



City of Hopkins  
Planning & Zoning Department  
Attn: Mr. Jason Lindahl  
1010 1<sup>st</sup> Street South  
Hopkins, MN 55343

**Delivered via Email – Monday, August 16<sup>th</sup>, 2021**

Mr. Jason Lindahl,

Alatus LLC is pleased to present the following Concept Site Plan Review application for the proposed redevelopment of the property located at 325 Blake Road N, Hopkins, MN 55343. Please note that Alatus LLC has received consent from the seller of the property, Minnehaha Creek Watershed District – located at 15320 Minnetonka Blvd., Minnetonka, MN 55345, to submit this application and said consent is contained in this application as an Exhibit.

Project goals and public benefits envisioned for the development site at 325 Blake Road N are as follows:

- **Environmentally and Fiscally Sustainable** – the project will not create negative environmental externalities while also fiscally supporting itself due to dense, usable infrastructure with a significant tax base to benefit projects outside of the Watershed development project for years to come. The process of ensuring that the project makes the space better than it was before will commence with a state-governed Environmental Assessment Worksheet and culminate with a state-of-the-art regional stormwater infrastructure installment in and around a dense, vibrant housing development, that will add vitality to the already vulnerable Minnehaha Creek Watershed District.
- **Spectrums of Housing & Affordability** – Market-rate, mixed-income, and low-income rental opportunities partnered with townhome living arrangements in for-sale product mean that a diverse demographic and socioeconomic population can live here and enjoy the same quality of life. The concept of the “15 Minute City” will further enhance affordability for residents, nearby residents, and the public alike by reducing dependency via the tax that is vehicular ownership, maintenance, etc. thanks in no small part to multi-modal connections with the Greenway LRT and Cedar Lake Trail bike and pedestrian corridor
- **Progressive Sub-Urban Design Concepts** – High quality housing, retail, and infrastructure improvements, along with a pedestrian and bicycle first infrastructure scope, that will be a baseline benchmark for future development projects in the city of Hopkins and in the larger Twin Cities region, at a minimum
- **Inclusivity of Natural and Man-Made Resources for All** – Too often natural resources in urban corridors are only eligible to the privileged able to afford a “lake” or “waterfront” private parcel. By inviting residents of Hopkins to enjoy the substantial investment from the Minnehaha Creek Watershed District into this regional corridor, this natural resource will remain a public attraction and amenity for all to enjoy for years to come in a multitude of ways

IDS Center  
80 South 8th Street  
Suite 4155  
Minneapolis, MN 55402  
Phone 612.455.0700  
Fax 612.455.0740  
[www.alatusllc.com](http://www.alatusllc.com)



The nature of the proposed development is concentrated on creating a spectrum of opportunities for community members of all different backgrounds. The proposed housing mix will include the creation of a 14-story tower for views unlike any seen in the west-suburb market, interspersed with low-rise market-rate developments, a low-income housing tax credit property with 50% to 60% AMI rental and income restrictions, and for-sale townhome / condominium offerings with affordable ownership opportunities as well. At this time the Concept Site Plan estimates the following unit types and counts for housing options on the development site:

- **Building I:** 4-story, 109-unit low-income housing tax credit development (50% to 60% AMI rental and income restricted units) with 114 underground parking stalls
- **Building II:** 5-story, 116-unit for-sale senior co-op development with 180 underground parking stalls
- **Building III & IV:** 14-story, 172-unit multi-family market-rate Type I development; 5-story, 175-unit multi-family market-rate development; 472 above-ground parking stalls
- **Building V:** 5-story, 193-unit multi-family market-rate development with 276 above-ground parking stalls; some stalls available for flexible commercial space parking
- **Townhomes:** 3-story, 33-unit townhome units with variable pricing; 66 attached garage parking stalls

The commercial space envisioned for the property, currently at approximately 17,000 sqft, is envisioned to be community oriented with an eye toward attracting the existing residents of Hopkins that enjoy the density of their Downtown Hopkins and also for the bike or pedestrian commuter stopping through on the public infrastructure tied into the backbone of the project. The impact of the Southwest LRT will be compounded with the proposed development improvements.

