

**CALL TO ORDER**

Pursuant to due call and notice thereof a work session of the Hopkins City Council was held on Tuesday, May 11, 2021 at 6:30 p.m. in the Council Chambers at City Hall, 1010 1<sup>st</sup> Street South.

Mayor Gadd called the meeting to order with Council Members Beck, Brausen, Halverson and Hunke attending. Others attending included City Manager Mornson, Assistant City Manager Lenz, Director of Public Works Stadler, Director of Planning and Development Elverum, Planner Lindahl and Community Development Coordinator Youngquist.

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

**1118 Mainstreet – Hopkins Apartments Concept Plan Discussion; Lindahl**

City Planner Lindahl provided a summary of the staff memo. The City Council was asked to consider deviating from the 44 units per acre density standard and the four story and 45' building height standard. Bill Beard and Paul Gamst with the Beard Group provided a presentation on the proposed project highlighting the building height and density. The Beard Group would not move forward with the project without the deviations requested.

Council Member Beck shared that he was not concerned about the density or building height on the Mainstreet elevation but had concerns about the backside elevations for the Citigables complex. He preferred to do something to mitigate the height towards the Citigables complex and to use the PUD process.

Council Member Brausen echoed Mr. Beck's comments about the density and the building having less of an impact on the Citigables residents. He added that because the developer owns the property and is not requesting financing it allows the City to avoid a hole on Mainstreet. He also talked about the goal to grow Mainstreet to the west and this type of residency would help do that along with the commercial space. Mr. Brausen was concerned about a comment that Hopkins was trying to create another "uptown" in which he disagrees and instead chooses to seize the opportunity to grow the west side of Mainstreet.

Council Member Hunke agreed that the Mainstreet elevation matches other building heights on Mainstreet but the slope that goes down to Citigables raises concerns for him. Mr. Gamst talked about the obstacles with lowering the building stating that the parking elevations would be in water. Mr. Hunke talked about the density based upon the proposed units and the changes that could be made to the parking based on the density. Mr. Gamst referred to the market study that said the density mix proposed would make the project successful. Mr. Hunke shared the same concerns about the impact to Citigables.

Discussion ensued about building elevations and the screening along the Citigables property. Mr. Beard talked about landscaping and building exterior materials options to

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mitigate some of the Citigables concerns. Mr. Hunke suggested that the developer meet with the group going through the new zoning code standards. Mr. Lindahl provided an update on the zoning code process and anticipated the group would discuss those standards in mid-June. Mr. Brausen preferred to not hold the developer up in the process as the group develops potentially new building height standards.

Council Member Halverson stated she was in agreement with the proposed density and that the City Council needs to be mindful of the project impact on Citigables. She wanted the developer to find a way to minimize the impact to Citigables noting that they have been used to seeing a parking lot and not a large building to that direction.

Mayor Gadd supports the project as it meets the goal of expanding Mainstreet to the west. He was comfortable with the higher density and building height but shared in concerns about the impacts to Citigables. He questioned if the City Council had a maximum height on Mainstreet at four stories. Mr. Brausen was open to the discussion. Mr. Hunke had concerns about the building height being at four stories max on Mainstreet to maintain the small town feel.

Mayor Gadd summarized that more discussion is needed regarding the Citigables transition and the building elevation along Mainstreet. Mr. Hunke shared concerns about the building height. Mr. Beck did not share the same concerns based upon the location and allowing for relief to Citigables on the backside of the building. Mayor Gadd preferred the four stories on Mainstreet but was willing to consider additional stories if it mitigated some of the Citigables issues.

**800 – 5th Street South Redevelopment Discussion; Lindahl**

City Planner Lindahl provided a summary of the staff memo. The City Council was asked to consider comprehensive plan amendment to allow redevelopment of the site into a mixed use development, how the development will blend into the surrounding neighborhood, types of housing units and density and the building height. Kristin Myhre, President of Eagle Ridge Partners, made an introductory presentation regarding potential redevelopment of their property located at 800 – 5th Street South. The subject property is 9 acres in size and currently used as a single story business center with office, warehouse and showroom uses. Nate Enger and Neil Reardon with ESG provided a presentation focusing on the urban design elements and proposed density. Mr. Lindahl provided a summary of the comprehensive plan and map related to the proposed redevelopment project.

Council Member Halverson questioned if the proposed townhomes would be owner occupied. Ms. Myhre replied yes but noted about seven units would be rental. She stated there potential for senior housing cooperative.

Council Member Brausen supported the development if it could fit the neighborhood. He looked forward to learning more about the project and the prospective of having owner occupied units.

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Council Member Beck supported the development and appreciates the intent to add sidewalks to the area. He appreciates the interest in senior housing but wondered if it was the best location for senior housing given the distance to walk anywhere.

Council Member Hunke thought the project is on the right track. He stated that edges are very important on this site, walk up units on street level would be great, good urban design and walkability and owner occupied townhouses are a benefit. He questioned if the four lots would become separate ownership and the City maintains the street or will it be private. Mr. Lindahl replied that the concept has not evolved that far yet. Mayor Gadd also supported the project sharing similar comments already mentioned. Ms. Halverson concurred.

Assistant City Manager questioned the use of the Westside name. Ms. Myhre stated that a new name and branding will be developed.

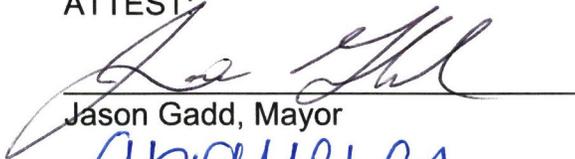
Mr. Lindahl highlighted that the project is very preliminary in the process. The project was not on the radar during the comprehensive plan development so Mr. Lindahl anticipated a lot of neighborhood engagement for the project. He stated the next steps include a concept plan review before the Planning Commission and City Council as well as neighborhood meetings.

**ADJOURNMENT**

There being no further information to come before the City Council and upon a motion by Brausen, second by Hunke, the meeting was unanimously adjourned at 8:36 p.m.

Respectfully Submitted,  
Amy Domeier, City Clerk

ATTEST:

  
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Jason Gadd, Mayor

  
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Amy Domeier, City Clerk