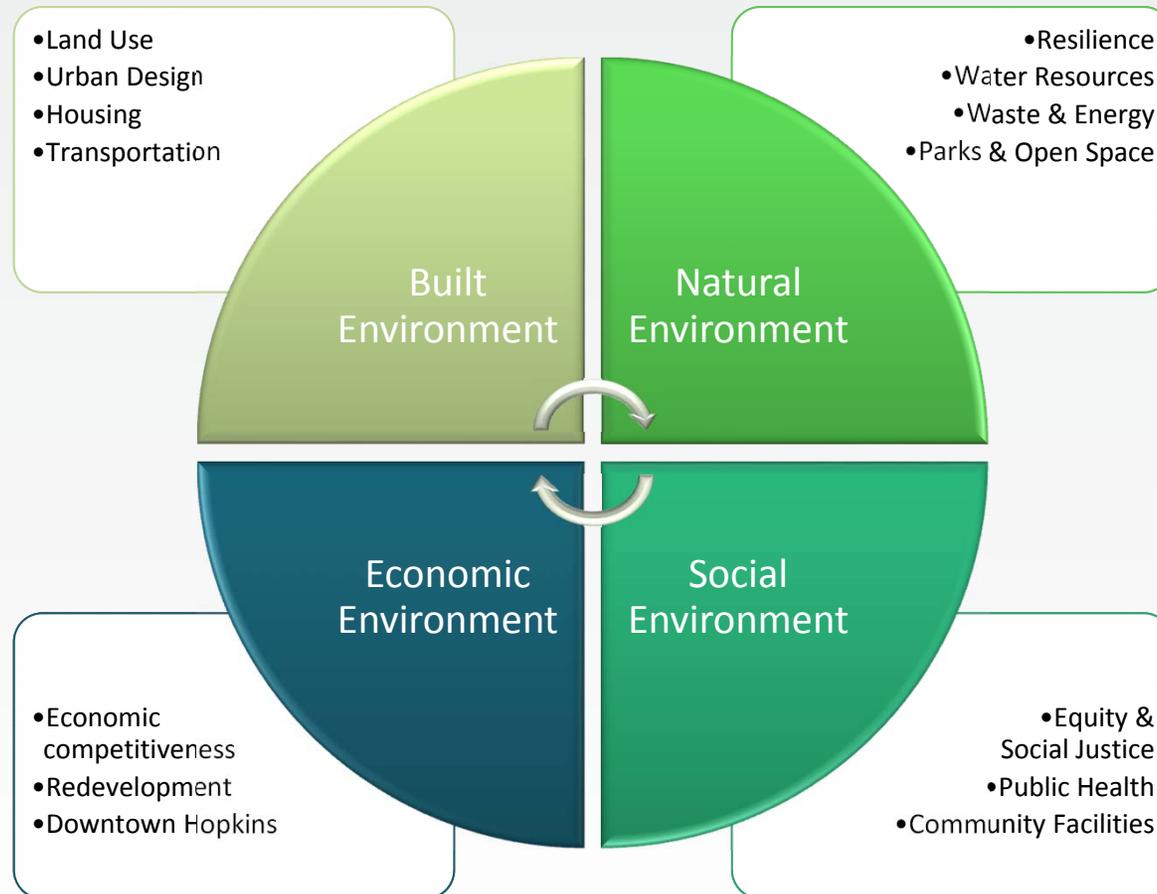


Cultivate Hopkins: Built Environment

Comprehensive Plan Advisory Committee
September 13, 2017

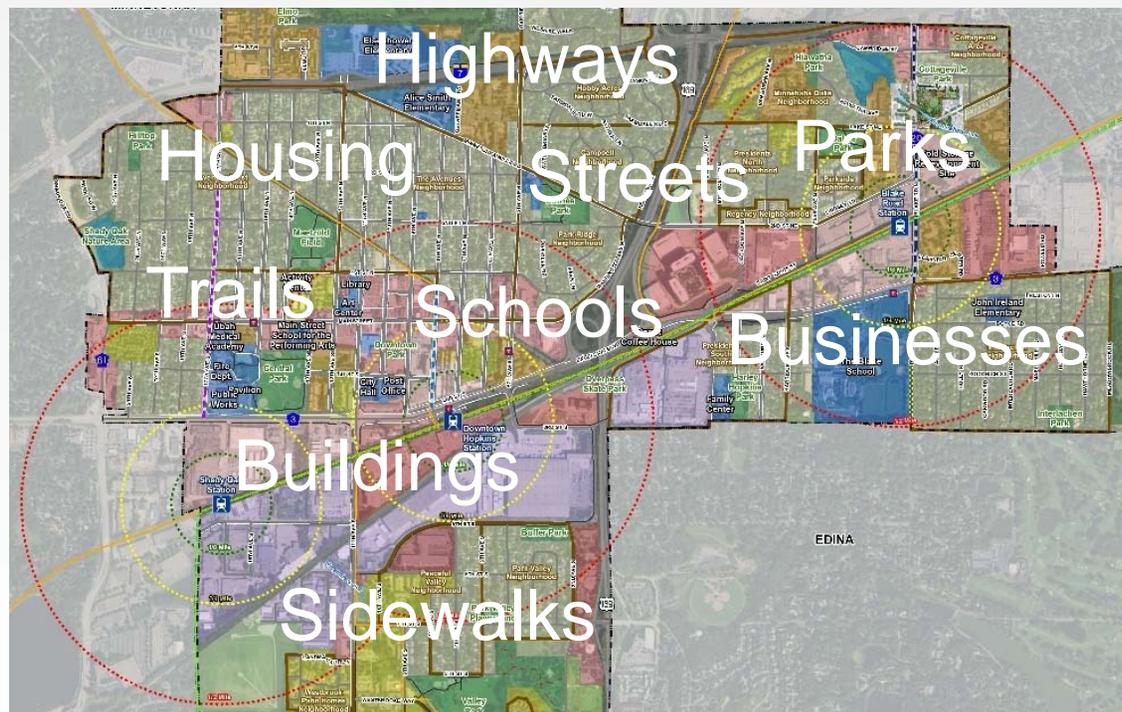


Four Dimensions of a Sustainable Plan



Built Environment

- All human-made elements of the space where people live, work, and play



Sustainable Principles for a Livable Built Environment

“Ensure that all elements of the built environment, including land use, transportation, housing, energy, and infrastructure, work together to provide sustainable, green places for living, working, and recreation, with a high quality of life.”

- APA *Sustaining Places* (2015)



Sustaining Places Principles

1. Plan for **multimodal** transportation
2. Plan for **transit-oriented** development
3. Coordinate regional **transportation** investments with **job clusters**
4. Provide **complete streets** serving multiple functions
5. Plan for **mixed land-use** patterns that are **walkable and bikeable**
6. Plan for **infill** development
7. Encourage design standards appropriate to the **community context**
8. Provide accessible **public facilities** and spaces
9. Conserve and reuse **historic resources**
10. Implement **green building design** and energy conservation
11. Discourage development in **hazard zones**



Hopkins City Goals

- Goal II – Urban Design: Do It Right
 - Improve Walking and Biking Infrastructure in the City
 - Practice Environmental Responsibility
 - Support a Range of Housing Options
 - Engage in LRT Planning and Transit Oriented Development



But, Hopkins is *already* fully developed. What's left to be done?



Continuity and Change: The Red Queen's Race

“Well, in our country,” said Alice, still panting a little, “you’d generally get to somewhere else – if you run very fast for a long time, as we’ve been doing.”

