

**HOPKINS CITY COUNCIL
SPECIAL WORK SESSION PROCEEDINGS
NOVEMBER 26, 2019**

CALL TO ORDER

Pursuant to due call and notice thereof a special work session of the Hopkins City Council was held on Tuesday, November 26, 2019 at 6:30 p.m. in the Raspberry Room at Hopkins City Hall, 1010-1st 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, Director of Planning and Development Elverum, Assistant City Manager Lenz, City Planner Lindahl and Community Development Coordinator Youngquist.

BEACON INTERFAITH HOUSING APARTMENT BUILDING (VISTA 44)

Mayor Gadd commented that the meeting was a continuing discussion of the proposed Beacon Interfaith housing project and that the City Council was doing its due diligence since the applicant was requesting the City to modify the zoning code. The focus of the meeting is between the City Council, City staff and Beacon representatives. Public comment would be welcomed at the December 3 City Council meeting.

In addition to City staff, representatives present for the item were Chris Dettling, Beacon Interfaith Housing Collaborative Director of Housing Development and Bart Nelson of Urban Works Architecture. City Planner Lindahl gave an overview of the staff report discussing the Beacon multiple family apartment building rezoning and site plan. Mr. Lindahl gave an overview of the site location and the applications explaining that the key decision is regarding the proposed rezoning from R-5, High Density Multiple Family to Mixed Use with a Planned Unit Development. Mr. Lindahl discussed the approval process for the project and reviewed the additional information requested by Council. Staff provided additional information on the definitions and classifications for affordable housing at the November 12 City Council Work Session. The Council also asked for more information on site design options, how their project fits into Hopkins' existing supply of legally binding affordable housing and what additional resources this project can bring to the community. Mr. Lindahl discussed the alternative site plan as presented by Beacon. The alternative plan shifts the building to the west increasing the setback, allowing vehicle access to one curb cut along 13th Avenue South and reduces the onsite parking by four spots.

Mr. Dettling discussed data on the current housing stock available in Hopkins commenting on the need for affordable family housing. Mr. Dettling discussed the proposed site explaining that the property is a vacant underutilized lot that once it is developed would contribute to the property tax rolls in addition to permit and utility fees. Mr. Dettling commented that Beacon representatives have appreciated the staff time and Council conversations regarding their application.

Mr. Nelson discussed the general layout of the development of residential buildings and the site plans for the Vista 44 building. The increase of the alternate site plan setback along 12th Avenue South was in response to community feedback. Mr. Nelson gave an overview of building options that were looked at for the site commenting that site elevations were a factor in the planning process. Mr. Nelson gave an overview of the

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alternative site plan commenting on the impacts to parking and the play area. Mr. Dettling commented that Beacon is willing to work with the changes to the site plan.

Mayor Gadd asked about zoning options and financing of the project. Mr. Dettling commented that the R-5 zoning code guidelines are outdated and that the Mixed Use zoning fits better with the forward looking direction of the City, fits well with the new Comprehensive Plan and reduces the number of requested variances. Mr. Dettling commented that Beacon anticipates the property contributing \$50,000/year in taxes and the development significantly increases property values of the site.

Council Member Brausen discussed the importance for Council to understand and review the conversations about the project and needs of the community. Council Member Brausen asked staff to present the affordable housing presentation at the December 3 City Council meeting.

Mayor Gadd asked about the alternative site parking. The net change is a reduction in 4 parking spots. Mr. Dettling commented that Beacon is not concerned about the loss of parking spots.

Council Member Kuznia asked about the parking ramp grade. Mr. Nelson commented that it would have around a 12% grade, which they have in other developments.

Council Member Hunke expressed concern regarding congestion in the alternate site parking lot since it has no turn around when full.

Council Member Brausen discussed the setback, street parking density, street sight lines and difficulty for Public Works to plow on congested streets.

There was discussion regarding the placement procedure and exit strategy. Mr. Dettling commented that Beacon uses the Coordinated Entry System administered by Hennepin County to provide housing services for families experiencing homelessness. Mr. Dettling commented that Beacon has had conversations with the Hopkins School District regarding students experiencing homelessness and the importance of onsite support services to help families succeed. Beacon would update the Council on length of stay data.

Council Member Halverson asked about the definition of family and age qualifications. Mr. Dettling commented that Beacon's outreach is to families with children or housing for couples in the 1 and 2 bedroom units. Mr. Dettling commented that he would get additional information regarding fair housing from the Beacon housing operations department.

There was Council discussion regarding the original site plan vs. the alternate site plan. Council indicated a preference for the original site plan. The City Council and the community would have an opportunity to review the site plan again at a future meeting. There was discussion about community concerns of sight lines and parking. Council

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Member Hunke asked about use of the church parking lot. Mr. Dettling commented that the church is not willing to permanently designate parking spots at this time but may be open to a discussion in the future.

City Manager Mornson commented that the meeting was to clarify the approval of the rezoning and the Council would have additional opportunities to review the site plan.

Mayor Gadd thanked the Beacon representatives for the opportunity for further discussion and to the interested residents in attendance. The Beacon Interfaith Housing apartment building is scheduled on the December 3 City Council agenda.

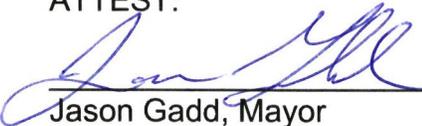
Mr. Lindahl gave an update on the 2040 Comprehensive Plan process and next steps to update the zoning code.

ADJOURNMENT

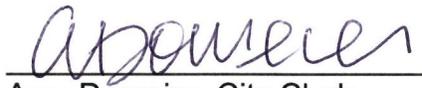
There being no further business to come before the City Council and upon a motion by Kuznia, second by Brausen, the meeting was unanimously adjourned at 7:41 p.m.

Respectfully Submitted,
Debbie Vold

ATTEST:



Jason Gadd, Mayor



Amy Domeier, City Clerk