



CITY OF HOPKINS  
**2040 COMPREHENSIVE PLAN**

APPROVED NOVEMBER 17, 2020



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# ACKNOWLEDGEMENTS

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# 1. INTRODUCTION

## Plan overview and goals, community profile, and engagement summary.

### OVERVIEW

The story of the City of Hopkins is one of reinvention and renewal, while still maintaining the community's core identity and unique character.

Like many small towns, the first settlement in this location sprung up as a modest clustering of housing and businesses along a railroad line, serving local farmers and factory workers. Rail, streetcar, and highways connected it to the Twin Cities metropolitan core, bringing growth and change. These connections were no accident – settlers chose the site strategically along a major corridor used by indigenous people for generations before.

The distinction for Hopkins is that it chose to embrace change, without erasing its past. Decades of growth and investment have added a wide range of housing, commercial, industrial, and institutional uses to the original core settlement. However, the original layout and form of the traditional small town has remained at the heart, instead of being swept away in the name of progress. This has meant continual efforts to reinvent and renew older areas, so that they can accommodate change.

The result is a community that has managed to merge old and new, bringing together the classic charm of a small town with modern amenities. The faces of Hopkins reflect this continuum as well, with households tracing their history back to its origins (and prior indigenous people who inhabited this area) alongside those that are new to the city and the nation.

This experience and history translates into a built-in understanding of the principles and values of sustainability – a long term perspective of how to sustain a community (and all its elements) successfully over time. As the past has shown, this process is a continuum, not a destination, and change will continue to happen even in places that remain essentially the same.

This plan further explores the concept of sustainability – and the related concept of resilience – and what it means to plan for the future of the city with this in mind. As outlined below, this has implications for all elements of the community environment: built, natural, social, and economic.



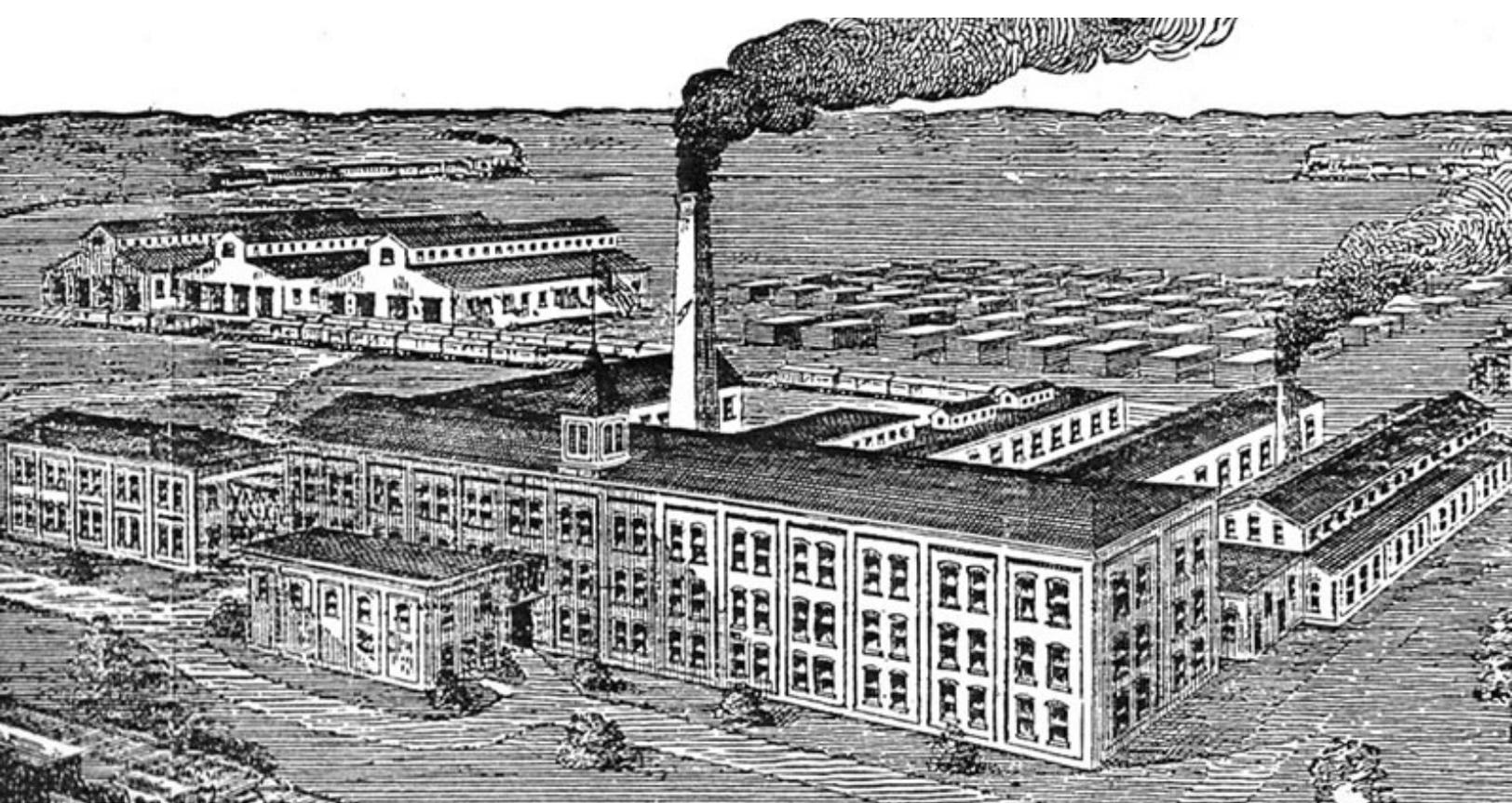
## PURPOSE

The purpose of this comprehensive plan is to provide long range guidance for growth, development, and investment in the City of Hopkins. It replaces the City's former comprehensive plan which was adopted in 2009. This comprehensive plan envisions the growth and change the community will see by 2040, and creates a framework for what the City needs to do to get there. To do this, the plan interweaves guidance from City-established goals, public comments and feedback, past plans and initiatives, and analysis of data and trends.

As a community within the seven county Twin Cities metropolitan region, Hopkins is required by [state statute](#) to update its comprehensive plan every ten years, as part of an overall regional planning cycle managed through the Metropolitan Council. The purpose of this exercise is to ensure that local plans conform with regional system plans – including transportation, wastewater, and regional parks – as well as policy plans for housing and water supply. This plan is submitted as a fulfillment for this requirement, and as consistent with [Thrive MSP 2040](#), the regional plan.

Additionally, the comprehensive plan stands as a central guidance document for the City of Hopkins. Over the next ten years, the City will make numerous decisions related to development, infrastructure, public services, budgeting, and many other topics that need to be aligned with its overall goals. This plan provides a framework for this decision making process – to ensure consistency and progress toward longer range goals.

While the plan provides an overarching framework for the City, it does not stand alone. As referenced throughout this plan, there are numerous other city produced plans, studies, regulations, programs, and practices that provide more detailed and specific guidance. Additionally, numerous other jurisdictions have oversight and influence in the community – ranging from local to national. For the sake of brevity, most of these are incorporated only by reference.



## HISTORY

The land where Hopkins was established was originally Dakota Sioux territory. It was situated along a trail established by indigenous people that followed the high ground along the path of the Minnesota River, connecting Bde Maka Ska (formerly Lake Calhoun) to Shakopee. The Treaty of the Traverse des Sioux and the Treaty of Mendota in 1851 resulted in the Wahpeton and Sisseton bands of the Upper Dakota and the Mdewakanton and Wahpekute Dakota people ceding land west of the Mississippi River that was exclusively theirs to the United States government, to open up the territory to European American settlement.

Yankee and Bohemian farmers were the first European Americans to stake claims in what is now Hopkins. Between 1854 and 1870 more settlers migrated to the area and cleared land for farming and raising cattle. Early farmers found that the land was ideal for growing raspberries. By the 1920s, raspberry farming had become a big business, which led to Hopkins being known as the “Raspberry Capital of the World.”

A big change came between 1871 and 1881 when three railroad companies laid their tracks through the area, which brought great potential for industrial growth. Early settler Harley Hopkins negotiated a deal with one of the railroad companies that in return for donating a portion of his land, a railroad station bearing the name “Hopkins” would be built on the property. Harley Hopkins’ land and home was where Excelsior Crossings and the Depot Coffee House are now, just east of Highway 169 on Excelsior Boulevard. The area was the first part of the present town to develop as a business center, with a blacksmith shop, a dry goods store, a lumber company, and a wood-frame apartment building. This area was unofficially known as “Hopkins.”

Another big change came in 1887, when a farm machine factory was established about a mile west of the railroad depot – the Minneapolis Threshing Machine Company – better known as MTM. The factory brought more Bohemian and Scandinavian machine workers to the area. MTM included massive factory buildings surrounded by farms and settler’s cabins when it was first built. The company was situated on 40 acres, south of what is now Excelsior Boulevard and the railroad tracks, roughly between 8th and 11th Avenues South. The area north of the railroad tracks included the continuation of Excelsior Avenue, now known as Mainstreet, and this area became a thriving business center and the primary market hub for surrounding communities.



MTM grew quickly, and by 1893 employed 400 to 500 men – the largest employer in western Hennepin County. This growth brought about a need for housing for workers and their families. A real estate company sold building sites north of the factory as lots in “West Minneapolis”, and this became the unofficial name of the developing village. In a 1929 merger, MTM became known as the Minneapolis Moline Power Implement Company – better known as “The Moline”.

In 1893, with the factory and businesses thriving, and with a population of 1,105 people, a vote was held to incorporate as the Village of West Minneapolis. The vote was held on the third floor of the Olson Building at 9th and Mainstreet, where Hoagie’s Family Restaurant is now. Although the Village’s name was officially West Minneapolis, most people referred to it as Hopkins. To eliminate the confusion, in 1928 a resolution was passed to change the name to the Village of Hopkins and in 1947, Hopkins became a city through adoption of a city charter.

Between 1887 and 1945, Hopkins grew as a farming area and prospered as a small business community. Following World War II, a large scale business and population boom saw the Twin Cities spread west to, and beyond, Hopkins. Until about 1950, Hopkins was the largest city in the western suburbs and its downtown was the area’s major shopping district. By the mid-1950s, new dwellings and businesses to serve the incoming residents covered the pastures and prairies.

Transportation was one of the reasons Hopkins was such a focal point. Hopkins was always easy to get to, first by trails, then by dirt roads and railways, next by street cars connecting to Minneapolis and Lake Minnetonka, and after the automobile was introduced, by the major north-south and east-west roads running through it. The streetcar era (1899-1951) was Hopkins heyday. The streetcar allowed Hopkins residents easy access to the big cities for jobs, higher education or services.

Downtown Hopkins evolved over time. In the early years, Mainstreet (formerly Excelsior Avenue) had services such as a general store, meat market, milk depot, saloons, and an opera house. In the early to mid-twentieth century, merchants such as doctors, dentists, grocers and hardware stores outgrew Mainstreet and built on side streets, thus creating Downtown Hopkins. In the latter half of the twentieth century, cars became the predominant mode of transportation and auto lots lined portions of Mainstreet. In 1997, Hopkins Cinema 6 and the Hopkins Center for the Arts opened on former car lots, setting the stage for creating a central social district in Downtown Hopkins.

Although Hopkins has changed dramatically over the last two centuries, it is still rooted in its past. The raspberry farms are gone, but the community holds an annual Raspberry Festival celebration. North of the former MTM site is The Moline apartment building, which features a gallery that displays original Moline tractor models. Transportation still makes Hopkins a focal point—former railroad corridors have been converted into multi-use regional trails and will hold the future Green Line Extension of light rail transit (LRT). The Artery along 8th Avenue was built as a multimodal connection to bring bicyclists and pedestrians from the future LRT station to Downtown Hopkins, which remains the lifeblood of the community.

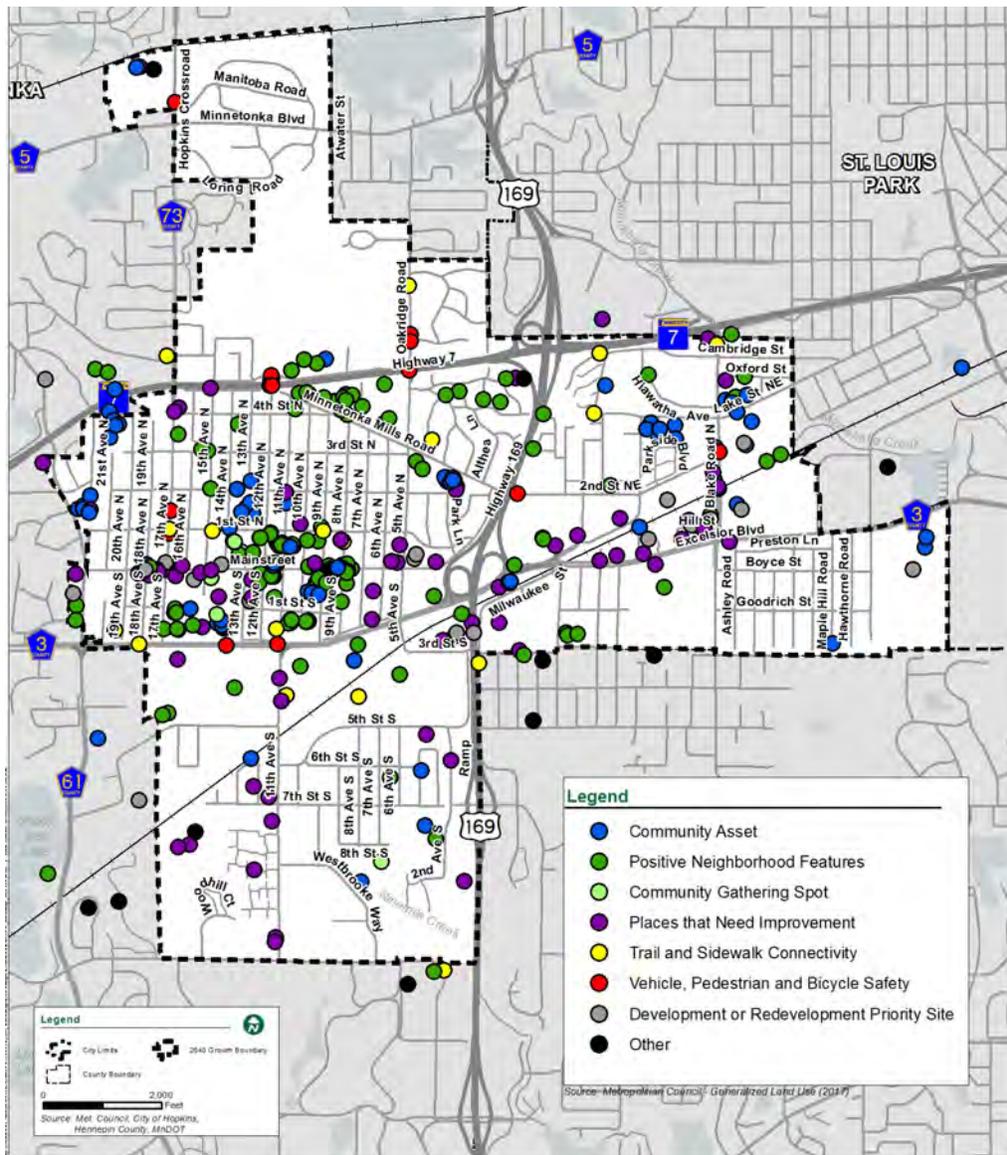
Although we don’t know exactly what the future will hold, the planning process to create this 2040 Comprehensive Plan was called Cultivate Hopkins to ensure that Hopkins remains Rooted, Vibrant, Connected, and Resilient.

Source: Hopkins Historical Society, Beverly O. Ewing, Editor (2002). [Hopkins Minnesota Through the Years](#)

# PLANNING PROCESS

The Cultivate Hopkins planning process was organized in four general phases:

- **Plan Initiation.** The initiation phase of the planning process focused on gathering background information, preparing the project website, and internal discussions on priorities.
- **Public Engagement.** This included the broadest reach of public engagement, designed to determine what was most important to the community.
- **Plan Development.** Working through the Cultivate Hopkins Advisory Committee, city staff and consultants worked to review existing conditions, discuss alternatives, and develop plan policies and content.
- **Plan Review and Adoption.** This phase involved a review of the plan by city leadership and the public, as well as required interjurisdictional and Metropolitan Council reviews.





## LISTENING TO HOPKINS

According to *Sustaining Places: Best Practices for Comprehensive Plans*, authentic public engagement is a central component in establishing a sustainable comprehensive plan. To this end, the Cultivate Hopkins planning process was designed to actively involve all segments of the community in analyzing issues, generating visions, developing plans, and monitoring outcomes. See **Appendix A2** for more detailed information on public engagement and input summaries.

### Tools and Strategies

- **Advisory committee meetings.** The City convened a standing advisory committee to meet throughout the planning process, and provide input on plan development. This group met from Summer 2017 to Spring 2018. Members were chosen to reflect a diversity of backgrounds and perspectives.
- **Take it To Them meetings.** Identified as a priority through the citywide goal-setting process, these meetings reflect a proactive approach to reaching out to the community, rather than waiting for the community to show up. Meetings focused on groups that have been traditionally under-represented.
- **Online comment mapping.** The Cultivate Hopkins website hosted an online comment tool that allowed people to map issues in the community, coded by type. This helped to pinpoint areas throughout the city that had concentrations of assets and/or concerns.
- **Targeted surveys.** There were several community surveys used during the process, both on general and specific topics. Circulating them online - including through social media - broadened the audience reached by the surveys.
- **Project website and social media.** The Cultivate Hopkins website provided an ongoing resource for information about plan development and opportunities to provide feedback.
- **Nontraditional tools.** These included a project kick-off video, poetry wagon, chalkboards, and building blocks exercise.

### What We Learned

Many of the things we learned from engagement have been incorporated into the comprehensive plan. A few major themes that surfaced during engagement:

- **People love Hopkins.** Much of the input reflected the fact that Hopkins is greatly valued by a large proportion of the population. Quality of life, convenient location, unique neighborhoods, parks, downtown amenities, city services, and many other aspects received positive feedback. The focus was on keeping what is valued rather than replacing it.
- **People have a vision for their community.** While there was a lot of appreciation for what's already here, many also saw room for positive growth and change. This particularly related to opportunities around transit, bicycle and pedestrian travel, sustainability and the environment, and community cohesiveness.
- **Hearing diverse perspectives is vital.** Though there were positive associations in many areas, the life experience of people varied - with some facing obstacles and challenges that others did not. The City's focus on race and equity, and related outreach, revealed there is still room for improvement in many areas.

# Cultivating Hopes and Dreams

The comprehensive plan is a big picture vision that impacts everyday life. Hopkins residents shared individual stories of their lives with us - what they value, what they hope for.

Below is a sampling of what we heard - including some poems from a “poetry wagon” event with artist Molly Van Avery.



give me something i didnt know i wanted  
dear stranger, i meet you  
with open doors  
the heart, the mind, the things i know  
all wide and round doors  
see them open in your company  
i give myself to you for free  
i show up, i tend, i volunteer  
why?  
because i do not know what i do not know  
i want to commune, to mix, to meet  
the whole of me commits to this  
i come back again and again  
this city, this art center  
a kind of place-based friend.

take me back, or rather forward  
carry me into the new  
but ask the new to keep the old  
evidence of what has been  
peppered through this treasured town  
never torn down, and thank you for that  
surround me with artifacts  
from all i love and treasure  
the list goes on forever  
the arts, the eats, the people i meet  
make my life of use  
trust that what is meant to be  
will be  
see me time, tending to your passing  
and your future both  
meet me on your main street  
where a gentle day  
makes me pleased

wild ponies & jerk chicken  
take the concept of main street  
the main vertebrae of our city  
and multiply what is working  
times independent imaginations  
we want to eat  
we like cupcakes  
and we like petting dogs  
so perhaps more puppies, please?  
or while we are at it, small ponies?  
we love the old made new  
we will grow old here  
while this old concept of a small town  
grows new again



# Cultivating Ideas and Goals

We also heard from people regarding what ideas they had to shape the community’s future. Input was collected in a variety of venues - both in person and online - to make it convenient for everyone to participate, and to broaden the reach of who was included in the discussion.

## Take It To Them

Outreach events to gather input for Cultivate Hopkins outreach were designed to be convenient, accessible, comfortable, and even fun. Venues included a senior center, a bar (“Planning and a Pint”), apartment buildings, cultural celebrations, the farmers market, and community festivals.



Planning and a Pint



Hopkins Academy



Hopkins Farmers Market



Advancement Via Individual Determination (AVID) Students

## Connecting Online

Several online surveys were broadly distributed through the Cultivate Hopkins planning process, to give people an easy way to provide input as part of their busy lives. Questions posed ranged from asking people about their likes and dislikes, to specifics related to race and equity in the community. Results are summarized in the appendix, and (like the rest of input gathered) informed the content of the plan.

“What are your big ideas for Hopkins?”

“What do you love about Hopkins?”





## TRENDS

This section summarizes some major trends shaping the future of Hopkins. More information on data and trends in Hopkins can be found in **Appendix A1**.

### Growing in Diversity

Mirroring national and regional trends, Hopkins is an increasingly diverse community, both racially and socio-economically. The change has been fairly recent and steady – changing from 95% white residents in 1990 to 59% in 2015. The relative affordability and accessibility have made this an attractive location for many people, including those who are new to the region.

This increased diversity reflects immigration of many new foreign born residents to the area. As of 2015, 19% of residents in Hopkins were foreign born. While this isn't unprecedented (100 years ago, the rate of foreign born was likely higher), it does reflect people coming from different parts of the globe. While earlier waves of immigrants were from European nations, three-quarters of current foreign born residents are from Africa or Southeast Asia. Hopkins School District estimates that over 40 language groups are represented in the homes of their student body.

This increase in diversity provides an opportunity to create a more resilient, sustainable community with offerings and contributions from many cultures. Hopkins has already recognized this opportunity through the formation of its [Hopkins Race and Equity Initiative](#) (HREI). The HREI is a collaborative effort creating opportunities to increase awareness and understanding of race, equity, and diversity and promoting a sense of community that welcomes and values all residents.

This diversity isn't just a change in composition – it is driving growth. Like much of Minnesota, growth in population is coming from non-white populations. They tend to be younger than the white population, and have more children. This points to the importance of the school district, and the education system overall, of supporting families, including newer residents.

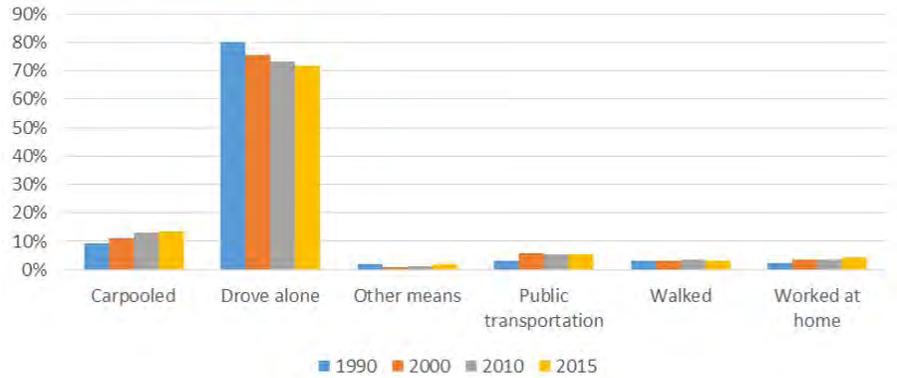
# Traveling in Different Ways

While many communities aspire to see a mode shift away from single occupancy vehicles in favor of transit and non-motorized means, Hopkins is seeing this happen. The percentage of people driving alone to work in Hopkins has been decreasing steadily since 1990, while other modes (including carpooling, public transportation, and working at home) have been increasing.

Furthermore, the City’s comprehensive plan survey shows that residents would like to increase this further. When questioned about what mode they would prefer, most people said they would like to drive less and walk, bike, ride share, and use transit more.

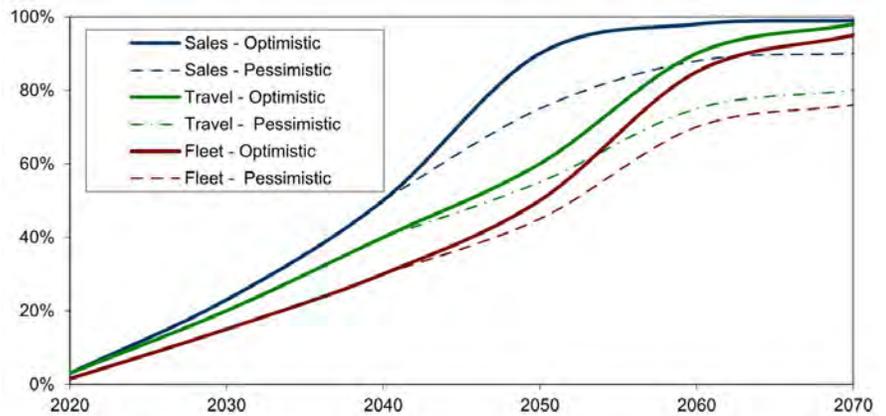
The opportunity to do so has never been better. The planned construction of the [Green Line Extension](#) light rail will substantially increase transit accessibility, as well as support the development of housing and businesses that are readily accessible from transit. This willingness and opportunity sets the stage for future mode innovations as well. Hopkins may be ideally situated to adopt newer technologies when they are available, such as autonomous vehicles. While these are still in the developmental stages, it is predicted that shifts to this form of transportation may happen before the end of this planning period in 2040.

## Hopkins Means of Commuting to Work



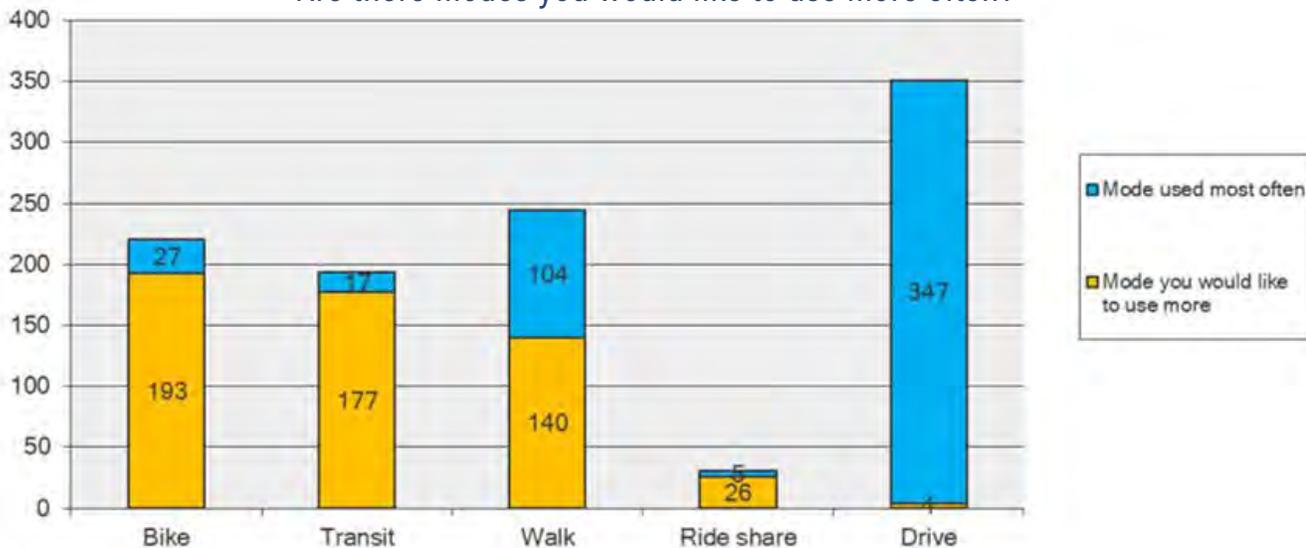
Source: US Census

## Autonomous Vehicles Sales, Fleet, and Travel Projections



Source: Victoria Transport Policy Institute

## What transportation mode do you use most often? Are there modes you would like to use more often?



Source: City of Hopkins

## Embracing Technology

Technological changes are happening rapidly on many fronts, and Hopkins is on the forefront of embracing that change.

As of 2018, Hopkins is among the areas of the state with full access to broadband with speeds of at least 100Mbps download and 20Mbps upload – the 2026 statewide goal for the Minnesota Department of Employment and Economic Development’s (MN DEED) [Office of Broadband Development](#).

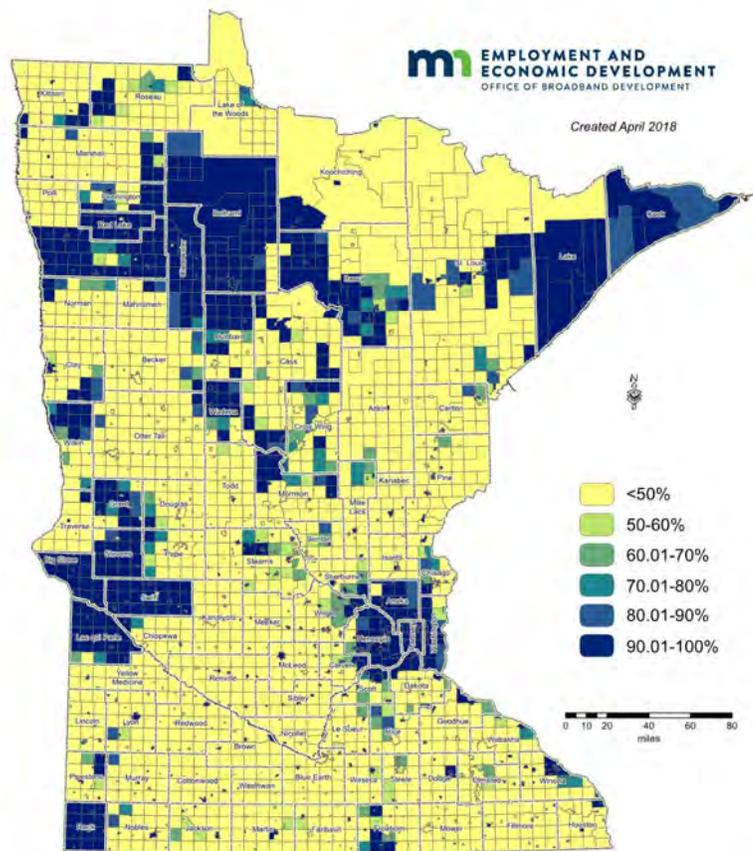
Furthermore, Hopkins has more choices than most other parts of the state. Most of Hopkins has access to at least three broadband internet providers, increasing choices and options for customers and encouraging competitive pricing.

With change happening so fast, it’s difficult to predict all the innovations that will occur by 2040. However, it is clear that being connected to and familiar with technology will continue to be an advantage for years to come.

The results of this accessibility are that Hopkins is well connected, and most residents regularly use technology. Compared to nationwide averages, Hopkins is “above average” in terms of the following metrics in terms of household usage of technology and the internet:

### 2018 Broadband Availability in the State of Minnesota

Percentage of Households Served by Wireline Broadband Service by City/Township  
At Least 100 Mbps Download/20 Mbps Upload Speeds  
Statewide Availability: 73.66%, Rural: 58.99%



This map was prepared by Connected Nation under contract with the Minnesota Department of Employment and Economic Development. The map represents areas of broadband service availability based on provider data submitted to and analyzed by Connected Nation and modified based on validation tools. The data is current as of December 31, 2017.

Submit questions or recommended changes to: [DEED.broadband@state.mn.us](mailto:DEED.broadband@state.mn.us)

Additional maps and data are available at <http://mn.gov/deed/programs-services/broadband/maps>. Upon request, this information can be made available in alternate formats for people with disabilities by contacting the DEED Office of Broadband Development at 651-259-7610.

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**87%**

OWN AT LEAST ONE TELEVISION (+1% OVER NATIONAL AVERAGE)

**86%**

HAVE HIGH-SPEED INTERNET (+3%)

**82%**

RECENTLY USED GOOGLE (+6%)

**79%**

RECENTLY USED EMAIL (+7%)

**77%**

OWN A COMPUTER (+1%)

**69%**

RECENTLY ACCESSED INTERNET ON CELL PHONE (+6%)

**63%**

RECENTLY VISITED FACEBOOK (+5%)

Source: ESRI



The Commons shared workspace



Using underutilized land beneath an overpass

## Squeezing Out Inefficiencies

The redevelopment of an existing urbanized community emphasizes how valuable and irreplaceable land is. As everything new must replace existing development, the emphasis is on ensuring the new use is a net gain for the community. Land use planning helps to guide that decision, for both how suitable a development is and how it fits into the bigger picture.

As this process continues in an urban community like Hopkins, there is continued movement towards squeezing out inefficiencies. Limited resources such as land are used with increasing efficiency, and lower value/ lower intensity uses are gradually eliminated. The result is towards uses that use land efficiently - such as higher density, mixed use concepts that maximize the value of a space.

This trend does not just impact land use. Many ownership models that involve the personal, exclusive use of a resource by one owner are becoming less relevant moving forward. This has led to the emergence of the “sharing economy” where people agree to share assets and/or services either for free or for a fee.

Aspects of the sharing economy that are potentially relevant to Hopkins include:

- Vehicle sharing. Car sharing services like Uber and Lyft have already appeared in Hopkins. Services that share bicycles, scooters, or other modes of transportation are likely to follow. These make it possible for people to live without owning a car.
- Work space sharing. With the concept of the “gig economy,” many people are working jobs

where they do not have a traditional office or worksite. Work space sharing allows for a flexible and efficient alternative. The Commons is a Hopkins example.

- Residential space sharing. Services like AirBNB and VRBO provide a flexible option for short term housing rentals, for people who have excess space or are periodically absent from home.
- Pre-owned goods. Traditional approaches such as garage sales and thrift stores has been augmented by online markets for used goods like eBay and Craigslist.

A host of other elements are being explored, from professional services to financing to food preparation. Many of these may need additional city oversight and regulation, and should be monitoring on an ongoing basis.



Outdoor dining creates a memorable experience

## Valuing Unique Places

The Great Recession (2007-2009) left a noticeable mark on many communities throughout Minnesota and the nation. During the subsequent recovery, there have been some significant changes in how growth has happened that show a shift in how people value places – and what places are most attractive as choice communities.

New greenfield development on the edge of metropolitan areas has lessened, and there is increased investment in redevelopment within the urban core. While there is still interest in a wide variety of housing types, there is increasing interest in walkable, mixed use communities as opposed to lower density suburban style development. This is especially true for younger generations such as Millennials. Much of the investment in multifamily housing in particular has been in core areas that have

urban amenities, nearby shopping, and access to transit. The vast majority of multifamily development in recent years has been in the urban core, particularly along major transit corridors. As the Green Line Extension project is built out, Hopkins will be a logical place for additional housing growth.

This trend has impacted not just residential development, but retail and office as well. As the retail market continues to shift with the rise of online shopping and delivery services, traditional retail centers are struggling. In order for people to leave the house, they need unique experiences in shopping and dining. Hopkins' downtown district is well positioned to provide that kind of experience, in contrast to some other shopping centers in the area.

Office uses are also transitioning. Businesses are moving away from isolated suburban campuses to locations with access to transit, shopping, entertainment, and recreation. The footprint of office uses is shrinking, with cost savings going in part to higher quality spaces and places. Because of this, Hopkins has the potential to capture more of the office market.

While some of this is new, the trend itself is not new at all. Traditional neighborhood and commercial development have been valued for decades, and many attempts have been made to replicate the success of these locations. Hopkins' authentic character ensures that it's well positioned for future growth and development.



Transforming 8th Avenue into the Artery

## Planning for Flexibility

One of the great strengths of Hopkins has been its ability to evolve and adapt over time. Traditional business and residential buildings and districts have been renovated and rehabilitated to meet changing needs over the course of Hopkins' history.

The city has seen shifts in housing preferences, shopping trends, transportation mode choice, and many more factors. Each of these has had implications for both land use patterns and individual buildings.

The rediscovery of the value of unique places means that people are reinvesting in older communities for homes and businesses. This means creative adaptations to meet modern needs - such as planning for accessibility.

The need for flexibility in usage of space will continue, and is even expected to increase. Examples of the trends influencing this include:

- Changes in how commercial and office space are used, including a decrease in the need for showroom and storage space, and a reorientation towards experiential elements. Spaces with a lot of "back office" type function may need to be repurposed.
- Changes in how people travel (including transit and future possibilities like autonomous vehicles) could greatly decrease the amount of space needed for vehicle storage. This could lead to the opportunity to reuse space currently occupied by parking lots or structures.

- Changes in preferences for community space, such as the view of Downtown as "central social district," may encourage the reorientation of spaces for a mix of uses and increased connectivity between uses.

While it is not possible to predict all possible future reuses of a space, planning for flexibility means being thoughtful about designing for long term single use of any facility. Considerations can include creating parking structures so they can be converted to regular building space, or ensuring that ground floors of new buildings in business districts have the ceiling height to accommodate active uses - regardless of the original uses of the property.

# SUSTAINABILITY FRAMEWORK

## Best Practices

The vision of Hopkins is one of a sustainable community – defined as meeting the needs of the present without compromising the ability of future generations to meet theirs. It is also envisioned as a resilient community – defined as one that is able to respond to shocks and disruptions while maintaining its integrity and purpose.

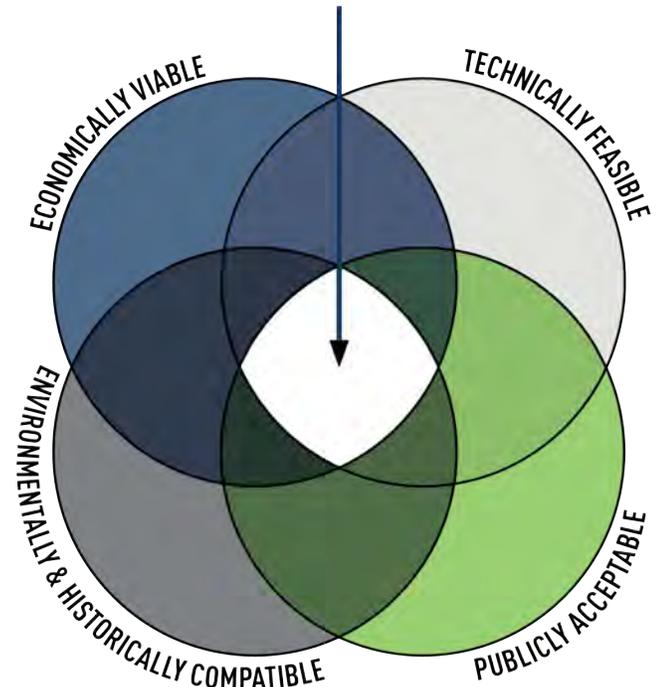
To shape and inform the sustainability framework for this plan, the City of Hopkins consulted [Sustaining Places: Best Practices for Comprehensive Plans](#) (2015). As described in its overview, this report is “the result of a four-year effort by the American Planning Association (APA) to define the role of comprehensive plans in addressing the sustainability of human settlements.” Concepts were developed through extensive consultation with experts, then field tested on a variety of communities to see if the concepts developed apply across a range of conditions. While the Hopkins plan customizes the approach to fit local conditions, the guide was used to ensure that a range of relevant topics were addressed.

The Hopkins planning process and resulting comprehensive plan fully incorporate the principles, processes, and standards identified in *Sustaining Places*. In particular, the Plan Scoring Matrix provided as a component of the report was used to evaluate the draft comprehensive plan, to ensure the plan addressed all desired elements.

The approach to sustainability was further informed by other best practice guides and initiatives (more information about all best practices is provided in Appendix A):

- **STAR Community Rating System.** Developed by [STAR Communities](#), this system is used to rate community performance on a range of topics related to promoting local sustainability, including metrics for built environment; climate and energy; economy and jobs; education, arts, and community; equity and empowerment; health and safety; natural systems; and innovation and process. Guidance is primarily at the implementation step level, rather than policy.
- **GreenStep Cities.** [Minnesota GreenStep Cities](#) is a voluntary program for cities that helps them achieve goals in sustainability and quality of life. Hopkins has been a GreenStep City since November 2010 and is currently at Step 3. Recommendations cover buildings and lighting, land use, transportation, environmental management, and economic and community development.
- **Regional Indicators Initiative.** Hopkins has participated in the [Regional Indicators Initiative](#), which helps participating communities benchmark their status on a range of metrics, to measure progress against itself and peer communities. Data from this are included in the Natural Environment appendix, and were used to inform policy development.
- **Climate Resilience Workshop Series.** In early 2017, Hopkins participated with six other cities in a workshop series designed to identify opportunities to build resilience related to local climate change, including aspects related to society, environment, and infrastructure.

## Sustainable Solution



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# THE FOUR ENVIRONMENTS

The concept of sustainability is a complex one, and there are many definitions and interpretations of how it should apply to a community. Frequently, the concept is broken down into three to four subparts, which define different aspects of a sustainable environment that need to be addressed. The Hopkins plan is organized according to this structure, as defined below.

It's worth noting that a number of these categorizations are overlapping, and there are topics that could conceivably fit into more than one category. This is to be expected, given that they intermingle in reality. Indeed, it points to the value of comprehensive planning: being able to take into consideration all the interrelated elements that make up a community. For the purposes of comprehensive plan organization, most topics reside in just one location – but will be cross referenced and hyperlinked in the final document wherever possible to ensure there are multiple ways to find needed information.

## BUILT ENVIRONMENT

The built environment is defined as all human-made elements of a space where people live, work, and play. It includes sections on land use and development, multimodal transportation, and housing and neighborhoods. This is the most traditional element of city planning – and the land use map and supporting descriptions are at the hub of the planning framework.

The natural environment relates to natural systems and resources, including land, water, air, habitat, and ecology. In addition to addressing policies around these specific systems and resources, it includes direction for practices that are specifically aimed at protecting or improving the natural environment, including guidance for parks and open space, renewable energy, and climate change resilience.

## NATURAL ENVIRONMENT

## SOCIAL ENVIRONMENT

The social environment is defined as human interaction and engagement in the community. It includes sections on public services and facilities, education, public health, community connections, equity, and arts and culture. Much of the content for this element is new to the Hopkins comprehensive plan this time around, motivated by the City's focus on related issues as citywide priorities.

The economic environment covers the economy, jobs, businesses, income and poverty, and affordability. This section includes economic development and competitiveness, and guidance for Downtown Hopkins (as the city's economic hub). Issues related to affordability and poverty are covered in overlapping sections in the built environment (housing) and social environment (equity).

## ECONOMIC ENVIRONMENT





## **FOCUS AREAS**

Throughout the Cultivate Hopkins planning process, several topics were identified as high priorities for the city. These reflect both input from the community and results of analysis conducted as part of this process. The purpose of these focus areas is not to provide a comprehensive approach. Rather, it reflects priorities both for policy development and plan implementation, across a range of topics and approaches.

### **Affordability**

Promote affordability of housing so that residents at all levels of income are able to afford to live in Hopkins, and current ones are able to remain here.

### **Downtown Hopkins**

Support Downtown Hopkins as the central social district and economic hub of the city.

### **Accessible and Connected Communities**

Develop and maintain networks that allow for people to walk, bike, and ride transit through safe and accessible connections.

### **Race and Equity**

Proactively identify and address racial disparities in the community and promote equity for everyone.

