

- Public Meeting for Final Budget & Levy on December 3<sup>rd</sup>
- Approve Final Budget & Tax Levy on December 3<sup>rd</sup> or 17<sup>th</sup>