“A slow sort of country!” said the Queen. “Now, here, you see, it takes all the running you can do to keep in the same place. If you want to get somewhere else, you have to run at least twice as fast.”



- Lewis Carroll, *Through the Looking Glass*

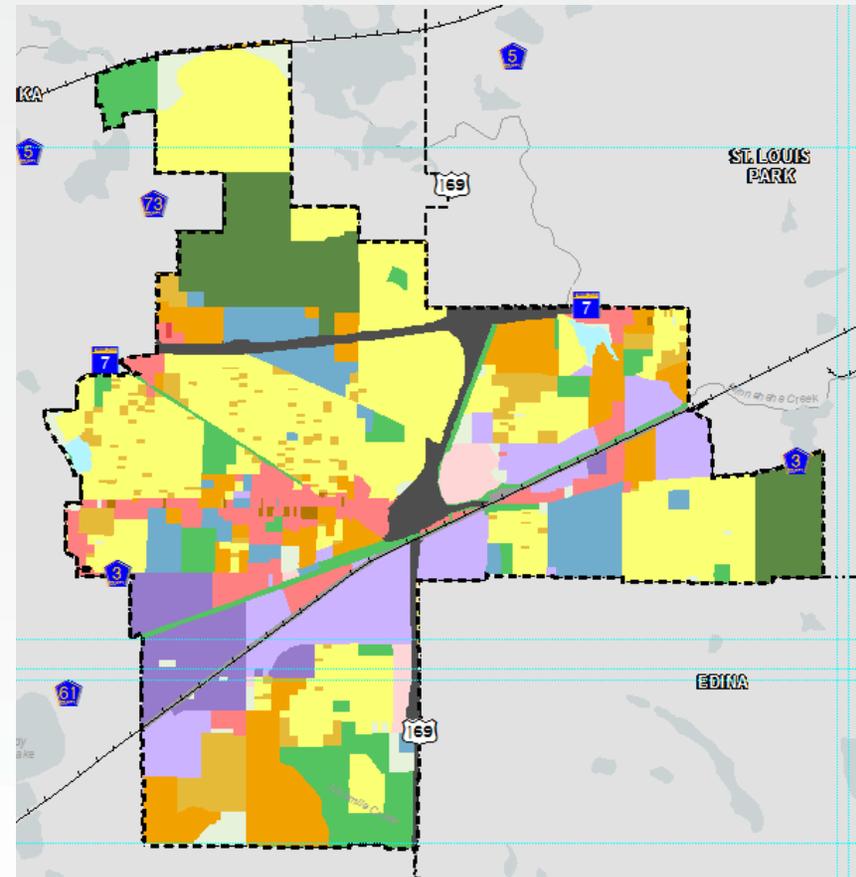


Built Environment Themes and Challenges in Hopkins



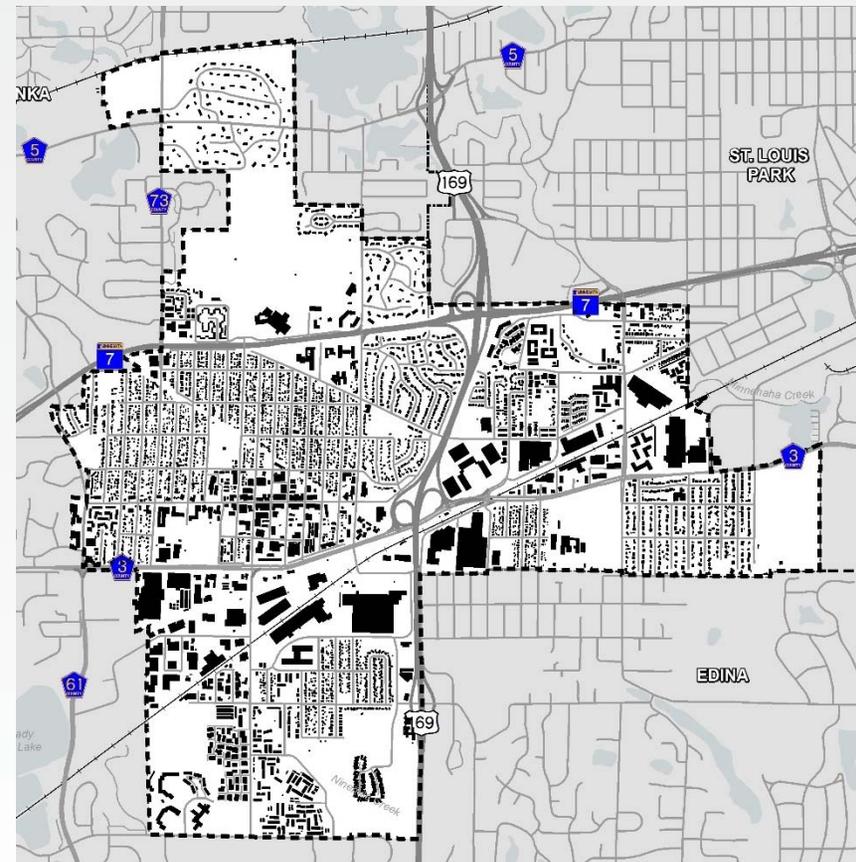
Land Use Major Themes

- **Complete communities** as concept for walkable mixed use districts
- **Southwest LRT station** areas as major opportunity
- **Transitions and connections** needed to strengthen neighborhoods while accommodating change



Land Use Challenges/Opportunities

- Limited land availability
- Aging building stock
- Geographic barriers and jurisdictional edges
- Retrofitting walkability and bikeability
- Shifting (back) towards transit orientation



Housing Major Themes

- Meeting **multiple needs** through a range of housing options
- Understanding pressures of market on **affordability**
- Responding to changing **preferences**



Housing Challenges/Opportunities

- Increasing housing values and potential for gentrification
- Adding new housing to existing neighborhoods
- Aging housing stock and transitional areas



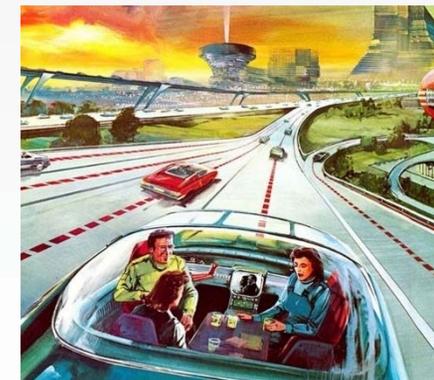
Transportation Major Themes

- Building out **multimodal systems**, local and regional
- Leveraging transportation and **land use connection**
- Responding to **technological and behavioral changes** impacting travel patterns
- **Maintaining/upgrading** existing systems



Transportation Challenges/Opportunities

- Incorporating SWLRT
- Increasing system connectivity
- Retrofitting bike/walk infrastructure
- Mobility as a service, shared vehicles, future?
- Change in shopping/delivery patterns