### **Livable Communities**

Support the maintenance of a community that provides a high quality of life, including convenient access to needs for daily life.

### **Climate Change**

Identify and address increased risks to Hopkins due to climate change, including assessing needs of those most vulnerable.

### **Sustainable Buildings**

Encourage incorporation of best practices for green energy and efficient building in public and private development.

### **Arts and Culture**

Support the presence of arts and culture in the community through multiple means and media.



## CULTIVATE HOPKINS VISION STATEMENT

**Hopkins will cultivate the best elements of the Built, Natural, Social, and Economic Environments into complete and sustainable community that is rooted in tradition, characterized by vibrant and unique places, physically and socially connected, and resilient to changing conditions.**

The concept for Cultivate Hopkins came out of a desire to continue to cultivate and grow the City of Hopkins as a distinct and meaningful place. Based around principles of sustainability, resilience, equity, and complete and connected communities, it provides a framework for preparing for the future. The plan emphasizes retaining what is valued, while proactively addressing and welcoming change.





## City Goals

The 2018 [Hopkins City Council Goals and Strategic Plan](#), adopted by the City Council in 2017, provides important context for the comprehensive plan in terms of current city priorities. While these goals do not provide detailed guidance for every area covered by the plan, they focus attention on some of higher priority elements for consideration and action.

The mission for the City is “Inspire. Educate. Involve. Communicate.” The vision and goals provide a picture of the city as a place that people can call home, connect with one another, and explore on foot, bicycle, or transit. It focuses on inclusion of everyone – in community events, governmental services, and decision making processes. This spirit has been modeled in the planning process for the comprehensive plan, as well as its outcomes and policies.

**MISSION** Inspire. Educate. Involve. Communicate.

**VISION** Creating a spirit of community where...

All people feel safe and respected, and diversity is celebrated.

Business growth is supported and a vibrant downtown is maintained.

People enjoy exceptional government services, neighborhoods and outstanding schools.

	<b>GOALS</b>	<b>Urban Design: Do It Right</b>	<b>Take It To Them</b>
<b>STRATEGIES</b>	<b>Preserve the Home Town Feel of Hopkins</b>		
	Support a vibrant business community	Improve walking and biking infrastructure in the city	Involve diverse populations
	Promote and enhance city events	Practice environmental responsibility	Engage the rental community of Hopkins
	Provide accessible, friendly and efficient city services	Support a range of housing options	Inspire community and citizen engagement
	Embrace and strengthen partnerships	Support transit-oriented development	

## What's New?

The vision and goals also contributed to the decision during the planning process to go over and above what is required in a comprehensive plan, to include some new elements not previously featured. These sections include:



New element on **sense of community**, exploring equity, race, and social connectedness, and the role of the city in addressing disparities and encouraging engagement and connections.



New content on **public health**, with a holistic understanding of the role of a city in fostering well-being for all residents.



New details related to **environmental responsibility**, including renewable energy, climate change and resilience, and sustainable building practices.



Expanded focus on **housing issues**, including dynamics around affordability and potential for displacement of low income populations.

# USING THIS PLAN

This plan has been organized to put the most impactful elements in the main body of the document, with supporting data and information in companion appendices. This is done for readability and accessibility, as the amount of information is extensive.

As stated above, the plan is divided into the four environments – built, social, natural, and economic – with a series of elements covered within each. For each element the plan includes:

- **Introduction** – what is included in the element, and its importance to the city.
- **Main Ideas** – included as part of the introduction section, these are issues that have risen to the top through the planning process in terms of importance to the community; supporting information is included in the appendices.
- **Trends and Challenges** – overall existing and emerging patterns that are impacting the City’s role, creating opportunities for innovation and new directions.
- **Goals and Policies** – guidance for a range of subtopics, addressing current conditions and opportunities.

The final element is Implementation, which lays the groundwork for how the City will implement the plan. This section takes the policies outlined in earlier elements to the next level, with more specific implementation steps tied to timelines and responsible parties. Since this is a comprehensive plan, not all specifics are spelled out – and some follow-up work on specific areas will be needed. However, this does provide a place to start when tracking progress and ensuring the plan remains relevant and impactful throughout its life cycle.







# BUILT ENVIRONMENT

The built environment is defined as all human-made elements of a space where people live, work, and play. It includes sections on land use and development, multimodal transportation, and housing and neighborhoods. This is the most traditional element of city planning – and the land use map and supporting descriptions are at the hub of the planning framework.





## 2. LAND USE

**Direction for future growth, development, and redevelopment of the city.**

### **INTRODUCTION**

The land use plan is a central focus of the comprehensive plan. It provides direction and guidance for how land uses, infrastructure, and related elements fit within the geographic context of the community. It provides direction for how growth should be accommodated, including character, scale, and intensity. Additionally, it also guides new development proposals and investments.

As Hopkins is a fully developed community, all development effectively will be redevelopment. Sites will be transitioned to new uses, aligned with overall city goals. This both increases the complexity of development (in terms of appropriate context and incremental change), as well as the benefits (in terms of connecting to and strengthening an existing vibrant community).

See **Appendix B1** for additional land use information, maps, data, and calculations including allocation of growth through 2040. Based on the guidance for future land use type and intensity provided in this chapter, the City of Hopkins has adequate land to accommodate all planned growth through 2040, while meeting other stated land use goals and policies.

# TRENDS AND CHALLENGES



## GROWTH IN A FULLY DEVELOPED CITY

Any new development in Hopkins will occur within an area with existing character and context. Redevelopment may be more logistically challenging than greenfield development, though it may also yield greater benefits, locally and regionally.



## GEOGRAPHIC BARRIERS

Hopkins' land is divided up by a number of barriers, including major highways and superblock style development. This limits walkability, bikeability, and overall community cohesiveness. There is an opportunity to create new connections through investments in redevelopment and infrastructure.



## EDGE CONDITIONS

Hopkins is surrounded by other developed communities. As such, there is a substantial need to coordinate with other jurisdictions on edge conditions and neighborhoods/character areas that span boundaries, to ensure consistency and continuity where possible.



## AGING BUILDING STOCK

As a city that is fully developed, Hopkins has a substantial inventory of aging building stock. This means there will be continued needs for maintenance, reinvestment, renovation, and (as appropriate) replacement. This is particularly true for building types (such as industrial) which may be considered outdated or obsolete by modern standards.



## RETROFITTING WALKABILITY AND BIKEABILITY INTO TRADITIONAL SUBURBAN PATTERNS

A portion of Hopkins developed during post-WWII decades, when auto-oriented suburbs did not prioritize accommodating pedestrians and bicycles – or building in patterns where people could walk or bike to school, shopping, jobs, transit, or other destinations. Retrofitting improvements that add in those features will take time and effort, especially as redevelopment happens incrementally.



## POPULATION SHIFTS AND CHANGING NEEDS AND PREFERENCES

A dominant trend – both locally and nationally – is the overall aging of the population. This has a host of implications for land use, including changes in the type of housing needed, goods and services demanded, and reliance on non-auto transportation options. Additionally, younger residents who are now reaching adulthood have shown interest in different land use patterns – particularly more walkable and mixed use districts.



## ADDRESSING PRESSURES ON AFFORDABILITY

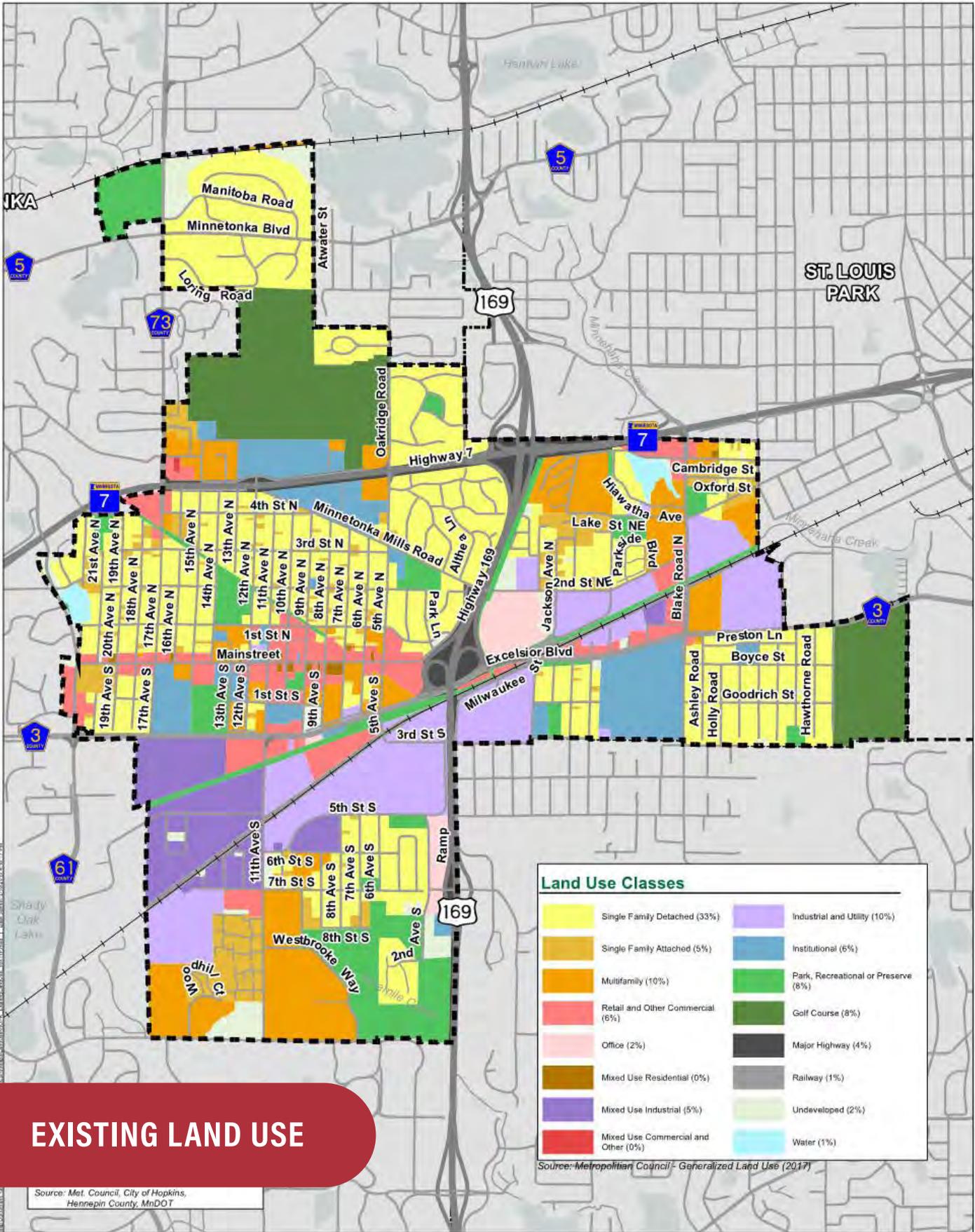
Hopkins is located in a highly desirable location that is likely to have an upward pressures on property values. This has implications for both housing affordability and commercial/retail space affordability, among other impacts. This will need to be addressed to ensure that existing residents and businesses are able to continue to afford to stay in Hopkins.



## MAJOR FACTORS

Major factors to consider when planning for land use in Hopkins include:

- **Creating complete communities.** There is increased interest in creating and enhancing complete communities – where residents can conveniently meet daily needs without having to make long trips. While it is not feasible or desirable to structure all neighborhoods this way, it is a potential model for making places more livable.
- **Transitioning from auto-oriented to transit/bike-pedestrian oriented development.** There is an increased interest in growing in ways that are walkable, bikeable, and transit friendly. This means including development patterns that are often more compact and intensive (in terms of housing units and jobs) than in the recent past. A key opportunity in this area is new development planned for the three Green Line Extension light rail station areas.
- **Diversity as strength.** The diverse mix of land uses in Hopkins contributes to its resiliency as a community. Rather than a monoculture of uniform housing and commercial types, this mix ensures that fluctuations in market and preferences won't unduly impact a large proportion of the city's fabric.
- **Building a sustainable city.** Sustainability is an important value throughout this plan. In terms of land use, it has implications from the small scale (e.g. how buildings are constructed and maintained) to citywide (e.g. responsible use of resources, preparing a community to respond to climate change). Some related topics are addressed in more depth in other elements.
- **Maintaining supporting systems and public services.** Land use bears a close and vital relationship to public infrastructure, utilities, and services. The City will need to plan and invest responsibly in these systems – both to maintain existing facilities and to provide new ones in response to changing and expanding needs. This is addressed in more depth in other elements.



# LAND USE: MAPPING PLACE TYPES

The City of Hopkins' land use direction goes beyond a standard land use approach in mapping future land use, to incorporate a place type approach. This is beneficial for a community like Hopkins where uses and densities are not segregated into separate areas, but mixed together to create vibrant urban places. Designating places provides an opportunity to show how individual uses fit together to create a whole that is greater than the sum of its parts. While some of these designations describe areas that are already in existence, others are more aspirational – such as the transit station areas, where significant investment in development, infrastructure, and placemaking is needed to create the type of place envisioned by the plan.

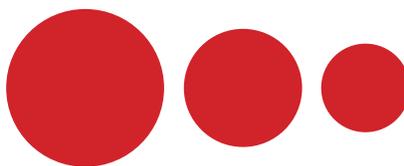
## KEY FRAMEWORKS

### NEIGHBORHOODS



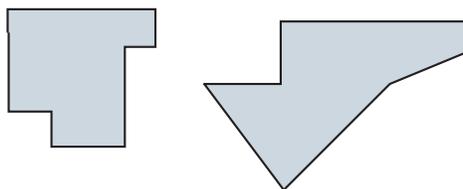
Neighborhoods are predominantly places to live. Neighborhoods can be exclusively residential, however they can also have a small share of supporting uses such as a school, retail, or place of worship.

### CENTERS



Centers are places throughout the city where there are a mix of uses that benefit from proximity to each other. Centers come in a variety of scales and they tend to blend in and transition from surrounding Neighborhoods or Districts.

### DISTRICTS



Districts are areas of the city with a range of specialized uses. Districts often have specialized uses and needs and may be dominated by a single user such as a campus.

# NEIGHBORHOODS



Neighborhoods are predominantly places to live. Neighborhoods can be exclusively residential, however they can also have a small share of supporting uses such as a school, retail, or place of worship.

## PLACE TYPES

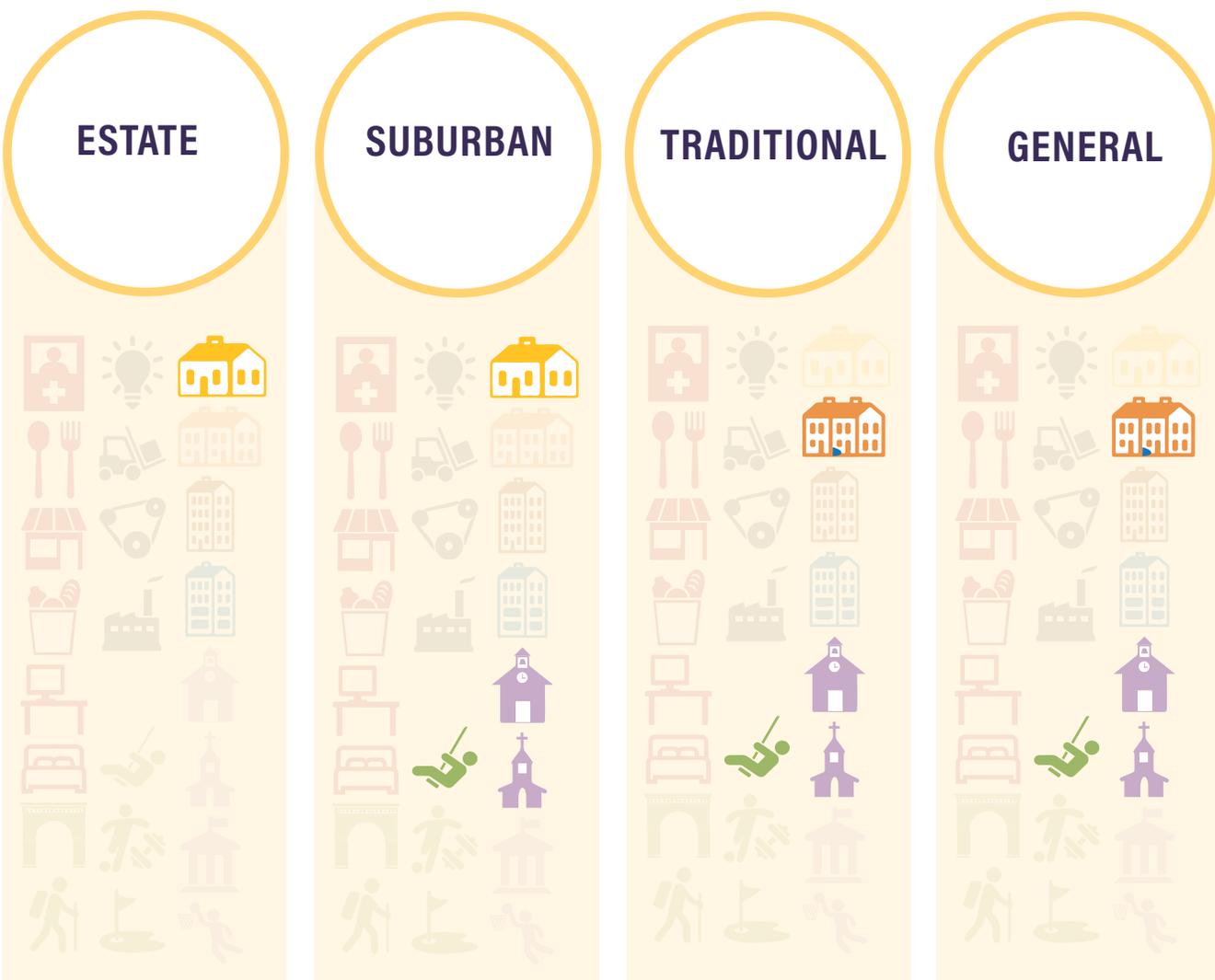
ESTATE

SUBURBAN

TRADITIONAL

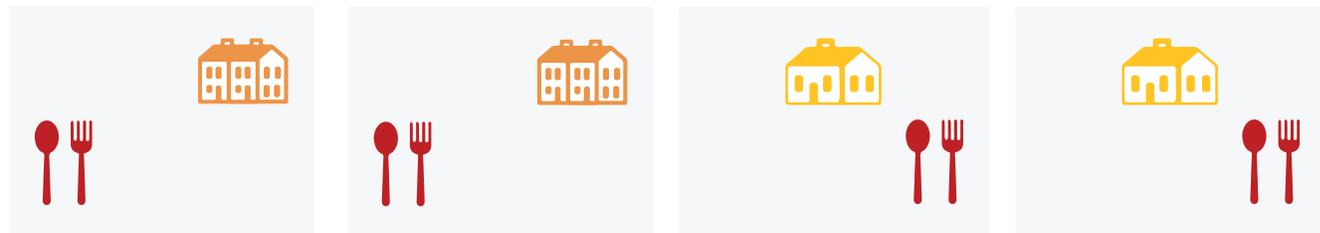
GENERAL

## PRIMARY LAND USES

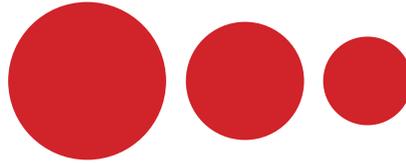


## SECONDARY USES

Supporting uses



# CENTERS



Centers are places throughout the city where there are a mix of uses that benefit from proximity to each other. Centers come in a variety of scales and they tend to blend in and transition from surrounding Neighborhoods or Districts.

PLACE TYPES

NEIGHBORHOOD CENTERS

ACTIVITY CENTERS

DOWNTOWN CENTER

OPEN & SOCIAL SPACE

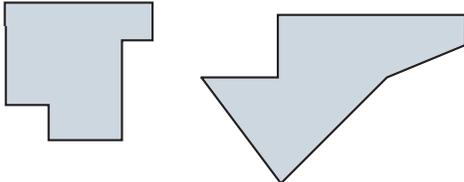
PRIMARY LAND USES

SECONDARY USES

Supporting uses



# DISTRICTS



Districts are areas of the city with a range of specialized uses. Districts often have specialized uses and needs and may be dominated by a single user such as a campus.

**PLACE TYPES**

**COMMERCE & EMPLOYMENT DISTRICT**

**BUSINESS & PRODUCTION DISTRICT**

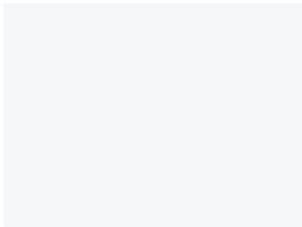
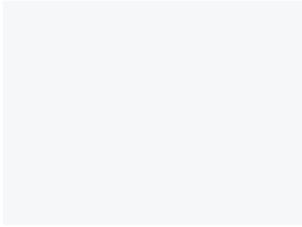
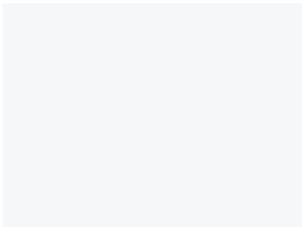
**WASTE & ENERGY DISTRICT**

**PRIMARY LAND USES**



**SECONDARY USES**

Supporting uses



# Future Land Use

In the coming years, redevelopment will be the focus in Hopkins for growth and development, since only a few undeveloped parcels of land remain. Redevelopment plans focus on several key opportunity areas in the city, particularly the Green Line Extension station areas. This includes adjacent areas in Downtown Hopkins and the Blake Road Corridor.

The vision for growth and development in these areas is transformational. Land use will move beyond traditional suburban patterns of segregated uses into the development of vibrant, walkable, mixed use communities. These areas are more than the sum of their parts, combining places to live, work, shop, recreate, and socialize within the context of a **complete, sustainable, and resilient community**. They have a distinct sense of place and support both transit and non-motorized travel through land use patterns that reduce dependence on single occupancy vehicles. They are envisioned as being home to people of all ages and incomes, to accommodate everyone who wants to live in the city. As outlined in this plan, this vision is built on connections between the built, natural, economic, and social environments.

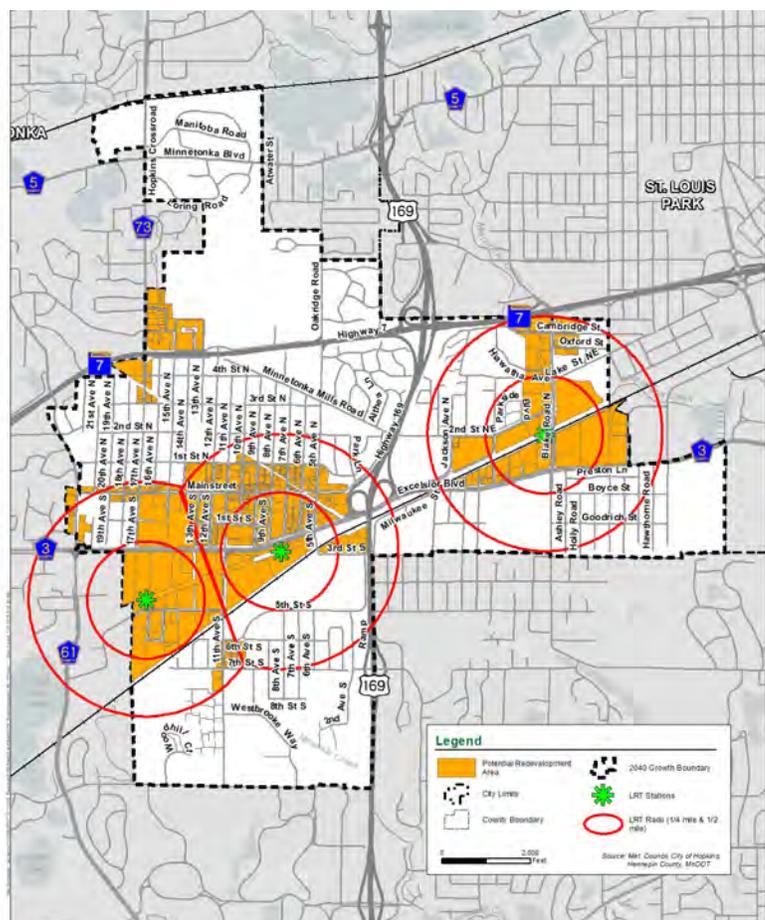
To support this vision of community, it is necessary to move beyond more traditional categories of land uses. The new future land use framework provided here divides the city into a series of mixed use categories that are focused on creating distinct and livable places. The future land use map shows the geographic distribution of these categories, as well as guidance for residential dwelling units per acre (du/ac). Appendix B1 contains additional Future Land Use background information, maps, and calculations.

## Growing the City

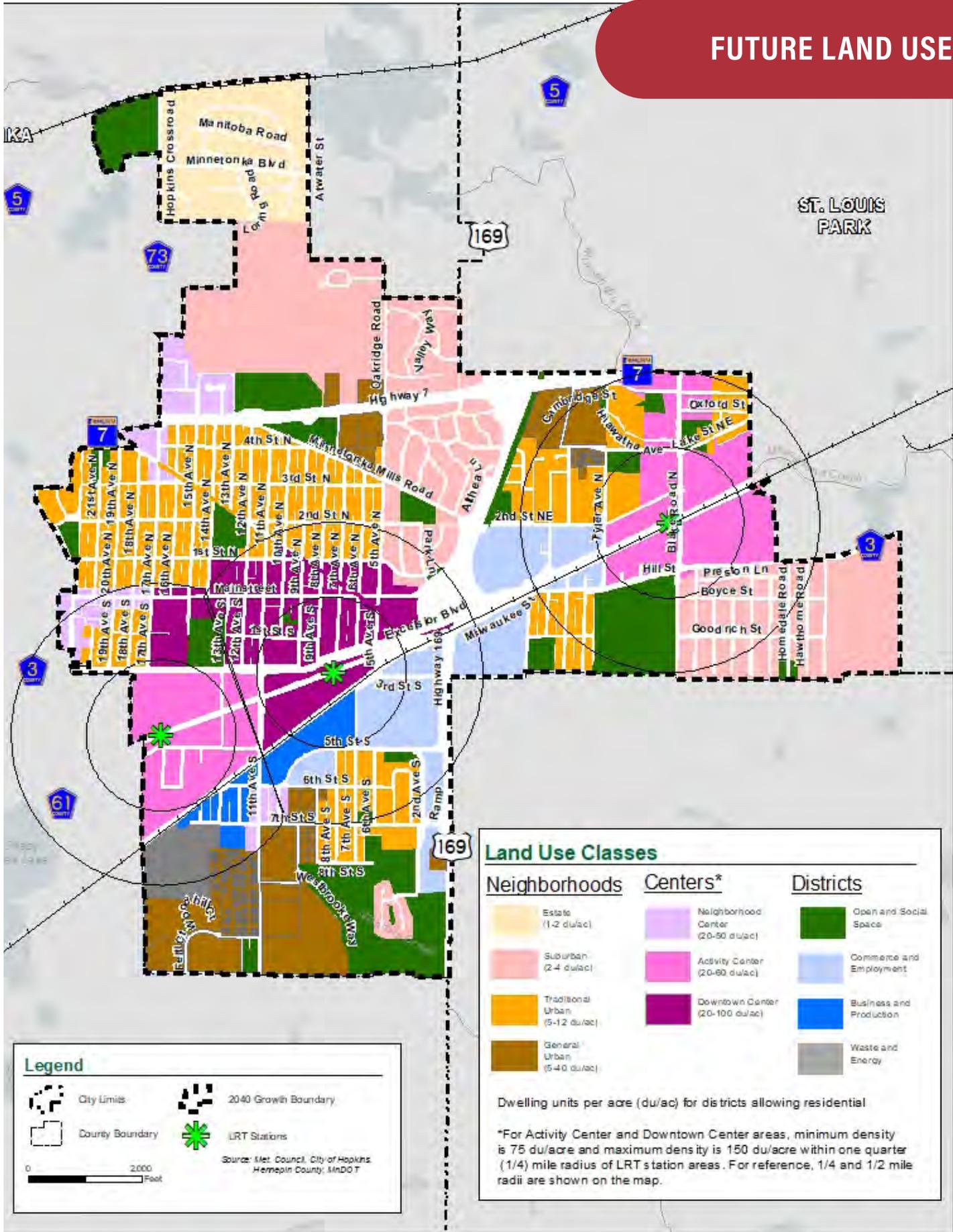
As a developed community, growth in Hopkins will need to be accommodated on existing sites that have been identified for redevelopment. Redevelopment areas were selected based on a combination of the following criteria:

- Guided for higher density infill development
- Located within designated [Green Line Extension](#) transit station areas, or other areas well-served by transit
- In some cases, site is currently underutilized, with lower densities of residents and jobs compared to potential development opportunities

It is not anticipated that the City will seek to acquire and/or redevelop all of these sites. Most development will happen via private sector activity, and many of these sites may remain unchanged for the foreseeable future. This exercise just establishes what areas may have potential to accommodate planned growth. Additional background information, charts, and calculations can be found in Appendix B1.



# FUTURE LAND USE



### Land Use Classes

Neighborhoods	Centers*	Districts
Estate (1-2 du/ac)	Neighborhood Center (20-50 du/ac)	Open and Social Space
Suburban (2-4 du/ac)	Activity Center (20-60 du/ac)	Commerce and Employment
Traditional Urban (5-12 du/ac)	Downtown Center (20-100 du/ac)	Business and Production
General Urban (5-40 du/ac)		Waste and Energy

Dwelling units per acre (du/ac) for districts allowing residential

\*For Activity Center and Downtown Center areas, minimum density is 75 du/acre and maximum density is 150 du/acre within one quarter (1/4) mile radius of LRT station areas. For reference, 1/4 and 1/2 mile radii are shown on the map.

### Legend

City Limits	2040 Growth Boundary
County Boundary	LRT Stations

Source: Met. Council, City of Hopkins, Hennepin County, MNDOT

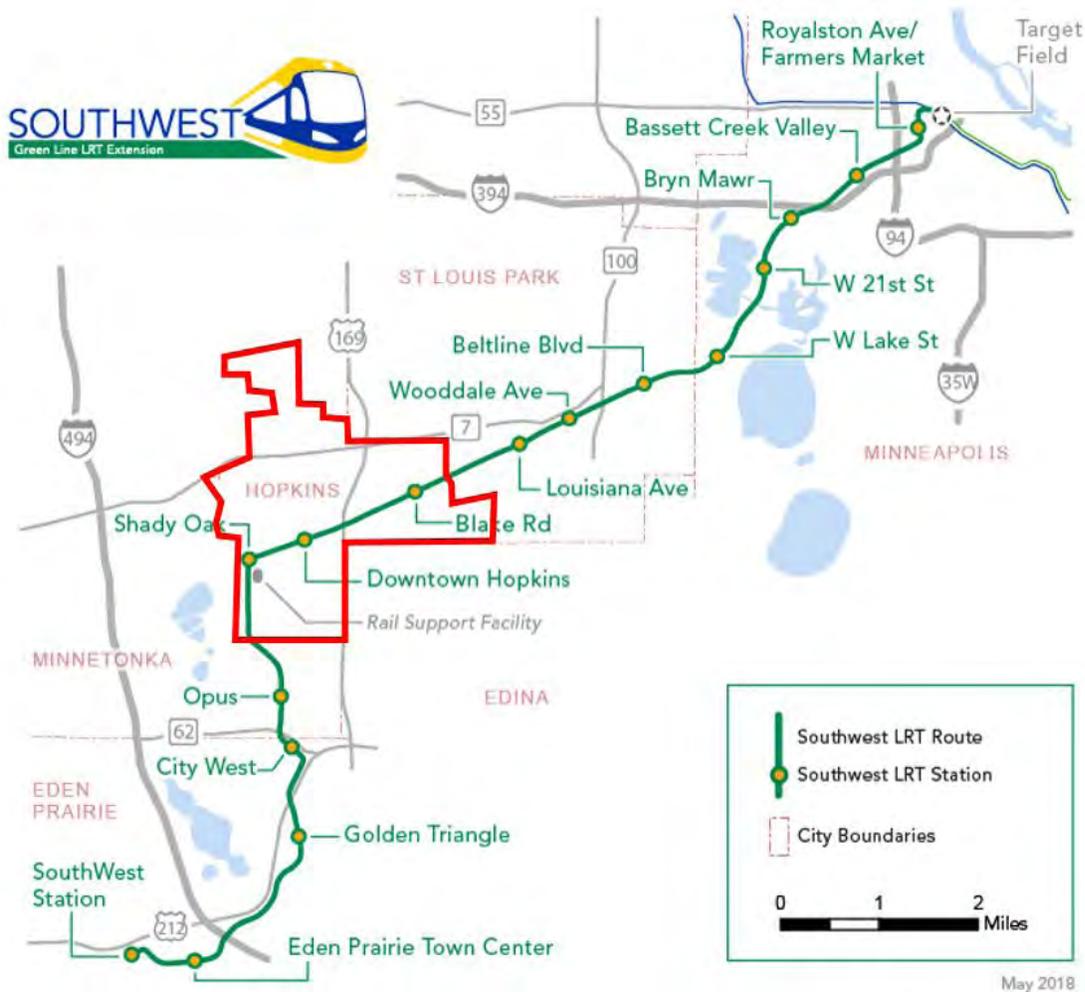
0 2000 Feet

# Transit Oriented Development

There are three planned [Green Line Extension](#) transit stations in Hopkins: Downtown Hopkins, Shady Oak, and Blake Road. While all three fall under the Centers typology as shown above, they also have distinctive elements that relate to their role as transit station areas.

Consistent with Metropolitan Council guidance for transit station areas, this plan establishes a minimum 50 units/acre density for mixed use districts within one quarter mile of the three planned transit platforms. Moderately lower (minimum 20 units/acre) densities are guided for the periphery of the station areas. The City will work with Metro Transit and other partners to ensure that lower intensity uses such as surface parking lots are not the long term future for sites adjacent to station platforms, as this will significantly reduce the achievable densities in these areas.

In general, the expectation is that the most intense development will be focused around light rail stations. Market forces may seek contemporary auto oriented development along high capacity roads at the periphery of these areas. High quality design, pedestrian and bicycle facilities, and thoughtful use of open space will be important to blend future growth into the existing development pattern. The station areas have specific plans that provide additional planning details for the area within ½ mile of each station, summarized in Appendix B1. Accompanying graphics from station area plans show focus areas for redevelopment immediately around the station platforms. Further information on Transit Oriented Development and station locations is outlined in Appendix B1.



# GOALS AND POLICIES

## Accommodating Growth

Growth remains an important pursuit of the city. It is necessary to increase the tax base in order to continue to provide high quality services to the city's businesses and residents. While the city is fully built out, the next ten years offer the opportunity to redevelop land more efficiently and to introduce density in select places throughout the city – namely in the designated centers and districts described in this plan.

As the city grows its population and employment, there are opportunities to develop additional pedestrian-scaled commercial and mixed use destinations, particularly around planned transit stations. The city's proposed future land use plan designates land use types of varying scale to be located throughout the city to meet this need. Their resulting urban form is human-scaled and walkable, with an emphasis on creating a distinct sense of place.

### Goal 1 Policies:

- Encourage the development of housing and employment in Neighborhoods, Centers, and Districts future land use categories, as defined and designated in the comprehensive plan.
- Encourage transit oriented development (development that emphasizes pedestrian and bicycle connectivity and a broader mix of uses at densities that support transit) in areas with high quality transit service, especially within a quarter mile of light rail stations or high frequency bus routes.
- Plan for appropriate amenities, high quality design, pedestrian and bicycle facilities, and open space in high growth areas, particularly in the Neighborhood Center, Activity Center, and Downtown Center future land use categories or other areas in close proximity to transit.
- 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 2 Policies:

- Encourage the transition of selected auto-oriented areas into Activity Centers, as defined and designated in the comprehensive plan.
- Plan for the introduction of Neighborhood Centers into select locations, as defined and designated in the comprehensive plan.
- Promote the development of high density transit oriented mixed use development around planned Green Line Extension light rail stations.
- Improve pedestrian and bicycle access throughout the community, particularly in the Centers future land use categories as defined and designated in the comprehensive plan or other areas in close proximity to transit.

## 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.

## GOAL 2

Create and develop mixed use centers and districts throughout the city, to support livability and community vitality.



## GOAL 3

Maintain and diversify the city's strong employment base.

### Employment and Mixed Use Areas

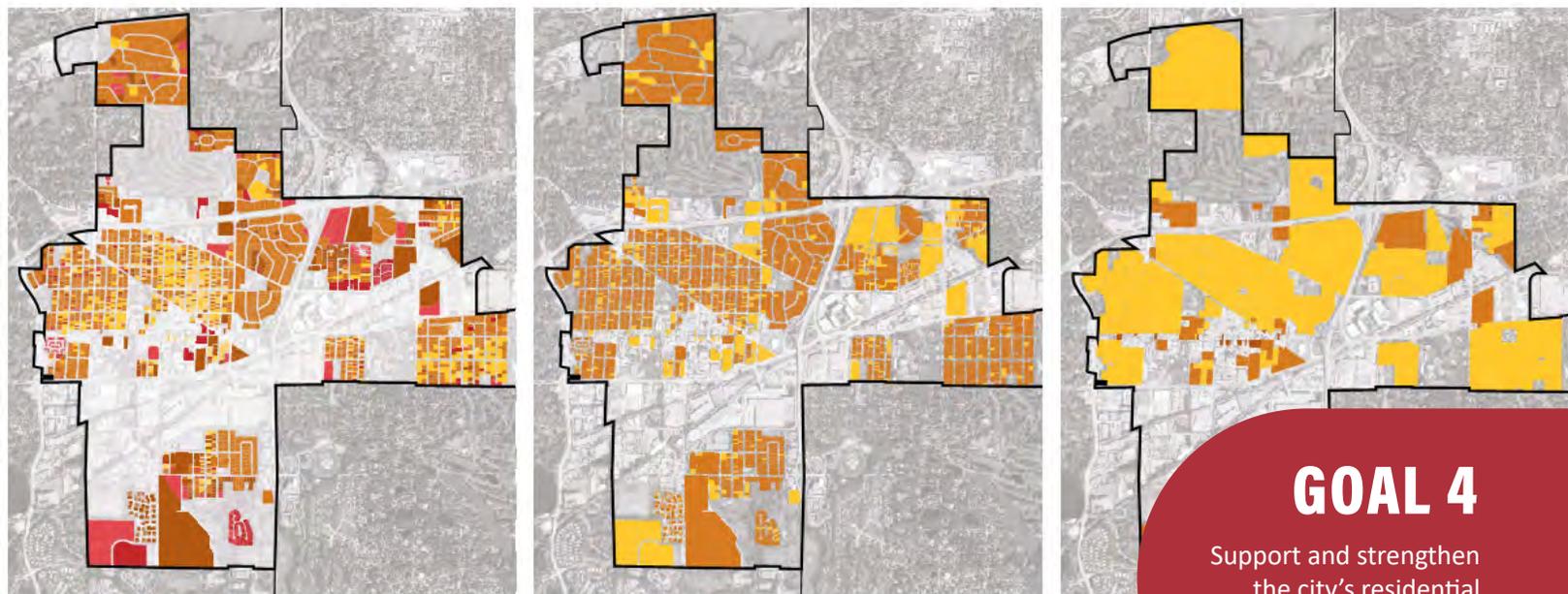
Due to its location along rail lines and highways, Hopkins historically has had a strong employment base, anchored originally by industrial uses. Over the past ten years, the composition of jobs in Hopkins has changed to include more retail and office jobs. This transition will likely continue, with the opportunity for light manufacturing, creative industries, and home-based businesses becoming more prominent throughout the city, not just in the industrial areas.

These uses are guided primarily to the mixed use centers and districts shown on the future land use map. In general, there is support to move to more development intensity in terms of jobs and activity, to make efficient uses of land and encourage transit use and walkability.



### Goal 3 Policies:

- Encourage development of living wage jobs, especially in the Center and District future land use categories that parallel the railroad corridor or other areas in close proximity to transit.
- Encourage location and maintenance of arts and creative economy businesses in the Downtown area.
- Support small local businesses, particularly in the Centers future land use categories as defined and designated in the comprehensive plan.
- Encourage businesses and office uses with a considerable daytime population to locate in Downtown, to support retail and services businesses on Mainstreet.
- Encourage larger employers that draw employees from across the region to be in the most regionally accessible locations.



## GOAL 4

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

### Residential Areas

One of the city's strongest assets is its diverse and relatively affordable housing, including a stock of single family homes and a variety of multifamily housing options. Growing the city will include maintaining existing residential areas, as well as adding housing in existing and new mixed use centers, particularly in proximity to transit stations.

#### Goal 4 Policies:

- Conduct neighborhood level planning to further identify community character and planning priorities to create more complete, sustainable, and resilient neighborhoods.
- Encourage the preservation and enhancement of the community's detached single family housing stock, especially in the Estate Neighborhood and Suburban Neighborhood future land use categories.
- Consider methods to alleviate development pressure and affordability challenges in low density residential neighborhoods, particularly in the Traditional Neighborhood future land use category.
- Engage the community to explore how to increase the mix of housing types near transit corridors, parks, and the Centers future land use categories as defined and designated in the comprehensive plan.
- Promote maintenance and reinvestment of existing residential land uses that have experienced deferred maintenance, deteriorating property values, high vacancy rates, or have reuse opportunities.

### Community Design

The character and design of Hopkins are fundamental to its unique identity and sense of community. The City Council Goals and Strategic Plan and many of the City's existing regulations and plans recognize the value of high quality urban design. Urban design pertains to the overall arrangement of buildings, space and infrastructure in the city and to the relationship between private investments and public spaces. Urban design contributes to the overall identity and usability of the city and it determines, in part, how the city is viewed and perceived, and how people interact with it.

As Hopkins continues to grow and redevelop, urban design will play an increasing role in people’s daily lives. It will also have a greater impact on the overall desirability and competitiveness of the city. High quality urban design that reinforces a strong public realm and creates places for healthy public life, will help create a more memorable, positive, efficient, and sustainable built environment.

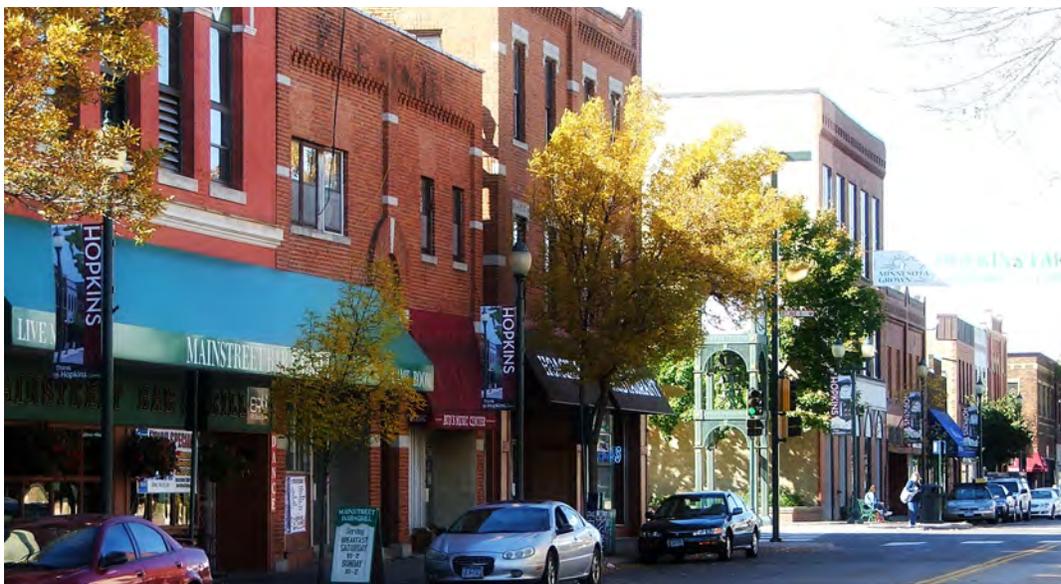
The compact nature of the city heightens the importance of urban design because buildings are closer, spaces are smaller, and people inevitably interact more frequently.

