

Built Environment – Land Use

GOAL 1 - Welcome growth to the city by directing most of new housing and employment to the city's mixed use centers and employment districts, allowing for the continuation of the scale and character of Hopkins' existing neighborhoods.

- Encourage the development of housing and employment in Neighborhoods, Centers, and Districts future land use categories, as defined and designated in the comprehensive plan.
- Plan for the transition of low density housing and jobs areas into moderate to higher density mixed use areas, particularly in the Neighborhood Center, Activity Center, and Downtown Center future land use categories or other areas in close proximity to transit.

GOAL 4 - Support and strengthen the city's residential areas with reinvestment and appropriate infill.

- Promote maintenance and reinvestment of existing residential land uses that have experienced deferred maintenance, deteriorating property values, high vacancy rates, or have reuse opportunities.

GOAL 5 - Reinforce Hopkins' unique identity and sense of community through high quality urban design.

- Reinforce the distinctive characteristics of Downtown and existing neighborhoods by encouraging developments that are compatible in design and supportive within their context.

GOAL 6 - Create appropriate transitions between areas of the city where there are potential incompatibilities in land use or scale.

- Use urban design elements, building massing, land use strategies, and public realm improvements to provide appropriate transitions between developments – particularly those of different scale and intensity.
- Encourage pedestrian and bicycle continuity and connection between established and developing areas of the city.
- Carefully manage vehicular access and parking to minimize its impact on individual developments, the public realm, and the overall fabric of the community.

GOAL 7 - Encourage all public and private developments to be well-designed, durable, human-scaled, and pedestrian oriented.

- Encourage all new projects to have a positive relationship to the street by orienting main entrances to the front of the property, connecting the front door to the sidewalk, and reducing parking between the building and the street as much as possible.
- Encourage all development projects to be durable and environmentally responsible.

- Encourage all developments to incorporate common spaces (interior or exterior) that help enhance the public realm and sense of community.

Built Environment – Housing

GOAL 1 - Grow the supply of housing in Hopkins, particularly in targeted areas.

- Support the development of moderate to high density housing in appropriate locations, particularly near commercial nodes and activity centers.

GOAL 3 - Maintain neighborhoods with a choice of quality housing options, including those meeting the needs of a variety of household types and life stages

- Use redevelopment opportunities to provide new housing choices for the community.
- Where feasible, encourage the development of more owner occupied housing.
- Continue to strive for a mix of housing that accommodates a balance of all housing needs.
- Support the use of universal design principles to allow for accessibility, by encouraging construction of barrier free, single level housing types.

Natural Environment – Sustainability and Natural Resources

Building and Site Efficiency

GOAL 1 - Encourage sustainable practices in locating, designing, constructing, and maintaining development in the city.

- Support development in areas that are or will be served by transit, bicycle, and pedestrian infrastructure to reduce dependency on automobiles for travel.
- Support site design that efficiently and sustainably uses space.

Economic Environment – Downtown

GOAL 2 - Continue to grow Downtown's population and jobs base.

- Encourage the growth of Downtown's share of housing and employment and continue its growth as the city's center for innovation and exchange through commerce, employment, arts, culture, entertainment, education and government.
- Continue to expand medium density residential opportunities in Downtown to support businesses and provide housing options.

- Create a public realm throughout Downtown, the Avenues, and Excelsior Boulevard that is human scaled, pedestrian oriented and welcoming to all.
- Target financial incentives toward catalytic development that meets multiple city goals