Built Environment: Creating Complete Communities

Systems

complete and
connected

Choices

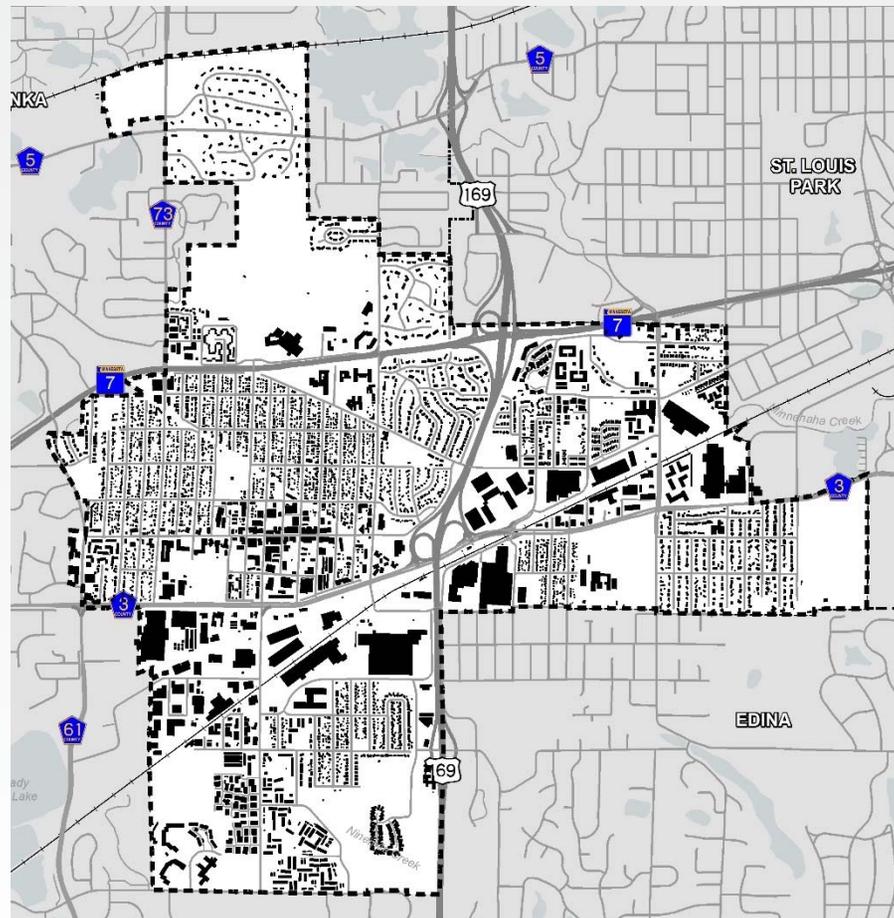
flexible and
diversified

Places

livable and
accessible



Today's Exercise: Redevelopment Planning

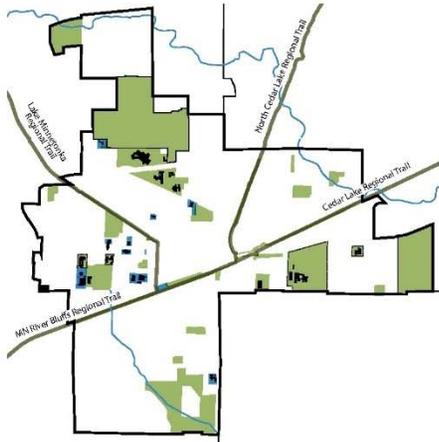


Why Redevelopment?

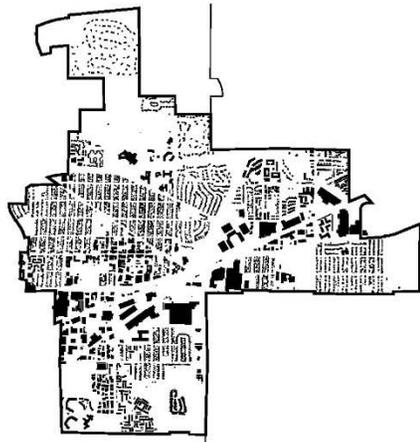
- Ongoing improvements
- Strengthens/creates complete communities by adding choices
- Updates aging building stock to current standards
- Supports infrastructure and amenities through tax base
- How can redevelopment contribute?



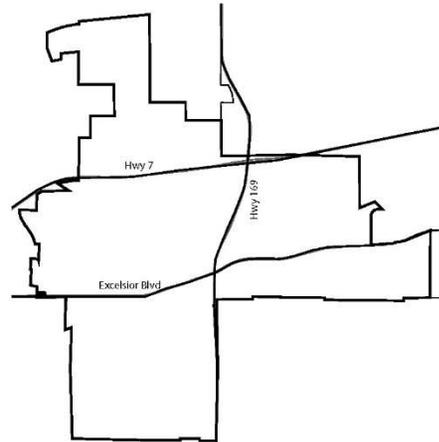
XRays



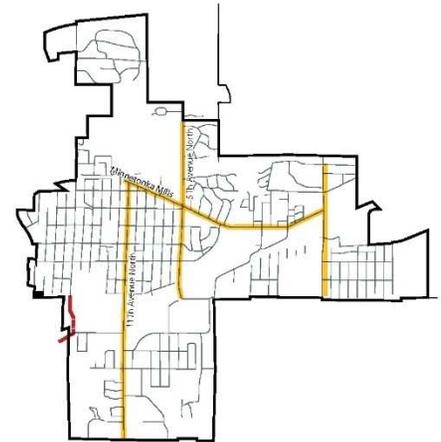
Civic Infrastructure: Parks, Open Spaces, Trails, Schools



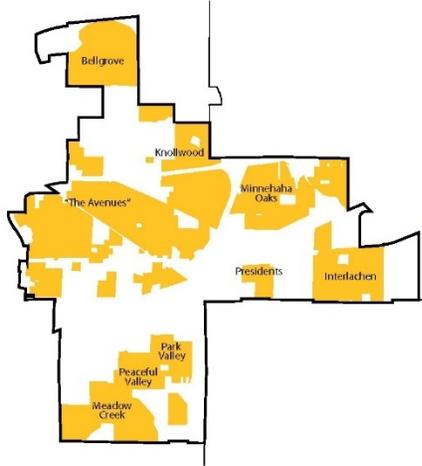
Building Footprints:



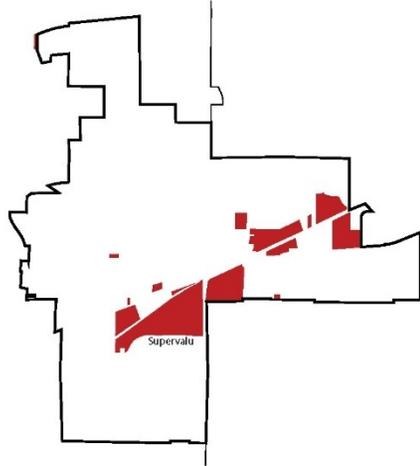
Arterials and Highways



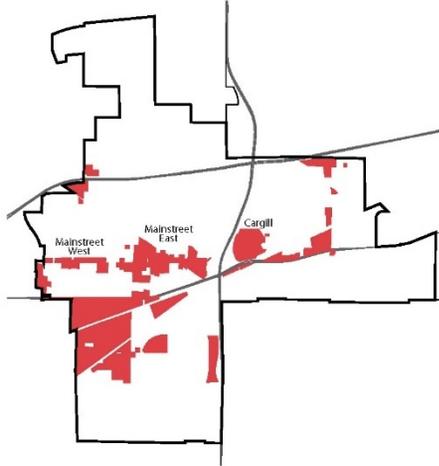
Local Streets



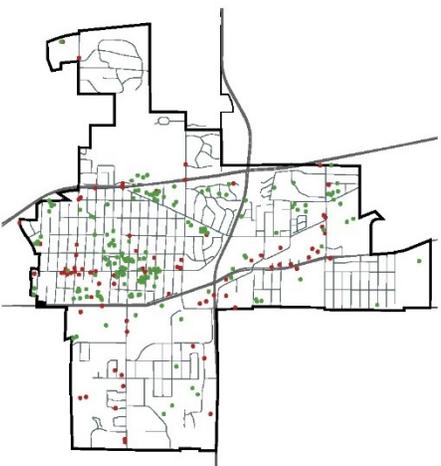
Residential Patterns



Industrial / Distribution Land Uses



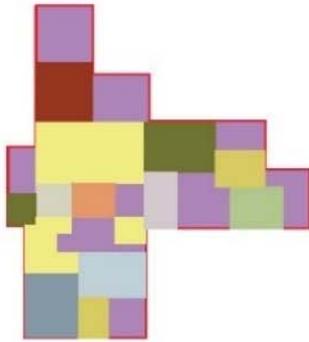
Retail, Commercial and Office Uses



Strengths and Weaknesses

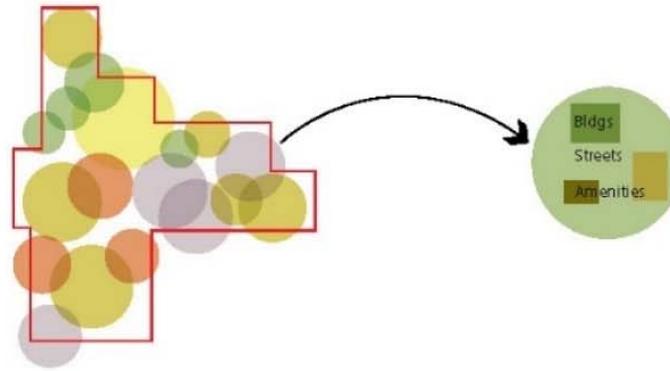


Standard Land Use Approach

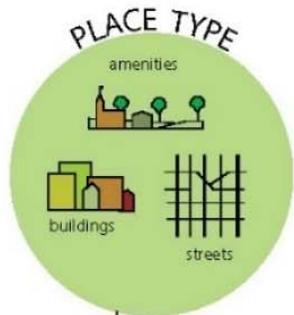


- Primarily quantitative
- Individually parcel based
- Understood by Met Council
- Does not address adjacencies or transitions well

Place Types Approach

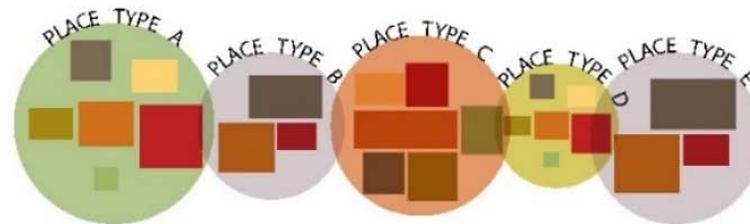


- Qualitatively driven
- More generalized, not parcel based
- Easier to evolve and morph over time
- Can reverse engineer into standard Land Use numbers



- Neighborhood - Varied
- Neighborhood - Uniform
- Downtown
- Distribution and Manufacturing
- Neighborhood - Mixed Use
- Mixed Use Activity Center
- Civic or School Campus

- outputs
- Population
 - Employment
 - Land Use
 - Densities
 - Development Patterns
 - Infrastructure Demands



each Place Type has a series of attributes - both qualitative and quantitative. Places can also morph from one to another over time.



Place Types

Neighborhood - Varied



defining characteristics

- homes of different styles and types arranged on a consistent and uniform gridded block pattern
- parks and other amenities such as churches are scattered throughout
- streets are narrow and leafy, with sidewalks

Neighborhood - Uniform



defining characteristics

- buildings are uniform, but the properties are irregular and varied
- larger tracts of land (10-20 acres) with internal streets
- buildings tend to face inward to a common amenity

Downtown



defining characteristics

- centrally located with a Main Street that is walkable and accessible by transit
- higher density housing between commercial areas and lower density housing
- regional destinations co mingled with local businesses and civic buildings such as City Hall

Business and Production District



defining characteristics

- large floorplate buildings housing a range of employment uses.
- internal road system with direct access to an arterial or highway
- large areas of impervious surfaces with stormwater accommodations in leftover spaces.

Place Types

Civic or School Campus



defining characteristics

- groupings of closely related buildings and spaces that share functions and operations
- often a need for strong identity, clear boundaries

Commerce and Employment Center



defining characteristics

- large floorplate buildings housing a range of employment uses.
- internal road system with direct access to an arterial or highway
- dominated with non-residential uses, however apartments can help transition to surrounding neighborhoods

Mixed Use Activity Center

(such as the West End in Saint Lois Park)



defining characteristics

- dense mix of uses located in a highly accessible location or crossroads
- a mix of uses that draws from beyond the city.
- active throughout the day and into the evening.

Neighborhood - Mixed Use

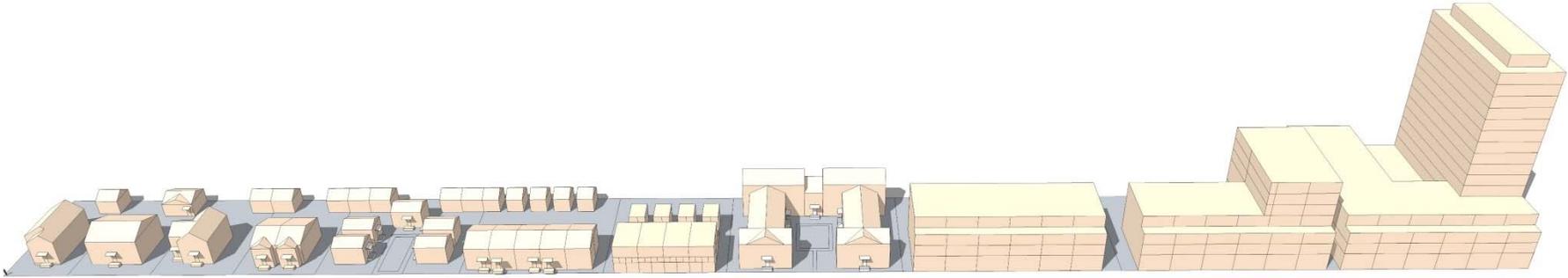
(such Linden Hills/ 50th and France)



defining characteristics

- an urban neighborhood that mixes uses in a compact and walkable form
- housing is typically townhouse or apartment; single family housing is the exception.
- typically blends with other neighborhoods
- locally accessible locations - at crossroads or intersections.