Urban design is also important in Hopkins because it can help ensure predictable edges and transitions between adjacent uses and districts. Due to the compact nature of the city, its density, and the desired proximity of different uses, much attention should be paid to the transition from one area to another – particularly between areas of different use, scale, and intensity. Successful transitions help integrate different uses and makes a city more accessible and desirable.

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

**Goal 5 Policies:**

- Reinforce the distinctive characteristics of Downtown and existing neighborhoods by encouraging developments that are compatible in design and supportive within their context.
- Establish strong identities for emerging Centers and Districts as defined and designated in the comprehensive plan. Their identities should evolve from unique features of the area.
- Design streets, parks, and open spaces to encourage pedestrian activity, public gathering, and art in its various forms.
- Encourage creative placemaking throughout the city, particularly in the Neighborhood Center, Activity Center, and Downtown Center future land use categories as defined and designated in the comprehensive plan.
- Support community events hosted in public parks and facilities to help foster a sense of community and celebrate Hopkins’ distinct character and diversity. (See also Social Environment)
- Collaborate with stakeholders and other government agencies to ensure that Hopkins’ major entry points and corridors reflect its unique identity and sense of community.



### Goal 6 Policies:

- 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 6

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

## GOAL 7

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

### Goal 7 Policies:

- 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.







## 3. TRANSPORTATION

**Direction for a multimodal network providing connections and access.**

### INTRODUCTION

The development of a robust transportation network is necessary to support the planned growth and development in Hopkins. In Hopkins, which already has a strong multimodal network, adding road capacity generally is not the answer. As a result, the plan for Hopkins transportation improvements focuses on expanding options for travel that do not depend on single occupant vehicles – while still ensuring that automobile travel is safe and efficient. See **Appendix B2** for additional transportation information, maps, data, and calculations. The planned multimodal transportation network is adequate to accommodate growth in travel needs through 2040.

### MAJOR FACTORS

Major factors to consider when planning for transportation in Hopkins include:

- **Multimodal connections.** The City of Hopkins has a fully multimodal network that will only increase with planned investments. Planning for improvements will need to take into account intermodal and multimodal connections and systems. This will include improvements to bicycle, pedestrian, transit, freight, and roadway networks.
- **Roadway network largely complete.** The City of Hopkins is near full development and has nearly all of the miles of minor arterial and collector roads that it will need. However, certain road improvements will be needed at the city and county levels during the next twenty years. However, the city’s major arterial network is for the most part complete.
- **Transit is a major opportunity.** Hopkins will be home to three of the new Green Line Extension stations with the expansion of light rail. It will serve as a western hub for the line, with connections into the larger regional transit network. This facility will increase transit accessibility significantly, allowing for less dependence on automobiles.
- **Regional trail hub.** Hopkins serves as a regional hub for bicycle and pedestrian travel as well, with the trailheads of five regional trails in the city – connecting to destinations throughout the central and west metropolitan area. Combined with local sidewalks and trails, Hopkins has a strong start on connecting into the existing Regional Bicycle Transportation Network, which focuses on providing a viable bicycle transportation network.

# TRENDS AND CHALLENGES

## MULTI-MODAL TRANSPORTATION



Increasingly, Hopkins residents are using several different modes of transportation. Additionally, many residents indicate they would like more opportunities to bike, walk, and take public transit within the city. These trends are part of larger desires for cost savings, being more active, and/or reducing carbon emissions by driving less. Accommodating several forms of transportation on roads or along corridors can be a challenge, especially in fully developed communities where there are fewer opportunities to expand or redesign roadways.

## BALANCING REGIONAL AND LOCAL MOBILITY AND ACCESS



Hopkins currently has regional trails running through portions of the city. Additionally, the construction of the Green Line Extension will increase regional connectivity. While the City works to ensure safe and smooth regional transportation and connections, local access, connectivity, and mobility also need to be considered to ensure all Hopkins residents have access to regional opportunities.

## EXPANDED USE OF AUTONOMOUS VEHICLES



Advances in self-driving car technology suggest that in the next few decades, these may become much more widely used. Some experts predict that by 2040, autonomous vehicles will be the primary personal transportation mode. This has broad implications including: (1) the need to upgrade infrastructure markings, signage, and lane structure, (2) the potential for substantial shifts away from parking for single-occupant vehicles to a more pooled vehicle model, (3) the need for interjurisdictional coordination on how facilities and standards may change across borders.

## MOBILITY AS A SERVICE, AND SHARED VEHICLES



This trend is already well underway. Companies such as Lyft and Uber offer ride-sharing services that may reduce the need for personal vehicle usage and ultimately car ownership. This has implications for the demand for dedicated drop off/pick up zones and parking and staging of vehicles. The need for a City response in terms of regulations and enforcement will expand as these services expand.

## CHANGE IN SHOPPING PATTERNS AND DELIVERY METHODS

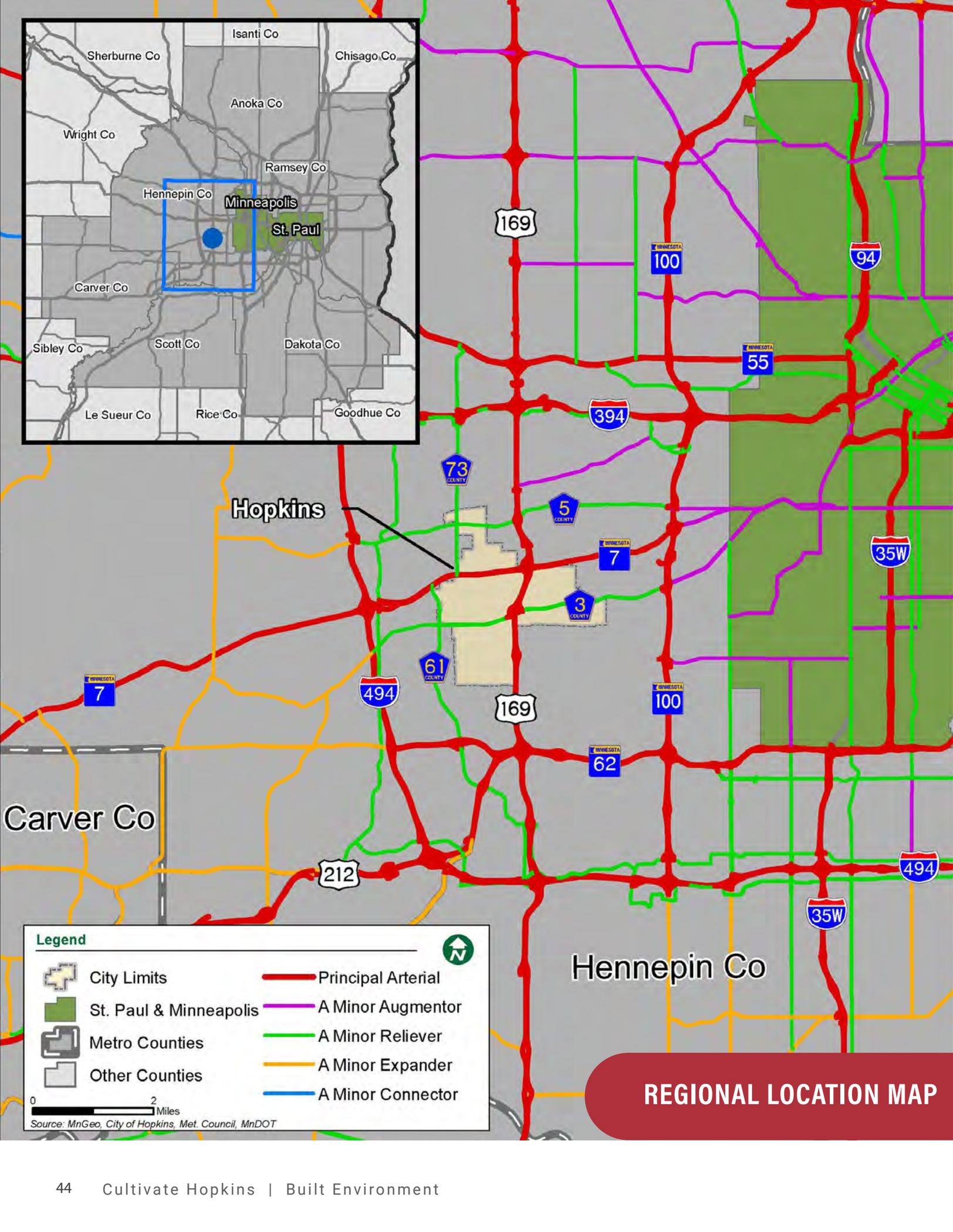
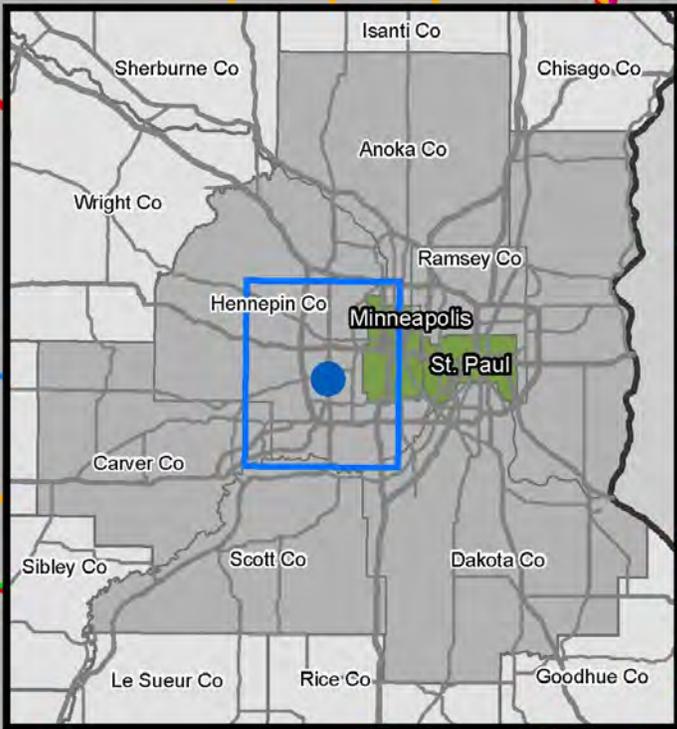


People are increasingly shopping online, leading to implications for both brick and mortar stores, as well as accommodating increased and expanded delivery methods. Increases in freight traffic from deliveries may have implications for existing city roadways. Additionally, the potential expansion of other means of delivery raise questions about how these will be regulated. Increases in telecommuting and working remotely have similar implications.

## PEOPLE WHO LIVE WITHOUT A CAR



Increasingly, people are opting to live without a car - either by necessity or choice. This increase importance of providing alternative modes of transportation.



**Legend**

- City Limits
- St. Paul & Minneapolis
- Metro Counties
- Other Counties
- Principal Arterial
- A Minor Augmentor
- A Minor Reliever
- A Minor Expander
- A Minor Connector

0 2 Miles  
 Source: MnGeo, City of Hopkins, Met. Council, MnDOT

**REGIONAL LOCATION MAP**



## GOAL 1

Develop and maintain a safe and functional roadway network that accommodates all users and balances access and mobility.

## GOALS AND POLICIES

### Roadway System

Hopkins will continue to design and maintain its roads according to the established functional classification system in order to serve the needs of the community and enhance regional efforts to reduce traffic congestion.

#### Policies:

- Continue to maintain roads and related infrastructure to established standards.
- Ensure there is adequate multimodal connectivity at future LRT stations.
- Following completion of the long standing citywide street and utility reconstruction program, consider alternative methods of funding public infrastructure improvement projects using funding sources other than special assessments ([MN Statute 429](#)). Alternative funding source for consideration include street reconstruction bonds, franchise fees, and other resources created by the State after creation of this Plan.
- Consider the potential impact of the expanded use of autonomous vehicles on the roadway network, and periodically evaluate to determine if any changes are needed.
- Consider how changes in travel behavior, such as ride sharing, may impact demands on roadways, including parking and staging areas, and periodically evaluate to determine if any changes are needed.
- Promote multi-modal usage through improved infrastructure in public right of way corridors, with an increased focus on collector roadway corridors, access routes to transit, and crossings of major collectors and arterials.



## GOAL 2

Promote travel demand management practices where feasible with existing and new development.

### Travel Demand Management

Hopkins has a mixture of low-and high-density housing, industrial, and office uses which may help reduce travel on the metropolitan highway system by allowing people to live near their place of work. This pattern of existing and planned growth provides an opportunity to implement travel demand management (TDM) practices, which are aimed at limiting peak hour automotive travel that contributes to congestion on the road network.

#### Policies:

- Continue to review the site plans of major new developments to ensure that they support TDM principles, such as provisions for preferential parking for ride-sharing vehicles, transit rider incentives, accommodation for nonmotorized travel, or other such elements.
- Continue to support existing policies that include TDM incentives and goals for large development projects, and consider opportunities to expand or incorporate similar policies in other zoning or development standards.
- Support Minnesota Department of Transportation (MnDOT) and the Metropolitan Council regional educational and outreach efforts to encourage ride-sharing, staggered work hours, and off-peak travel.
- Consider how changes in travel behavior, such as ride sharing, may impact demands on roadways, including parking and staging areas, and periodically evaluate to determine if any changes are needed.
- Promote multi-modal usage through improved infrastructure in public right of way corridors, with an increased focus on collector roadway corridors, access routes to transit, and crossings of major collectors and arterials.

## Fixed Route Transit

The City of Hopkins will continue to actively participate in the planning, design, and construction of the future Green Line Extension. The City supports the proposed locations for light rail transit stations in Hopkins and will continue to work with the Hennepin County Regional Railroad Authority (HCRRA) and Metro Transit on implementation of the Green Line Extension.

### Policies:

- Implement light rail station area plans, which accommodate transit-oriented development, and ensure excellent pedestrian facilities within a half mile of the stations and bicycle connectivity within 2-3 miles.
- Publicize the accessibility of the LRT stations in the community to promote the use of this new travel mode and also to make the general public more aware of the convenient access to regional destinations and job centers.
- Strive to ensure that parking demands at LRT stations do not negatively impact surrounding residential or business areas.
- Collaboratively implement vehicular and multi-modal transportation improvements consistent with the city's downtown and citywide economic development goals identified separately in this plan.
- Promote the development of a bus circulator between LRT stations and Downtown.

## Metro Transit Bus Service

While the Green Line Extension will provide enhanced transit access along the planned corridor, regular bus route service will continue to provide transit service for much of the community. In addition to providing transportation to destinations, bus routes will be designed to provide feeder route service to Green Line Extension stations.

### Policies:

- Work with Metro Transit to create new or improved bus stops and stations along its routes through Hopkins, especially along major corridors.
- Review major new developments to encourage the inclusion of bus shelters and pullouts as needed if such sites are along existing or planned bus routes.
- Work with Metro Transit to ensure that there is good bus transit service and LRT feeder bus connectivity at each LRT station located in Hopkins, wherever feasible.

## Demand-Responsive Transit

Demand responsive transit provides transportation at the request of the rider, as opposed to running on a fixed route. They allow for flexible timing of trips within designated service areas. Demand responsive transit service is particularly important for those who are unable to ride regular transit, particularly seniors and people with disabilities. Services like [Transit Link](#) and [Metro Mobility](#) can help riders maintain independence and provide valuable "last-mile" connections between fixed transit routes and the rider's destination.

### Policies:

- Continue to assist as needed to facilitate Metro Mobility service.
- Provide referrals to demand responsive transit service as requested by residents.

## GOAL 3

Participate in the development of the Green Line Extension project to expand transportation and development benefits for the community.

## GOAL 4

Work with Metro Transit to promote convenient, reliable bus service on corridors throughout the city.

## GOAL 5

Continue to support the presence of demand responsive transit in Hopkins to meet the needs of the community.

## GOAL 6

Support the development of a safe, connected, accessible network of regional and local bicycle and pedestrian facilities in Hopkins.

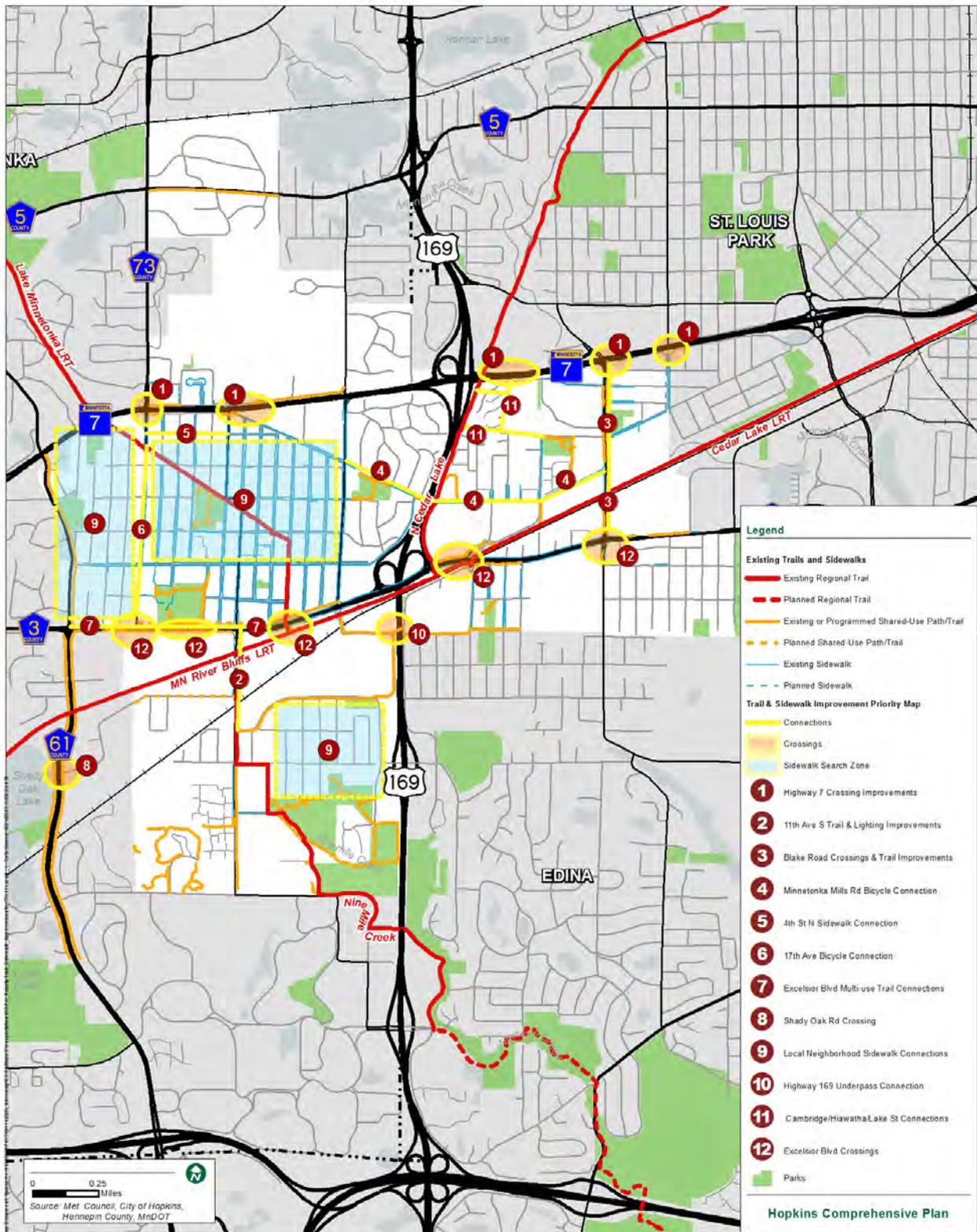


### Bicycle and Pedestrian Facilities

Bicycle and pedestrian facilities are a frequently requested improvement in Hopkins. While a significant number of local and regional connections exist, there are still gaps in the system and places in the city that are underserved. The City's adoption of a [Complete Streets Policy](#) in 2010 sets the standard for how bicycle and pedestrian facilities will be incorporated into the existing transportation network.

#### Policies:

- Pursue the implementation of the City's Complete Streets Policy by considering all modes of transportation when designing or reconstructing streets, with particular focus on collector roadway corridors, access routes to transit, and crossings of major collectors and arterials.
- Pursue bicycle and pedestrian facility improvements and implement the City's Complete Streets Policy in consideration of the City's identified priorities for such improvements.
- Support the development of new trailhead facilities near the convergence of the regional trails, as in the trailhead at The Depot.
- Continue to build pedestrian ways along collectors and certain minor arterial streets to improve accessibility and pedestrian travel safety between residential areas, downtown, parks, and the regional trails.
- Strive to create better pedestrian environments in and around future light rail transit stations and transit oriented development areas.
- Continue to ensure safe conditions at regional trail street crossing locations.
- Improve pedestrian and bicycle accessibility between the regional trails and the Hopkins central business district, particularly through connections along 17th Avenue. The Artery is an example of improved pedestrian and bicycle facilities and connections that support both regional trail access and local connections.



## Aviation

There are no existing or planned aviation facilities within Hopkins; however, the City recognizes that it has a responsibility to include airspace protection in its comprehensive plan update. The protection is for potential hazards to air navigation including electronic interference.

### Policies:

- Identify any existing or potential structures which may impact airspace.
- As appropriate, notify MnDOT and the FAA upon receipt of any development proposals for structures of 200 feet or taller.
- Monitor and consider implications to the city of potential changes in aviation traffic, such as the expanded use of drones.

## Freight

The freight needs for Hopkins are served by the major arterial road network and freight rail lines passing through the community. There are no specialized freight facilities within city limits. At present, the City does not anticipate any major expansions to this network. However, it will be maintained to meet existing and future demand for movement of goods.

### Policies:

- Allow for the continuation of rail and truck freight traffic, while minimizing the impacts on local traffic and land uses.
- Locate uses that rely on heavy movement of freight along major freight corridors.

## GOAL 7

Comply with all state and federal regulations related to airspace.

## GOAL 8

Accommodate local and regional freight movement.







## 4. HOUSING

**Direction for housing supply, affordability, choice, and maintenance.**

### INTRODUCTION

Housing is an essential element of Hopkins in many ways. In addition to providing a basic need for shelter, the type, location, and design of housing define the character and livability of neighborhoods and districts. Furthermore, the economics of housing and its relative affordability determine who is or is not able to live in the city – and what choices they have here.

Hopkins provides a strong, diverse mix of housing types for its residents. This element focuses on policy approaches for continuing this into the future, including accommodating growth and affordability. The City's policy direction is informed by an understanding of data about existing conditions and trends in the Hopkins and regional housing markets.

See **Appendix B3** for additional information about housing, including statistics on affordability and an overview of the tools and strategies available to address housing needs. This includes information on how the city is able to accommodate its designated affordable housing allocation.

# TRENDS AND CHALLENGES



## MANAGING INTRODUCTION OF NEW HOUSING INTO EXISTING CONTEXT.

As a fully developed community, any new development will occur within an area with existing character and context. Particularly when new or different housing types are introduced to meet needs, there is an interest to ensure it is an asset to the community, and any impacts to surrounding properties are adequately mitigated.



## POTENTIAL GENTRIFICATION FROM UPWARD PRESSURE ON PROPERTY VALUES.

Hopkins is located in a highly desirable place, with a strong mix of amenities and convenient access. This is likely to lead to upward pressure on housing costs. This has the potential to displace low to moderate income households, who may not be able to afford to live here in the future. While growth in property values can be a positive, it needs to be balanced with the need to provide affordable and diverse housing options.



## AGING HOUSING STOCK

The age of Hopkins housing stock will increasingly require either maintenance or redevelopment to ensure neighborhoods are safe and retain their appeal and value. If investment levels are not adequate, this can contribute to decline in overall neighborhood livability, health, and life safety.

# MAJOR FACTORS

Major factors to consider while planning for housing in Hopkins include:

- **Multiple housing objectives.** The housing vision for Hopkins will guide policies related to housing affordability, choice, quality, and community context. With limited resources, priorities are needed to shape the City's policies and programs to determine which areas (geographic and topical) will be the focus.
- **Changing needs and preferences.** Hopkins is becoming more diverse, and changing demographics in the City will influence housing needs and preferences. The aging of the population may increase the need for more accessible housing, including options that provide a continuum of care. Young professionals are often looking for more walkable, mixed use neighborhoods. There may also need to be more models for nontraditional households – such as single person households and extended families.
- **Changes in housing affordability.** The current housing stock in Hopkins has been relatively affordable, especially compared to surrounding communities. However, Hopkins' location in the region, and the overall housing market, mean this is now changing quickly. The City will need to determine the impacts and plan accordingly.

# GOALS AND POLICIES

## Housing Growth and Supply

Growing the housing supply in Hopkins has multiple positive benefits. These include supporting the city’s business districts through employees and customer base, strengthening the tax base to fund public facilities and services, supporting safe and livable communities, and building transit ridership. Since there is a strong relationship between the appeal of the [Hopkins School District](#) and the attractiveness of housing in the area, expanded housing options also bring more families with school aged children to the city.

Redevelopment has created a number of new housing opportunities in recent years and future projects will offer even more choices. Of particular note is the current plan for transit oriented development around the Green Line Extension, especially at the three planned stations in Hopkins.

### Policies:

- Support the development of moderate to high density housing in appropriate locations, particularly near commercial nodes and activity centers.
- Develop housing as part of mixed use transit oriented development around transit stations.

# GOAL 1

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



## GOAL 2

Maintain an inventory of housing that is affordable to low and moderate income households.

### Housing Affordability

Housing affordability is a critical issue in Hopkins. While there was a substantial amount of affordable housing historically, market pressures are changing this. Lack of affordable housing contributes to instability in households due to financial strain, lack of opportunity to live in an area, and potential displacement of existing households from the area. For the purposes of this plan, the City is using the Metropolitan Council's [definition of affordable housing](#), as described Appendix B3.

The City of Hopkins has a long history of supporting housing for low income, elderly and special needs residents. Due to the age of the city's housing stock, a significant number of rental and owner-occupied units are affordable. Accordingly, Hopkins will continue to provide housing assistance in a targeted manner.

#### Policies:

- Support preservation, production, and protection of affordable housing units.
- Support programs and initiatives that create long term affordable units.
- Strengthen partnerships with developers, nonprofits, banks, and others to create and preserve affordable units.
- Continue to explore public policy that provides protection against tenant displacement.
- Maintain a fair housing policy to access livable community funds, as required by the Metropolitan Council.



## Housing Choice

The current supply of housing in Hopkins provides opportunities for people in all stages of life. Hopkins' current housing stock also addresses a wide range of income levels. Entry level opportunities exist in the supply of rental housing; more affordable units are also available for first-time home buyers. Existing neighborhoods offer opportunities for move-up housing, and the needs of seniors are addressed in a number of subsidized and market rate housing choices. Support services for seniors in the form of assisted living and long-term care opportunities also exist in the community.

### Policies:

- 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.

## 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





## GOAL 4

Maintain the quality, safety, and character of existing housing stock.

### Housing Maintenance and Character

Much of Hopkins' housing stock is at least 50 years old. Due to the age of these structures, ongoing maintenance will be critical to maintaining and enhancing property values and keeping neighborhoods attractive and livable.

#### Policies:

- Continue to enforce existing standards for housing and yard maintenance, including single and multifamily housing, through building codes and other city regulations.
- Support property inspection programs, including rental inspections, to ensure substandard property conditions are addressed.
- Encourage neighborhood groups to organize for voluntary community efforts to support neighborhood livability.
- Protect single family residential areas from the encroachment of incompatible uses and promote the removal of existing incompatible uses.
- Ensure that new housing proposals address building massing, parking locations, access, traffic impacts, landscaping, exterior architectural design, fencing, trash handling, and parking ratios.
- Protect single family homes from demolition, unless demolition is needed to achieve citywide goals.
- Accommodate expansion of ride sharing and delivery by encouraging development of drop off/pick up zones near residential areas.



# SOCIAL ENVIRONMENT

The social environment is defined as human interaction and engagement in the community. It includes sections on public services and facilities, education, public health, community connections, equity, and arts and culture. Much of the content for this element is new to the Hopkins comprehensive plan this time around, motivated by the City's focus on related issues as citywide priorities.







## 5. QUALITY OF LIFE

**Direction for public services and facilities, education, and public health.**

### INTRODUCTION

The topic of quality of life provides a different perspective on how to plan for the future of Hopkins. Rather than focusing on the physical growth and development of the community as this plan has in many other elements, it considers the city from the perspective of how it impacts the lives of individual people and households. It makes it clear that the core purpose of the city is to ensure the well-being of its current and future residents. As such, this section covers many of the core functions that government provides – including public safety, social support, and education.

Of course, it is well beyond the scope of the City of Hopkins to address all issues related to quality of life. Responsibility for these issues is broad, and the policy direction in this element will demonstrate that. While this plan only guides City direction specifically, it does call out important partnerships with other jurisdictions and organizations that are key in providing essential guidance and services in Hopkins.

See **Appendix C1** for more information and data related to quality of life and associated public services in Hopkins.

# TRENDS AND CHALLENGES



## CHANGING DEMOGRAPHICS

The changing composition of the population in Hopkins has significant implications. Newer residents are less familiar with how services are provided, and there may be unintended consequences regarding whether people have full and equal access to public services. Furthermore, demographic changes such as the overall aging of the population impact what type of services are needed.



## CONVENIENCE AND ACCESS

In addition to technological change, modern life is busier and fuller than ever – with multiple demands on everyone’s time. The rise of dual earner households has meant that there are fewer residents with flexibility in their schedules to take care of personal business and participate in public events and activities. Survey data show that one of the biggest barriers to more participation in activities is simply lacking the time to do so. The City may need to find ways to make participation more convenient, easy, and accessible.



## HOLISTIC APPROACH TO WELLNESS

Bringing public health and planning together provides an opportunity to take a holistic look at how the community contributes (or detracts from) human well-being. The recommended concept of “health in all policies” suggests that a plan should consider impacts on health and wellness across all topics in the plan.



## EMERGENCY PREPAREDNESS AND RESILIENCE

With climate change and other global dynamics, the likelihood of a major incident (natural or human-made) has been increasing. Developing a resilient city that is responsive to this is important. Particularly important will be identifying vulnerable populations that will be disproportionately impacted and may need additional assistance during and after an incident.

# MAJOR FACTORS

Major factors to consider while planning for quality of life in Hopkins include:

- **Strong foundation for quality of life.** Survey data and feedback from residents in Hopkins show that – in general – people feel good about their community and how it contributes to their quality of life. Most feedback suggests a high level of satisfaction with current public services and facilities. This doesn’t mean there aren’t issues to address, but the City starts from a solid position to move forward.
- **Substantial community assets.** Assets enjoyed by the community include the park and recreation system, public school system, and overall walkability and bikeability via sidewalks and trails. Most improvements suggested by the community are incremental improvements to existing facilities and places, rather than completely new features.
- **Public health points towards opportunities to improve.** In general, public health metrics in Hopkins are typical for a community in Hennepin County and Minnesota. However, there are opportunities to improve around physical activity, access to healthy food, and mental health that could be supported through City policy. Additionally, there are some disparities among groups in the community that need to be understood and addressed.



## GOALS AND POLICIES

### Public Health

The vision of public health in this plan is a holistic one, so that almost all goals and policies can be seen in terms of how they contribute to public health. With that in mind, this section includes guidance for elements that are not covered more explicitly elsewhere – namely, access to healthy food and health care, active living opportunities, and environmental health.

#### Policies:

- Support the goal that adults and children of all income levels have physical and economic access to fresh and healthful food and have opportunities to learn about nutritious eating and food safety.
- Support the provision of high quality local health systems that are accessible and responsive to community needs.
- Assist adults and kids in maintaining healthy, active lifestyles by providing a range of recreational facilities and programming that are accessible and convenient.
- Work in partnership to restore and maintain a clean and healthy environment, with particular attention to impacts on vulnerable populations.
- Support investments in infrastructure that encourage the incorporation of physical activity into daily routines, such as walking or bicycling to destinations.
- Support the destigmatization of mental illness through education and outreach.

## GOAL 1

Support the vision of a community where everyone has access to the resources and opportunities needed to live healthy, active lives.

## Social Services

While the City of Hopkins typically does not have an active role in providing social services to its residents, it is the location of several agencies that do. Additionally, through other ongoing work in the community, City staff will come into contact with people who may benefit from a referral to social services. Maintaining partnerships with social services agencies and being able to provide timely information and referrals can help support residents, particularly those facing challenges.

### Policies:

- Maintain information sharing and referral partnerships with social services providers who provide assistance to people in Hopkins.
- Where appropriate, provide referral information to Hopkins residents seeking assistance.

## Property Standards

Maintaining property standards in Hopkins has multiple objectives. The primary goal is promoting public health and safety through enforcement of regulations, including the building code, fire code, heating and plumbing code, and environmental health guidance. Additionally, inspections can help maintain community livability, appearance, and value by enforcing property maintenance standards and other regulations.

### Policies:

- Continue to enforce applicable regulations on buildings, properties, businesses, and building systems to support public health, safety, and community livability.
- Educate the public, developers, property owners, business owners, and other stakeholders on applicable city and state regulations.

## Facilities and Infrastructure

The City of Hopkins maintains its system of public infrastructure, buildings, equipment, and open space primarily through its Public Works Department. In addition to maintaining existing elements to established standards, the City must consider what new and/or improved elements will be needed to accommodate future growth, development, and change.

### Policies:

- Maintain and improve existing public infrastructure, buildings, equipment, and open space to established standards.
- Identify facility and infrastructure needs associated with future development, as well as changes in the population, to ensure that investments are consistent with longer term community goals.
- Make efficient use of space in the city through partnerships and co-location of public functions, where feasible.
- Collaborate with Hopkins Public Schools on mutually beneficial projects and initiatives, to strengthen both institutions.

## GOAL 2

Use partnerships to ensure that residents are connected with necessary services to meet health, economic, and practical needs.

## GOAL 3

Maintain property standards and enforcement to ensure that neighborhoods and buildings remain safe and livable.

## GOAL 4

Maintain public infrastructure, buildings, equipment and open space that meets the demand of future community needs.

## GOAL 5

Support educational opportunities for Hopkins residents that support basic education, lifelong learning, and economic opportunity.



## Education

The City of Hopkins benefits directly from having high quality public and private educational opportunities, particularly for its children. While not directly involved in the governance of either the schools or library, the City can help support these institutions in a variety of ways. A strong educational system helps in promoting economic opportunity by preparing future employees with the skills and training needed. It also strengthens the city overall by helping to attract families, enhancing the tax base through increased value of property in the district, and contributing to quality of life.

### Policies:

- Educate residents regarding how the city functions, and how they can be involved, via educational programs such as Hopkins Academy.
- Support the presence of a public library system that provides a range of reading materials and related resources free of charge to the public.
- Support the presence of an educational system that meets the needs of school children, job seekers, and lifelong learners.
- Explore ways the city can pursue job training programs to meet the needs of area employers.

## Public Safety

Protecting and promoting public safety is an essential element of quality of life in Hopkins. Through the work of city staff, and cooperative partnerships with other agencies, there is continued work to reduce both the incidence and perception of crime. In recent years, the Police Department in particular has focused on a crime prevention strategy that involves a cooperative partnership with the community and proactively seeks to inform and involve a diverse range of residents.

### Policies:

- Continue to build community trust and strengthen partnerships with diverse communities.
- Cultivate and continue to foster relationships with youth in the community through new and current programs.
- Continue to promote transparency through community academies and educational forums.
- Support officer development through ongoing training, formal education, and career enhancement opportunities.
- Research and implement new recruitment efforts for department personnel.

## GOAL 6

Prevent and reduce crime and increase perceptions of safety through interagency collaboration and coordination with residents as empowered partners.

## Emergency Response

Emergency response is another core function of government. Through the Fire Department and a range of other partners, Hopkins responds to numerous fire, medical, and other emergency incidents annually. In addition to incident management, planning for future disaster response and recovery is a key component in the vision of a resilient city.

### Policies:

- Maintain and improve public safety infrastructure in order to improve response times, incorporate technological advances, and enhance interagency communications.
- Maintain an Emergency Operations Plan for emergency preparedness, including needed facilities, equipment, staffing, and training.
- Conduct appropriate training to enhance readiness for emergencies, including table top and simulation trainings.
- Support community emergency response through training volunteers to assist with basic disaster response.
- Maintain partnerships with other emergency response agencies, including Hennepin County.
- Prioritize firefighter safety, especially in relation to the health hazards of the profession.

## GOAL 7

Reduce harm to people and property by utilizing collaborative approaches to increase capability and capacity to respond to emergency incidents.



## 6. SENSE OF COMMUNITY

**Direction for community connections, equity and inclusiveness, and culture and identity.**

### INTRODUCTION

The concept of a sense of community is both abstract, and very relevant. It is abstract because it relates to interactions between individuals, and the perceptions of these individuals regarding how they relate to the community as a whole. This is often difficult to measure and track, although the City has made efforts to do so. At the same time, it is very relevant to planning for the future. It relates to how people interact with the community, how they are involved in community events, who is making decisions on behalf of the community, and what groups or individuals are being excluded from full participation in society through inequitable treatment. See **Appendix C2** for more information and data related to sense of community in Hopkins.

# TRENDS AND CHALLENGES

## RACIAL/ETHNIC DISPARITIES



Despite efforts to the contrary, historic disparities in outcomes for different racial and ethnic groups have persisted over time. Many of these are rooted in past patterns of discriminatory policy and behavior, as well as unintended impacts of some modern policies. While there have been some improvements, there are still disparities in a number of areas, including income, poverty, homeownership, health care, and unemployment. A number of people also report present day discrimination based on their race or ethnicity. At times, this will require deliberate and targeted action to address.

## CHANGES IN TECHNOLOGY THAT IMPACT HOW PEOPLE RELATE TO ONE ANOTHER



As evidenced most clearly among school children, the spread of smartphones and other online technology has contributed to major differences in how and where people connect with others. There are both risks and opportunities inherent in this change. On the positive side, this provides a way to communicate on a broad scale more quickly, easily, and inexpensively than in the past. On the negative side, there is less control of messaging online due to the mass amount of information, and new social patterns associated with media use may leave some feeling isolated or bullied.

## BUSY LIFESTYLES NEED CONVENIENCE AND ACCESS



In addition to technological change, modern life is busier and fuller than ever – with multiple demands on everyone’s time. Survey data show that one of the biggest barriers to more participation in activities is simply lacking the time to do so. While it is not possible for the City to simplify modern life, there are opportunities to design and implement services with attention to convenience, accessibility, and flexibility.

## MAJOR FACTORS

Major factors to consider while planning for sense of community in Hopkins include:

- **Strong foundation for sense of community.** A solid majority of people living in Hopkins believe that there is a fairly strong sense of community, where people are helpful and can be trusted. The concept of “home town feel” has resonated with many people who live in Hopkins. People feel connected to Hopkins, particularly at the neighborhood level. That is not true for all, but it provides a starting point for making improvements.
- **Diversity matters.** Hopkins is becoming more diverse, and that is having impacts on community in a variety of ways. Experience with discriminatory treatment in Hopkins varies greatly by a person’s background, and the same location or experience that one person finds welcoming someone else may find to be the opposite. This emphasizes the importance of hearing multiple perspectives and opinions when addressing community issues.
- **Change isn’t slowing down.** Changes in the population in Hopkins continues, particularly in a population with higher-than-average turnover in residents due to the fact that the majority of housing is rental. Finding a way to connect people who are new to a community (and possibly even to the country) adds challenge, but also presents opportunity to incorporate new insights, cultures, and perspectives into the Hopkins culture.



## GOAL 1

Support a strong, connected, inclusive vision of community that provides opportunities for everyone to participate in public events and processes.

## GOALS AND POLICIES

### Community Connections

The level of social connectedness in a community has significant implications for the future of Hopkins. Well connected residents participate in public events and activities, volunteer, vote in elections, and have their voice heard by decision makers. This builds community pride and a sense of ownership in the current and future state of the community. The City of Hopkins prioritizes connecting with people as a key element in meeting overall goals for community and quality of life.

#### Policies:

- Support a local community context where people have opportunities to connect with others through a variety of means, to strengthen a sense of community and enhance people's lives.
- Facilitate inclusive civic engagement through the empowerment of all community members to participate in local decision-making.
- Maintain a system of public places and facilities which strengthen community livability and support social interaction and recreation.

## Equity and Inclusiveness

As demonstrated by community surveys and demographic data, both perceptions and realities of peoples' experiences in Hopkins vary significantly by their race and ethnicity. While the City has taken proactive steps to address this in recent years, there is more to be done. This may mean intentionally inclusive policies and programs, where the City will "take it to them" instead of waiting for people to ask to be included. This includes all dimensions of diversity in the community, including people with special needs and requirements for services and accessibility.

### Policies:

- Celebrate, respect, and represent the diverse social and cultural backgrounds of the community and its members.
- Seek to address any disparities in outcomes through dedicated resources, partnerships, ongoing evaluation, and continuous improvement.
- Systematically and collaboratively address racial equity in evaluating public and private investments at multiple decision points, transparently report results, and make adjustments accordingly.
- Identify and help support the needs of youth, seniors, people with disabilities, and other populations with special needs.
- Address and engage renters in public processes.

## Culture and Identity

Along with other aspects of the community, the culture and identity of Hopkins is an evolving concept. The history of the development of the community (from the time of indigenous peoples to present) should be recognized and preserved, as it is important to what Hopkins is today. However, the community should also seek to recognize and highlight a range of artistic and cultural contributions, including those that have come to Hopkins more recently. Community events and public spaces provide opportunities to recognize and celebrate these contributions.

### Policies:

- Provide a broad range of cultural resources, events and activities that encourage community member participation, creative self-expression, and community revitalization.
- Preserve important elements of Hopkins' history and culture for future generations through preservation, restoration, and interpretation.
- Seek to identify and recognize underrepresented elements of Hopkins history and culture, including that of newer residents and groups.

## GOAL 2

Proactively support the development and maintenance of an equitable and inclusive community.

## GOAL 3

Recognize, promote, and preserve important elements of the city's history, culture, and arts.



## GOAL 4

Promote arts and culture as tools for community and economic development.

### Arts and the Creative Economy

Art can be used to define unique places, enhance community pride, and interpret local history and culture. More interactive styles can be used to reach out to the community in non-traditional ways, encouraging interaction and enhancing quality of life. Furthermore, consistent with the concept of creative economy, artists and other creative people bring energy and vibrancy to the community where they live and work. This has been proven in many communities to translate to economic gain, as it attracts people and investment to the value of a unique place.