We expect to have a mixture of locally sourced restaurateurs, brewery and distillery opportunities with indoor and outdoor experiences for optimization of space in both the summer and winter, as well as more affordable commercial space leasing options for the relocation of existing Hopkins community retail locations that are having to make decisions about their upcoming leasehold interests.

Alatus LLC is looking forward to partnering with the City of Hopkins and the Minnehaha Creek Watershed District on this tremendous opportunity.

*Sincerely,*

**Chris Osmundson**

Director of Development

(O): 612.455.0712 | (C): 612.201.8487

email@alatusllc.com

IDS Center  
80 South 8th Street  
Suite 4155  
Minneapolis, MN 55402

Phone 612.455.0700  
Fax 612.455.0740

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

Building	units	stories	NET avg	GROSS area including parking
Building I	109 units	4 story	830 s.f	168,400 s.f
Building II-SC-	116 units	5 story	1,188 s.f	257,300 s.f
Building III	172 units	14 story	854 s.f	355,700 s.f *
Building IV	175 units	5 story	887 s.f	197,300 s.f
Building V	193 units	5 story	882 s.f	344,200 s.f
Townhomes	33 units	3 story	1,670 s.f	68,700 s.f
Rest./boat house		1 story		19,900 s.f
<b>TOTALS</b>	<b>798 units</b>			<b>1,411,500 s.f</b>