Housing Types



Single family

townhouse

Apt/condo surface parking

Apt/condo underground parking

Podium and tower

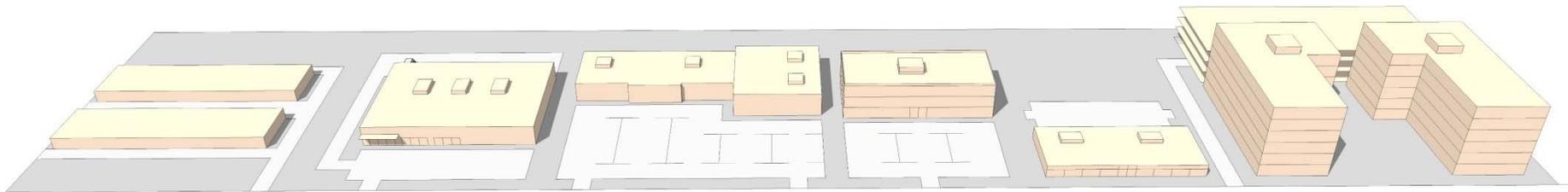
40 units

3.5 acres

660 units

3.5 acres

Employment Types



manufacturing

Strip retail

Office surface park

Main street retail

Office structure park

55 jobs

3.5 acres

850 jobs

3.5 acres



Redevelopment

- What can redevelopment do for your City? What weaknesses can it eliminate? What strengths can it leverage?
- Where do you see the City changing the most? And How do you see that change happening?
- What are some of the concerns associated with redevelopment



Exercise

**Existing
Place
Types**

1

**Redevelopment
Areas**

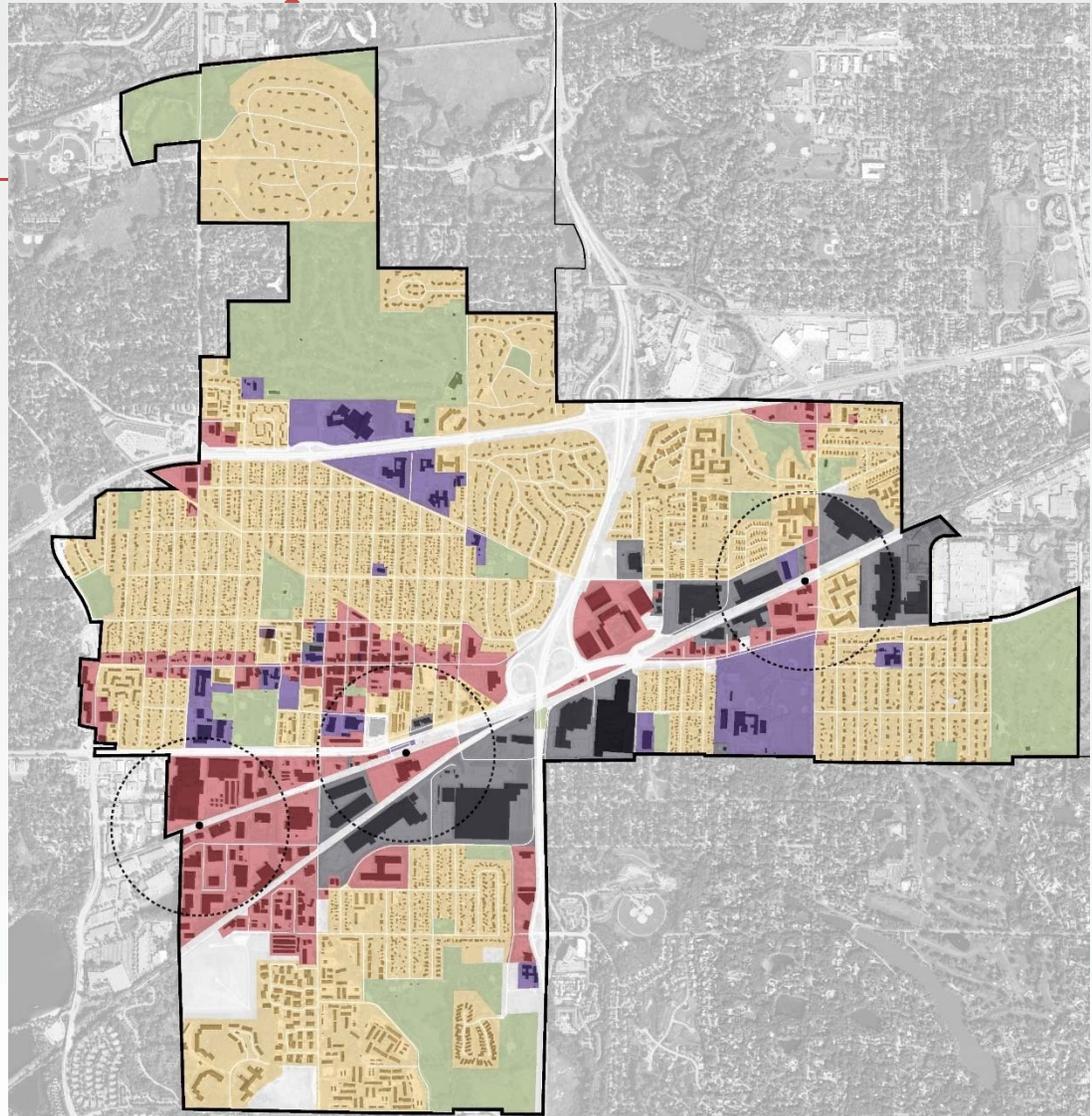
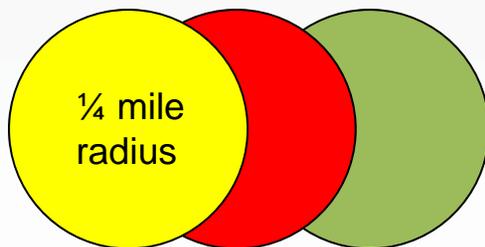
2

**Future
Place
Types**

3



-
1. Downtown
 2. Neighborhoods
 3. Rest of the city
 4. Photograph
 5. Observations and discussion



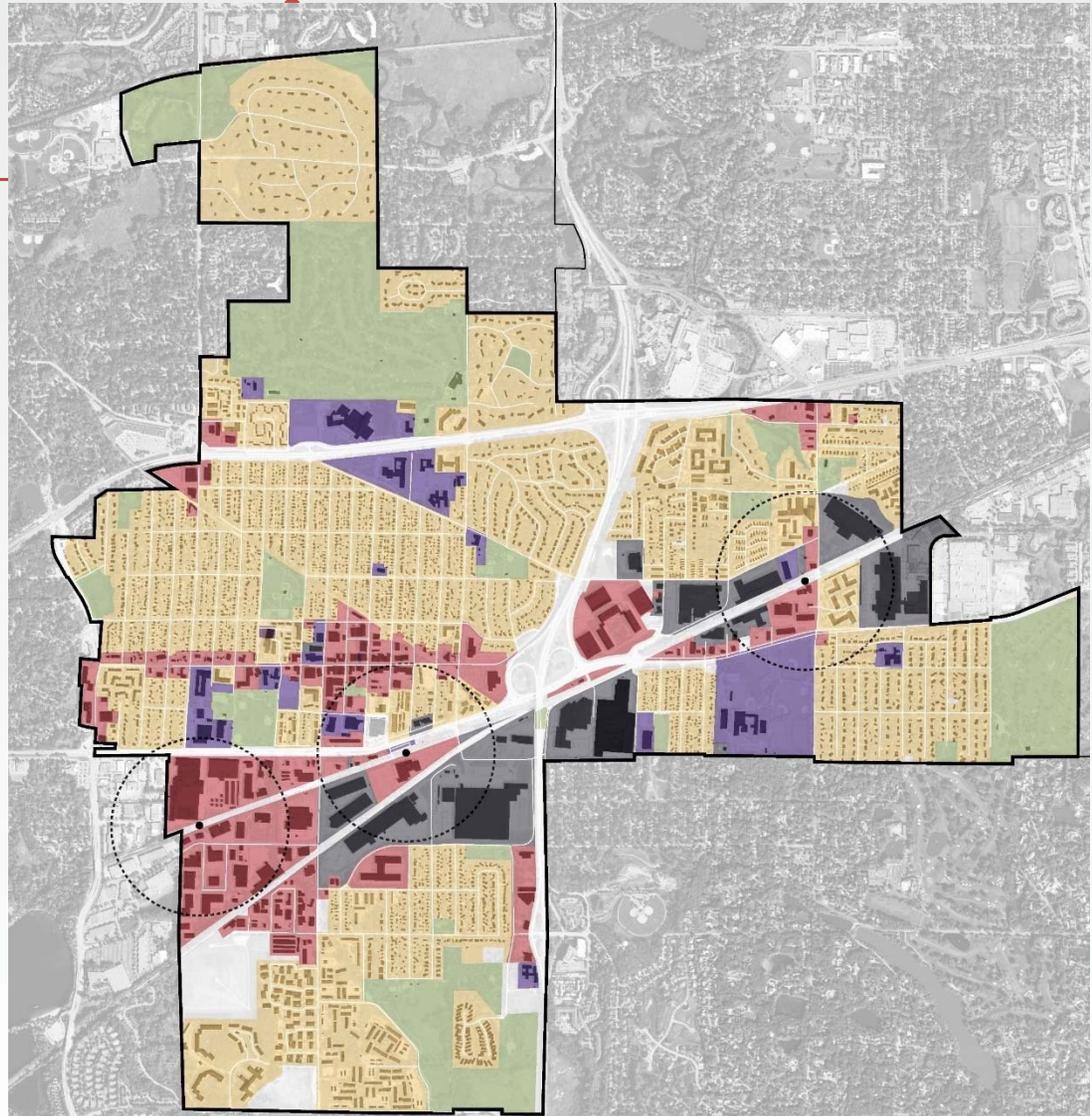
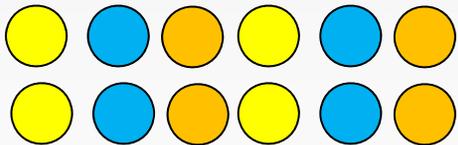
Place Type Discussion