The City of Hopkins has already made a significant investment in supporting the arts in the community. [Hopkins Center for the Arts](#), with its prominent location and regular programming, is the most visible symbol of this. The [Art Street](#) program in downtown, which showcases a rotating variety of public art pieces, is another highlight. Other recent actions include the completion of a market study for affordable artist housing, the establishment of an arts advisory committee, inclusion of artists in the comprehensive plan engagement process, and ongoing investigation into a variety of opportunities to involve the arts and artists in the community.

#### Policies:

- Include public art as an element of public realm improvements, including major infrastructure projects.
- Encourage private developments to include public art or other culturally distinctive elements as part of their development plan.
- Collaborate with community-based arts organizations to support arts-related exhibits, events, and initiatives within the city.

- Encourage the location of new arts organizations and creative industries within Hopkins, particularly in the Downtown area.
- Continue to involve representatives of the arts and creative economy in Hopkins in discussions about how the city can continue to foster a supportive environment.
- Pursue initiatives and opportunities to direct more resources including: financial, staff, and in-kind – towards arts organizations and arts-related activities.
- Investigate strategies to establish dedicated and ongoing resources for public art.
- Support the Hopkins Center for the Arts, and expand its reach beyond its walls.
- Involve artists in community engagement and business development.
- Curate and maintain an active and engaging art component on the Artery.
- Explore opportunities for development of affordable artist housing as part of the City’s broader approach to affordable housing, with a focus on promoting diversity of residents of this housing.
- Encourage public and private projects to incorporate art wherever possible.





# NATURAL ENVIRONMENT

The natural environment relates to natural systems and resources, including land, water, air, habitat, and ecology. In addition to addressing policies around these specific systems and resources, it includes direction for practices that are specifically aimed at protecting or improving the natural environment, including guidance for parks and open space, renewable energy, and climate change resilience.





## 7. SUSTAINABILITY & NATURAL RESOURCES

**Direction for protecting, preserving, and enhancing the natural environment.**

### INTRODUCTION

Natural features in Hopkins exist in an urban context. Wetlands were filled, the paths of streams were redirected, and acres of forest and field were converted to development sites and pavement. While distinctive elements and patterns remain, the overall view is of a developed community in an urban context.

This does not mean Hopkins doesn't play an important part in the larger environmental context. In fact, it plays a critical role in the region in protecting and preserving resources. Generally speaking, as a fully built out city, opportunities to improve the natural environment in Hopkins will be targeted and strategic. There are few undeveloped natural areas left to preserve. Instead, much of the focus will be on improving the quality and connectivity of existing areas, and making targeted investments and improvements as appropriate. This element outlines policy direction for a range of topics related to the natural environment. See **Appendices D1 and W1-3** for technical studies and data to support this policy framework.

### MAJOR FACTORS

Major factors to consider while planning for natural features in Hopkins include:

- **Redevelopment is greener development.** Redevelopment frequently provides an opportunity to improve site-specific and district environmental functions – for example, with greener site plans, sustainable materials, more energy efficient design, and cleanup of contaminated properties.
- **Smaller environmental footprint.** Locating development in compact, walkable, mixed use, transit oriented areas provides an opportunity for living with less environmental impact than if located in other less accessible parts of the region – for example, fewer automobile miles driven, less water used for watering the grass on large yards, and reduction of need for expansion of services in rural areas.
- **Connecting natural systems.** Planning at the system level for parks, trails, and open space improvements can provide important connectivity, which can assist in connecting natural habitat for existing plants and wildlife into more functional and useable spaces, as well as sustainably managing water resources.

# TRENDS AND CHALLENGES

## LIMITED LAND FOR OPEN SPACE AND OTHER FUNCTIONS



Limits in land availability mean looking for multiple stacked functions in green spaces, including recreation, habitat, stormwater, etc. Uses need to be efficient and relatively compact in terms of how they use space, and be mindful of impacts on other uses in close proximity.

## CHANGING AND DIVERSE NEEDS FOR OPEN SPACE



While this section is focused on natural resources, human users are always a consideration. The changing population of Hopkins may mean different needs for these spaces.

## AGING INFRASTRUCTURE



Updating the city's existing systems provides both a challenge and opportunity. The costs associated with updating and replacing infrastructure are substantial and growing over time. On the other hand, infrastructure projects can provide a rare opportunity to make improvements to systems and the surrounding area with broader community and environmental benefits.

## ENVIRONMENTAL CONTAMINATION



As Hopkins has been fully developed, many natural resources have been impacted significantly by development. Cleanup and restoration of natural resources are therefore important – not necessarily to return land to a pre-development state, but to restore some ecological function and reduce pollution.

## COMPLEX JURISDICTIONAL ISSUES



Many elements of the natural environment do not follow jurisdictional boundaries. As a result, addressing issues often means coordination with other impacted entities – including other cities, watersheds, state regulatory agencies, large private property owners, and others.

# GOALS AND POLICIES

Hopkins is focused on becoming an environmentally healthy and sustainable city, whose policies and investments focus on building and site efficiency, protecting and restoring natural resources, and improving the resiliency of the community.

The abundance of natural resources and health of our environment are critical to the well-being of our communities, the prosperity of our economy, and the health of our regional ecological systems. As these systems are all interconnected, this section offers goals that often relate to and build upon one another, addressing building and site efficiency, environmental quality, resiliency, and overall quality of life.

The objective of this section is to outline goals and policies that will help preserve, protect, restore, and enhance Hopkins' natural resources and environment.

## Building and Site Efficiency

Building and site efficiency relates to the relationship between buildings or site improvements and the environment. Decisions around building and site location, design, construction, maintenance, and use can help restore and enhance the natural environment.

## Building and Development Design and Location

Decisions around development play a significant role in the City's ability to support and strengthen the natural environment. Best practices in how development is located and designed set the stage for how sustainable a development can be. The City's role in development review is critical to ensuring sustainable construction and development. Likewise, the City's decisions on how it manages its own facilities and sites can set a standard for expectations and encourage best practices. For details on what resources are consider environmentally sensitive, see Appendix D1.

### Policies:

- Minimize and mitigate construction impacts on environmentally sensitive areas, locations with high ecological value, and areas with severe development limitations.
- 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.
- Encourage the use of sustainable construction techniques that promote the reuse and recycling of materials.
- Explore implementation of heightened development review through Green Building Codes and sustainable building regulations.
- Encourage energy efficient building standards and sustainable investments in new and existing facilities to reduce energy consumption, improve air quality, and reduce greenhouse gas emissions.
- Support greener development patterns through stormwater management and landscaping of sites.

## GOAL 1

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

## Renewable Energy

Benefits of using renewable energy to diversify the energy supply include reducing dependence on fossil fuels, improving air quality, and reducing greenhouse gas emissions. All of these have measurable environmental benefits. Hopkins is currently participating in [Sol Smart](#) solar energy technical assistance, reviewing ordinances related to solar barriers, partnering with the St. Paul Port Authority on [PACE](#) (Property Assessed Clean Energy) program to provide low interest loans to those interested in pursuing clean energy, and the City is participating in solar energy through utility.

### Policies

- Encourage energy efficiency measures to reduce the overall energy consumption and carbon dioxide emissions from development.
- Support the development and use of renewable energy sources in Hopkins, including solar, geothermal, biomass, and other alternatives.
- Encourage the use of renewable energy sources in relation to City facilities, infrastructure, and operations.
- Make residents and businesses aware of incentives to utilize renewable energy sources and energy efficient alternatives.
- Promote balance between the benefits of urban forests and the benefits of enabling solar development.
- If opportunity arises, participate in the creation of local community solar gardens for residents and businesses who have limited on-site solar resources or do not own land or buildings, on sites such as the landfill.
- Encourage development projects to evaluate on-site solar opportunities and incorporate solar system installation into designs.
- Use State of Minnesota guidelines as the basis for evaluating and forming local carbon emission reduction goals.

## GOAL 2

Increase the use of solar power and other renewable sources for city infrastructure, facilities, and operations and encourage residents and businesses to make renewable energy improvements.



## Water Conservation

In Hopkins, average water usage has been progressively decreasing. For residential use, the number of gallons per person per day of water usage has dropped from 80 gallons in 2005-2010, to 68 gallons in 2011-2016. Additionally, the average total water usage has decreased from 138 gallons per person per day in 2005-2010 to 120 gallons in 2011-2016.

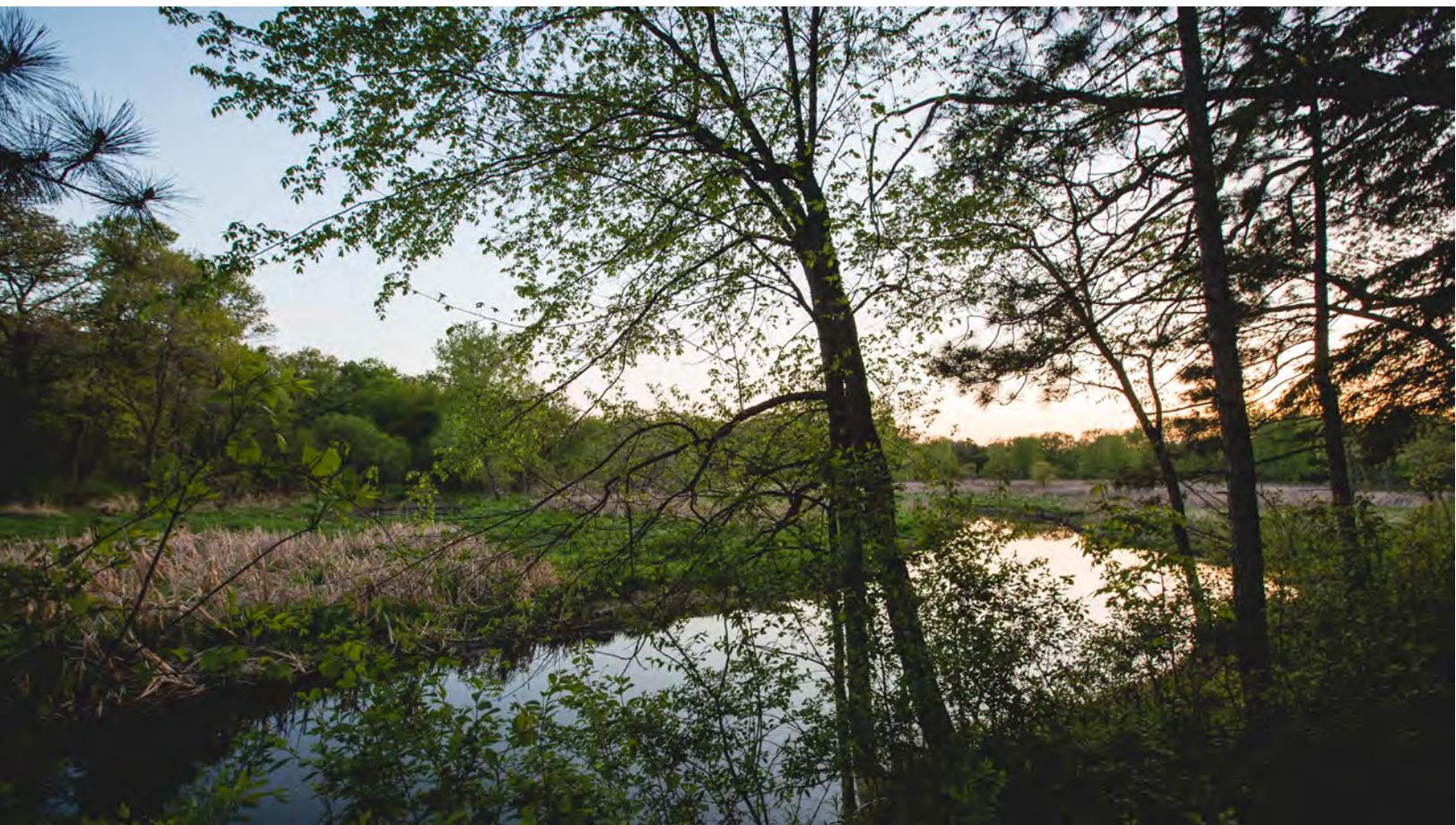
Pressure is now being put on the Minnesota Department of Natural Resources to reduce the burden that is currently being placed on the aquifers. It is anticipated the DNR will implement more restrictive water use policies throughout the metro in the future, forcing communities to decrease water usage. Fortunately but not by coincidence, Hopkins is already trending in a positive direction suggesting existing policies and practices have been effective.

### Policies

- Identify and promote water conservation strategies through coordination and outreach with private landowners, developers, citizens, and other local governments.
- Raise water conservation awareness through strategically placing educational signage at decision-making points, such as faucets, showers, and water fountains.
- Encourage the use of drought-tolerant plantings, promote irrigation systems that utilize reclaimed water, and incentivize systems that collect rain water for reuse.
- Meter or otherwise estimate water usage for system maintenance/management and work to identify leaks or wasted water in the system.

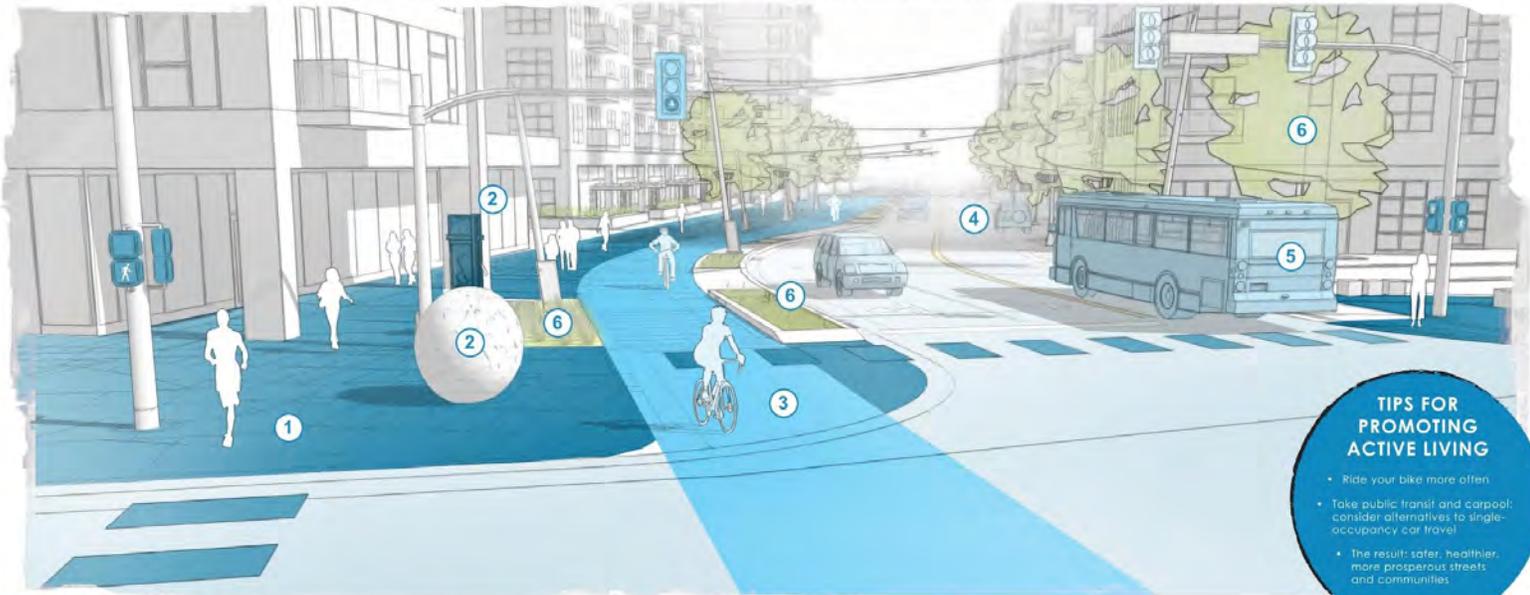
## GOAL 3

Conserve water resources by continuing education and incentive programs to ensure the city has adequate water supply to meet the long term needs of the citizens.



# HOW WE ARE RETHINKING THE PROBLEM

CREATING A NETWORK OF MULTIMODAL GREEN STREETS WITH CORRIDORS INCLUDING PLAZAS, SIGNAGE, ART, CYCLING, GREEN INFRASTRUCTURE, AND PUBLIC TRANSIT



- 1 **PEDESTRIAN CORRIDOR**  
Sidewalks blend into plazas w/ art to view & interact with
- 2 **PUBLIC ART + SIGNAGE**  
Art integrated into streetscape, kiosks w/ maps, info, & art
- 3 **CYCLE TRACK**  
Two way travel, signalized & fully separated from roadway

- 4 **PARKING**  
Parallel parking for easy drop-off & access to businesses
- 5 **TRANSIT**  
Bus stops & safe bike/pedestrian connection to the light rail
- 6 **PLANT MATERIALS**  
Streetscape plantings with street trees, native shrubs, & flowers

**TIPS FOR PROMOTING ACTIVE LIVING**

- Ride your bike more often
- Take public transit and carpool; consider alternatives to single-occupancy car travel
- The result: safer, healthier, more prosperous streets and communities

THANK YOU TO OUR SPONSORS:



## Stormwater Management

Several rule/policy making agencies, including the Minnesota Pollution Control Agency, the Minnesota Department of Natural Resources, Nine Mile Creek Watershed District, and Minnehaha Creek Watershed District have already initiated measures to reduce the amount and impact of stormwater runoff.

Hopkins does and should continue to ensure compliance with federal, state, and local regulations, enhance and protect biodiversity and ecosystems, and improve water quality by requiring design and use of erosion control and stormwater pollution prevention plans.

The graphic above illustrates how Hopkins is “rethinking the problem” by re-envisioning and re-designing the city to capture stormwater and protect our watersheds.

### Policies

- Implement and encourage the use of stormwater Best Management Practices to reduce the speed and impact of stormwater runoff.
- Incorporate permeable paving, bioretention cells, buffer strips, swales, and other strategies that address stormwater runoff, where applicable.
- Require the use of erosion control plans and stormwater pollution prevention plans to minimize the pollution of waterways and ensure compliance with federal, state, and local regulations.
- Consider expanding on regional facilities and banks where feasible and cost effective, such as the existing Artery/8th Avenue regional treatment facility.

## GOAL 4

Improve water quality by requiring design and use of erosion control plans and stormwater pollution prevention plans to ensure compliance with federal, state, and local regulations, minimize pollution and contamination of waterways, and enhance and protect biodiversity and ecosystems.

## Wastewater

Regional investments allow us to foster efficient and economic growth, and these investments include those in our wastewater system. To ensure orderly and economical development and redevelopment, each local government needs a wastewater and sewer plan to evaluate service needs and ensure compliance with the Metropolitan Council's [2040 Water Resources Policy Plan](#).

For long-term wastewater service areas, the staging of sewered development through 2040 as well as the protection of the remaining long-term service areas for efficient future sewered development should be planned. Furthermore, Hopkins will continue to support investments in the regional wastewater system that are needed to accommodate planned growth.

In Hopkins, the initial round of wastewater system planning was completed previously as the community developed. As redevelopment is planned and areas are guided for more intense site density, the City should evaluate downstream sanitary sewer mains for potential capacity increases. Further Wastewater information, maps, and calculations can be found in Appendix WR3.

### Policies

- Establish a wastewater management plan that ensures all water and wastewater is treated in a manner that protects the natural environment.
- Ensure facilities are able to meet the maximum day-to-day demand of Hopkins' current and future populations.
- Consider the increase of sanitary sewer and water main sizes during implementation of the street and utility reconstruction program adjacent to potential future redevelopment sites.

## GOAL 5

Ensure wastewater is managed and treated in a way that protects the natural environment.





## GOAL 1

Conserve and restore open spaces and natural resources to increase resilience, adaptability, and biological integrity

### Environmental Quality

Efforts to protect, preserve, restore, and enhance our natural environment will ultimately improve the quality of life for those currently living in Hopkins and help ensure a legacy for future generations.

### Open Space & Natural Resources

As population, development, and land values increase, the need for strategic open space and natural resource planning and management becomes more important. Since Hopkins is a fully developed city, expansion of open space areas is limited, and changes will be strategic and focused.

#### Policies:

- Protect, preserve, restore, and enhance Hopkins’ natural resources and open space areas through establishing environmental development regulations, education programs, and local partnerships.
- Promote the return of native vegetation to enhance the ecosystem’s ability to handle human and natural impacts and initiate processes that sustain them (for example, prescribed prairie burns) and encourage its usage in public and private landscaping plans.
- Establish, connect, and maintain healthy habitats that meet the needs of native animal populations and their migratory patterns, and consider impacts on wildlife in transportation and development projects.



## Waste Minimization

Hopkins manages its own solid waste and recycling program. In addition to providing reliable services to residents and businesses, an overall goal of this program is to minimize the amount of waste generated and disposed of in landfills. Hopkins already supports recycling through a mandatory recycling ordinance, fees on disposal of certain items, city purchases of recycled products, and promoting recycling through education and outreach. A key component in further addressing solid waste and waste minimization is proactively managing waste systematically.

### Policies

- Provide residential refuse collection necessary to ensure public health and safety.
- Encourage residents to reduce solid waste generation.
- Provide recycling services to 1-3 unit residential and enforce mandatory ordinance.
- Maximize efficiency with regard to refuse and recycling collections.
- Support alternatives to disposal which emphasize the reuse of materials whenever possible.
- Keep the community clean.
- Provide adequate, reliable and effective waste disposal and recycling at reasonable cost to residents.
- Expand opportunities for recycling, including organics recycling, with additional education and more options to recycle items.
- Develop and promote additional waste reduction strategies relating to composting and methane-capture.
- Encourage a reduction of the volume and toxicity of materials used in production, while promoting low-impact lifestyles that use less resources.
- Reuse/recycle post-consumer products to their best possible use, driving new local economic opportunities and creating public benefits.

## GOAL 2

Reduce the overall disposal of solid waste and increase reuse and recycling to conserve environmental resources.



## Water Quality

Our water resources have the ability to provide valuable habitat, support natural ecosystems, and offer a wide variety of recreation opportunities. Abundant, high-quality water plays a major role in advancing the region's growth, economic prosperity, and livability. Infrastructure for water supply, stormwater, and wastewater play a critical role in managing this essential resource. Water quality in the area is regulated at the state level, and Hopkins is required to comply with various regulatory standards and practices. In addition, Hopkins can pursue additional optional best management practices to further improve water quality and integrate stormwater management sustainably within an urban context.

### Policies

- Further develop partnerships with local entities to identify and establish additional water quality measures, promote expanded infiltration through the use of best management practices, and ensure new developments meet applicable standards for water quality.
- Provide leadership, planning, information, and technical assistance to actively preserve, enhance, and where possible restore the essential functions of wetlands, streams, rivers, creeks, and lakes.
- Establish measures for limiting the loss or degradation of Hopkins' riparian zones, wetlands, and other water bodies.

## Air Quality

Clean, healthy air is an essential element of the environment. However, air quality can be difficult to influence at the city level, as ambient air quality is determined by many factors and jurisdictions. Many point source emissions are already regulated at the state level, so there is limited opportunity for improvement. One area of potential change is to promote the reduction of greenhouse gases from vehicle emissions by encouraging land use and mode choice patterns that reduce dependence on fossil fuels. Hopkins has electric car charging stations and is planning for major transit improvements.

### Policies

- Support a reduction in vehicle emissions by improving travel efficiency and promoting non-auto modes of transportation, including walking, biking, and public transportation alternatives.
- Support expanded use of vehicles that do not rely on fossil fuels.
- Foster air quality improvements to preserve the natural environment and sustain community health and enjoyment.
- Improve indoor air quality through sustainable building practices and proper maintenance.
- Comply with state and local air quality standards.
- Expand use of energy-efficient and alternative fuel vehicles, including through the city fleet.
- Partner with other agencies and organizations to monitor nonpoint source emissions (cars, trucks, etc.) and their impact on air quality, and increase community awareness of air quality in the city.

## GOAL 3

Improve water quality through reduction in runoff and management of stormwater.

## GOAL 4

Protect and improve indoor and outdoor air quality



Source: Opus

## GOAL 5

Promote the cleanup and reuse of brownfields sites, and use sustainable practices to prevent future soil contamination.

### Brownfields Remediation

A brownfield site refers to the expansion, redevelopment, or reuse of a property, which may be complicated by the potential or presence of a hazardous substance, pollutant, or contaminant. Based on that definition, brownfield remediation refers to the cleaning up and reinvesting in these properties. Reinvesting in these sites increases local tax bases, utilizes existing infrastructure, facilitates job growth, takes the pressure off of undeveloped, open land, and improves and protects the environment.

Excelsior Crossings campus shown above was built on a brownfield site. Many redevelopment sites in Hopkins have some contamination either in soil or in buildings, such as asbestos or lead. There are currently external funding sources for brownfield cleanup projects; Hopkins is a partner in other aspects of redevelopment.

#### Policies

- Support the development of planning, implementation, and maintenance controls for brownfield remediation and reuse.
- Encourage the cleanup and redevelopment of brownfield sites in the city.
- Promote sustainable practices to prevent future soil contamination.

## Noise Pollution

Noise pollution takes place where there is either an excessive amount of noise or an unpleasant sound that causes temporary disruption in the natural rhythm of life and can inhibit sleep. Due to its ambient nature, noise pollution is often challenging to address effectively at the city level.

Hopkins' [current code](#) states "Between 10pm and 7am, the City prohibits gatherings of people from which noise emanates of sufficient volume that disrupts the peace and quiet, and can easily be heard at a distance of 50 feet from a residential dwelling." Currently this code does not directly address noise from other factors, though many are managed through regulatory agencies, or indirectly controlled through buffering and setback requirements.

## Urban Tree Canopy

Data suggest that Hopkins currently lacks the level of urban tree canopy found in some surrounding communities. Increasing the urban tree canopy would offer benefits regarding stormwater, reducing the urban heat island effect, providing shade, improving air quality, reducing stress, and enhancing quality of life.

Hopkins is already a designated [Tree City USA](#), has a tree board/department, a tree care ordinance, a comprehensive community forestry program, and an Arbor Day observance.



## GOAL 7

Maintain and increase the urban tree canopy to provide benefits to the community.

### Policies

- Identify and consider best practices for the strategic placement of trees and plant cover.
- Determine high priority planting areas and foster tree planting initiatives through local partnerships.
- Support greater species diversity in Hopkins, based on recommended tree species suitable for Hopkins' urban microclimate.
- Pursue heightened landscape requirements for new parking and streetscape projects or updates, as appropriate.
- Manage the tree canopy on public lands in the City of Hopkins, in order to maintain the health of existing trees and plant cover, save mature trees, and identify opportunities for additional tree and plant cover.

## GOAL 6

Mitigate and/or reduce noise pollution where possible, particularly near residential areas.

### Policies

- Work with applicable regulatory agencies regarding the implementation and enforcement of noise pollution monitoring and regulation.
- Consider the potential increase in sound levels over ambient conditions when reviewing development applications for approval.
- Where possible, seek to restrict noise levels that can cause a nuisance, lead to injury to human health or property, and/or interfere with overall quality of life.
- Work with the railroad to implement railroad quiet zone improvements at crossings in the city.



Source: City of Hopkins

## GOAL 1

Support increased resilience in Hopkins by increasing the ability of a system to survive, adapt, and grow in the face of climate change and related incidents.

### Resilience

As cities adjust to increasingly threatening weather events, stress on infrastructure and public facilities, and greater costs of services, there is a growing need to not only plan for these events, but also lessen the impacts through conscious climate adaptation and resilience planning. Resiliency is having the capacity to adapt, respond, and thrive under changing conditions.

Not all consequences of climate change are environmental; societal and economic concerns will need to be addressed as well.

### Climate Change Impacts

Climate hazards are natural events related to our changing climate that can cause harm to people, infrastructure, and the environment. Hopkins is beginning the planning process to adapt to Minnesota's changing climate and the associated impacts that the community will experience. One of the ways Hopkins is preparing was through participating in a three-part climate resilience workshop series in 2017, which was led by two local watershed districts. The workshops helped the city identify opportunities to build resilience to Minnesota climate events and the impacts most likely to be felt in Hopkins given the city's geography, development patterns, and demographics.

Policies:

- Assess community and population vulnerability to the impacts of climate change, in order to prioritize assistance for most vulnerable populations.
- Identify mitigation and adaptation strategies that can be implemented in Hopkins, including goals for carbon reduction.
- Partner with other agencies and organizations to support the capacity to predict extreme events and natural disturbances through monitoring and modeling efforts at all scales and intensities of environmental change.

## Hazard Management and Mitigation

Hopkins' top climate hazards include extreme heat, extreme precipitation, strong storms/winds, and warmer winters. Extreme heat impacts the quality of the urban forest stressing the health of trees and causing them to be more susceptible to disease and death. Furthermore, heat impacts streams and lakes causing too much water to evaporate, as well as the warming of water can result in algal blooms.

Large storm events can cause extreme precipitation and strong winds, both of which can cause life-threatening conditions. Hopkins is also experiencing increased winter nighttime low temperatures. These winter temperatures often fluctuate around the freezing point causing increased freezing rain and ice.

Policies:

- Support development and maintenance of hazard response, recovery, and mitigation plans.
- Further develop initiatives and funding resources to help the City of Hopkins enhance disaster resilience.
- Develop a framework to safely house and protect personnel and patients to prevent a lapse in the availability of medical services and ensure the overall health of the community can be effectively managed during and immediately after an event.
- Evaluate potential resilience strategies for emergency management, including microgrid development and backup power to critical infrastructure.

## Holistic Approach

As a result of an increasingly complex natural and built environment, we must modify our current methods of thinking and planning. Holistic thinking and planning seek to approach challenges from a comprehensive perspective, taking into account the full context and listening to multiple perspectives. This means going outside of typical information sources and information-gathering practices to include new insights from nontraditional sources and stakeholders.

This approach can allow multiple people, groups, disciplines, and systems to work together. Ultimately, this creates a stronger, more resilient, and comprehensive approach to planning.

Policies:

- Promote a holistic approach to resiliency that incorporates community involvement and intergovernmental agreement.
- Ensure a proactive approach to resiliency challenges that is open and inclusive, as opposed to a reactive approach.
- Develop a framework to ensure that policy decisions are reached and implemented through a strong integration of input from stakeholders.

## GOAL 2

Develop response strategies for major incidents, both natural and human-made.

## GOAL 3

Pursue holistic approach to developing a resilient city, including natural environment, public health, economic impacts, and other aspects.



## 8. PARKS & TRAILS

**Direction for parks, natural areas, recreational facilities, and trails.**

### INTRODUCTION

Hopkins has many parks and natural areas that are valued by residents, businesses, and visitors. Minnehaha Creek, in particular, is a resource in the process of renewal and rediscovery of its potential. Parks and open space have multiple, layered values to a community. From providing space for natural habitat to space for physical activity and recreation, the park and open space system in Hopkins provides many benefits to the community. See **Appendix D2** for additional information on the City's parks and trails, including existing inventory and system needs.

### MAJOR FACTORS

Major factors to consider while planning for parks and trails in Hopkins include:

- **Focus on improving existing systems.** As Hopkins is a fully developed community, there are very limited opportunities for expansion of the system, except as part of redevelopment projects. Instead, the focus will be on maintaining and enhancing the existing system – and on finding ways to increase connectivity through trails and linear green spaces.
- **Role as regional trail hub.** One important role Hopkins plays is as a hub for the regional trail network, with multiple regional trails converging within the city. This will continue to be the case, and future plans include the potential to grow and connect both regional and local networks to provide a fully connected and accessible system.
- **Efficient use of space with multiple functions.** Parks and open spaces provide multiple functions. In addition to recreational and leisure activities for the public, these spaces also provide an opportunity to support the natural environment through best practices for supporting natural habitat, improving water quality, and managing stormwater. This shared, stacked vision can help make the best use of limited space.
- **Equitable access.** To fully support the social environment, the city will also need to ensure there is equitable access to park facilities, and that they reflect the needs and preferences of a changing and diverse population.
- **Going beyond the park.** Particularly in a developed area like Hopkins, it is important to think of open spaces beyond those in public park settings. This includes planted boulevards along streets, privately owned open spaces, and various plazas and pocket parks in developed areas.

# TRENDS AND CHALLENGES

## LIMITED LAND AVAILABILITY



As a fully developed community, there is limited room to accommodate additional open space. Improvements will need to make efficient use of available land for both natural and recreational uses. Some larger scale natural and recreational features may not be able to be accommodated within the city. Connectivity to the regional trail network provides an opportunity to link to larger regional resources.

## ENVIRONMENTAL IMPACTS



There are a number of environmental factors which put stresses on natural resources in parks. These include invasive species, tree diseases, soil and water pollution, and climate change effects. For example, the spread of the emerald ash borer has already caused the loss of many ash trees in the Twin Cities area, and is still advancing. On a broader scale, climate change may alter what species are most appropriate for growing in this climate. Addressing these will require careful and ongoing management of resources, in coordination with various resource agencies.

## CHANGING USES OF PARKS

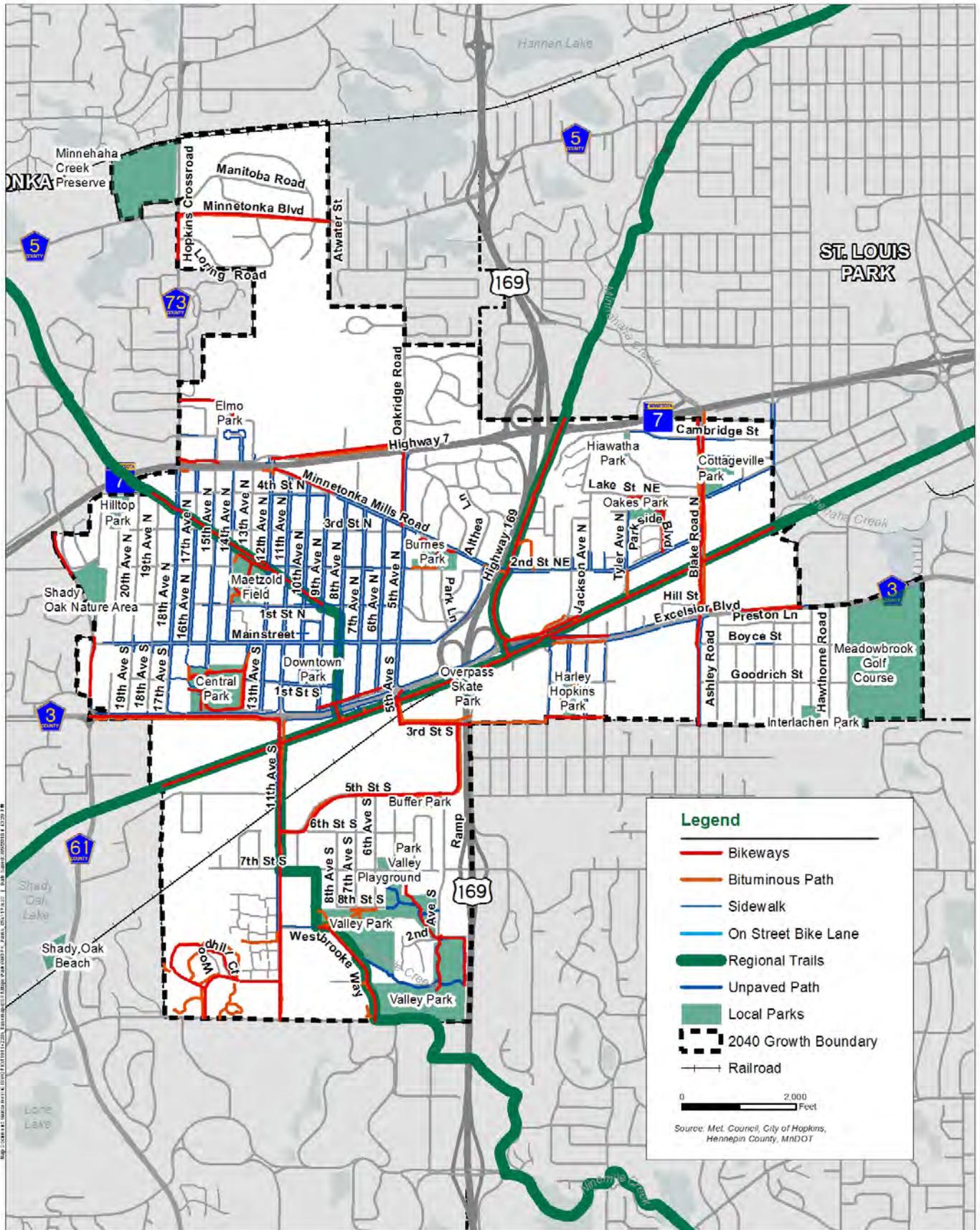


As the demographics of the community shifts, the preferences for how they use parks and related facilities changes as well. Older facilities and equipment may have to be replaced to incorporate improvements that better match current demands and interests. Choosing these improvements will require feedback from the community regarding their preferences, particularly from those currently underserved by the park and recreation system.

## PEOPLE ARE BUSY



Feedback from the planning process suggests that people are often too busy to enjoy all the park and recreation opportunities in Hopkins. While it is not possible to simplify everyone's life, facilities and programs may need additional consideration of accessibility, convenience, and flexibility to reach more people.





## GOALS AND POLICIES

### Recreation, Leisure, and Active Living

A primary function of the parks and trails system in Hopkins is to provide an opportunity for the public to enjoy a range of recreational and leisure activities – contributing to a healthy, active lifestyle. Improvements to these facilities and programs supports and strengthens the city’s social environment as well, by providing public spaces for community events and gatherings, both formal and informal.

#### Policies:

- Continue to provide a park, trail, and recreation system that meets the needs of a diverse population.
- Focus on maintenance and enhancement of existing parks and recreation facilities.
- Provide a park and recreation system that strengthens the community and serves as gathering places for community and neighborhood events.
- Continue to collaborate with the City of Minnetonka, Hopkins School District, Three Rivers Park District, and other agencies to provide recreational opportunities for Hopkins residents.
- Promote active living and a healthier community through parks and recreation opportunities.
- Cooperate with other jurisdictions on the development of the regional trail network and supporting amenities, and provide local trail connections that link regional trails to local parks and destinations.
- Prioritize and execute improvements at designated Focus Parks (Burnes Park, Central Park, and Valley Park) and other parks based on the guidance documented in the 2015 Hopkins Parks Reinvestment Plan.
- Support the development and maintenance of privately owned public spaces (POPS).

## GOAL 1

Provide a range of public spaces, programs, and facilities that meet community needs for recreation and leisure.

## Equity and Accessibility

While parks and recreation facilities in Hopkins are available to the public, only a portion of residents report using them regularly. While some of this may be due to personal choice, there are opportunities to improve overall accessibility – particularly for groups and areas currently underserved. This includes ensuring there are opportunities for people with mobility limitations.

### Policies:

- Determine if any areas of the city are currently underserved by park and recreation opportunities.
- Ensure facilities and spaces are accessible to people with a range of abilities and levels of mobility.
- Promote safety within parks and along trails to ensure that they have a comfortable and welcoming environment for potential users.
- Partner with other agencies to address any financial barriers that prevent participation of lower income households and individuals in recreational programs.
- Inform the public about parks and recreation opportunities in the community, and invite them to use them.
- Prioritize and improve accessibility to and within parks based on the guidance documented in the [2015 Hopkins Parks Reinvestment Plan](#) so parks can be enjoyed by all Hopkins residents.
- Support the implementation of crime prevention through environmental design (CPTED) principles in parks and public spaces.

## GOAL 2

Support and improve overall accessibility of the park and recreation system to all residents.



## Natural Environment and Ecology

Parks and open space provide space for natural resources, including vegetation, natural habitat, and ecological functions. These passive uses of park and open space need to be balanced with more active recreational uses. A key common element is connectivity: developing connections helps support natural environment outcomes around habitat and ecological function, while also adding accessibility to the recreational elements. Stacking benefits that further multiple goals (recreational, environmental, water quality, etc.) can make efficient use of land and create unique places as well.

### Policies:

- Protect and enhance natural resources located within public park and open space areas.
- Use park and open space areas where appropriate for stormwater management.
- Maintain current trees and vegetation in public parks and open space areas to established standards, and encourage additional plantings in appropriate areas.
- Provide information and education about natural resources in Hopkins, including opportunities to protect and enhance those resources.
- Investigate how climate change may be impacting trees and plants in parks and open spaces.
- Promote the establishment of edible plants and herb gardens in public open spaces and parks where appropriate.
- Support pollinators through planting and maintaining flowering plants.
- Incorporate native plants in park landscapes, and limit mowing of these areas.

## GOAL 3

Use the park and open space system to protect and enhance natural resources.





# ECONOMIC ENVIRONMENT

The economic environment covers the economy, jobs, businesses, income and poverty, and affordability. This section includes economic development and competitiveness, and guidance for Downtown Hopkins (as the city's economic hub). Issues related to affordability and poverty are covered in overlapping sections in the built environment (housing) and social environment (equity).

# INSTREET DAY

Fair

Saturday, May 22<sup>nd</sup>

9am - 4pm





## 9. ECONOMIC COMPETITIVENESS

**Direction for a healthy, robust, and equitable economy.**

### INTRODUCTION

With the overall focus on sustainability in the comprehensive plan, the scope of Hopkins' economic development strategy has shifted and broadened. In the past, communities were often concerned primarily with supporting the growth and expansion of businesses and jobs through direct assistance to businesses, developers, and other supporting organizations. While these are still important strategies, the toolkit for a healthy and vibrant economy is expanding.

Hopkins has embraced a vision that cities can impact their economic health in other ways that are less focused on specific businesses, and more on the overall economic environment. With the shifts in the labor force (both in composition and mobility), attracting and retaining employees has become vital to many industries. As a result, a focus on creating a livable, walkable, amenity-rich place is a key economic development strategy for the city to attract and retain workers. Related trends, detailed in this element, show that preferences around retail and office space are moving in a similar direction.

At the same time, there is a need to ensure long term fiscal sustainability for the city. This includes initiatives and investments that stabilize and grow the city's tax base through investments in development and business activity. See **Appendix E1** for more information on economic competitiveness in Hopkins.



## MAJOR FACTORS

Major factors to consider while planning for economic competitiveness in Hopkins include:

- **Role of downtown.** Hopkins is already well-positioned for this changing reality – in particular, with its investment in its unique and attractive downtown area. Additionally, the city is already fairly well situated in terms of access to workforce, and future development plans (particularly around the future light rail stations) will provide further opportunities to add both housing and jobs with more intense development patterns.
- **Addressing equity.** There is also an increasing awareness that not all benefit equally from increasing growth and prosperity. Disparities existing along racial, ethnic, and socioeconomic lines – and have persisted over time. Additionally, rising values in a community can displace or disqualify lower income households – and even some small businesses – from the city. This calls for intentionality in determining impacts and making appropriate policy changes to mitigate them.
- **Planning in context.** The city’s economic environment is part of a larger regional, state and national context. As such, another important element is partnerships with other agencies, who also have a role in supporting and strengthening the economy. While this plan focuses on primarily the city’s role, it will call out some opportunities for partnering on key issues – such as education and workforce development.

# TRENDS AND CHALLENGES



## AFFORDABILITY OF HOUSING

Affordability of housing in Hopkins is a historic strength, but there are multiple pressures on it now and housing values are rapidly rising. The prime location of the city and its quality of life and amenities can lead to upward pressure on property values and rents.



## AFFORDABILITY OF COMMERCIAL SPACE

Small businesses and startups often need inexpensive space, which is typically not available in new construction. The unique mix of businesses in older space may not be able to afford a new building that replaces it.



