

Thursday, December 21, 2023, updated January 14, 2024

Ryan Krzos  
City of Hopkins  
1010 First Street South  
Hopkins, MN 55343

RE: Blake Road Townhome project (Part of the old Refrigerated Storage site Redevelopment)

**Ron Clark Construction** is proposing a 32-unit three-story townhome neighborhood on the site located at 325 Blake Road. This site previously received PUD approval in 2021, we are now requesting an Amended PUD / Re-Zoning, Preliminary Plat and Final Plat approval for the 1.58-acre Outlot C area that was planned for townhomes.

The proposed townhome neighborhood will have 32 three-story townhomes, the site will have access to walking trails along a newly constructed creek bed, wetland complex and nature areas being created by the Minnehaha Creek Watershed District. Each home will have a 2-car garage accessed off the rear alley and will have guest parking on the adjacent public street as well as in the adjacent Building D parking ramp.

It is proposed to have For-Sale townhomes with two-bedrooms on the upper level, all the family & entertaining spaces on the main level and a flex room on the garage level. We will have some three-bedroom options. The finished units will range from about 1,800-2,500 sq ft. All the townhomes will be a row style design with walkup front entries with direct access to the public walkways. The garages will be accessed from the rear off of a private drive with room for 2 cars and 1-2 bikes in each one. Each home along the public street will have a raised patio area to the front along with a deck off the upper level and/or a roof top deck option. The units facing the west, adjacent to the Apartment and Co-op buildings, will have access to the internal sidewalk system with decks off the second and/or third story facing east away from the Apartment and Co-op buildings and/or a roof top deck option. Each garage will have a Rough-in for a 50amp outlet for a future EV charging station and at least 4 units will have the charging outlet installed.

**Comp Plan Guidance:** The townhome use is consistent with the current City's Comprehensive Guide Plan guidance. . The Mixed Uses District in the comprehensive plan re-guidance would align with the zoning density of 20.3 units/acre (32 units/1.58 acre). Additionally, when combined with the rest of the housing units as a whole for the 325 Blake Road development, the units per developable acre (absent the space retained by Minnehaha Creek Watershed District), is 79 units / acre (823 housing units / 10.39 acres).

**Zoning:** The proposed residential project area is currently zoned RX-TOD, which allows for the proposed townhome project. As part of this approval, Amended PUD / Re-Zoning, Preliminary Plat and Final Plat approval for the 1.58-acre Outlot C area that was planned for townhomes.

**Building Design:** The proposed townhomes are designed with flat roofs and row style transitional exterior elements. We have included perspective renderings of the section of the streetscape along with views from public street showing the landscaping and new trees at various stages of their growth. The front elevations exterior materials will include Hardi or LP SmartSide lap siding, panels, and trim, with brick and stone accents. The sides and rear elevations will include Hardi or LP SmartSide lap siding, panels, and trim and the architectural elements will be consistent on all 4 sides. Each unit will include a concrete patio and/or deck depending on the home style. The proposed building's scale and density will be consistent with the overall theme of the community.

**Stormwater Management:** The stormwater management system is being designed by Loucks in conjunction with the overall development and will work in harmony with the restoration work being done by the Minnehaha Creek Watershed District.

**Professional Homeowners Association Management:** The project will be part of the overall Master Association combining the three apartment owners, the Co-op Homeowners Association and the sub association for our site. Our townhome association will maintain our private drive, all exterior building and site maintenance, snow removal on all hard surfaces and maintain the lawn, shrubs and trees on our lots. They will also contribute to the overall maintenance of the project's common elements.

**Development team:** We are excited to bring another quality neighbor to the city of Hopkins and our team looks forward to continuing to work with city staff and your elected officials to achieve that goal.

Project Architect – Whitten Associates, Inc. – Tim Whitten and Heather Maanum

Project Engineer – Loucks, Inc. – Mike St Martin (Principal Civil Engineer) and Neal Cooper

Landscape Architect – Loucks, Inc. – Kevin Kroen PLA, ASLA

Developers – Ron Clark Construction – Mike Waldo - [mwaldo@ronclark.com](mailto:mwaldo@ronclark.com) 952-947-3037  
- Landon Wittenberg - [LWittenberg@ronclark.com](mailto:LWittenberg@ronclark.com)