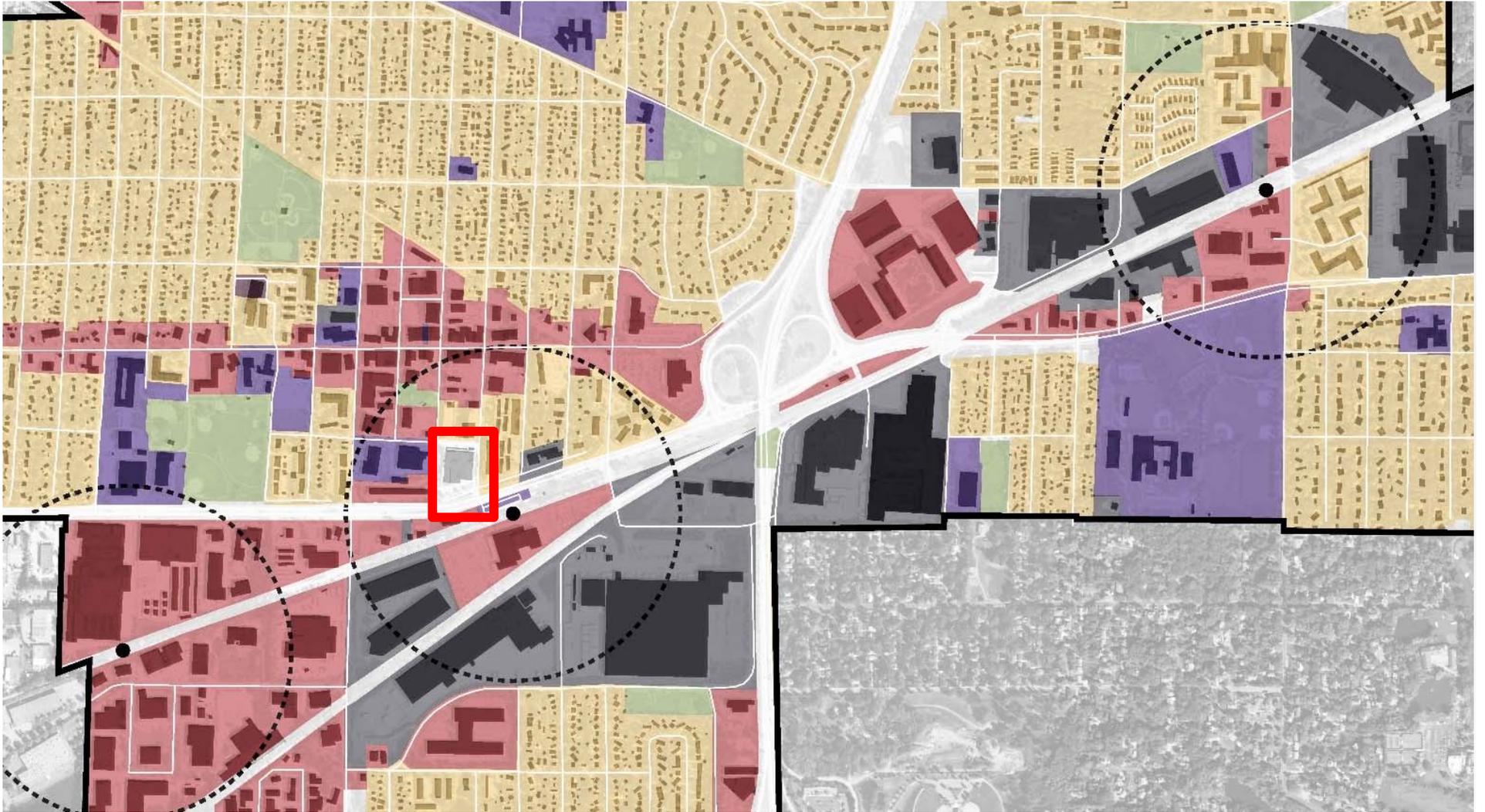
- Was there general consensus?
- What were the points of discussion?
- Were you able to canvas the entire City?
- Are there overlapping Place Types?