## POTENTIAL FOR DISPLACEMENT

Growth and redevelopment in a fully developed city means there's a potential for displacement of existing people, businesses, and uses; how this is addressed is an important question, particularly since those being replaced may be lower income.



## DISPARITIES IN A CHANGING POPULATION

While the population is becoming more diverse, racial and ethnic disparities persist. Increases in concentration of poverty in portions of the city is a concern as well. Consider issues of equity vs. equality.



## CHANGING FACE OF RETAIL

Retail uses everywhere are being impacted by changing patterns in how people shop, particularly as online, delivery, and take-out business gains in popularity. The future of successful retail districts will depend on creating a unique shopping, dining and entertainment experiences that bring people together in shared public environments rather than remaining in individual private spaces.



## CHANGING FACE OF OFFICE SPACE

Businesses are moving away from isolated office space campuses to more walkable urban environments. Office spaces are getting smaller, but not necessarily cheaper, as businesses trade square footage for amenities (in and near the building) that attract and retain workers. Less space is also needed due to technology – less need for file storage.



## WRINGING OUT INEFFICIENCY

Communities like Hopkins have the potential to become more efficient in many ways. This relates to land use (higher intensity uses) and other resources (ride sharing, the sharing economy in general).



## TECHNOLOGICAL CHANGES EVERYWHERE

As mentioned above, this is changing how people shop and work. It is also changing other aspects of how the economy works, in ways that are still emerging.



## TALENT RETENTION AND ENTREPRENEURSHIP

The need to attract and retain highly skilled workers has increasingly led them to locate in places where there workforce wants to be. For younger workers this has largely been in urban mixed use environments. Creating great places is an economic development strategy. For Hopkins in particular, attracting and retaining entrepreneurs with unique and nontraditional business concepts has been a strength.

## GOALS AND POLICIES

Hopkins is focused on growing a diverse economic base as a key element of a sustainable city. This will include a strong and healthy economic environment, a diversified business mix, a well-prepared workforce, and a stable and vibrant downtown. This will be done in partnership with numerous other agencies and jurisdictions.

Additionally, the city’s commitment to equity means that it will also be intentional about ensuring that residents are not excluded from the benefits of economic growth.

### Economic Environment

A livable community creates the type of place people want to live, work, invest, and build. Hopkins has a firm foundation for this already, with opportunities to further improve through redevelopment and renewal. In recent years, the toolkit of economic development strategies has been expanded. The focus has moved beyond traditional business subsidies to creating unique and livable places that attract businesses, people, jobs, and investment.

#### Policies:

- Make strategic investments in physical and technological infrastructure, public facilities, and public spaces to support community livability.
- Identify and implement long term redevelopment projects that can catalyze revitalization and investment, particularly around strategic locations in the city.
- Periodically survey businesses and residents to provide feedback on progress and to suggest changes to economic development approach.
- Leverage available public and private resources, such as the federal Opportunity Zone program, to make long term investments in low income communities.
- Support investments and strategies that strengthen and grow the city’s tax base to ensure long term fiscal sustainability.

## GOAL 1

Support the development of a strong, vibrant, livable community that attracts jobs, population, and investment.



## Business Development

Business and business districts in Hopkins are vital to a healthy economic environment. They create jobs, contribute to the tax base, provide goods and services for residents and visitors, contribute to community events, and add activity and energy on a daily basis. Supporting these businesses helps support a healthy and balanced economy.

### Policies:

- Use public sector resources strategically to leverage private investment in the community.
- Develop partnerships with other jurisdictions and agencies to support business development and economic growth.
- Continue to make improvements to city regulatory guidance and procedures to streamline the redevelopment process in Hopkins.
- Promote the development of business start-ups and entrepreneurial activities in Hopkins, and encourage small businesses in appropriate areas throughout the city.
- Encourage locations of co-working spaces to promote business start-ups, and consider office locations along side streets.
- Work with existing businesses to identify opportunities to retain or expand operations.
- Provide information to business owners about programs, resources, and opportunities that can assist them with their businesses.
- Work to attract businesses with living wage jobs to redevelopment areas, particularly those that align with the area's existing strengths, such as their industry clusters.
- Encourage the development of green jobs, as well as greening of conventional industry sites and operations where appropriate.
- Work through partnerships to encourage business development and entrepreneurship in underrepresented groups, including people of color.

## GOAL 2

Support a healthy, diverse mix of businesses in Hopkins.

## Education and Workforce

While not a primary function of the City of Hopkins, education and workforce development are essential elements of a healthy economy. Educational systems – including K-12 schools, higher education, and specialized training programs – both prepare people for jobs and enhance their quality of life and choices.

### Policies:

- Partner with schools and other educational institutions to support a range of educational opportunities in the community.
- Provide information to businesses and others about job training assistance available.
- Encourage businesses in Hopkins to hire locally, particularly in populations that are underemployed, to support the ability for people to live near where they work.
- Support work opportunities for nontraditional employees, including youth and seniors.
- Educate about what jobs are available within the city, with a focus on encouraging underrepresented group to apply.
- Support the school district and applicable state agencies in their efforts to address the achievement gap.

## Equity and Disparities

Economic growth does not automatically benefit everyone. Current circumstances, rooted in historic patterns of discrimination, result in disparate outcomes for some groups, particularly people of color, recent immigrants, and lower income households. To ensure that all have an opportunity to benefit and succeed, Hopkins must be intentional in its policies to address these gaps.

### Policies:

- Encourage the development and maintenance of affordable housing and commercial space.
- Support the expansion of public transportation and other transportation alternatives that connect workers to jobs.
- Encourage the availability of a full range of services for children, youth, and seniors in the community.
- Revisit City’s procurement policies to ensure they provide opportunities for small and disadvantaged businesses to do business with the city.
- Actively address any complaints of discrimination in the community that are related to city facilities or operations.
- Strive to create a workforce that reflects the community and population in Hopkins.
- Continue to implement the fair housing policy.
- Refer any reported discrimination complaints to the proper authorities
- Explore the application of Community Wealth Building to build a more equitable economy.

## GOAL 3

Support the development of a well prepared, diverse workforce.

## GOAL 4

Promote economic equity in Hopkins, to benefit residents regardless of identity or background.



## 10. DOWNTOWN

**Direction for the civic, social, and economic hub of the community.**

### INTRODUCTION

Downtown Hopkins is a strong and vibrant district. A combination of preservation, reinvention, investment, and community pride over the past decades has strengthened its role as a unique and livable place. It has helped form the identity for the city as a whole, while serving as a center for social, economic, and civic interactions. Traditional downtowns like Hopkins have had to be resilient to survive, as major changes in how people live, work, and travel have challenged the original assumptions on which they were built. Today's Downtown Hopkins – with a healthy mix of retail, restaurants, services, and entertainment and an appealing character – did not happen by accident. The area's success reflects the work of many over the years, and future planning is needed to ensure that can continue. Downtown Hopkins is currently one of the city's strongest marketing tools, and it keeps getting better.

### MAJOR FACTORS

Major factors to consider while planning for the downtown in Hopkins include:

- **Remaining unique.** This is an essential part of Downtown's charm. Redevelopment should avoid homogenization, and allow for authentic character and organic growth.
- **Role of central social district.** Of particular importance at this time is Downtown's role as the city's central social district. This concept reflects a change in focus from the economic role of this area towards one which emphasize gathering places for people to live, interact, connect, and have fun. Features of central social districts include housing, restaurants, bars, entertainment, and civic/institutional uses. A successful central social district increases the livability for residents, and provides an attractive destination for visitors.
- **Opportunity of regional connections.** The development of new regional transportation corridors nearby – namely regional trails and the Green Line Extension – have the ability to bring more people and investment to the area, further supporting the central social district role. The future of downtown will leverage these opportunities and others to bring in more investment and growth, while still maintaining character.

# TRENDS AND CHALLENGES



## CHANGING FACE OF RETAIL

Retail uses everywhere are being impacted by changing patterns in how people shop, particularly as online, delivery, and take-out business gains in popularity. The future of successful retail districts will depend on creating a unique shopping, dining and entertainment experiences that bring people together in shared public environments rather than remaining in individual private spaces. Downtown Hopkins already demonstrates this vision in its unique environment as a destination shopping district.



## AGING BUILDING STOCK

While the older buildings of Downtown Hopkins have character and charm, they also provide some challenges for reuse. Older facilities are often not up to current standards for accessibility, and may have some deferred maintenance. This may limit how the buildings can be used, or raise questions regarding the amount of investment needed to improve them.



## SMALL BUSINESS TURNOVER

Small local businesses like those found throughout Downtown can be a tremendous asset. However, they also can pose challenges – particularly with regards to stability and turnover. While a certain amount of turnover can be healthy and normal, there will be a continued need for support for businesses, both at the individual and district scale.



## PARKING

Any traditional historic downtown must at some point address the fact that it was built before the wide prevalence of automobiles that is common today. There must be a balance between ensuring adequate parking for customers and employees, with a desire to ensure that surface parking lots do not dominate the landscape, and that nearby neighborhoods are not overwhelmed by on street parking. There should also be ample parking for non-auto modes, such as bicycles.

# GOALS AND POLICIES

The direction for Downtown Hopkins addresses both its role as a central social district and hub of the community, and the potential for the area to accommodate new growth and development. Small, locally owned businesses are an important component of this, as well as of the identity of Downtown Hopkins.

## Central Social District

### Policies:

- Recognize Downtown’s unique role as the center for daily activities, all within proximity to each other, as well as the home of cultural and civic institutions that support the entire city.
- Encourage creative placemaking throughout Downtown that expresses the identity of the entire community of Hopkins.
- Consider ways in which Central Park can be more integrated into the community through flexible spaces, passive recreational spaces, plazas, and increased connectivity.
- Continue the active management of public parking as a means of promoting efficient land use and creating high quality urban form.
- Foster communication between the City, Hopkins Business and Civic Association (HBCA), Twin West, and owners and managers of commercial properties on issues that concern Downtown.
- Identify ways to recognize, protect, preserve and interpret historic resources and districts in Downtown and surrounding neighborhoods, and explore listing on the National Register of Historic Places.
- Promote public places and Mainstreet in Downtown as places of business, social activity and gathering, thereby creating a Downtown that embodies the inclusive and welcoming goals of the City.
- Expand joint advertising and promotions for the businesses in the district. Promote Mainstreet via special events.
- Support the presence of the arts throughout Downtown, through such programs as Art Street.

## GOAL 1

Maintain a viable downtown core that serves as an economic and social center for the community.



## Accommodating Growth

### Policies:

- Target development efforts that encourage growth and expansion of commercial establishments that address two market orientations: (1) the destination specialty market (e.g. entertainment, arts, and experiential businesses), and (2) the local convenience market (e.g. food, social services, and other daily needs).
- Monitor the market and enhance where possible, including influencing impressions with marketing.
- Attract specialty retail and destination uses including arts, entertainment, recreation, antiques, hobbies and crafts, gifts, and family-oriented uses.
- 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.
- Encourage commercial development to be clustered along Mainstreet where it reinforces and is consistent with existing establishment types.
- Continue to expand medium density residential opportunities in Downtown to support businesses and provide housing options.
- Create a neighborhood retail node at 17th Avenue and Mainstreet.
- Create a public realm throughout Downtown, the Avenues, and Excelsior Boulevard that is human scaled, pedestrian oriented and welcoming to all.
- Encourage an anchor development at the east end of Mainstreet that supports transit and complements Downtown Hopkins.
- Emphasize 17th Avenue and 11th Avenue as community connectors between Downtown, the Avenues, and neighborhoods south of Excelsior Boulevard. This includes considering changes to intersections to improve safety and comfort of crossing Excelsior Boulevard.
- Target financial incentives toward catalytic development that meets multiple city goals.

## GOAL 2

Continue to grow  
Downtown's population  
and jobs base.



## 11. IMPLEMENTATION

**Direction for implementing the goals, policies, and recommendations in the comprehensive plan.**

### INTRODUCTION

To be meaningful to the City of Hopkins, the comprehensive plan must be implemented. Just as the scope of the plan is broad, so is the range of tools to implement its goals, policies, and recommendations.

Many of the City's official actions – including determinations about proposed developments, enforcement of City ordinances, and decisions regarding funding and completing public projects – provide ways to implement this plan. This element includes both routine procedures and new initiatives.

This element covers some of the main tools and approaches used by the City to implement the plan. It also lists some implementation steps. While neither of these is exhaustive, it highlights the primary ways in which the plan is implemented, and some of the lead priorities for implementation (over and above regular city operations). See more supporting information in **Appendix F1**.

# IMPLEMENTATION TOOLS

## Official Controls

The City's official controls have a central role in plan implementation. Under state statute, Hopkins is required to ensure that there is consistency between its official controls and the comprehensive plan.

In the case of land use and development, the City's [zoning and subdivision ordinances](#) are of importance. The City's adopted zoning map is shown on Figure 11.1. Zoning and subdivision controls guide the type, location, scale, intensity, and aesthetics of development located within the community. A summary of the current zoning districts can be found in **Appendix F1**.

As part of the planning process, Hopkins will evaluate its land use controls and consider amendments to the existing zoning and subdivision ordinances, after the adoption of the comprehensive plan, in order to eliminate any inconsistencies.

To meet the goals of the 2040 comprehensive plan, the city will update and remove any potential inconsistencies in city policies, and make changes and amendments to the City's zoning codes and ordinances. These steps will need to be completed within nine months after the official adoption of the 2040 Comprehensive Plan update.

## Public Programs and Tools

The plan also will be implemented through the use of public programs, fiscal devices, and other related actions. Many of these are featured in the table on page 94, and in the Housing Implementation Plan found in **Appendix B3**.

Of particular importance among the tools is the [Capital Improvement Plan](#) (CIP). The City annually reviews capital expenditure needs and budgets for improvements identified throughout the comprehensive plan and other means. Capital needs include public and private investments in infrastructure, infrastructure repair and replacement, transportation, building maintenance and repair, water systems, equipment, and park expenditures. The CIP budget is continually assessed and is subject to modification as appropriate.

The CIP will require review on at least an annual basis to determine the need for any adjustments, as further development within the City occurs and other governmental decisions are made regarding regional or county level improvements. The current CIP and other fiscal information is located in **Appendix F1**.

# IMPLEMENTATION ACTIONS

The following table outlines the overarching community goals for Hopkins and identifies the primary actions needed to help the city obtain its goals. For the purposes of this table, short term is defined as within five years or less (significantly less in the case of zoning changes, as identified above), and medium term within the next ten years.

# BUILT ENVIRONMENT

GOAL	ACTION STEPS	TIMELINE	POTENTIAL INDICATORS
<b>Land Use Policy</b>			
LU #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.	Rezone for increased density and larger scale of development at appropriate locations in designated nodes and centers, particularly near transit stations	Short Term	New housing units and jobs added per year
	Development review of proposed projects	Ongoing	
LU #2: Create and develop mixed use centers throughout the city, to support livability and community vitality.	Rezone for mixed use centers in designated locations, particularly near transit stations	Short Term	New housing units and jobs added in mixed use, pedestrian oriented development
	Pursue City-led redevelopment projects in targeted locations that support walkability and bikeability	Short Term	
	Study parking requirements for development in locations with good multimodal connectivity, including transit access	Short Term	
	Development review of proposed projects	Ongoing	

GOAL	ACTION STEPS	TIMELINE	POTENTIAL INDICATORS
<b>Land Use Policy</b>			
LU #3: Maintain and diversify the city's strong employment base through investments in designated mixed use centers and employment districts.	Rezone for more intensive development in existing lower intensity industrial/ commercial areas	Short Term	Net increase in jobs in employment areas
	Increase minimum floor area ratios (FAR) requirements for industrial/ commercial uses to accommodate economic growth and support transit	Short Term	
	Development review of proposed projects	Ongoing	
LU #4: Support and strengthen the city's residential areas with reinvestment and appropriate infill.	Investigate rezoning to accommodate more intensity and variety of housing types in appropriate locations citywide	Short Term	Net increase in residential units in neighborhoods guided for infill
	Investigate methods to alleviate development pressure and affordability issues in low density neighborhoods	Medium Term	
	Development review of proposed projects	Ongoing	
LU #5: Reinforce Hopkins' unique identity and sense of community through high quality urban design.	Update zoning code to incorporate more pedestrian-oriented scale and site design	Short Term	Percentage of city that is pedestrian scale
	Development review of proposed projects	Ongoing	

GOAL	ACTION STEPS	TIMELINE	POTENTIAL INDICATORS
<b>Land Use Policy</b>			
LU #6: Create appropriate transitions between areas of the city where there are potential incompatibilities in land use or scale.	When updating zoning code with more intensive uses in some areas, ensure adequate transition zones and buffering requirements between uses and surrounding lower density area	Short Term	Reductions in conflicts reported between adjacent uses
	Consider impacts of institutional, commercial, and industrial areas on surrounding areas, and ensure zoning standards mitigate impacts and guide expansion of those areas	Medium Term	
	Ensure zoning code has adequate buffering and setback requirements between uses of differing scales and intensities	Ongoing	
	Development review of proposed projects	Ongoing	
LU #7: Encourage all public and private developments to be well-designed, durable, human-scaled, and pedestrian oriented.	Amend zoning code to strengthen standards related to design of development	Short Term	Number of new developments meeting improved standards
	Development review of proposed projects	Ongoing	

GOAL	ACTION STEPS	TIMELINE	POTENTIAL INDICATORS
<b>Transportation Policy</b>			
T#1: Develop and maintain a safe and functional roadway network that accommodates all users and balances access and mobility.	Explore specific new funding strategies for roadways, including nontraditional ones, to increase the level of resources available for facility maintenance and improvements	Medium Term	Percentage of road network in compliance with Complete Streets standards  Reduction in number of crashes on Hopkins roadways
	Implement the City's Complete Streets Policy in a way that balances the needs of all modes, but prioritizes bicycle and pedestrian improvements	Ongoing	
	Capital Improvement Plan	Ongoing	
	County/MnDOT partnerships on county and state facilities	Ongoing	
	Continue to track progress on newer travel modes, such as electric vehicles (EV) and connected and automated vehicles (CAV), to determine potential benefit to the community.	Long Term	
T#2: Promote travel demand management practices where feasible with existing and new development.	Increase and enforce city requirements for traffic impact analysis associated with new development	Medium Term	Percentage shift in travel mode away from single occupant automobile
	Encourage the subsidy of transit passes for residents and employees in Hopkins to encourage transit ridership	Medium Term	
	Evaluate standards regarding pick up and drop off zones to accommodate ride sharing services, and accommodation of delivery services where appropriate	Medium Term	
	Review of travel demand management plan for new development	Ongoing	

GOAL	ACTION STEPS	TIMELINE	POTENTIAL INDICATORS
<b>Transportation Policy</b>			
T#3: Participate in the development of the Green Line Extension project to expand transportation and development benefits for the community.	Prioritize city infrastructure and public services investments around transit station areas	Short Term	LRT ridership projections met or surpassed  Number and value of improvements around transit stations  Amount of new development around transit stations
	Prioritize city development assistance around transit station areas to meet city goals	Medium Term	
	County/Metro Transit partnership around Green Line planning and construction	Ongoing	
	Capital improvement planning	Ongoing	
T#4: Work with Metro Transit to promote convenient, reliable bus service on corridors throughout the city.	Advocate for expanded or more frequent bus service serving the city	Medium Term	Increases in transit ridership on bus routes in Hopkins
	Strengthen zoning requirements or incentives for development to incorporate or accommodate transit facilities, such as locations for transit stops	Medium Term	
	Participate in planning for Highway 169 BRT corridor project	Medium Term	
	Metro Transit partnership around service planning and provision	Ongoing	

GOAL	ACTION STEPS	TIMELINE	POTENTIAL INDICATORS
<b>Transportation Policy</b>			
T#5: Continue to support the presence of demand responsive transit in Hopkins to meet the needs of the community.	Assist with outreach/needs assessment to determine demand for service among seniors and people with disabilities	Medium Term	Increase in usage of demand responsive service in Hopkins
	Metro Transit partnership around service planning and provision	Ongoing	
T#6: Support the development of a safe, connected, accessible network or regional and local bicycle and pedestrian facilities in Hopkins.	Implement priorities for bike/ped facility development based on citywide bike/ped plan	Ongoing	Increase in miles of sidewalk Increase in miles of bike paths and lanes Reductions in number of bike/ped gaps Increases in bike/ped volumes and mode shares
	Implement program to install sidewalks and curbs on all roads meeting certain identified criteria	Medium Term	
	Add more detailed guidance to Complete Streets Policy regarding priority corridors for bike/ped improvements	Medium Term	
	Continue to participate in Safe Routes to School programs where appropriate	Ongoing	
	Capital improvement planning, including non-city funding sources	Ongoing	
	Hennepin County, Three Rivers Park District, and MnDOT partnerships on developing and maintaining regional trails	Ongoing	

GOAL	ACTION STEPS	TIMELINE	POTENTIAL INDICATORS
<b>Transportation Policy</b>			
T#7: Comply with all state and federal regulations related to airspace.	Monitoring and required reporting	Ongoing	Absence of noncompliant practices
T#8: Accommodate local and regional freight movement.	Revisit truck route prohibitions on area streets to determine if any changes should be made to mitigate impacts on adjacent uses, particularly residential	Medium Term	Reduction in crashes involving heavy freight vehicles  Reduction in complaints received by the city associated with freight
	Pursue quiet zone status for rail crossings in city	Medium Term	
	Capital improvement planning, including non-city funding sources	Ongoing	
	County/MnDOT partnerships on county and state facilities	Ongoing	

GOAL	ACTION STEPS	TIMELINE	POTENTIAL INDICATORS
<b>Housing Policy</b>			
H#1: Grow the supply of housing in Hopkins, particularly in targeted areas.	Rezoning for more multifamily housing options in locations guided for growth	Short Term	Increases in number of housing units
	Rezoning/zoning amendment to allow small scale multifamily within single family neighborhoods	Medium Term	
	Development review	Ongoing	
H#2: Maintain an inventory of housing that is affordable to low and moderate income households.	Pursue new City affordable housing funding, including through grants, partnerships, innovative financing, local direct funding, or other means	Short Term	Increases in number and percentage of affordable units, including naturally occurring affordable housing (NOAH) and subsidized housing  Meet Metropolitan Council affordable housing goals for the city  Number of development agreements requiring new long-term/permanent affordable housing
	Review City policies and development fees for ways to reduce regulations and decrease the cost and difficulty of constructing affordable housing	Short Term	
	Continue to evaluate the feasibility of inclusionary zoning standards that require a percentage of new units to be affordable under certain conditions	Short Term	
	Continue to evaluate the feasibility of density bonuses or other affordable housing incentives to encourage developers to produce or maintain more affordable units	Short Term	
	Continue to offer and operate Hopkins HRA programs	Ongoing	
	Participate in County/ Metropolitan Council housing programs, funding, and partnerships	Ongoing	
	Explore opportunities to preserve NOAH properties and communicate this goal to existing owners	Ongoing	

GOAL	ACTION STEPS	TIMELINE	POTENTIAL INDICATORS
<b>Housing Policy</b>			
H#3: Maintain neighborhoods with a choice of quality housing options, including those meeting the needs of a variety of household types and life stages.	Plan for a range of lifecycle housing	Ongoing	Expansion of range of available housing opportunities
	Rezone in areas guided for residential or mixed use to allow for more housing options and choices	Medium Term	
	Support both rental assistance and homeownership assistance programs	Ongoing	
	Continue to offer and operate Hopkins HRA programs	Ongoing	
	Participate in County/Met Council programs, funding, and partnerships (ongoing)	Ongoing	
H#4: Maintain the quality, safety, and character of existing housing stock.	Monitor effectiveness of city standards for housing maintenance, including owner-occupied and rental properties	Medium Term	Reduction in number and percentage of housing units not meeting minimum standards of maintenance
	Consider expanded programs for owner assistance with property maintenance	Medium Term	
	Housing inspections, nuisance, and rental licensing regulations and programs	Ongoing	
	Development review	Ongoing	

# NATURAL ENVIRONMENT

GOAL	ACTION STEPS	TIMELINE	POTENTIAL INDICATORS
<b>Sustainability and Natural Resources Policy</b>			
SN#1: Encourage sustainable practices in locating, designing, constructing, and maintaining development in the city.	Consider expanded regulatory requirements or incentives for sustainable building and site design practices	Medium Term	Number of buildings implementing sustainable design practices  Number of city facilities and operations meeting sustainability standards
	Management of lighting regulations to reduce light pollution and encourage energy efficient fixtures	Medium Term	
	Consider expanded requirements for sustainable elements in city facilities and operations	Medium Term	
	Development review	Ongoing	
SN#2: Increase the use of solar power and other renewable sources for city infrastructure, facilities, and operations and encourage residents and businesses to make renewable energy improvements.	Evaluate participation in PACE program	Ongoing	Percentage increase in usage of renewable energy sources  Reduction in per capita non-renewable energy usage
	Consider expanded regulatory requirements or incentives for renewable energy	Medium Term	
	Consider expanded requirements for City use of renewable energy	Medium Term	
	Investigate establishing city benchmarks and targets for renewable energy usage	Medium Term	
	City budgeting and operations	Ongoing	
SN#3: Conserve water resources by continuing education and incentive programs to ensure the city has adequate water supply to meet the long term needs of the citizens.	Consider innovative/ pilot programs to expand best practices in water conservation	Medium Term	Reduction in per capita water usage
	Investigate city initiatives to promote water usage reduction	Medium Term	

GOAL	ACTION STEPS	TIMELINE	POTENTIAL INDICATORS
<b>Sustainability and Natural Resources Policy</b>			
SN#4: Improve water quality by requiring design and use of erosion control plans and stormwater pollution prevention plans to ensure compliance with federal, state, and local regulations, minimize pollution and contamination of waterways, and enhance and protect biodiversity and ecosystems.	Explore innovative/pilot programs to expand best practices in stormwater management	Medium Term	Number and type of best management practices implemented  Financial strength of utility funds
	Consider expanded district/regional stormwater initiatives	Medium Term	
	Capital improvement planning	Ongoing	
	Partner with watershed districts on stormwater management initiatives	Ongoing	
	Development review	Ongoing	
SN#5: Ensure wastewater is managed and treated in a way that protects the natural environment.	Explore innovative/pilot programs to expand best practices in wastewater management	Medium Term	Number and type of best management practices implemented
	Capital improvement planning	Ongoing	
	Development review	Ongoing	

GOAL	ACTION STEPS	TIMELINE	POTENTIAL INDICATORS
<b>Environmental Quality Policy</b>			
EQ#1: Conserve and restore open spaces and natural resources to increase resilience, adaptability, and biological integrity	Develop a plan to protect and restore natural resources through land conservation, corridor connectivity, and restoration of biological integrity and function	Medium Term	Key natural resources are protected for the long term  Reduction in presence of invasive species or tree diseases
	Coordinate City land use policies and regulations with watershed district wetlands, streams, and shorelines regulations	Ongoing	
	Partner with watershed districts, adjacent jurisdictions, state and federal agencies, and local or regional nonprofit organizations to advance land conservation and restoration efforts	Ongoing	
	Sponsor activities to increase ecological literacy and knowledge about natural resource protection	Medium Term	
	Consider adopting land use strategies to incentivize permanent land conservation	Medium Term	
	Study local and market-based financing strategies to acquire land or conservation easements, or fund restoration and maintenance activities	Medium Term	
	Restore, maintain, and monitor conserved natural lands to increase natural resource resilience, adaptability, and biological integrity	Ongoing	

GOAL	ACTION STEPS	TIMELINE	POTENTIAL INDICATORS
<b>Environmental Quality Policy</b>			
EQ#2: Reduce the overall disposal of solid waste and increase reuse and recycling to conserve environmental resources.	City initiatives supporting increased recycling and waste reduction	Ongoing	Percentage of waste stream that is recycled  Reductions in waste produced per capita
	City sponsored expansion of recycling opportunities	Medium Term	
	City waste and recycling operations	Ongoing	
EQ#3: Improve water quality through reduction in runoff and management of stormwater.	Partnerships with County and watershed districts on water quality projects	Ongoing	Improvements in water quality per NPDES goals
	Innovative/pilot programs to expand best practices	Medium Term	
	Capital improvement planning	Ongoing	
EQ#4: Protect and improve indoor and outdoor air quality.	City initiatives and investments to support mode shift from single occupant vehicles (SOVs)	Medium Term	Improvements in air quality at monitoring sites  Shift in mode share away from SOVs
	City usage of electric vehicles as part of fleet	Medium Term	
	Partnerships with County/ State agencies with regulatory authority on air quality initiatives	Ongoing	
EQ#5: Promote the cleanup and reuse of brownfields sites, and use sustainable practices to prevent future soil contamination.	Pursue City involvement in brownfields redevelopment projects	Ongoing	Number of brownfield sites cleaned and redeveloped
	Partnerships with County/ State agencies regarding funding and site cleanup	Ongoing	
EQ#6: Mitigate and/or reduce noise pollution where possible, particularly near residential areas.	City ordinance enforcement regarding noise violations	Ongoing	Reduction in noise related complaints  Reduced volumes measured by noise monitors
	Pursue quiet zone status for railroads	Medium Term	
	Consider expanded buffers on highways	Medium Term	

GOAL	ACTION STEPS	TIMELINE	POTENTIAL INDICATORS
<b>Environmental Quality Policy</b>			
EQ#7: Maintain and increase the urban tree canopy to provide benefits to the community.	New tree management plan, including tree replacement standards	Medium Term	Percentage increase in tree canopy coverage citywide
	Consider establishing City benchmarks or targets for tree canopy expansion	Medium Term	
	Development review	Ongoing	
	Park and boulevard maintenance	Ongoing	
<b>Resilience Policy</b>			
R#1: Support increased resilience in Hopkins by increasing the ability of a system to survive, adapt, and grow in the face of climate change and related incidents.	Conduct community vulnerability assessment	Medium Term	
	Measure climate impacts of city decisions on development and operations	Medium Term	
	Develop City mitigation and adaptation strategies in response to potential for increased heat, drought, and/or flooding	Medium Term	
R#2: Develop response strategies for major incidents, both natural and human-made.	Consider expanding emergency response plans to cover long term recovery strategies	Medium Term	Completion of emergency response and recovery plan
	Emergency management operations and programs	Ongoing	
R#3: Pursue holistic approach to developing a resilient city, including natural environment, public health, economic impacts, and other aspects.	Pursue sustainable purchasing policies for City operations	Short Term	General citywide goals for carbon reduction, reduced greenhouse gas emissions
	Evaluate City budget based on sustainability objectives	Medium Term	
	Designate staff or advisory committee for City on sustainability and resilience	Medium Term	

GOAL	ACTION STEPS	TIMELINE	POTENTIAL INDICATORS
<b>Parks and Open Space Policy</b>			
P#1: Provide a range of public spaces, programs, and facilities that meet community needs for recreation and leisure.	Implement Park Reinvestment Plan priorities	Short Term	Increased usage of parks and recreational facilities by residents  Survey of satisfaction levels regarding parks and recreation
	Provide updated parks information on website	Short Term	
	Parks operations, maintenance, and budget	Ongoing	
	Partner with County, schools, Three Rivers Park District, and adjacent jurisdictions on parks and trails initiatives	Ongoing	
P#2: Support and improve overall accessibility of the park and recreation system to all residents.	Implement targeted improvements for underserved populations or geographies	Medium Term	Survey of satisfaction levels regarding parks and recreation
	Parks operations, maintenance, and budget	Ongoing	
	Partner with County, schools, Three Rivers Park District, and adjacent jurisdictions on parks and trails initiatives	Ongoing	
P#3: Use the park and open space system to protect and enhance natural resources.	Expanded natural areas and functions in parks and open space	Medium Term	Increases in park areas fulfilling natural functions in addition to recreational functions
	Parks operations, maintenance, and budget	Ongoing	
	Partners with County, schools, Three Rivers Park District, and adjacent jurisdictions on parks and trails initiatives	Ongoing	

# SOCIAL ENVIRONMENT

GOAL	ACTION STEPS	TIMELINE	POTENTIAL INDICATORS
<b>Quality of Life Policy</b>			
QL#1: Support the vision of a community where everyone has access to the resources and opportunities to live healthy, active lives.	Identify barriers to active living in community and address through infrastructure investments	Short Term	Incidence of chronic disease and disability in community
	Consider health impact assessments to determine impacts of city programs and projects	Medium Term	
	Expand focus on community gardens and/or access to healthy foods where needed	Medium Term	Rates of healthy eating and active living in community
	Partner with County and other service providers on health programs.	Ongoing	
QL#2: Use partnerships to ensure that residents are connected with necessary services to meet health, economic, and practical needs.	Expand integration of service provision with City operations	Medium Term	Number of service referrals
	Partnerships with County and other service providers	Ongoing	
	Look for opportunities to partner with culturally-based organizations to build ties with immigrant communities in Hopkins.	Ongoing	
QL#3: Maintain property standards and enforcement to ensure that neighborhoods and buildings remain safe and livable.	Consider targeted inspections on problem properties and/or landlords	Medium Term	Number of substandard properties by type
	Inspections budget and operations	Ongoing	Number of businesses not meeting standards
QL#4: Provide and maintain adequate facilities and infrastructure to meet current and future community needs.	Public Works budget and operations	Ongoing	Statistics on facility and infrastructure conditions
QL#5: Support educational opportunities for Hopkins residents that support basic education, lifelong learning, and economic opportunity.	Expand initiatives to coordinate school facility planning and investment with City plans	Short Term	School system performance – graduation rates, test scores, etc.
	Work with school district and library as a community resource and Downtown destination	Ongoing	
	Partner with school district and library on education initiatives	Ongoing	Community surveys on school satisfaction

GOAL	ACTION STEPS	TIMELINE	POTENTIAL INDICATORS
<b>Quality of Life Policy</b>			
QL#6: Prevent and reduce crime and increase perceptions of safety through interagency collaboration and coordination with residents as empowered partners.	Increased involvement and use of Multicultural Advisory Committee	Short Term	Incidence of crimes by type  Community satisfaction surveys on safety
	Development of youth programs and outreach, including school partnerships	Short Term	
	Training and programs for staff regarding de-escalation and mental health awareness	Short Term	
	Police budget and operations	Ongoing	
	Partnerships with Hennepin County, other cities, and community on public safety initiatives	Ongoing	
QL#7: Reduce harm to people and property by utilizing collaborative approaches to increase capability and capacity to respond to emergency incidents.	Ongoing training of staff to enhance readiness for emergencies	Ongoing	Emergency response times  Number of incidents responded to  Number of residents involved in CERT
	Expand and promote Community Emergency Response Team training and readiness	Short Term	
	Police budget and operations	Ongoing	
	Partnerships with Hennepin County, other cities, and community on public safety initiatives	Ongoing	

GOAL	ACTION STEPS	TIMELINE	POTENTIAL INDICATORS
<b>Sense of Community Policy</b>			
<p>SC#1: Support a strong, connected, inclusive vision of community that provides opportunities for everyone to participate in public events and processes.</p>	<p>Establish and implement strong standards for community engagement on all City projects</p>	<p>Short Term</p>	<p>Level of involvement in community events and programs</p>
	<p>Revisit plans and strategies for major community events to emphasize inclusion</p>	<p>Medium Term</p>	
	<p>Continue community engagement for City programs and plans</p>	<p>Ongoing</p>	
	<p>Support inclusive representation on City boards and commissions</p>	<p>Ongoing</p>	
<p>SC#2: Proactively support the development and maintenance of an equitable and inclusive community.</p>	<p>Pursue next steps on Hopkins Race and Equity Initiative, such as Government Alliance for Race and Equity (GARE) recommendations and a racial equity toolkit</p>	<p>Short Term</p>	<p>More information on GARE standards available through <a href="https://www.racialequityalliance.org/">https://www.racialequityalliance.org/</a></p> <p>Diversity of involvement in community events, programs, boards, and commissions</p> <p>Social and economic disparities by race, ethnicity, geography, and other categories in areas such as poverty, unemployment, labor force participation, household income, health insurance and homeownership</p>
	<p>Investigate and address involvement and outcomes in City programs by race/ethnicity where appropriate</p>	<p>Ongoing</p>	
	<p>Conduct spatial analysis by race, ethnicity, and income to evaluate equitable outcomes by geography</p>	<p>Ongoing</p>	

GOAL	ACTION STEPS	TIMELINE	POTENTIAL INDICATORS
<b>Sense of Community Policy</b>			
SC#4: Promote arts and culture as tools for community and economic development.	Incorporate public art in parks, plazas, public facilities, private developments, or other places where appropriate	Ongoing	Number of public art installations Number of arts-related events and programs available in Hopkins
	Develop and implement a public art plan for the city, expanding beyond Downtown focus	Medium Term	
	Use Public Art Committee to provide input on arts in the community and in public plans, events, and facilities	Ongoing	
	Support expanded funding for the arts in the community, particularly in City led projects and programs	Short Term	
	Continue partnerships with arts organizations on mutually beneficial initiatives	Ongoing	

GOAL	ACTION STEPS	TIMELINE	POTENTIAL INDICATORS
<b>Economic Competitiveness Policy</b>			
EC#1: Support the development of a strong, vibrant, livable community that attracts jobs, population, and investment.	Pursue City assisted redevelopment projects on sites in areas targeted for growth	Ongoing	Community surveys on livability Number of new development projects in targeted areas
	Invest in placemaking for redevelopment areas, including public realm enhancements	Ongoing	
	Align infrastructure investments in the capital improvement plan with development goals where possible	Ongoing	
	Monitor implementation of the Opportunity Zone program established in the federal Tax Cuts and Jobs Act of 2017 and its impact on new business and job development as well as on existing businesses.	Ongoing	
EC#2: Support a healthy, diverse mix of businesses in Hopkins.	Connect with existing businesses in the city and provide district assistance and referrals where appropriate	Ongoing	Number of jobs created and retained Number of new business startups Number of businesses assisted
	Partner with County, MN DEED, and others to support business development	Ongoing	
	Expand City business support initiatives, tied to overall goals	Medium Term	
	Consider regulatory review to streamline permitting processes and other regulations impacting businesses	Medium Term	
EC#3: Support the development of a well prepared, diverse workforce.	Partner with schools and other educational institutions to support workforce readiness and local business partnerships	Ongoing	Job referrals and placements Hiring of local residents by area businesses
	Provide direct support for local job training and/or hiring initiatives	Medium Term	

POLICY	ACTION STEPS	TIMELINE	POTENTIAL INDICATORS
<b>Economic Competitiveness</b>			
EC#4: Promote economic equity in Hopkins, to benefit residents regardless of identity or background.	Review City procurement and hiring regulations and practices to assess need for changes to support equity goals	Medium Term	Hiring and retention of diverse contractors and employees  Reduction of disparities in outcomes for residents
	Assess equity impact of specific City policies and regulations	Medium Term	
	Continue to implement the fair housing policy	Medium Term	
	Track disparities in outcomes among community residents, including related to City services	Ongoing	
<b>Downtown</b>			
D#1: Maintain a viable downtown core that serves as an economic and social center for the community.	Assess City operations and budget to determine if property aligned to support Downtown	Short Term	Level of community involvement in Downtown events
	Monitor and revisit Downtown parking regulations periodically to ensure they are appropriate to support both business development and livability	Medium Term	
	Support creative placemaking investments and events planned for the Downtown area	Ongoing	
D#2: Continue to grow Downtown's population and jobs base.	Support targeted redevelopment and reinvestment projects in Downtown area	Ongoing	Level of investment in Downtown businesses and properties
	Consider expansion or intensification of zoning in Downtown area to allow for more development opportunities	Short Term	
	Development review	Ongoing	



## PLAN AMENDMENT PROCESS

The comprehensive plan is intended to be general and flexible, to be applicable across a wide range of circumstances. However, from time to time formal amendments to the plan will be required to address changing conditions, development proposals, new information, and other factors. The City of Hopkins should periodically undertake a formal review of the plan to determine if amendments are needed to address changing factors or events. Additionally, plan amendments may be requested in response to a specific proposal or project.

When considering amendments to this plan, the City of Hopkins will use procedures outlined in city ordinances. Landowners, land developers, organizations, individuals, the City Council, and Planning & Zoning Commission may initiate amendments to the comprehensive plan. After an amendment is proposed, the Planning & Zoning Commission will direct staff to prepare a thorough analysis of the proposed amendment. Staff will present to the Planning & Zoning Commission a report analyzing the proposed changes, including their findings and recommendations regarding the proposed plan amendment. The Planning & Zoning Commission will make a determination whether or not to proceed with the proposed amendment. If a decision to proceed is made, a formal public hearing will be held, followed by action by the Planning & Zoning Commission and City Council. If approved, the amendment will be submitted for review to the Metropolitan Council, following established procedure and notification requirements.



# APPENDIX A1: COMMUNITY PROFILE

Cultivate Hopkins Comprehensive Plan

APPROVED 11/17/20



# COMMUNITY PROFILE

A snapshot of existing conditions and issues.

## Main Ideas

- Hopkins has seen steady population growth since 1990.
- The city has become more diverse; the city is roughly 60% White and 40% non-white, with Black/African American being the largest racial minority.
- About 28% of Hopkins residents were born outside the US - 42% in Asia, 30% in Africa, 22% in Central and South America, and 6% in Europe. Most residents speak English “very well,” but about 10% speak English “less than very well”.
- There is also more age diversity among residents. There has been an increase in both residents under 20 years old and residents 45-64 years old.
- There are more married and unmarried families with children and fewer non-family and couple households, though residents living alone has remained the most common household type between 1990 and 2015.
- The most common employment industries worked by Hopkins residents have remained the same between 2000 and 2015.
- In general, Hopkins residents in 2015 have more education than residents in 1990; a substantial proportion of residents had an Associate’s Degree or higher in 2015 than in 1990.

# Quality of Life Survey

The City of Hopkins periodically conducts a quality of life survey of residents. These surveys are used to measure opinion of the quality of city services and to receive input on relevant issues. Survey results help determine future courses of action, including the city's plans and policies.

The most recent community survey was completed in 2013. Results applicable to the comprehensive plan update are summarized below.

- Hopkins residents like the small town feel, convenient location, and housing/neighborhoods most about living in Hopkins.
- 97% of respondents rated quality of life in Hopkins as “excellent” or “good.”
- The majority of respondents felt a closer connection to their neighborhood than the city as a whole.
- On-street bike lanes, retail opportunities, and dining establishments were the most common responses for lacking community characteristics.
- 67% rated general redevelopment in the city as “excellent” or “good,” most common reasons being modernity, new businesses, and being well-planned.
- 92% supported or strongly supported continued redevelopment in the city.
- 77% “excellent” or “good” rating for redevelopment of Downtown Hopkins.
- 76% supported financial incentives for development.
- Fire and police services were the highest rated services; street repair/maintenance and city planning were the lowest rated services.
- Most used parks and recreation facilities are trails and The Hopkins Center for the Arts.
- 97% of respondents felt existing recreation facilities meet their household needs.
- About 25% of respondents were “very likely” to use the SWLRT; 34% are “somewhat likely.”
- 60% of residents felt safe walking in all areas of the city at night, compared to 36% who say there are areas of the city they felt unsafe walking at night. This is a direct flip from responses to a 2007 survey, where more residents felt unsafe than safe.
- Most respondents learned about city activities and government from the city newsletter, the local newspaper, or the city website.