\* includes parking building



**BUILDING I-option C**  
4 story | 109 units | 815 s.f.

**PODIUM PARKING - 1 level- 114 spaces**

**SENIOR COOP**

**BUILDING II**  
5 story | 116 units | 1188 s.f.

**PODIUM PARKING - 2 levels- 180 spaces**

**BUILDING III**  
14 story | 172 units | 854 s.f.

**PARKING - 6 levels- 472 spaces**

**BUILDING V**  
5 story | 193 units | 882 s.f.

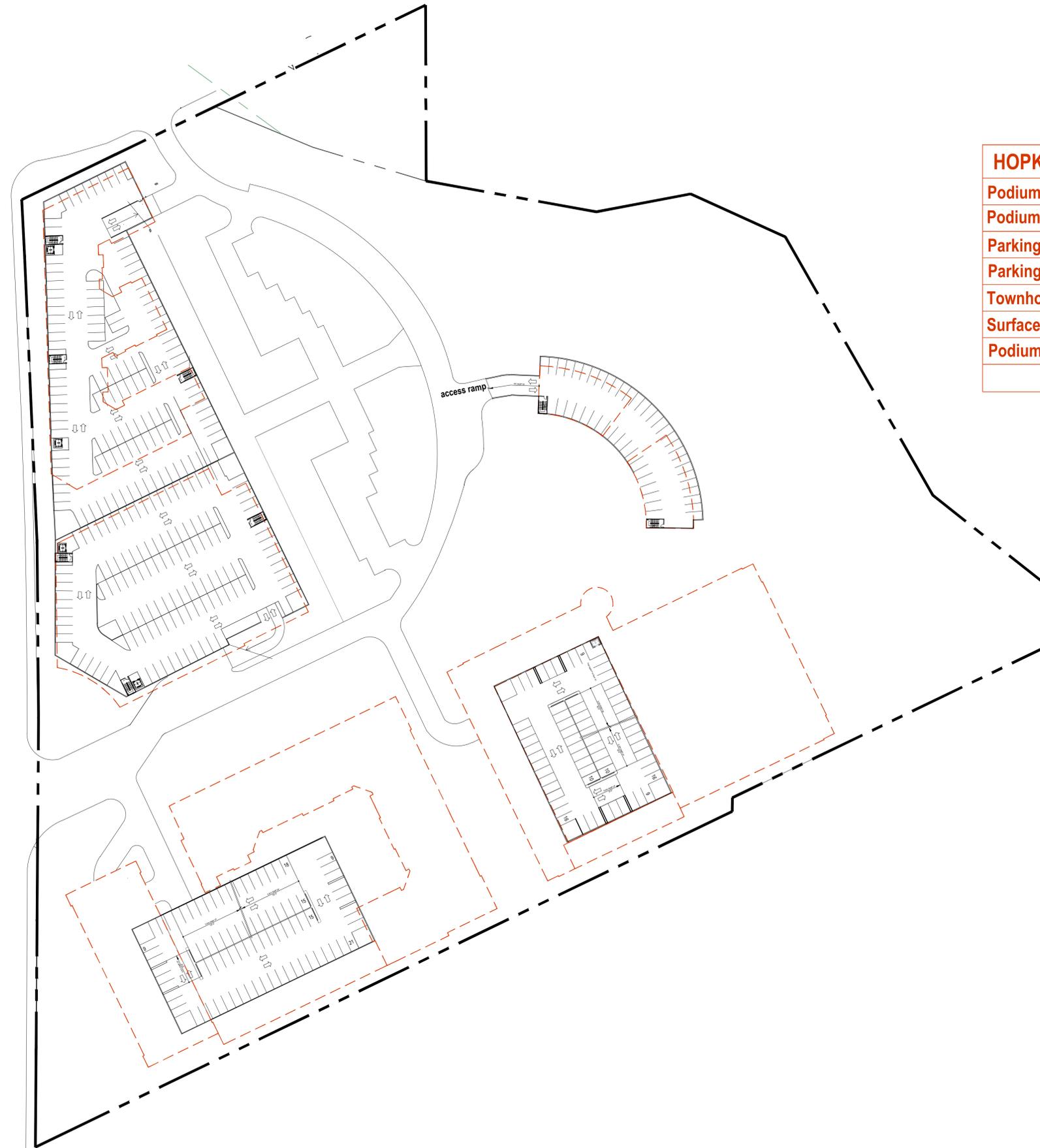
**PARKING - 5 levels- 276 spaces**

**BUILDING IV**  
5 story | 175 units | 887 s.f.

SCALE: 1" = 40' - 0" (24"x36" SHEET)

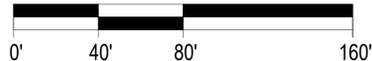


# ARCHITECTURAL SITEPLAN



HOPKINS- parking count		
Podium -Bldg I	114 spaces	1 level
Podium -Bldg II	180 spaces	2 leveles
Parking - Bldgs III&IV	472 spaces	6 levels
Parking -Bldg V	276 spaces	5 levels
Townhomes garages	66 spaces	—
Surface parking	22 spaces	—
Podium restaurants	48 spaces	1 level
	<b>1,184 spaces</b>	

SCALE: 1" = 40' - 0" (24"x36" SHEET)



# PARKING

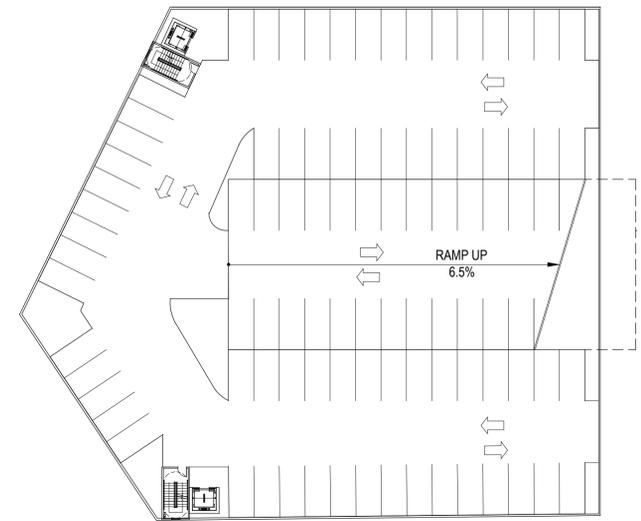
© 2016 by HUMPHREYS & PARTNERS ARCHITECTS, LP. The arrangements depicted herein are the sole property of Humphreys & Partners Architects, LP and may not be reproduced in any form without its written permission. Architectural conceptual site plans are for feasibility purpose only. Revisions may occur due to further investigation from regulatory authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer to surveys and civil drawings for technical information and measurements.



first level-114 parking spaces

first level-115 parking spaces  
 2nd level-65 parking spaces  
 TOTAL- 180 parking spaces

**PODIUM PARKING -First  
 LEVEL**



**PODIUM PARKING -Second  
 LEVEL**