Chip Exercise

1. A Few Givens
2. New places to consider
3. Other opportunities

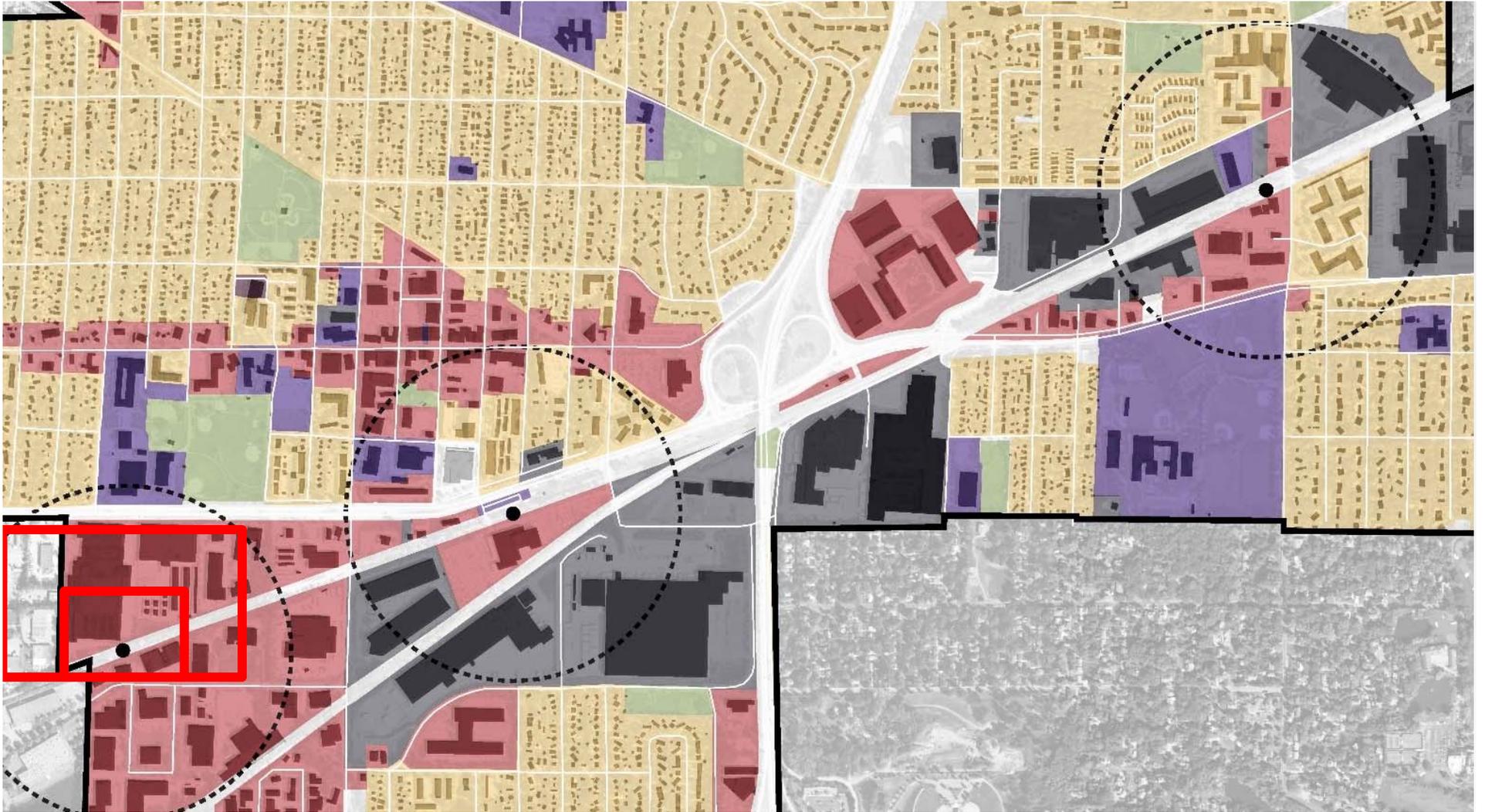




Moline

241 Units

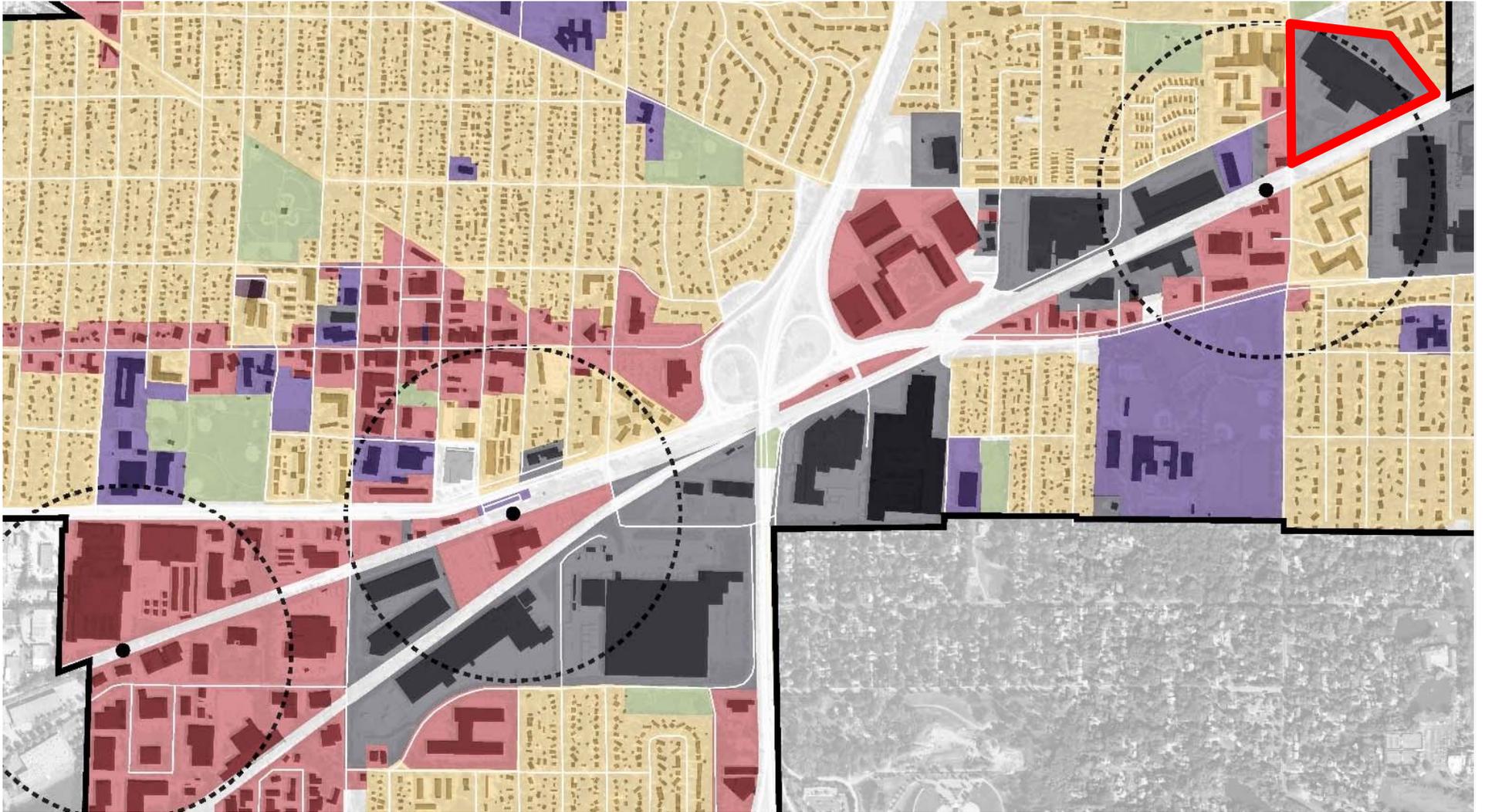




Shady Oak Station Area

**1200 units
2000-3000 jobs**





Cold Storage Site

+/- 800-1000 units

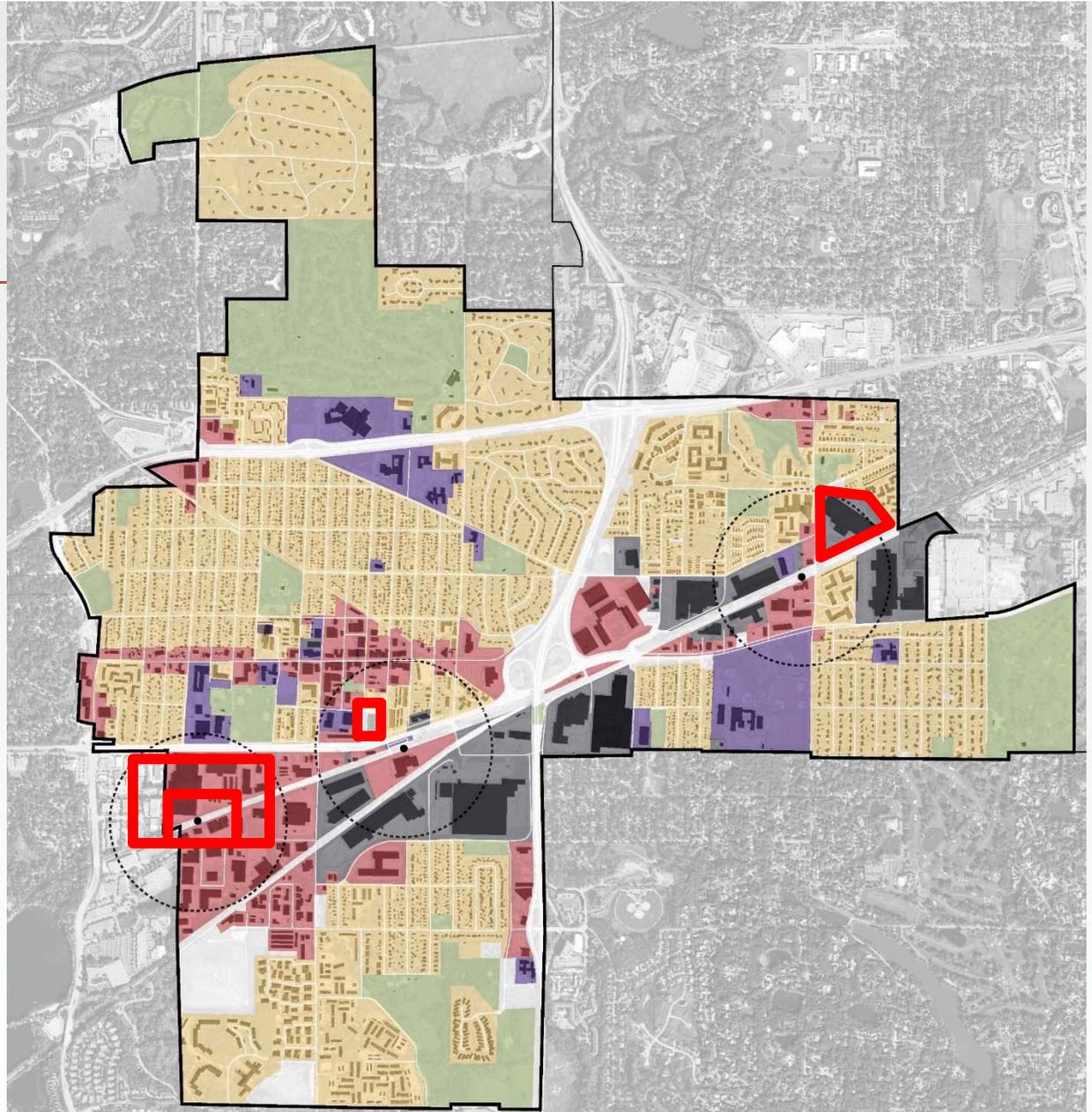


1. Circle (broadly) other areas that you envision redeveloping in the next 10 – 20 years

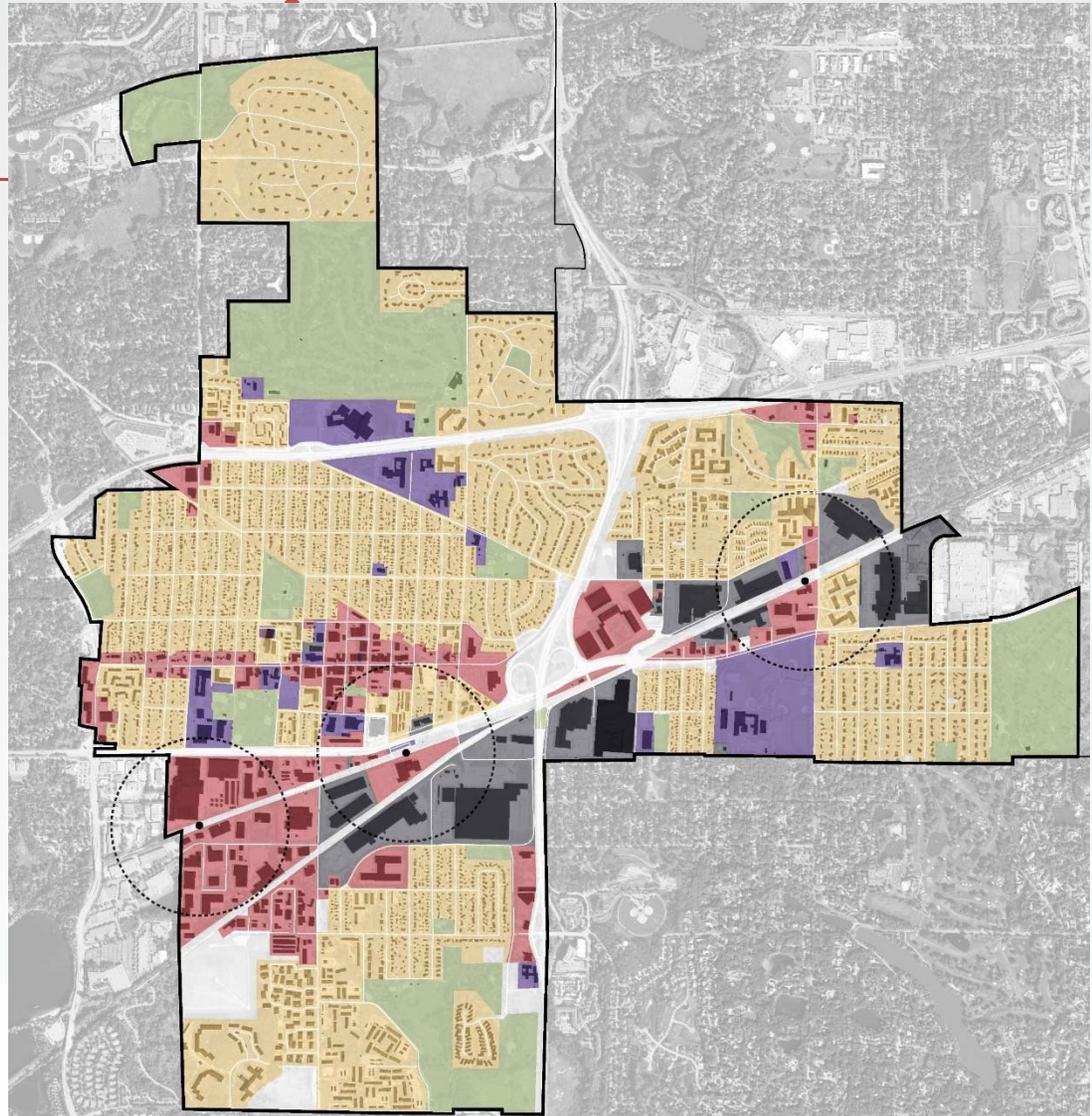
2. Place chips in these areas.

3. Use small chips to identify small sites

4. Discussion



-
1. Repeat your existing Place Types
 2. Identify New Place Types, if any



Redevelopment and Place Types

- What can redevelopment do for your City? What weaknesses can it eliminate? What strengths can it leverage?
- Where do you see the City changing the most? And How do you see that change happening?
- What are some of the concerns associated with redevelopment
- What are the baseline qualities of each Place Type? Which need to be strengthened? Which will transform to a different one?
- Will Hopkins have new Place Types in the next 10-20 years