# Population and Growth Forecasts

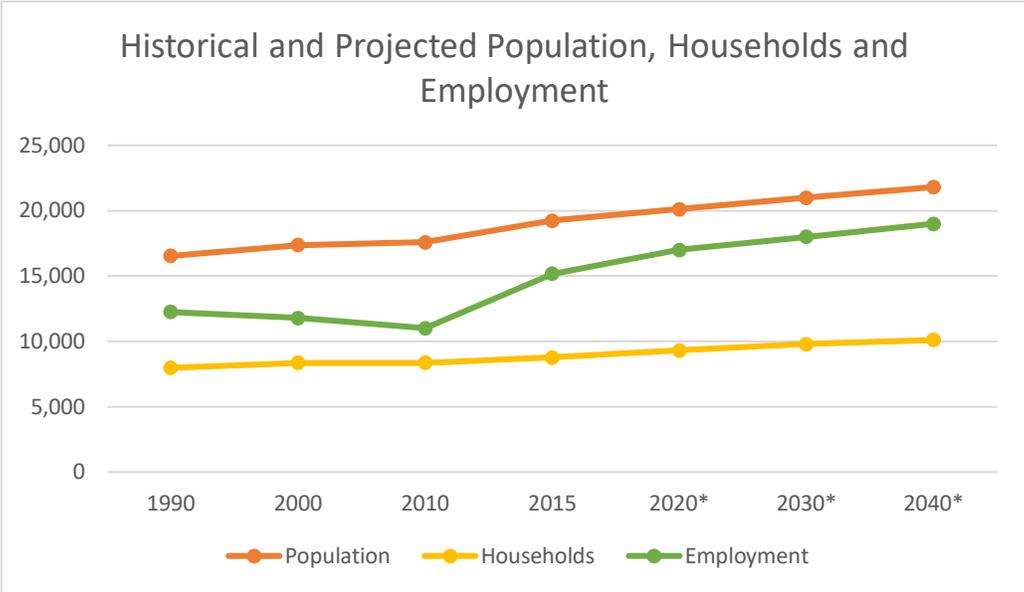
In 2015, the estimated population of Hopkins was 19,227. This is about a 16% increase from 16,534 in 1990 and about an 11% increase from 17,367 in 2000. There was little growth in the city between 2000 and 2010. Population is expected to grow 5% by 2040.

Household numbers have grown at a slower rate than population (10% since 1990, 5% since 2000), reflecting a modest increase in household size. This is likely tied to the increase in family households and children that has been occurring in Hopkins. Forecasts suggest that this won't continue, and household size will shrink. Households are expected to grow 15% by 2040.

Employment grew more rapidly than either population or households, increasing 24% since 1990 and 29% since 2000. This growth is expected to continue, with employment increasing 25% through 2040.

Table A1.1 – Population, Household, and Employment Projections							
	1990	2000	2010	2015	2020	2030	2040
<b>Population</b>	16,534	17,367	17,591	19,227	20,100	21,000	21,800
<b>Households</b>	7,973	8,359	8,366	8,770	9,300	9,800	10,100
<b>Employment</b>	12,252	11,777	11,009	15,177	17,000	18,000	19,000

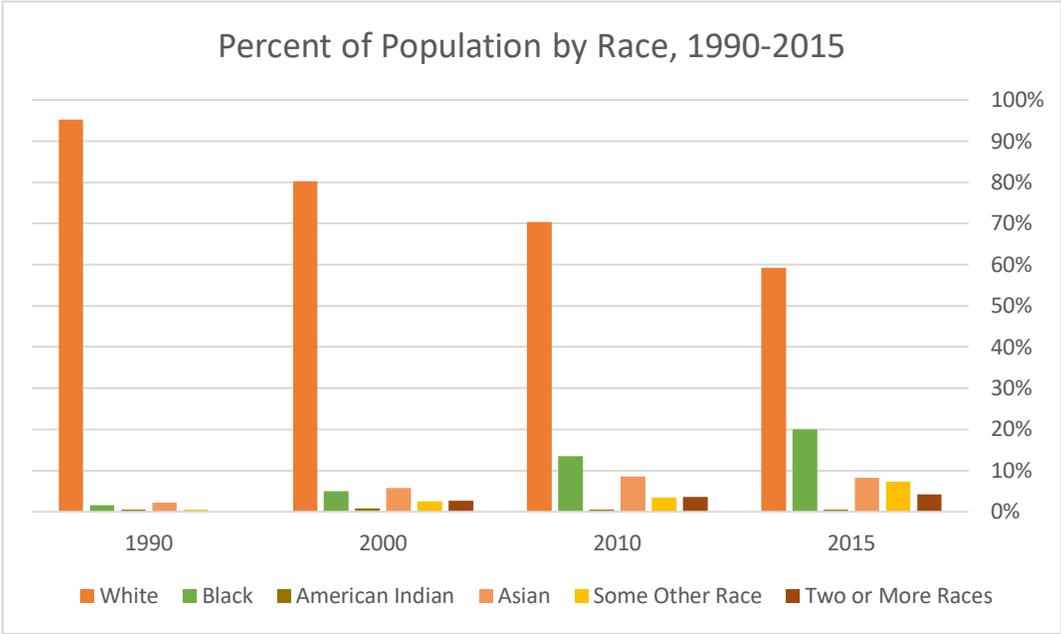
Source: Metropolitan Council



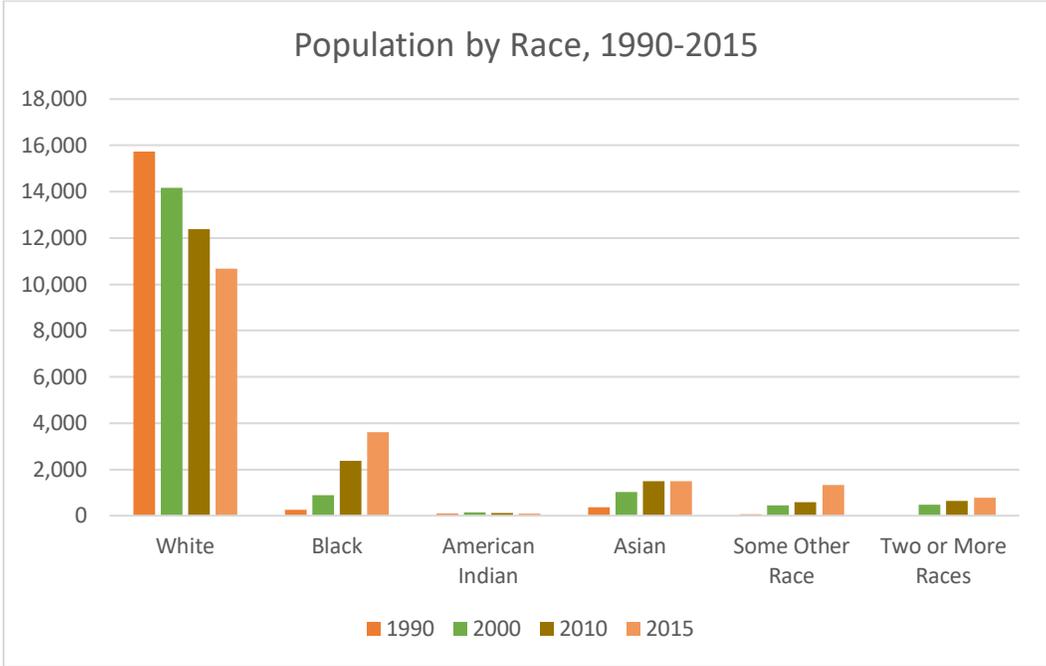
Source: US Census and Metropolitan Council

# Race and Ethnicity

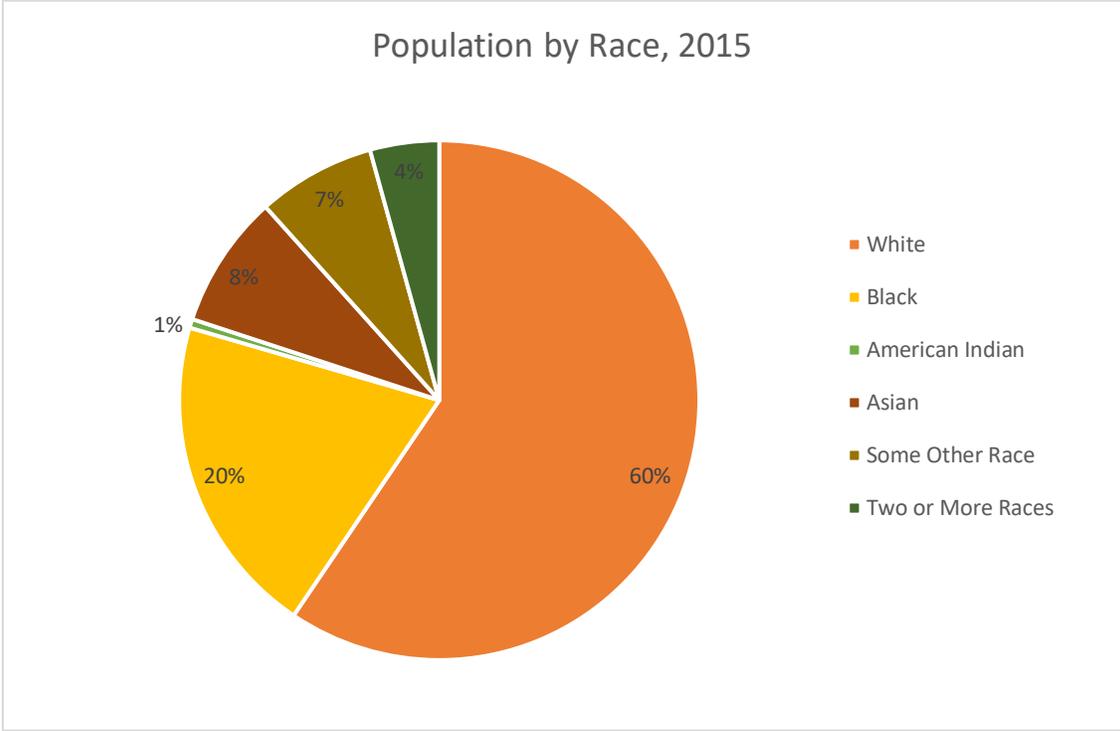
Hopkins has become more racially and ethnically diverse since 1990. In 2015, Hopkins was about 60% White and 40% Non-white, with Black or African American being the largest racial group (20%). The percentage of Hispanic/Latino has increased about 119% from 2000 to 2015; in 2000, Hispanic/Latino accounted for about 5.5% of the population and about 11.5% in 2015.



Source: US Census



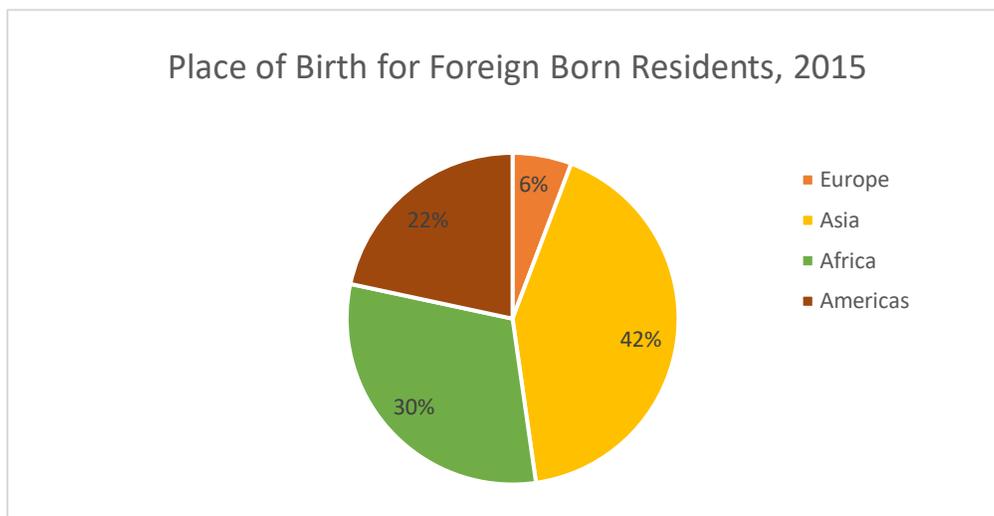
Source: US Census



Source: US Census

# Foreign Born

In 2015, about 19% of Hopkins residents (approximately 3,400 people) were born outside of the US, which is higher than the Twin Cities Metro average of 11%. **Table A1.2** provides more detail on the countries of birth of Hopkins' foreign born residents.



Source: US Census

Table A1.2 – Place of Birth of Foreign Born Residents	
<b>Asia</b>	<b>42%</b>
India	34%
China	3%
Vietnam	2%
Korea	1%
Laos	1%
<b>Africa</b>	<b>31%</b>
Somalia	16%
Ethiopia	6%
Kenya	3%
Other West African Nations	2%
<b>Americas</b>	<b>22%</b>
Mexico	16%
South American Countries	3%
Dominican Republic	1%
<b>Europe</b>	<b>6%</b>
Eastern Europe	4%
Western Europe	1%
Northern Europe	1%

Source: US Census

# Language

With a high percentage of foreign born residents, Hopkins also has a wide range of languages spoken at home. According to the Census, about 28% of Hopkins residents speak a language other than English at home. Roughly 8-11% of Hopkins residents speak English less than very well. The table below details the languages other than English most frequently spoken in Hopkins’ homes. The following languages may be spoken in a small portion of homes: French, western Germanic languages, Russian, and Chinese.

Table A1.3 – Language Spoken at Home			
Language	Percent	Percent Speaking English “Less than Very Well”	Language Likely Spoken
Spanish or Spanish Creole	9%	4%	Spanish
African Languages	8%	3%	Swahili, Amharic, Somali
Asian Languages	4%	2%	NOT Korean, Hmong or Vietnamese – accounted for in separate categories
Hindi	2%	1%	Hindi

*\*Based on most commonly spoken languages in home countries of foreign born residents; Source: US Census*

Other than English, the most common languages spoken at home by Hopkins students are Somali, Spanish, Hmong, Swahili, and Russian. More information on languages spoken at home by Hopkins School District students can be found in the Education Section.

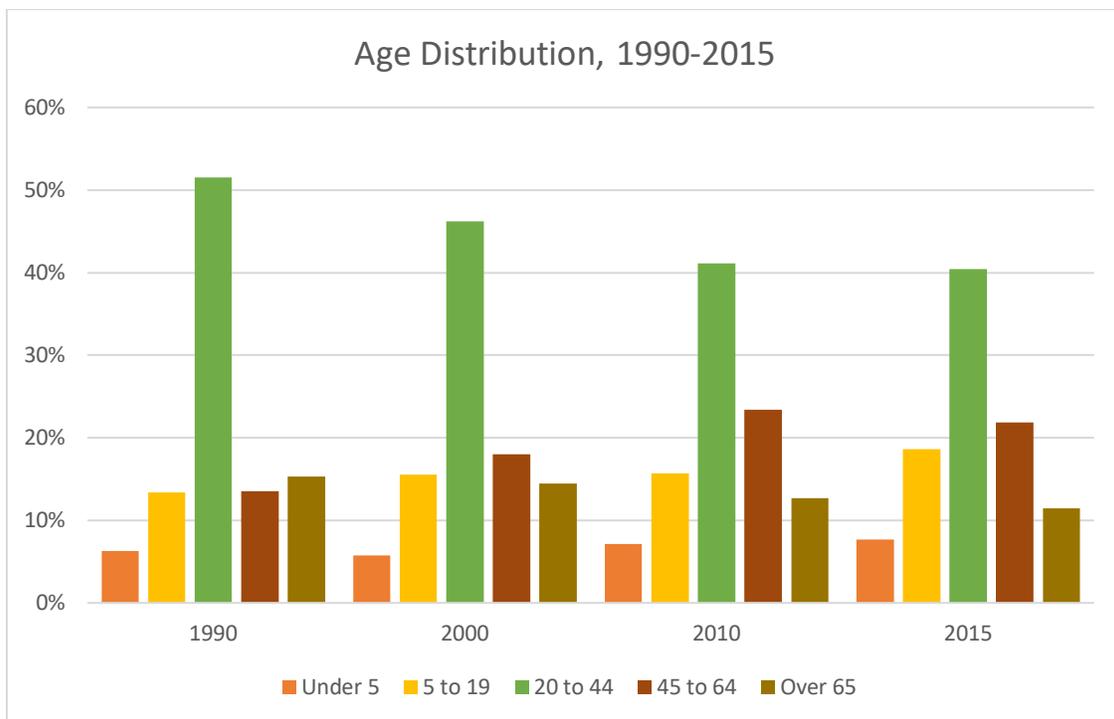
# Gender

In 2015, Hopkins had a fairly equal proportion of males and females with 49% male and 51% female. This proportion has narrowed gradually since 1990 when the proportion was 46% male and 54% female.

# Age

Hopkins is becoming diverse in the age of its residents. In 1990, residents age 20-44 were a majority of the city's population (52%). In 2015, this age bracket is still the largest portion of the population, but it now only makes up 40% of the population. Some of this shift can be attributed to the aging Baby Boomer population. The proportion of residents age 45 to 64 has increased gradually from 14% in 1990 to 22% in 2015. Interestingly, the proportion of residents over age 65 has slightly decreased from 15% in 1990 to 11% in 2015. As the Baby Boomers continue to enter this higher age bracket, this slight decline may reverse. Otherwise, older residents may be finding Hopkins less accommodating for senior living.

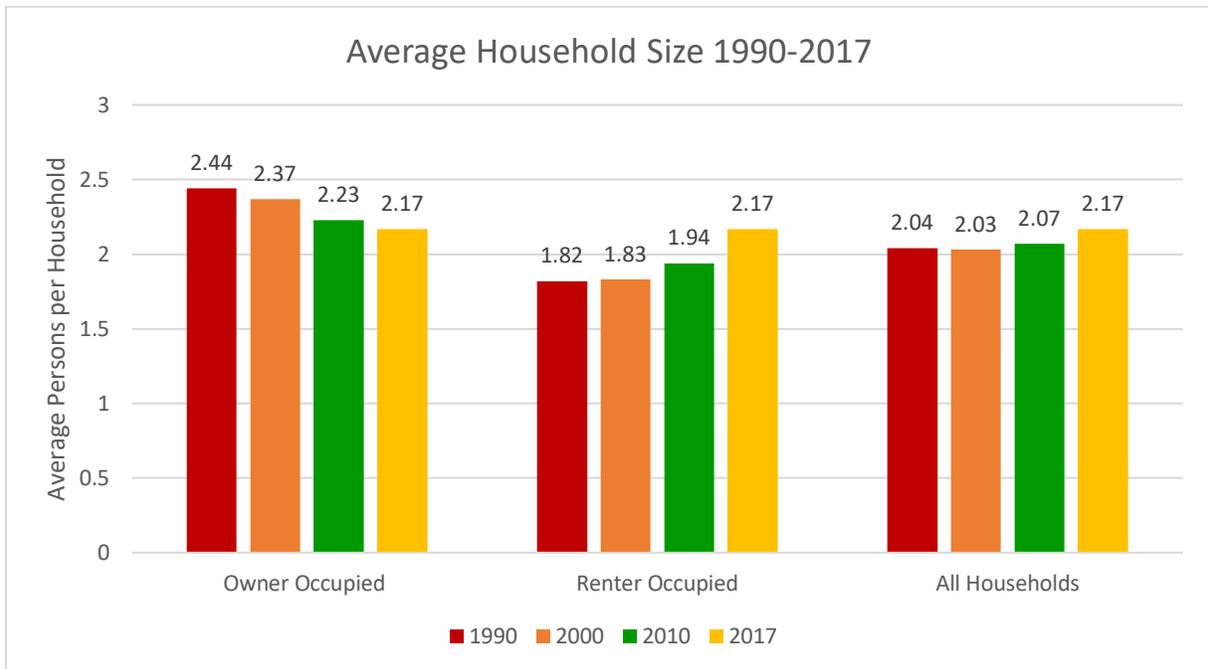
At the same time, Hopkins has seen a 6% increase in residents under 20 years old, from 20% in 1990 to 26% in 2015. Most of this increase has taken place in the 5-19 population. This creates an opportunity for Hopkins to retain this population as they become young adults.



Source: US Census

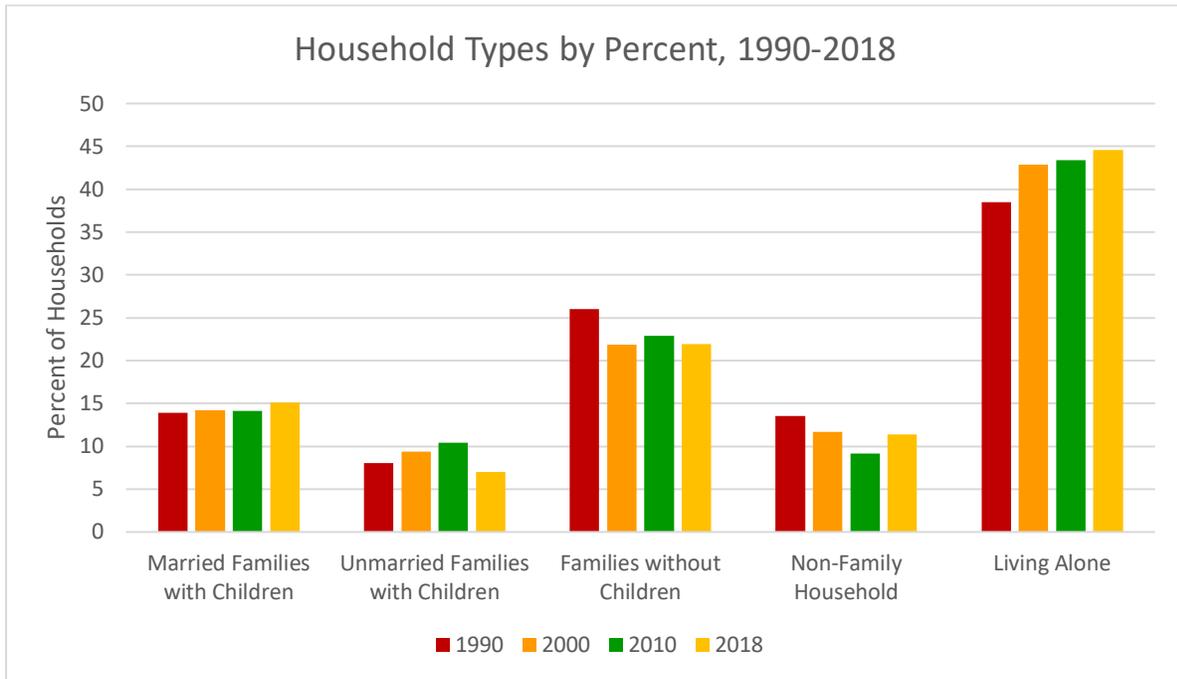
# Households

Since 1990, the average household size for owned housing units has decreased while the average household size for rented units has increased. In 2017, the average household size for both rental and owned units was 2.17 persons. The decrease in average owner household size may reflect the empty-nest Baby Boomer population in single family homes.



Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

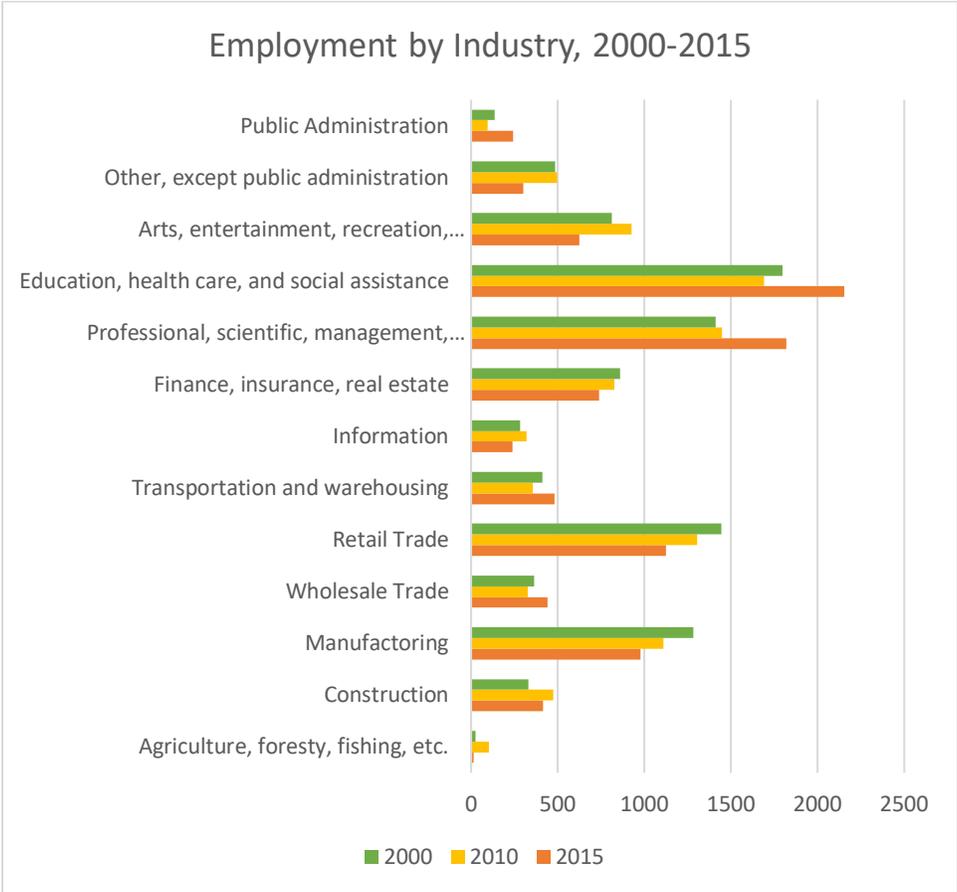
Household types have also slightly shifted in Hopkins since 1990. The most prominent household type is still residents living alone, but the percentage of families with children and unmarried households with children has increased. This supports the increase in residents under 20 noted above. At the same time, there has been a decrease in both nonfamily households and family households with no children (couples).



Source: Metropolitan Council, US Census, 2014-2018 American Community Survey 5-Year Estimates

# Employment

In 2015, the most common industries worked by Hopkins residents were education, health care, and social assistance; professional, scientific, management, administrative, and waste services; and retail trade. Given the Great Recession during 2010, it is hard to note trends overtime since many industries fluctuated. However, employment in the following industries grew between 2000 and 2015 among Hopkins residents: professional, scientific, management, administrative, and waste services. Employment in the following industries declined between 2000 and 2015 among Hopkins residents: finance, insurance, and real estate; retail trade; and manufacturing.



Source: US Census

<b>Table A1.3 – Employment by Industry</b>					
<b>Industry</b>	<b>2000</b>	<b>2010</b>	<b>2015</b>	<b>% Change 00-15</b>	<b>% Change 10-15</b>
Agriculture, forestry, fishing, etc.	26	104	16	-38%	-85%
Construction	332	474	416	25%	-12%
Manufacturing	1,281	1,111	979	-24%	-12%
Wholesale Trade	362	326	442	22%	36%
Retail Trade	1,444	1,303	1,126	-22%	-14%
Transportation and warehousing	412	356	483	17%	36%
Information	283	319	237	-16%	-26%
Finance, insurance, real estate	861	825	739	-14%	-10%
Professional, scientific, management, administrative, and waste	1,412	1,448	1,819	29%	26%
Education, health care, and social assistance	1,797	1,692	2,154	20%	27%
Arts, entertainment, recreation, accommodation, and food	813	926	623	-23%	-33%
Other, except public administration	484	497	301	-38%	-39%
Public Administration	137	95	243	77%	156%

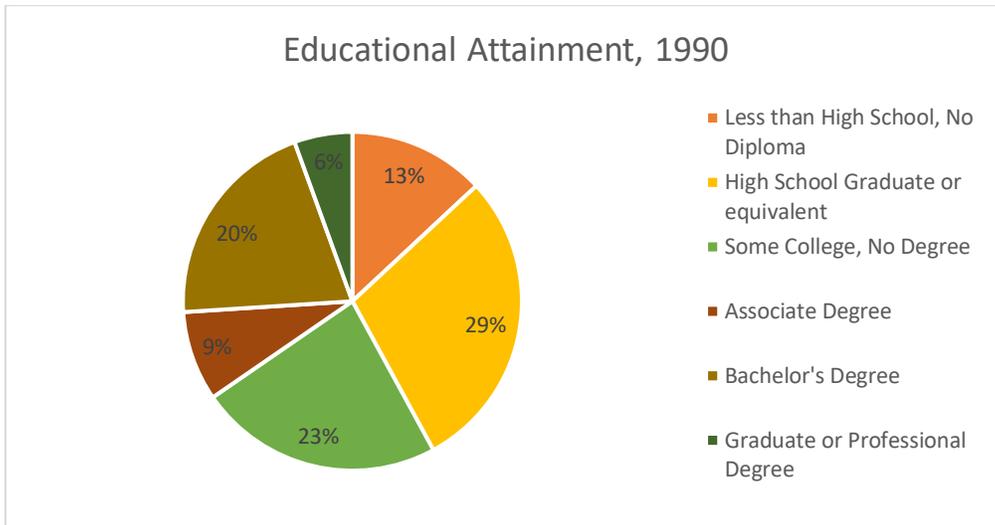
Source: US Census

## Education

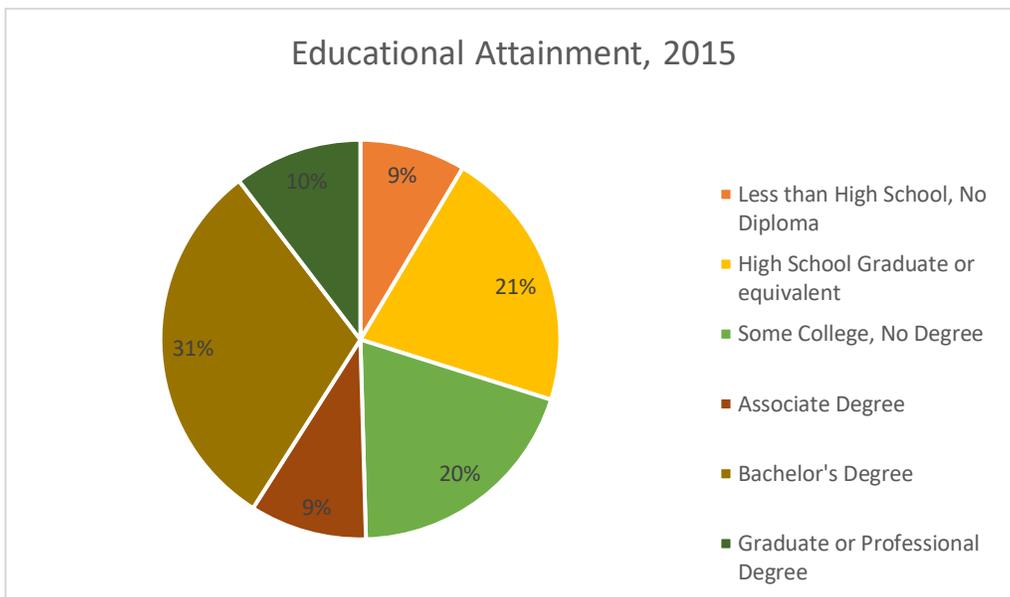
Since 1990, the proportions of residents with less than a high school diploma, a high school diploma or equivalent, or some college, no degree have all decreased while the proportions of residents with Associate, Bachelor's or graduate and professional degrees have increased. In 2015, Hopkins residents had fewer graduate and professional degrees and more residents with less than a high school education than the Twin Cities regional average, which aligns with the slightly lower high school graduation rate in Hopkins. Hopkins has a higher proportion of residents with Bachelor's Degrees than the regional average.

<b>Table A1.4 – Educational Attainment, 2015</b>		
<b>Level</b>	<b>Hopkins %</b>	<b>Twin Cities Region %</b>
Less than High School	8.6%	7%
High School Diploma or Equivalent	21.3%	21%
Some College or Associate Degree	29.2%	30.2%
Bachelor's Degree	30.6%	27.5%
Graduate or Professional Degree	10.4%	14.4%
High School Graduation Rate	91.4%	93%

Source: US Census

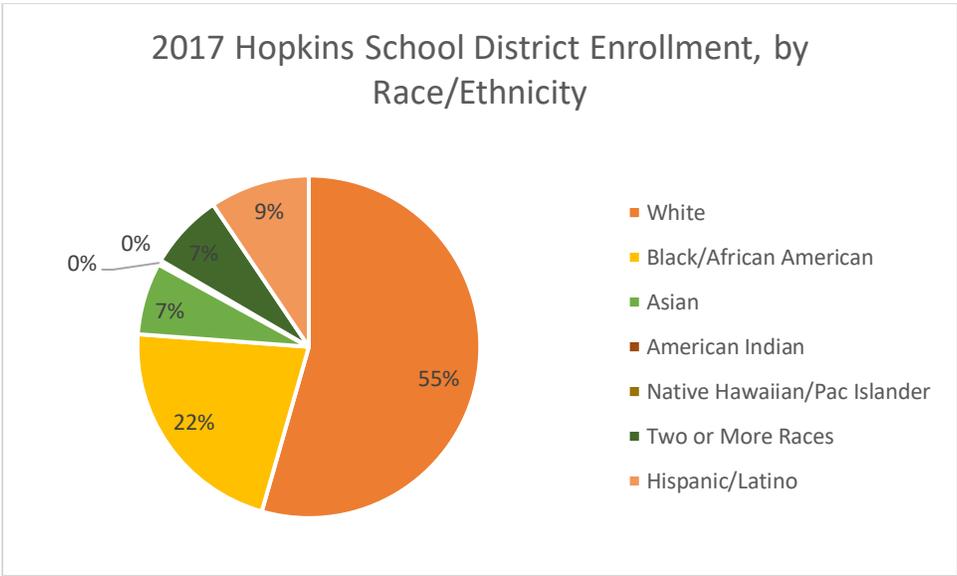


*Source: US Census*



*Source: US Census*

In 2017, over half of Hopkins students were white. The most common racial minority group is Black/African American. **\*\*These percentages should not be compared with proportions below – data collected in 2 very different ways.**



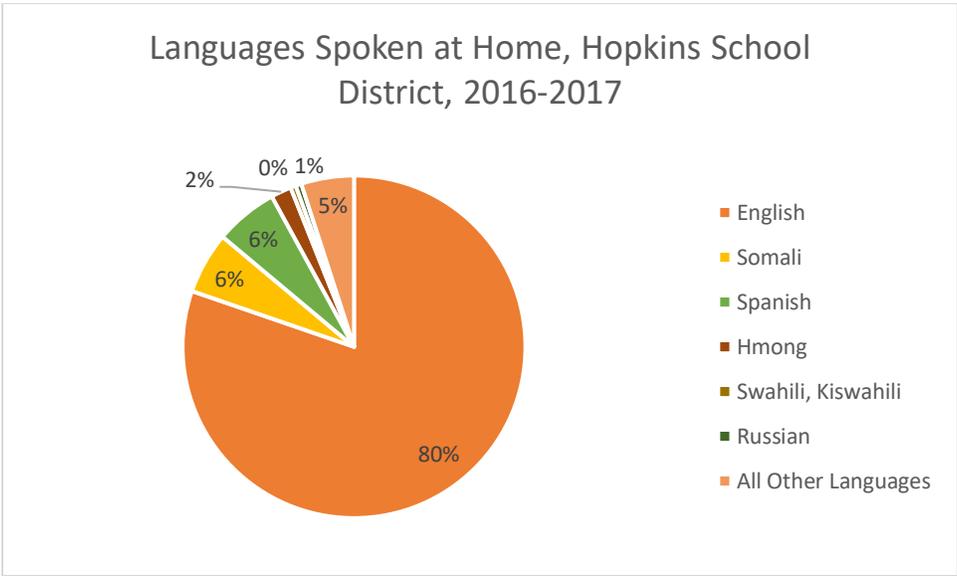
*Source: Minnesota Department of Education*

In both 2013 and 2016, students in grades 5, 8, 9, and 11 were given a survey asking questions about demographics, health, activities, and various risk factors. The table below shows the racial demographics with which they self-identify. A shift in demographics is noticeable with proportions of Whites decreasing and the proportion of Blacks/African Americans increasing. The proportion of Hispanic/Latino students also increased between the two years. *These percentages should not be compared with proportions above, as the data was collected in two very different ways.*

Table A1.5 – Self-Reported Student Racial Demographics		
	2013	2016
White	62%	59%
Black/African American	14%	18%
Asian/Pacific Islander	6%	6%
American Indian	1%	1%
Two or More Races	11%	10%
No Answer	7%	6%
Hispanic/Latino	8%	10%

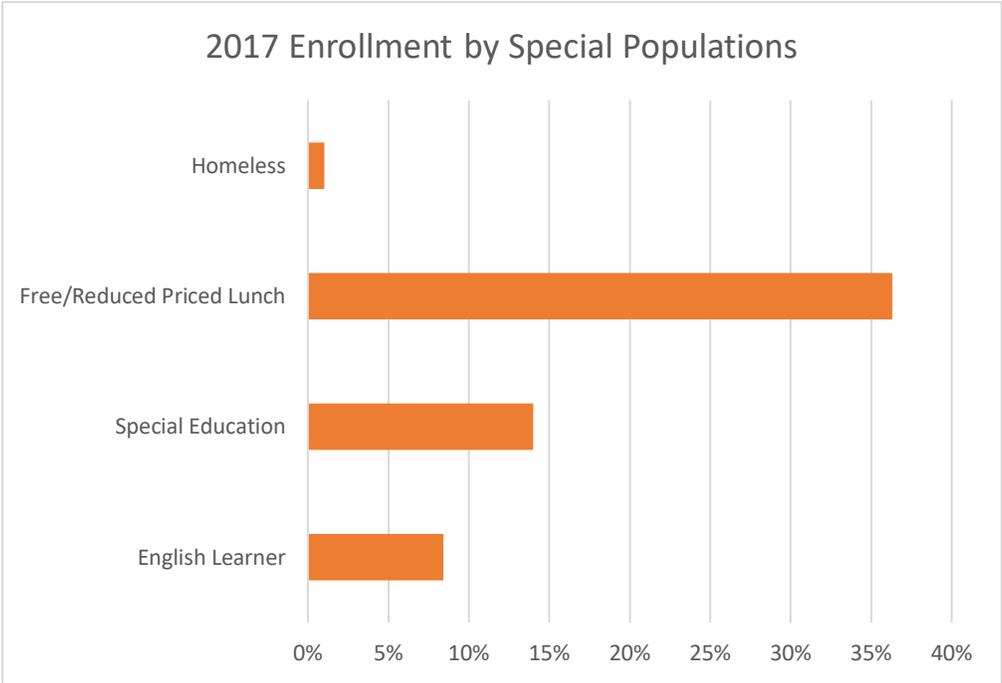
*Source: Minnesota Department of Education Student Response Surveys*

According to Minnesota State Department of Education 2016-2017 data, 70 different languages are spoken at home by Hopkins students. Other than English, the most common languages spoken are Somali, Spanish, Hmong, Swahili, and Russian.



*Source: Hopkins School District*

There are more students in special education programs than English language learning programs in the Hopkins School District. About 14% of all students are in special education while about 8% of Hopkins students participate in English learning programs, representing about 49 countries (District webpage). About 36% of students qualify for free or reduced lunch.

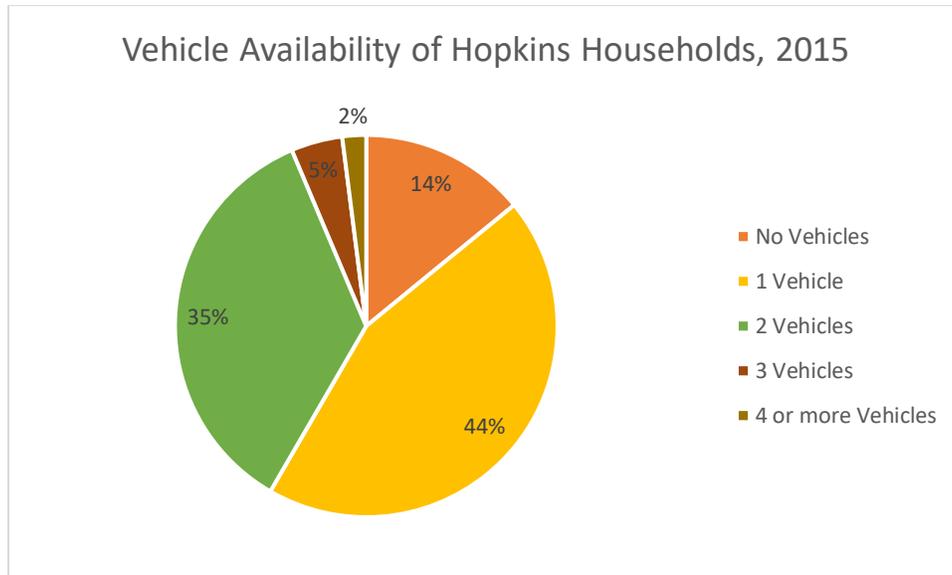


*Source: Hopkins School District*

# Vehicle Availability

About 14% of all households in Hopkins do not have access to a vehicle. A plurality of households have one vehicle.

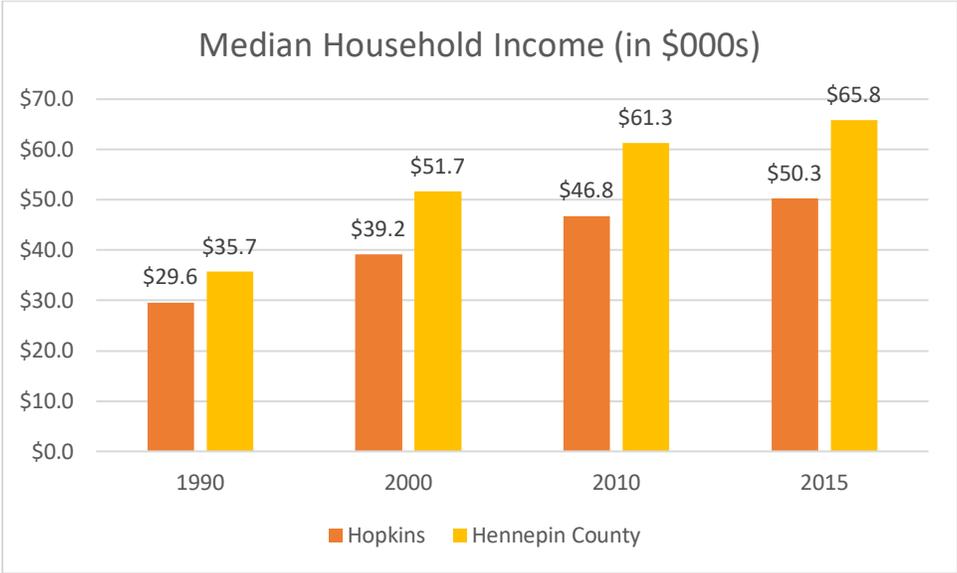
Of households without vehicles, the majority of householders are renters. About 6% of households with no vehicle access are headed by householders age 65 or older. This percentage, for both owner and renter households, may increase as the Baby Boomer population continues to age.



Source: US Census

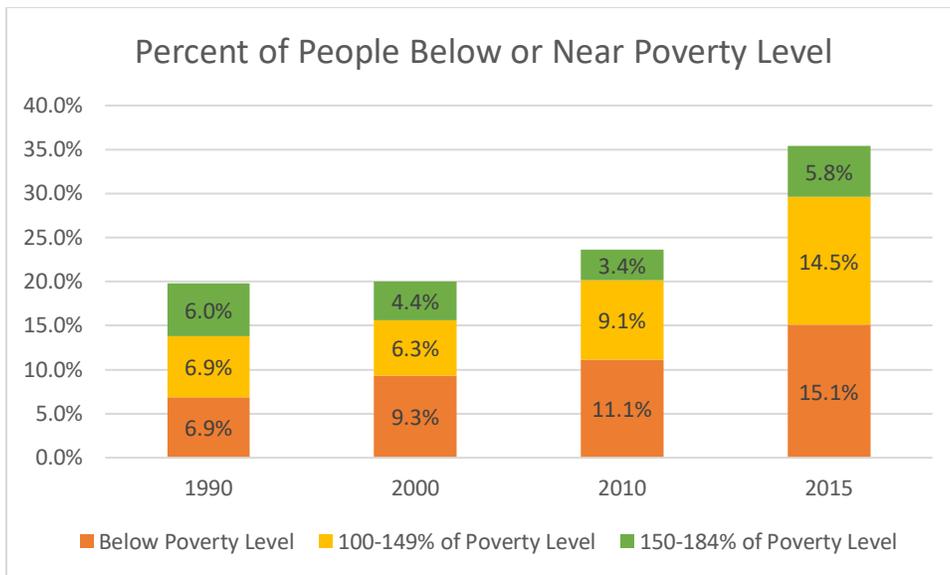
# Household Income and Poverty

In addition to housing values, household income is a determining factor in housing affordability. Median income in Hopkins, while steadily increasing since 1990, has remained lower than countywide averages.

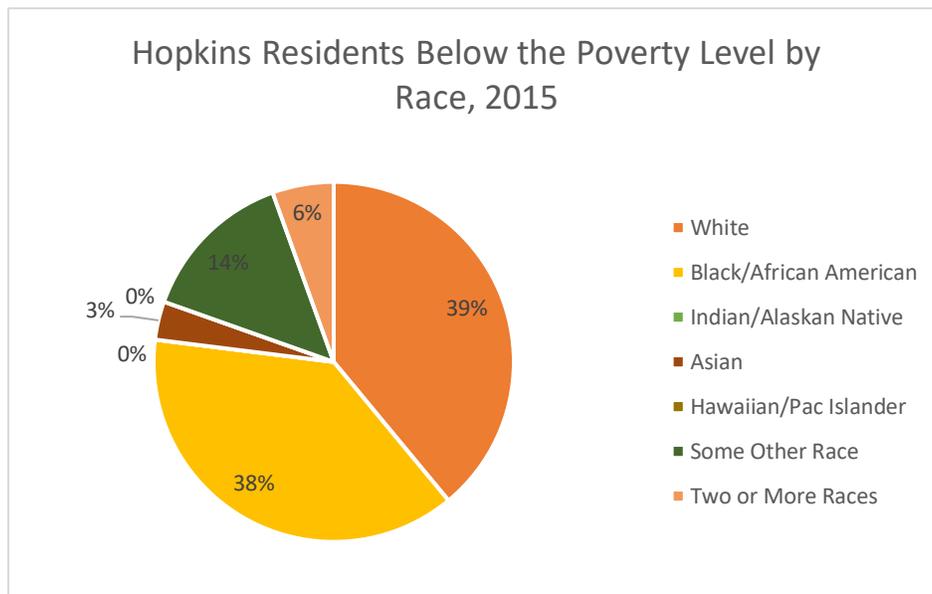


Source: US Census

At the same time, the percentage of Hopkins residents in poverty has also increased, as well as the percentage near the poverty line, as shown in the chart below. Compared with Hennepin County, this percentage has fluctuated – sometimes above County averages and sometimes below. As of 2015, Hennepin County’s poverty rate was 12.5%, slightly lower than Hopkins’ rate.



There are some distinct racial disparities in terms of poverty. While 60% of the population overall is white, only 39% of the population in poverty is white.



# Housing and Transportation Affordability

Traditional measures of housing affordability do not take into account the additional household costs associated with transportation, which can add greatly to costs for households who choose a less expensive house that has a long commute. The Housing and Transportation (H+T) affordability index strives to provide a more comprehensive picture of affordability and access in communities by combining the costs for both housing and transportation.

Hopkins currently has one of the highest job access score among neighboring and comparable communities, meaning residents have high access to a variety of jobs. The city also has the highest compact neighborhood score, meaning neighborhoods are denser and walkable compared to neighboring and comparable communities. The city’s transit access score is average compared to neighboring and comparable communities, offering moderate access to public transportation. **Table A1.7** compares Hopkins to the seven-county metropolitan area average scores.

Table A1.6 – H+T Scores					
	Hopkins	Edina	St. Louis Park	Richfield	Maplewood
Job Access Score	6.1	4.6	6.5	4.8	5.9
Transit Access Score	4.9	3.9	5.2	7.2	3.3
Compact Neighborhood Score	7.6	5.7	6.8	6.5	5.6

Source: Housing and Affordability Index

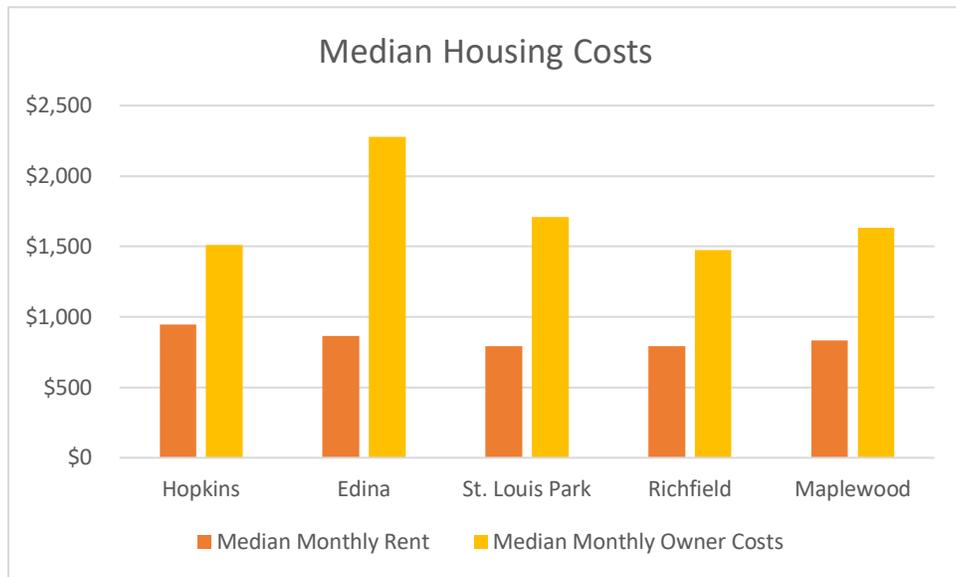
Table A1-7 - Hopkins Comparison to Metropolitan Area		
H+T Scores	Hopkins	7-County Metro
<b>Housing + Transportation Costs as % of Income</b>	39%	47%
<b>Job Access Score (10=best)</b>	6.1	5.8
<b>Transit Access Score (10=best)</b>	4.9	3.5
<b>Compact Neighborhood Score (10=best)</b>	7.6	2.6
<b>Annual Vehicle Miles Traveled/Household</b>	18,424	21,163

Source: Housing and Affordability Index

Hopkins has the lowest housing and transportation costs compared to neighboring and comparable communities. Interestingly, Hopkins has the highest median monthly rent and one of the lowest median monthly owner costs. This means there is little difference between the 2 types of housing costs (about \$560 dollars), compared to larger housing cost differences seen in other cities.

Table A1-8 – Average Costs as Percent of Income					
Average Costs as a Percent of Income	Hopkins	Edina	St. Louis Park	Richfield	Maplewood
Average Housing Cost	22%	38%	26%	24%	26%
Average Transportation Cost	17%	19%	18%	18%	19%
Total Average H+T Costs	39%	57%	44%	42%	45%
Average Transportation Cost	\$11,609	\$12,486	\$11,929	\$12,025	\$12,792
Median Monthly Rent	\$945	\$864	\$794	\$792	\$833
Median Monthly Owner Cost	\$1,509	\$2,276	\$1,709	\$1,473	\$1,632

Source: Housing and Affordability Index



Source: US Census

# Housing

## Housing Type and Tenure

Currently, about 66% of the housing stock in Hopkins is rental. This is up moderately from 61% in 2000, reflecting a rebalancing in the proportions of housing stock.

Table A1.9 – Housing Units						
	2000		2010		2015	
	Owned	Rented	Owned	Rented	Owned	Rented
1, Detached	2,357	126	2,373	331	2085	303
1, Attached	391	392	376	438	216	437
2	53	276	62	133	13	88
3 to 4	27	142	27	189	7	241
5 to 9	264	467	393	362	268	443
10 to 19	15	531	48	512	39	550
20 to 49	53	887	85	1,028	34	1,229
50 +	8	2,245	28	2,006	44	1,931
Mobile Home	0	0	0	36	0	0
<b>Total</b>	<b>3,168</b>	<b>5,066</b>	<b>3,392</b>	<b>5,035</b>	<b>2,706</b>	<b>5,222</b>

Source: US Census

## Housing Cost Burden

Over 75% of homes in Hopkins are affordable to households with incomes below 80% AMI. However, about 30% of households in Hopkins are cost burdened, the majority of which make 30% or less of area median income (AMI). There are publicly subsidized units in Hopkins, totaling about 3% of the city’s housing units.

Table A1.10 - Households Experiencing Cost Burden, 2016	
Existing households experiencing housing cost burden with incomes below 30% AMI	1,171
Existing households experiencing housing cost burden with incomes between 31 and 50% AMI	552
Existing households experiencing housing cost burden with incomes between 51 and 80% AMI	913

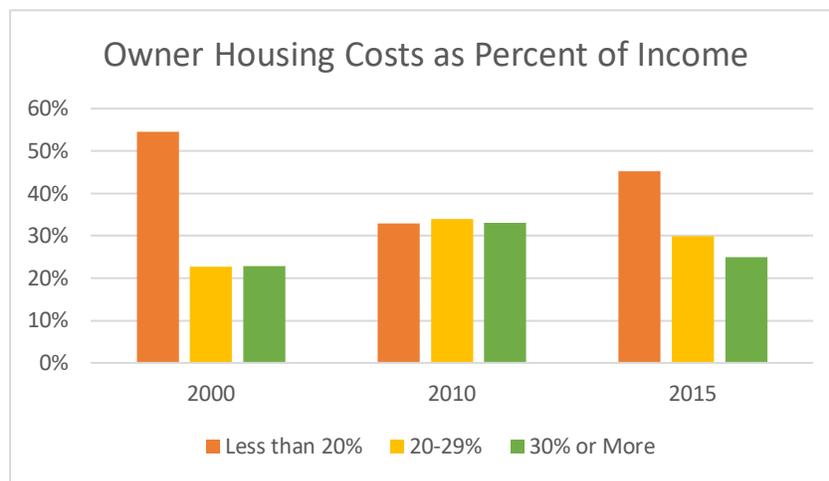
Source: Metropolitan Council

Housing is considered affordable when it consumes no more than 30% of gross household income. Families spending more than 30 percent of their income on housing may have difficulty affording basic needs like food or clothing, or handling unanticipated medical or financial expenses. For renter households, cost burden typically occurs when households spend 50% or more of income on housing.

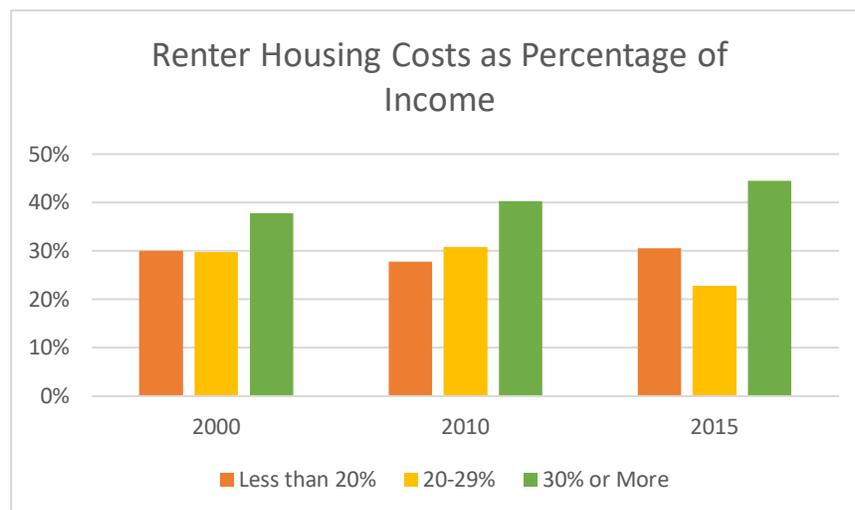
Housing cost burden has fluctuated for homeowners between 2000 and 2015 but has become a concern for more renters. Owner housing cost burdens in 2015 for Hopkins and Hennepin County were similar to cost burden rates in 2000, about 23% of owner households – decreasing from a slight increase in 2010 likely due to the Great Recession. Hopkins has a slightly higher owner cost burden rate than Hennepin County and the Twin Cities Region. On the other hand, Hopkins has slightly lower rental housing cost burden than both the County and the region. Rental housing cost burden has increased 21% since 2000 in Hopkins, from 38% of renter households to 45%.

<b>Table A1.11 – Housing Cost Burden, 2015</b>			
	<b>Hopkins</b>	<b>Hennepin County</b>	<b>Twin Cities Region</b>
Cost Burden Owners	25%	23%	23%
Cost Burden Renters	45%	46%	49%

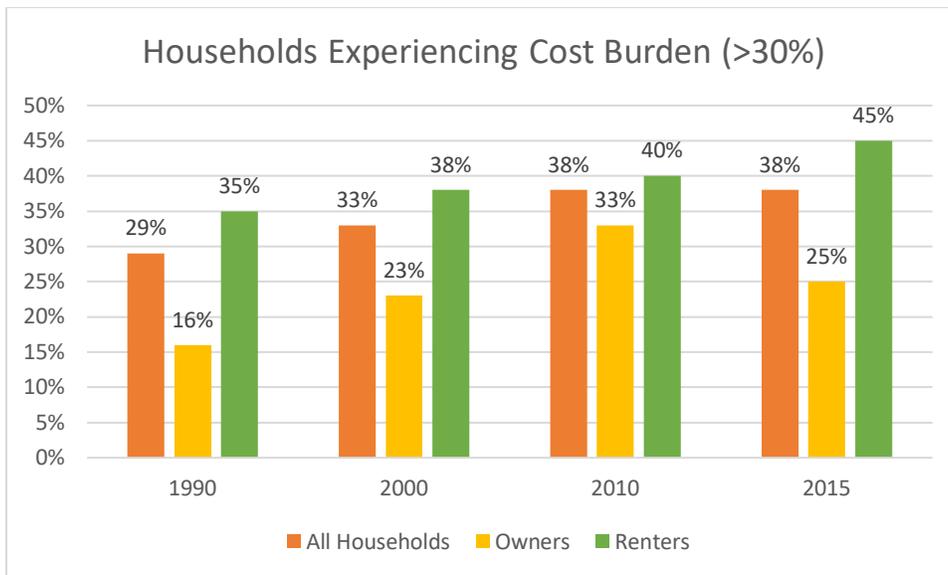
Source: US Census



Source: US Census



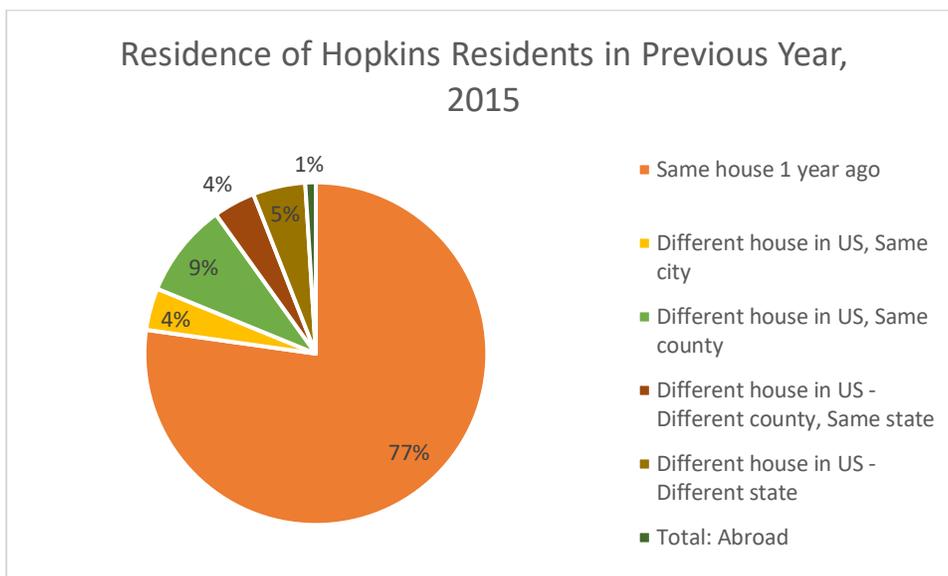
Source: US Census



*Source: US Census*

## Residence in Previous Year

Due to changes in data collection, data from the 2000 census cannot be compared with 2010 and 2015 ACS data. The majority of Hopkins residents did not move between 2014 and 2015. About 4% of residents who moved did so within the city. Most residents moving into the city do so from other areas in Hennepin County.



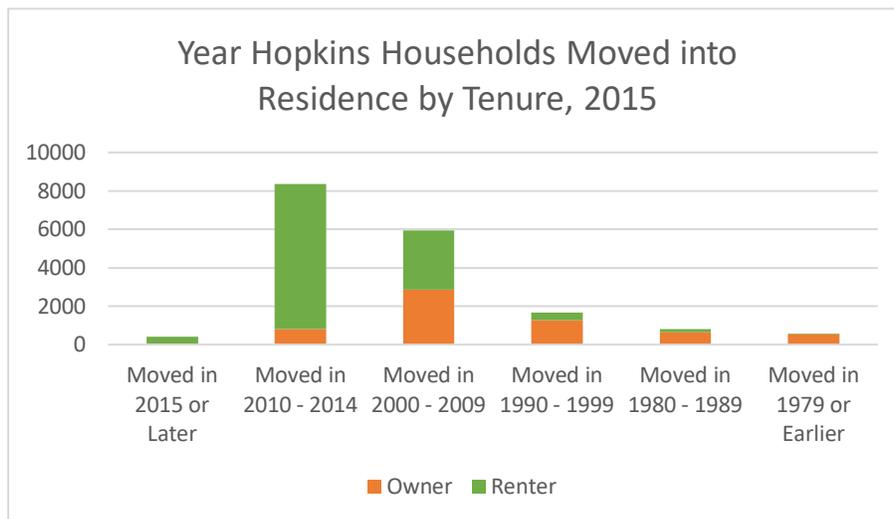
*Source: US Census*

## Length of Residence by Housing Tenure

Nearly 50% of Hopkins households moved into their current households between 2010 and 2014. 65% of renter households moved into their current house between 2010 and 2014 while almost 50% of owner households moved into their current house between 2000 and 2009.

Table A1.12 – Year Moved Into Residence, 2015					
Moved in 2015 or Later	Moved in 2010 - 2014	Moved in 2000 - 2009	Moved in 1990 - 1999	Moved in 1980 - 1989	Moved in 1979 or Earlier
2%	47%	33%	9%	5%	3%

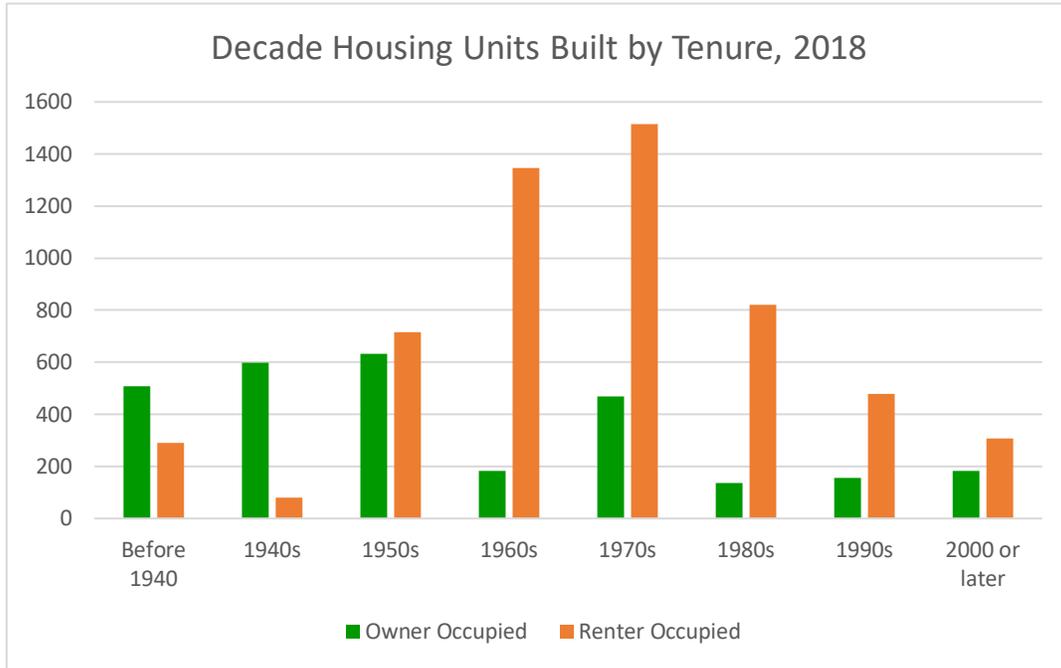
Source: US Census



Source: US Census

## Year Structure Built

66% of Hopkins owner housing units are over 60 years old, which is higher than Hennepin County (53%). Most of Hopkins's rental units were built between 1960 and 1989, which is similar to Hennepin County counts.



Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates



# APPENDIX A2: COMMUNITY ENGAGEMENT

Cultivate Hopkins Comprehensive Plan

APPROVED 11/17/20



# Overview

This appendix summarizes results from some of the major outreach initiatives conducted during the comprehensive plan update process.

To the extent possible, the City of Hopkins pursued an inclusive approach to engagement that focus on seeking input from groups that have been traditionally underrepresented in planning processes like these. This included proactive outreach, as well as reporting on results by race, gender, and ethnicity. While the results were not fully representative of all demographics in the community, progress was made towards that goal.

Additionally, where possible, results were divided by subgroup to see if there were patterns that differed by group. This was not always possible, as some sample sizes were too small to make meaningful distinctions, and demographic information was not collected for participants in all events.

The City of Hopkins is committed to ongoing process in this area.

## Cultivate Hopkins Survey

### Overview

The Cultivate Hopkins public engagement survey was administered in person and online throughout much of 2017. This report summarizes survey results.

### Who Responded?

- 413 responses (plus comments from questions of the week)
- 89% Hopkins residents/11% other
- 71% female/29% male
- 51% with kids/49% no children
- 90% white/10% people of color
- Median age category 35-49
- Precincts 2 and 3 somewhat less represented than others

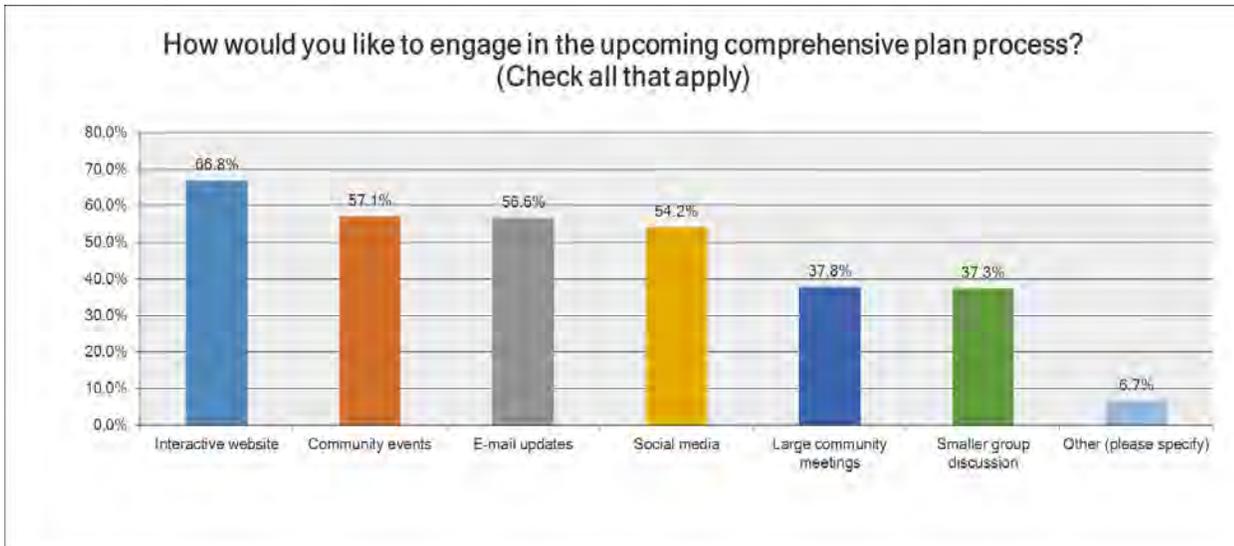
### Main Takeaways

- Strengthen what's already here
- Leverage LRT project to benefit community
- Strategic investments in redevelopment and connectivity
- Diversify options to reflect diversifying city

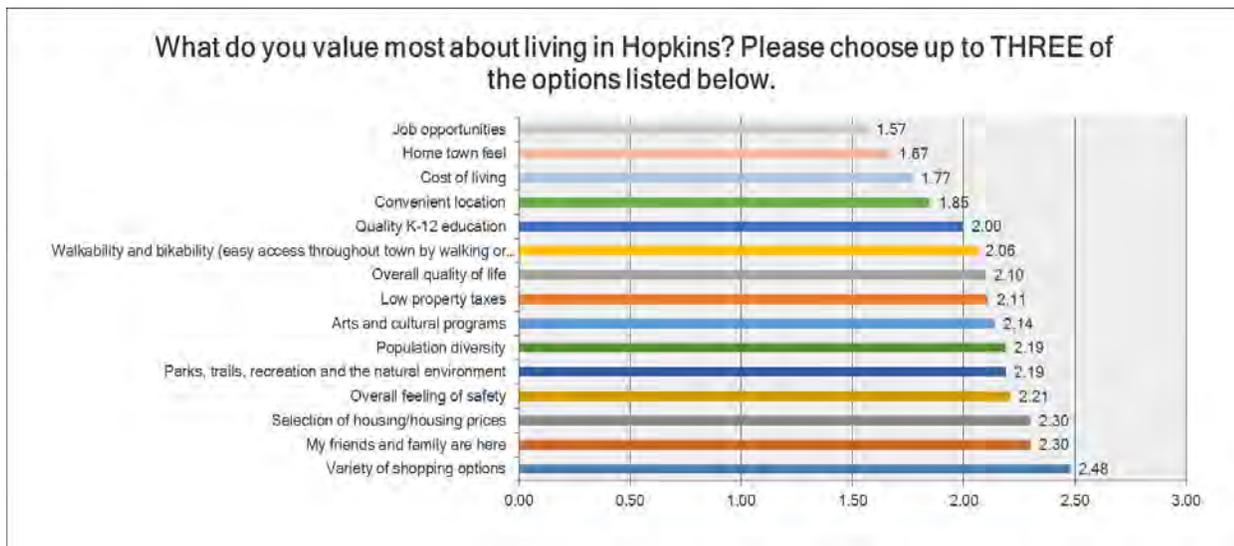




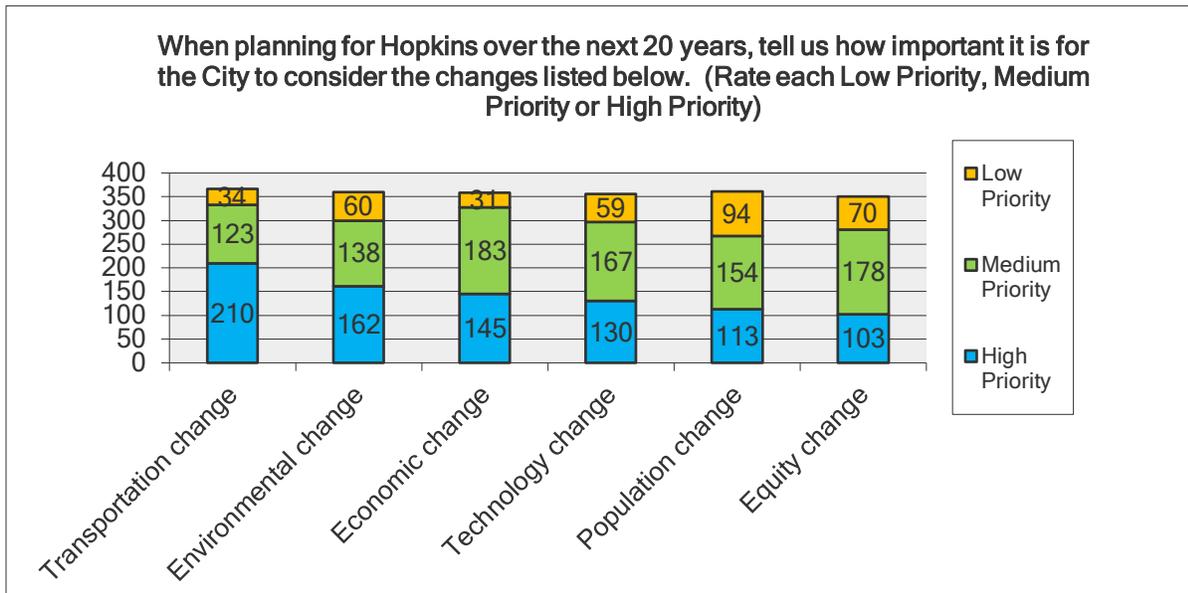
## How Would You Like to Engage in the Process?



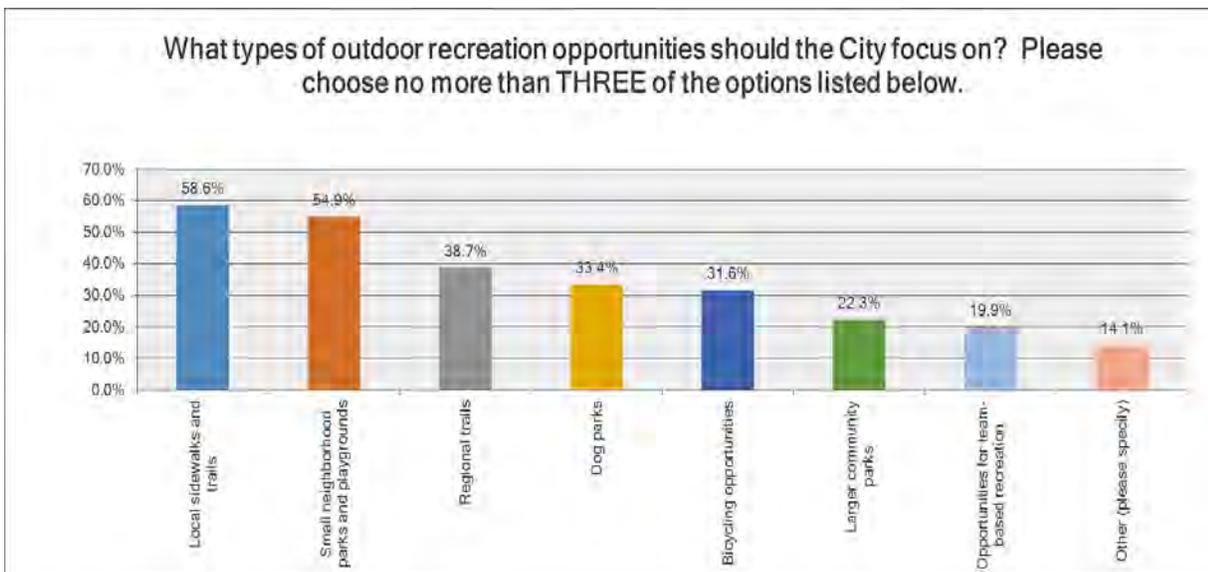
## What Do You Value Most About Hopkins?



## What Changes Are Most Important to Consider?

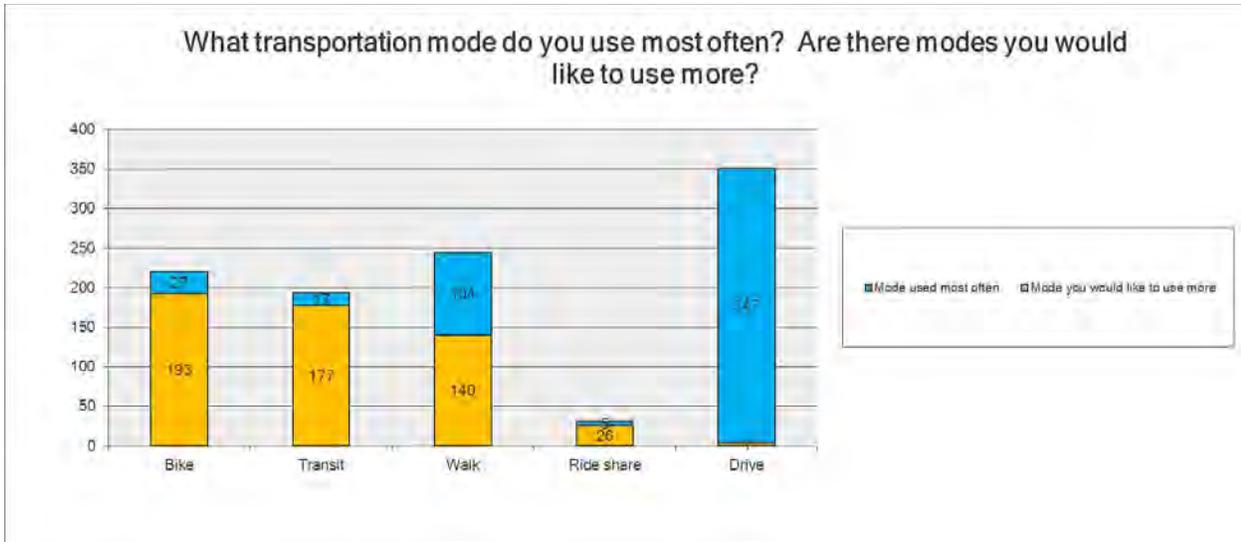


## What Outdoor Recreation Opportunities Should the City Focus On?

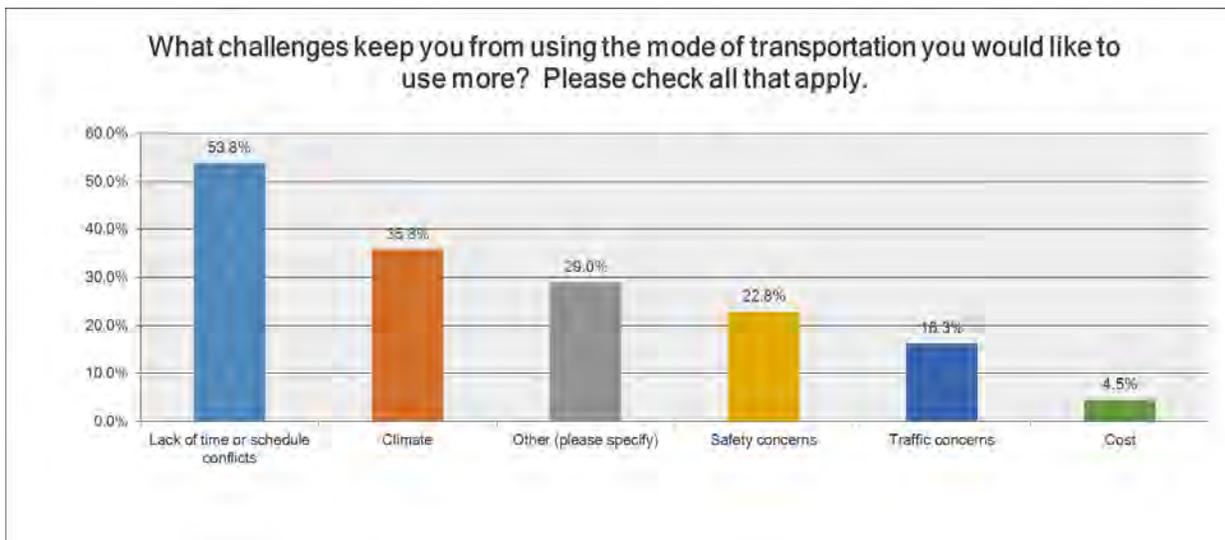




## Mode Share Wish vs. Reality



## Transportation Mode Choice Challenges

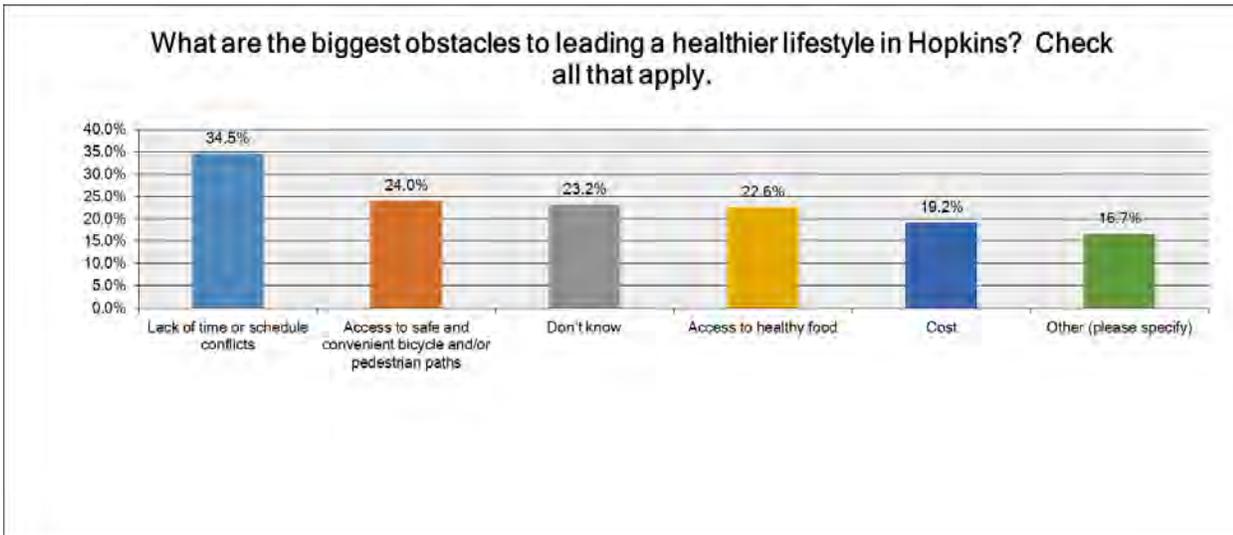




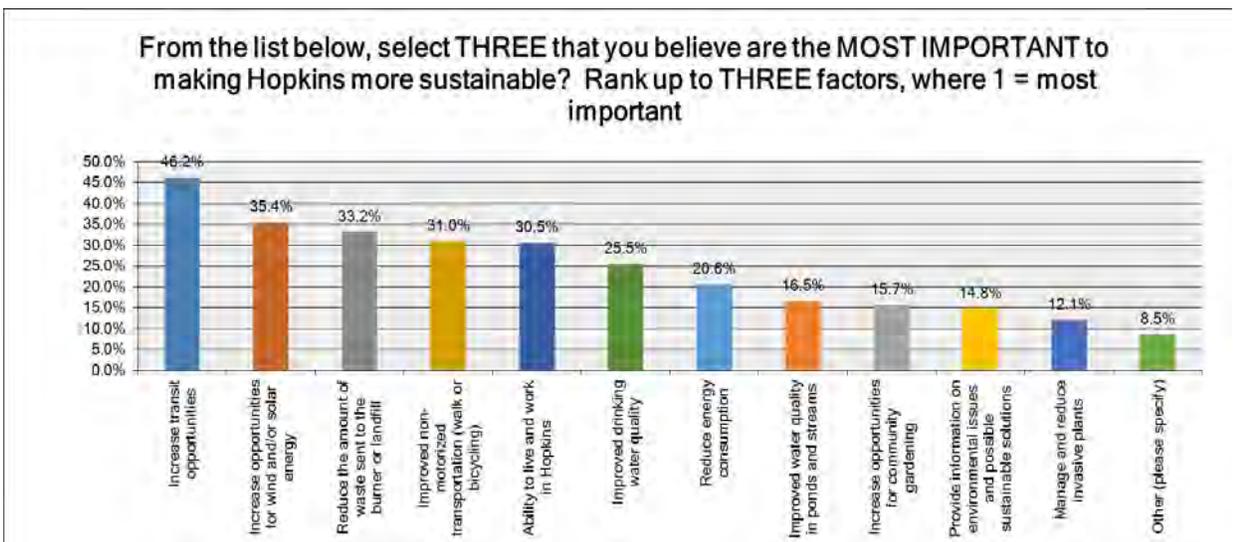




## Obstacles to Healthy Lifestyle



## Most Important to Make Hopkins Sustainable



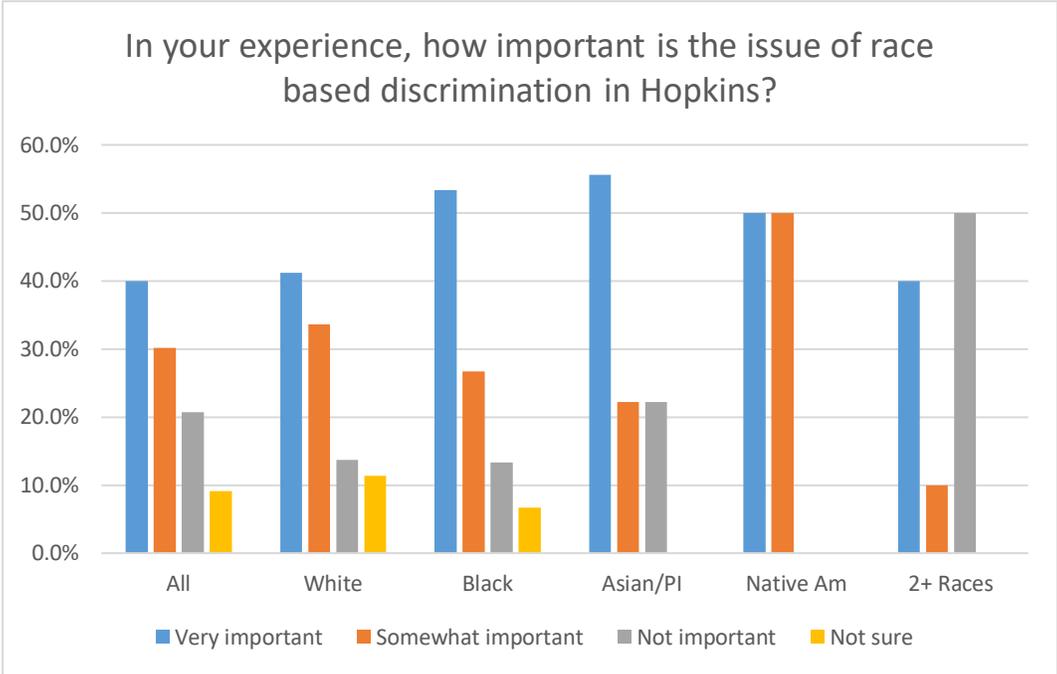


# Race and Equity Survey Summary

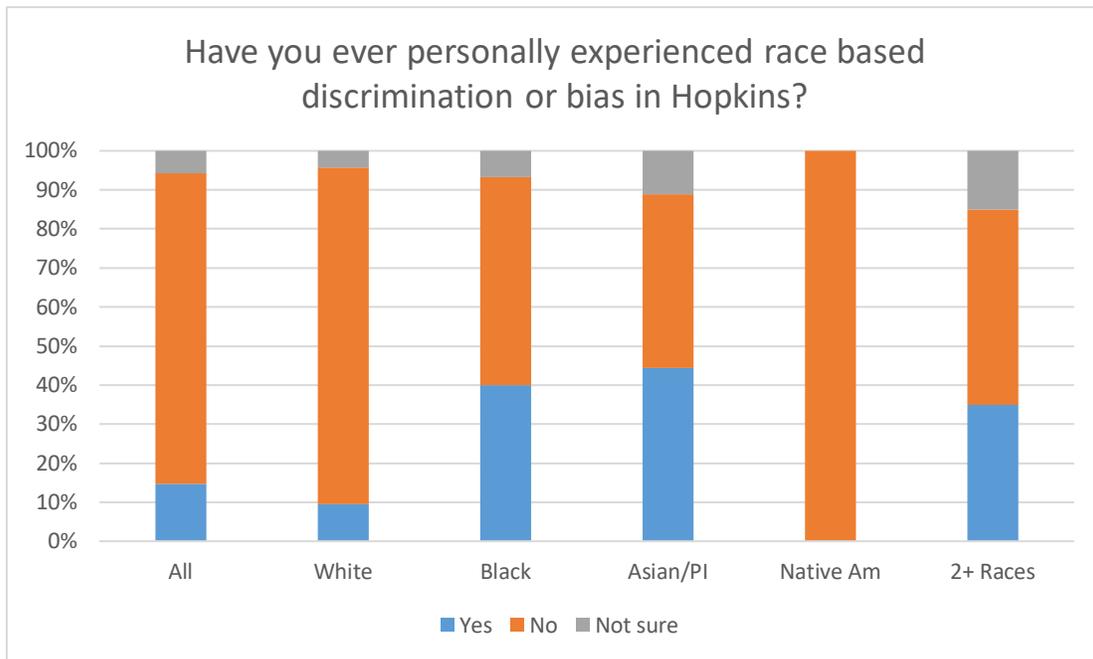
In January 2018, the City of Hopkins distributed an online survey with questions related to race and equity. A total of 296 responses were received. Respondents were 73% white, 79% Hopkins residents, and 36% male. Charts summarizing results are provided below.

## Race Based Discrimination

Over 70% of residents indicated that race based discrimination is an issue in Hopkins. Black/African American, Asian/Pacific Islander, and Native American respondents were more likely to say it was a priority compared to others. People identifying with 2+ races were the exception to the pattern.

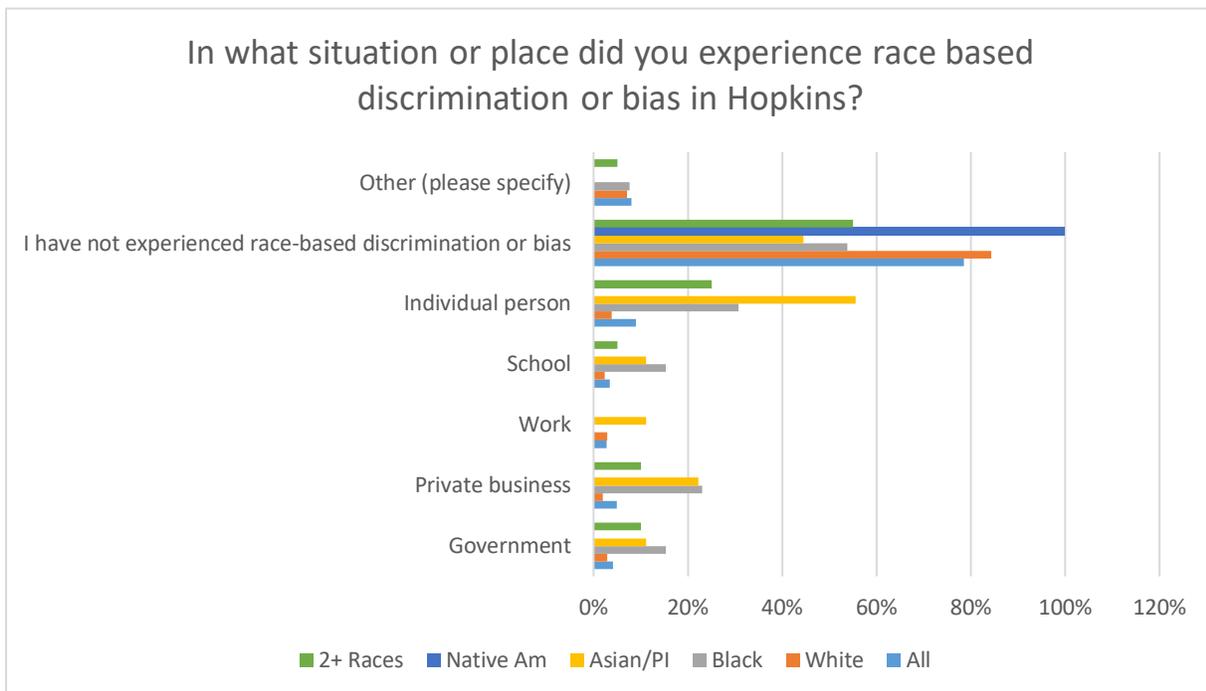


While a majority of respondents said that they had not experienced race based discrimination or bias, the percentage varied significantly by group. While just 9% of white respondents said they had experienced this, Black/African American and Asian/Pacific Islanders were over four times more likely to agree with the statement.



## Context of Discrimination

When asked about in what situation or place they experienced racial discrimination, the most common response (besides not having experienced it) was from individuals, followed by private business.



In response to an open-ended question about what other places people experienced race based discrimination or bias, responses included:

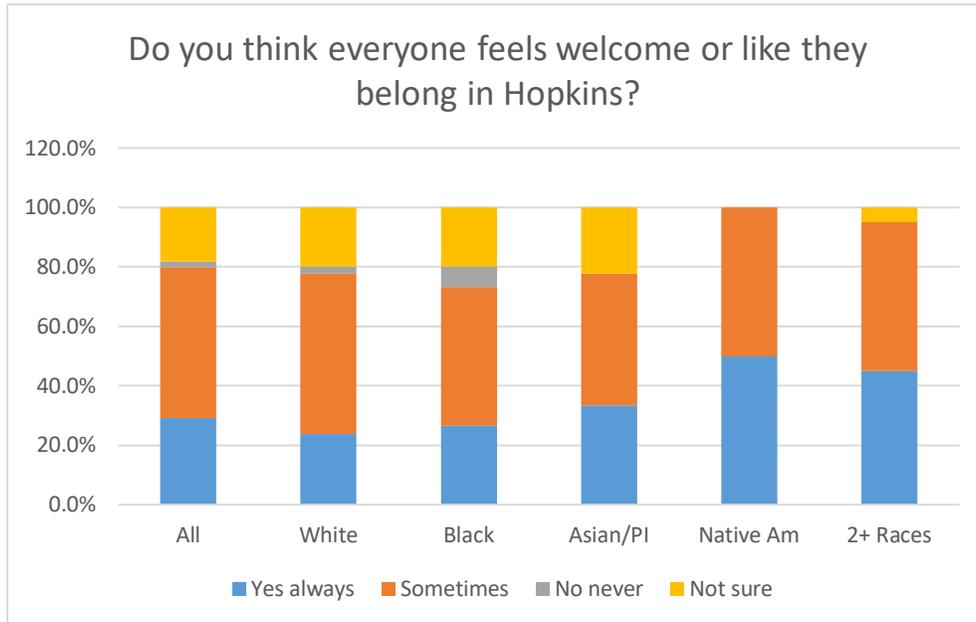
- Various situations in the community, interacting with people
- A few incidents in the schools
- Situations where people (particularly White people) felt others saw them as racist
- Situations where people targeted due to their race

The survey asked the open-ended question “Please briefly describe your experience and its outcome? Looking back, is there anything you wished had turned out differently?” A summary of responses follows:

- Several people expressed concern about the police, and the perception that they treat people differently based on their race. Most related to being treated suspiciously, or pulled over more frequently when driving.
- A wide range of incidents were reported out in the community. These ranged from people hearing racial slurs and comments, to conversations where there was racial subtext to conversations on other topics.
- School issues were reported as well, ranging from potentially race-based bullying to the fact that there appeared to be some de facto segregation among schools and classes.
- Business and workplace issues included hostility among coworkers and differential treatment of customers.
- Housing issues expressed concern about preference by race in terms of housing placements.
- Some people showed an interest in having more in-depth conversations, while others thought bringing it up would just exacerbate issues.
- Consistent with the previous question, some people noted that they had no story to tell because they hadn’t experienced it.

## Feeling Welcome

In response to a question about whether you think everyone feels welcome in Hopkins, White respondents were less likely than others to say yes, and Black/African American respondents were more likely than others to say no. From comments in other sections, the White response seems in part to reflect that some people were aware that they weren't the main target for exclusion, and thought they lacked the knowledge to speak on behalf of others.



This was followed by an open-ended question “Which spaces, places or faces (people) within Hopkins make people feel welcome or like they belong in this community? Please briefly describe these and why you feel that way.” A summary of responses follows:

- Schools were frequently cited as welcoming places. Respondents cited the diverse student body, and the inclusive atmosphere created by teachers and staff.
- Some optimistic people basically said “everywhere” in Hopkins was welcoming.
- Businesses – particularly on Mainstreet and Downtown in general – were cited as places that welcomed others. The diverse range of ethnic restaurants and shops was noted especially.
- Community spaces and places were repeatedly noted. This included the library, arts center and theater, churches, farmers markets, and various community events.
- Governmental facilities were mentioned, including city hall, post office, and police department.
- Parks and trails were mentioned as places used by a diverse range of people.
- Many people expressed general positive sentiments towards the value of diversity in the community.

As a counter to this, the survey also asked the open-ended question “Which spaces, places or faces (people) within Hopkins make people feel unwelcome or like they don’t belong in this community? Please briefly describe these and why you feel that way.”

- Many respondents mentioned housing, though with a wide range of approaches. Some found housing unwelcoming because it was becoming increasingly unaffordable and therefore exclusionary. On the other hand, others were intimidated by the dynamic in some low-income housing developments with a large non-white population.
- Many of the comments were focused more on human behavior than on a specific place. Many referenced some recent comments by a mayoral candidate and that person’s supporters. Some expressed concern about new residents and their impact.
- The Blake Road corridor and associated development were mentioned a few times.
- Some of the same businesses mentioned as welcoming in the question above were called out here as being less welcoming. Part of this was due to negative experiences of individuals, other than observations that the customers and visitors in certain places were not very diverse.
- Community spaces and events were cited generally, but mostly just reflecting the same concern above that they weren’t always attended by diverse people.
- Police and government both received some concerned comments, particularly noting differential treatment by race.
- Schools were mentioned, though there were far fewer comments here than in the welcoming section above.

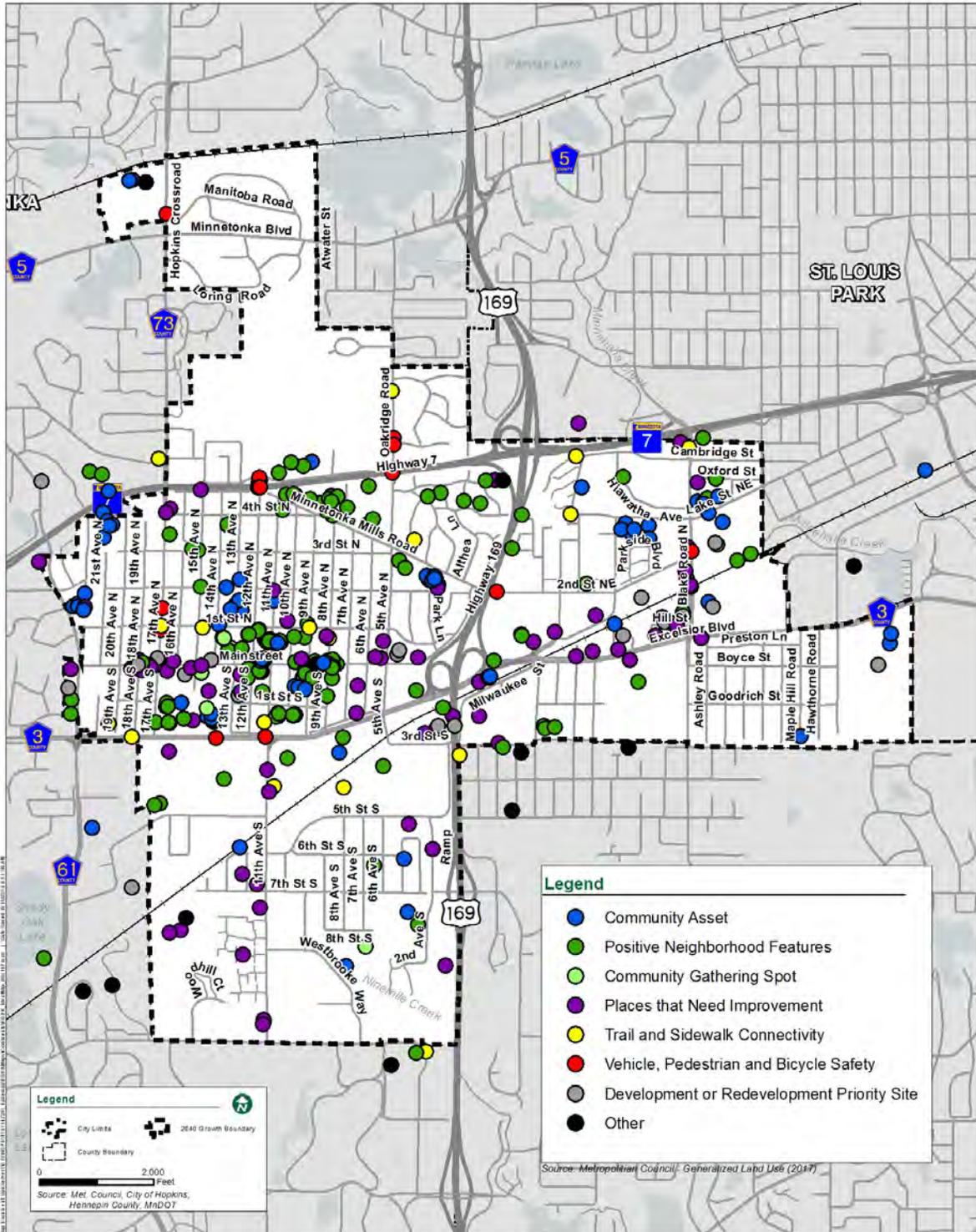
# Online Issues Map

The City of Hopkins had an interactive online issues map on the Cultivate Hopkins website for much of 2017 to mid-2018. Participants had the ability to click on the map and enter comments under themed categories:

- Community Asset
- Positive Neighborhood Features
- Community Gathering Spot
- Places That Need Improvement
- Trail and Sidewalk Connectivity
- Vehicle, Pedestrian, and Bicycle Safety
- Development or Redevelopment Priority Site
- Other (with room to specify)

Overall, around 380 responses were received. Some overall patterns appeared in the distribution of responses, as highlighted below and shown on the accompanying map:

- Community asset comments were spread throughout the city, though more clustered in parks, schools, and parts of downtown and some older neighborhoods. Notes focused on parks, trails, walkability, and community spaces.
- Downtown showed a convergence of both positive neighborhood features overall, alongside places that need redevelopment or improvement. The latter were largely along portions of Mainstreet.
- Excelsior Boulevard had several locations that were identified as needing improvement or redevelopment, as did some industrial and multifamily areas in the southern portion of the city.
- Blake Road corridor showed comments regarding needing improvement, though park improvements (particularly Cottageville) showed up as strong positives.
- Trail connectivity opportunities were spread throughout the city, whereas traffic safety ones tended to be on higher volume roadways.





# APPENDIX B1: LAND USE

Cultivate Hopkins Comprehensive Plan

APPROVED 11/17/20

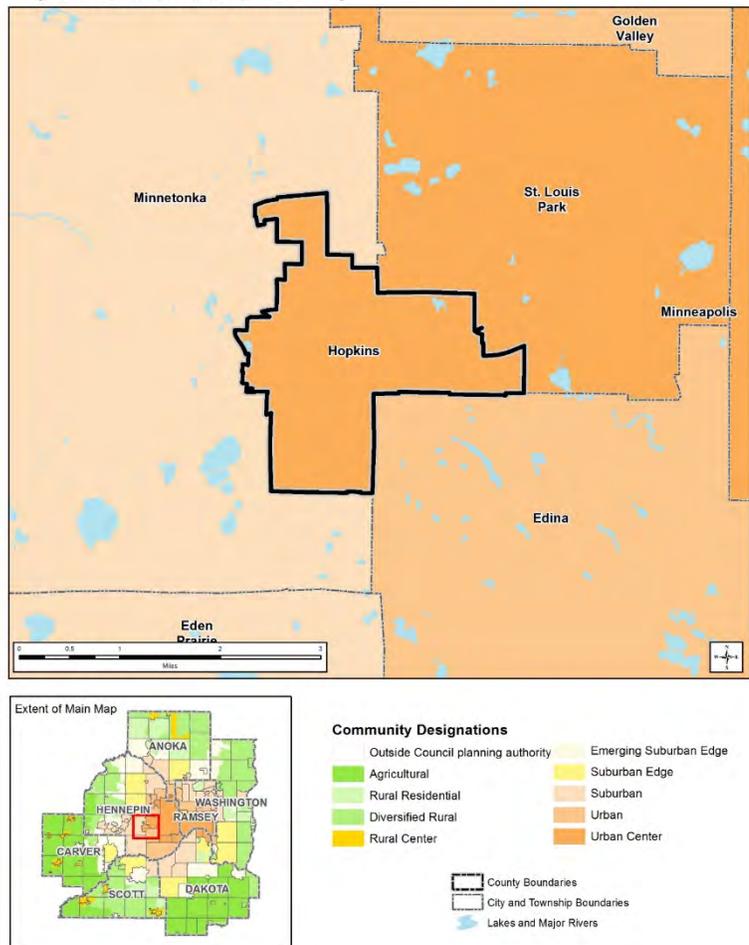


# Community Designation

The Metropolitan Council has designated Hopkins as an **Urban Center** community in its *Thrive MSP 2040* plan. **Figure B1.1** shows the extent of this designation, and that of surrounding communities. The Council uses these designations to guide regional growth and development; establish land use expectations including overall development densities and patterns; and outline the respective roles of the Council and individual communities, along with strategies for planning for forecasted growth. According to their plan:

Urban Center communities include the largest, most centrally located, and most economically diverse cities in the region. Anchored by Minneapolis and St. Paul, the Urban Center also includes adjoining cities that share similar development characteristics such as street grids planned before World War II. Urban Center communities are expected to plan for forecasted population and household growth at average densities of at least 20 units per acre for new development and redevelopment. In addition, Urban Center communities are expected to target opportunities for more intensive development near regional transit investments at densities and in a manner articulated in the 2040 Transportation Policy Plan.

**Community Designations  
City of Hopkins, Hennepin County**



*Figure B1.1: Community Designation*

The implications for Hopkins is that the City must designate enough land for approximately 500 new units each decade, or 50 units a year. At 20 units an acre, the city should target a minimum of 2.5 acres of residential redevelopment a year, 25 acres each decade and a total of 50 acres by 2040.

# Community Growth

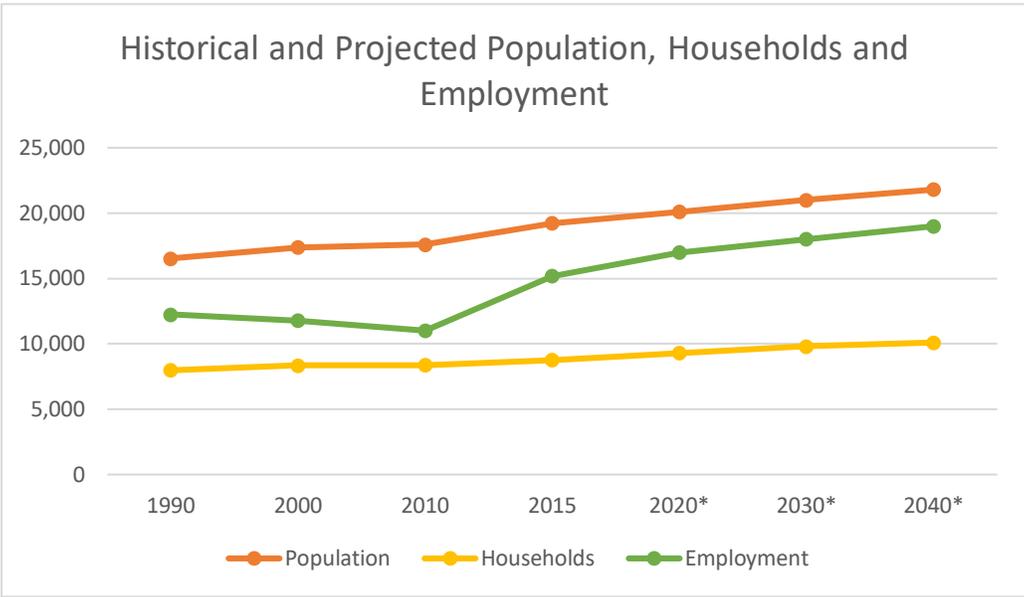
## Regional Forecasts

Community growth forecasts are a central element of the plan. These are used to determine need for developable land, as well as proportionate investments in community infrastructure and services – including transportation, water, sewer, and parks. Sustainable growth means that these are done in a coordinated, staged manner so that growth is adequately and responsibly accommodated. The Metropolitan Council has developed official population, household, and employment forecasts for all cities in the region, including Hopkins. These are used throughout this plan. The forecasts in this version of the plan are modified from the City’s 2015 system statement due to higher-than-expected growth in population and employment in recent years.

Looking at trends over time, population, household, and employment trends show mostly steady but gradual increases since 1990 that are projected to continue into the future. From 2015-2040, it is projected that Hopkins will add 2,573 people, 1,330 households, and 3,823 jobs.

Table B1.1 – Population, Household, and Employment Projections							
	1990	2000	2010	2015	2020	2030	2040
<b>Population</b>	16,534	17,367	17,591	19,227	20,100	21,000	21,800
<b>Households</b>	7,973	8,359	8,366	8,770	9,300	9,800	10,100
<b>Employment</b>	12,252	11,777	11,009	15,177	17,000	18,000	19,000

Source: Metropolitan Council



Source: Metropolitan Council

## Transit Station Area Forecasts

The planned Green Line Extension transit station areas have some of the greatest potential for growth in the city. As part of the transit station area planning process in 2009, buildout plans showing growth capacity in the areas were developed. The purpose of this was to show the potential for transit oriented redevelopment as part of the overall vision for these areas. **Table B1.2** summarizes the estimated total buildout as presented in these plans. As is evident from this analysis, the transit station areas by themselves have the potential to accommodate significantly more growth than is forecasted for the entire city.

Table B1.2 – Growth Capacity from Station Area Plans		
	Housing Units	Jobs
<b>Blake Road</b>	1,800	3,856
<b>Downtown Hopkins</b>	1,695	2,747
<b>Shady Oak</b>	2,554	3,837
<b>Total</b>	<b>6,049</b>	<b>10,440</b>

*Source: Southwest Transitway Station Area Planning (2009)*

It is notable that the Shady Oak totals in **Table B1.2** contain areas outside the City of Hopkins, since the station area spans the Hopkins/Minnetonka border. Since the completion of that study, the *Shady Oak Station Area Development Strategy* (2015) provided more updated guidance to the development potential in that station area. The buildout development potential assessed through that study included 1,250 new residential units, 630,000 square feet of new office space, and 15,000 square feet of new retail space. Part of the explanation for the reduced totals comes from the fact that the 2009 plan did not appear to take into account the planned large park-and-ride lot, but the 2015 plan did.

While this analysis included the physical capacity of this area, it did not directly take into account market demand. In 2014, Marquette Advisors conducted a housing study for the Green Line Extension corridor that addressed forecasted housing demand in the station areas. These numbers are included in **Table B1.3**. While these are significantly lower than the numbers from the original buildout analysis, they still exceed the 2040 forecasts.

Table B1.3 – Market Driven Capacity for Residential			
	Rental	Owner	Total
<b>Blake Road</b>	1,140	104	1,244
<b>Downtown Hopkins</b>	630	50	680
<b>Shady Oak</b>	500	0	500
<b>Total Units</b>	<b>1,703</b>	<b>154</b>	<b>2,424</b>

*Source: Marquette Advisors*

As can be seen from these numbers, the projected capacity and demand for growth in these station areas is significantly higher than the city's total forecasted growth through 2040. If the station areas actually do reach their growth potential within the planning horizon, a comprehensive plan amendment may be needed to increase overall growth forecasts for the city.

# Existing Land Use

## Overview

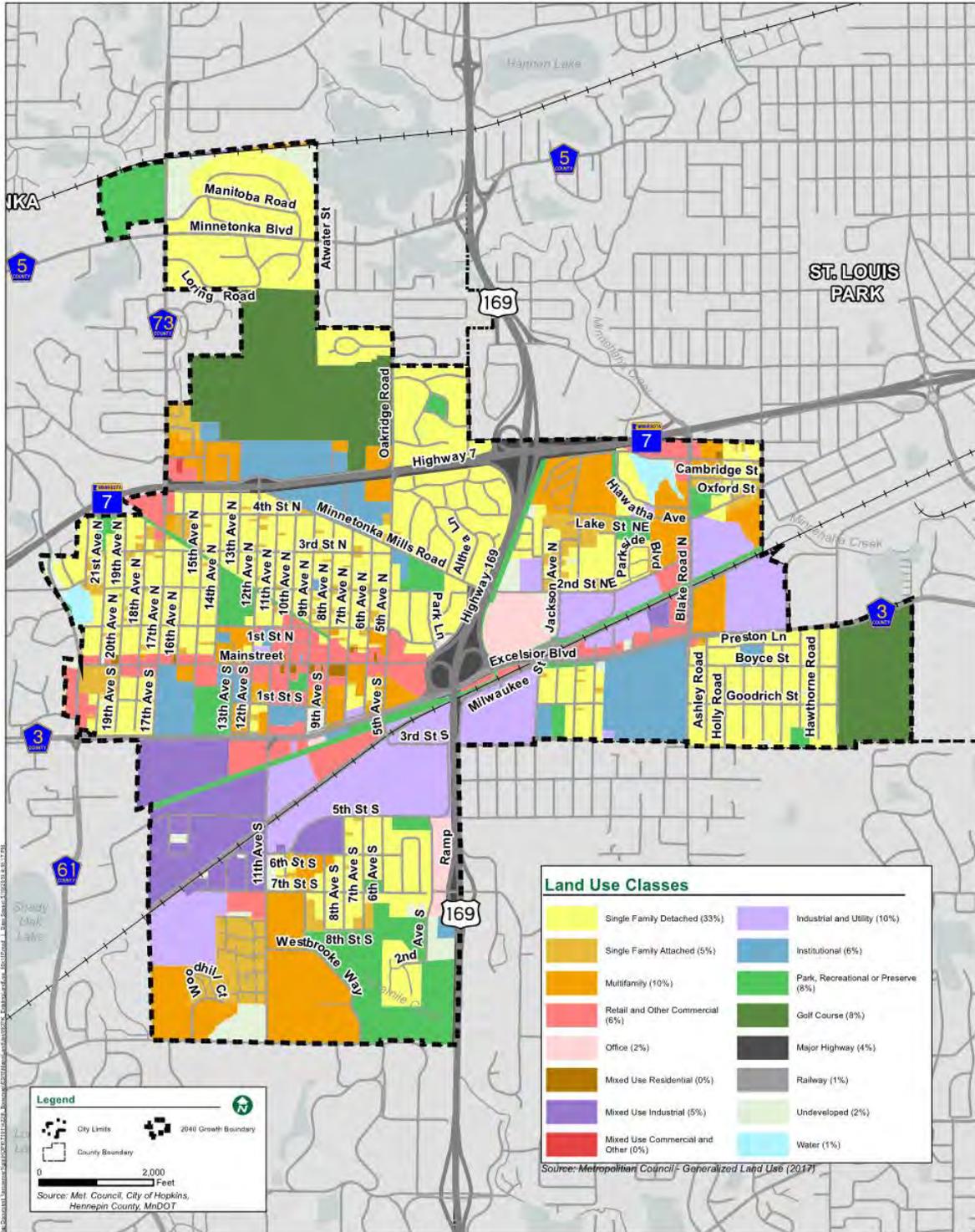
The starting point for the city’s vision for growth and development is the existing land use. This shows the pattern of development in the city that has been created over time. As Hopkins is a fully developed community, this shows the context where any redevelopment may occur.

The pattern of existing land use shows the city’s history as a community that grew up along the rail line: employment uses in Hopkins are still grouped along the rail corridor, and the city’s downtown and older neighborhoods are not far off the line. Later, more suburban style neighborhoods are located farther away. This configuration may be beneficial as the Green Line Extension is built along a similar alignment – although reconfiguration is needed because freight rail was typically not designed for pedestrian access, as light rail lines are.

**Figure B1.2** shows the existing land use for the City of Hopkins. Following is a summary and description of the land use categories within the city.

**Table B1.4** shows the percentages of existing land use by category, corresponding with what is on the map. As of 2016, the City of Hopkins covered around 2,617 acres. The largest of the land use categories was single family detached housing, which accounted for 33% of the acreage. Residential land uses overall covered nearly half of the city’s land area.

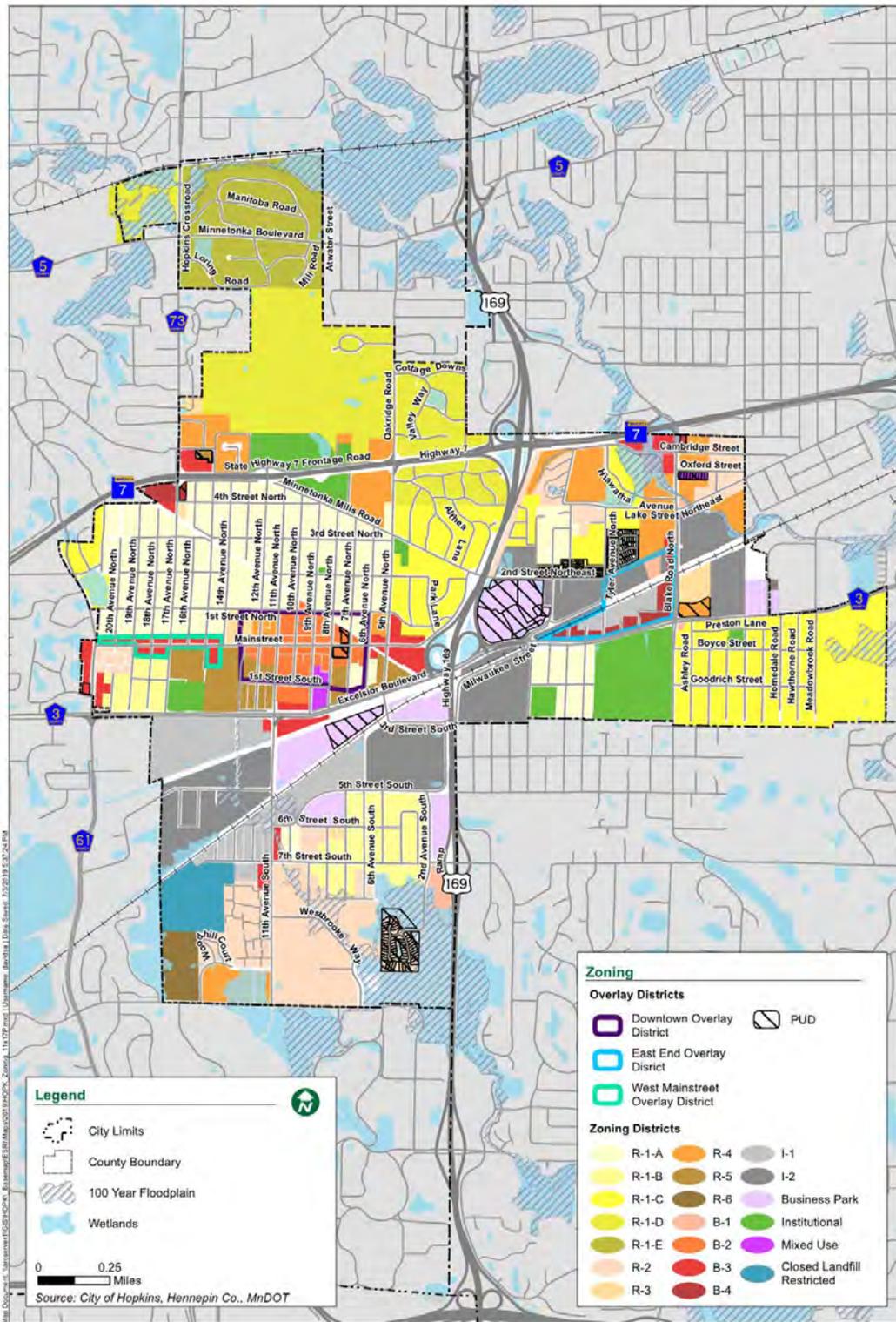
Figure B1.2: Existing Land Use



<b>Table B1.4: Hopkins Existing Land Use, 2016</b>		
<b>Land Use</b>	<b>Total Acres</b>	<b>Percent of Total Acres</b>
<b>Residential</b>	<b>1,235</b>	<b>47%</b>
- Single Family Detached	859	33%
- Single Family Attached	125	5%
- Multi-family	251	10%
<b>Commercial</b>	<b>200</b>	<b>8%</b>
- Retail and Other Commercial	159	6%
- Office	41	2%
<b>Industrial</b>	<b>279</b>	<b>11%</b>
- Industrial and Utility	252	10%
- Railway	27	1%
<b>Institutional</b>	<b>153</b>	<b>6%</b>
<b>Park and Recreational</b>	<b>428</b>	<b>16%</b>
- Park, Recreation, or Preserve	207	8%
- Golf Course	221	8%
<b>Mixed Use</b>	<b>138</b>	<b>5%</b>
- Residential	6	0%
- Industrial	131	5%
- Commercial and Other	1	0%
<b>Major Roadways</b>	<b>107</b>	<b>4%</b>
<b>Undeveloped</b>	<b>64</b>	<b>2%</b>
<b>Open Water</b>	<b>13</b>	<b>1%</b>
<b>Total</b>	<b>2,617</b>	<b>100%</b>

**Figure B1.3** shows the existing Hopkins zoning map. Zoning reflects the City’s regulatory direction for growth in terms of allowable uses, densities, setbacks, lot dimensions, and other aspects of development at the parcel level. Zoning will be revisited as part of the implementation of the comprehensive plan update, to ensure consistency between the future land use plan and corresponding zoning guidance.

Figure B1.3: Existing Zoning



## Existing Land Use Categories

### Overall Pattern

The land use pattern of Hopkins has evolved over the last century and is largely established (see **Figure B1.2: Existing Land Use Map**). Built over several eras, the land use pattern mixes traditional urban and suburban neighborhoods and commercial/industrial areas within an overall fairly compact community. The general existing land use patterns are described below.

### Downtown Hopkins

Downtown Hopkins has been recognized as a strong asset for the community for many years. Like many successful older commercial districts, it has had to evolve over the years to meet changing needs and preferences. This has resulted in a shift from being a strong retail center to one that focuses more on a mix of convenience and specialty shopping needs. Downtown Hopkins still, however, possesses a special character that defines the space and experience. The character of the area can be used to help reposition it to respond to contemporary market challenges and opportunities, as it creates a distinct sense of place that attracts shoppers and visitors. Over the years, the City has continually invested in and supported the vitality of this important part of the community. Downtown Hopkins consists of a mix of uses, including primarily commercial, multifamily residential, and institutional.

### Residential Neighborhoods

Another one of Hopkins' greatest assets is its residential neighborhoods, which accommodate residents of all ages, household types, and income levels. Housing options in Hopkins range from low density single family residential to large scale multifamily developments. In more recent years, mixed use developments in areas like Downtown have enhanced the housing mix by providing additional alternatives within a walkable environment. Like many developed cities in the metropolitan area, much of the housing stock in Hopkins is aging and will need ongoing investment to continue to support neighborhood livability. Residential neighborhoods in Hopkins have a range of housing types, including single family detached, single family attached, and a variety of multifamily housing.

### Industrial and Commercial Areas

Hopkins has long been an important center of employment and commerce in the western suburbs as a result of its streetcar, highway, and railroad service. Industrial development and redevelopment continue to be important to the community for purposes of tax base and employment. The City has invested staff time and financial resources to leverage private investment and is committed to an ongoing effort of business recruitment and development.

Excelsior Boulevard, Shady Oak Road, TH 7 and Blake Road have always been important roadways in Hopkins because they serve as a local access for commercial, industrial and residential neighborhood areas. Many of Hopkins' commercial and industrial areas are located along these roadways, and are oriented toward both local and regional markets. Some lower intensity uses have been identified as potential redevelopment areas, with the intent of providing new uses with more residential and/or employment density to these sites.

### Parks and Open Space

There are two locations of special natural significance in Hopkins: Nine Mile Creek and Minnehaha

Creek. Each is protected by the rules and regulations of a Watershed District and the Minnesota Department of Natural Resources. In addition, the City of Hopkins has approved zoning regulations to complement the efforts of those agencies. The Nine Mile Creek basin in southeast Hopkins is being protected for purposes of flood protection, wildlife protection, agriculture, natural beauty, and passive recreation. The Minnehaha Creek basin does not include agriculture but does include active recreation such as canoeing.

Other natural areas include a park and trail system that is further discussed in the Park, Open Space, and Trail chapter.

## Existing Residential Density

The density of residential uses is an important consideration in how a city grows. As reflected in its Urban Core designation, the expectation for Hopkins is that new development will occur at fairly high densities, to make efficient use of land and infrastructure, as well as to support walkable and transit-oriented communities.

**Figures B1.4 and B1.5** show the distribution of housing and population density, based on Census block level data.

Currently, higher housing unit densities in Hopkins are clustered in distinct multifamily areas in central/downtown, eastern, and southern portions of the city.

Additionally, older single family residential areas tend to have higher population density than newer ones, due primarily to smaller lot sizes in the older areas.

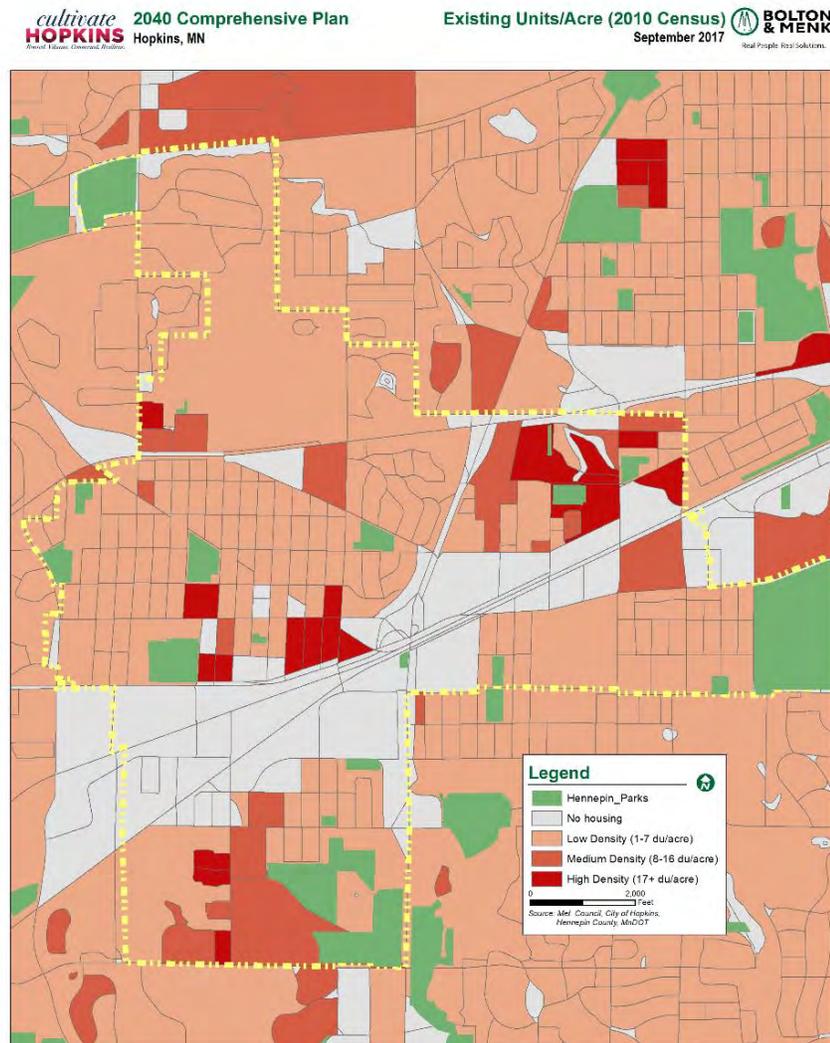


Figure B1.4: Existing Units Per Acre

Figure B1.5: Population Per Square Mile



Calculating the effective residential density of the community establishes the baseline from which it can grow. **Table B1.5** shows residential acreage as shown on the existing land use map. A little over two thirds of the residential land area in Hopkins is single family detached – although only about 30% of the total housing units in Hopkins fall into this category.

<b>Table B1.5 – Existing Land Use: Residential Acres by Type</b>		
<b>Land Use</b>	<b>Acres</b>	<b>Percent of Total</b>
Single Family Detached	859	69.2%
Single Family Attached	125	10.1%
Multifamily	251	20.2%
Mixed Use Residential	6	0.5%
<b>Total</b>	<b>1,241</b>	<b>100.0%</b>

Net residential density is determined by subtracting out undevelopable portions of residential land, including wetlands and water bodies, public parks and open space, arterial road right-of-way, and other areas protected from development by local ordinances. **Table B1.6** shows net residential density in Hopkins. The existing net residential density is over 7 units per acre, and significantly higher in multifamily developments.

<b>Table B1.6 – Existing Land Use: Net Residential Density</b>					
<b>Land Use</b>	<b>Number of Housing Units</b>	<b>Total Acres</b>	<b>Undevelopable Land (Acres)*</b>	<b>Net Residential Acres</b>	<b>Net Density Units/Acre</b>
Single Family Detached	2,599	859	28	831	3.1
Single Family Attached	656	125	6	119	5.5
Multifamily	5,393	251	11	240	22.5
Mixed Use Residential	122	6	0	6	20.3
<b>Total</b>	<b>8,770</b>	<b>1,241</b>	<b>45</b>	<b>1,196</b>	<b>7.3</b>

# Future Land Use

## Overview

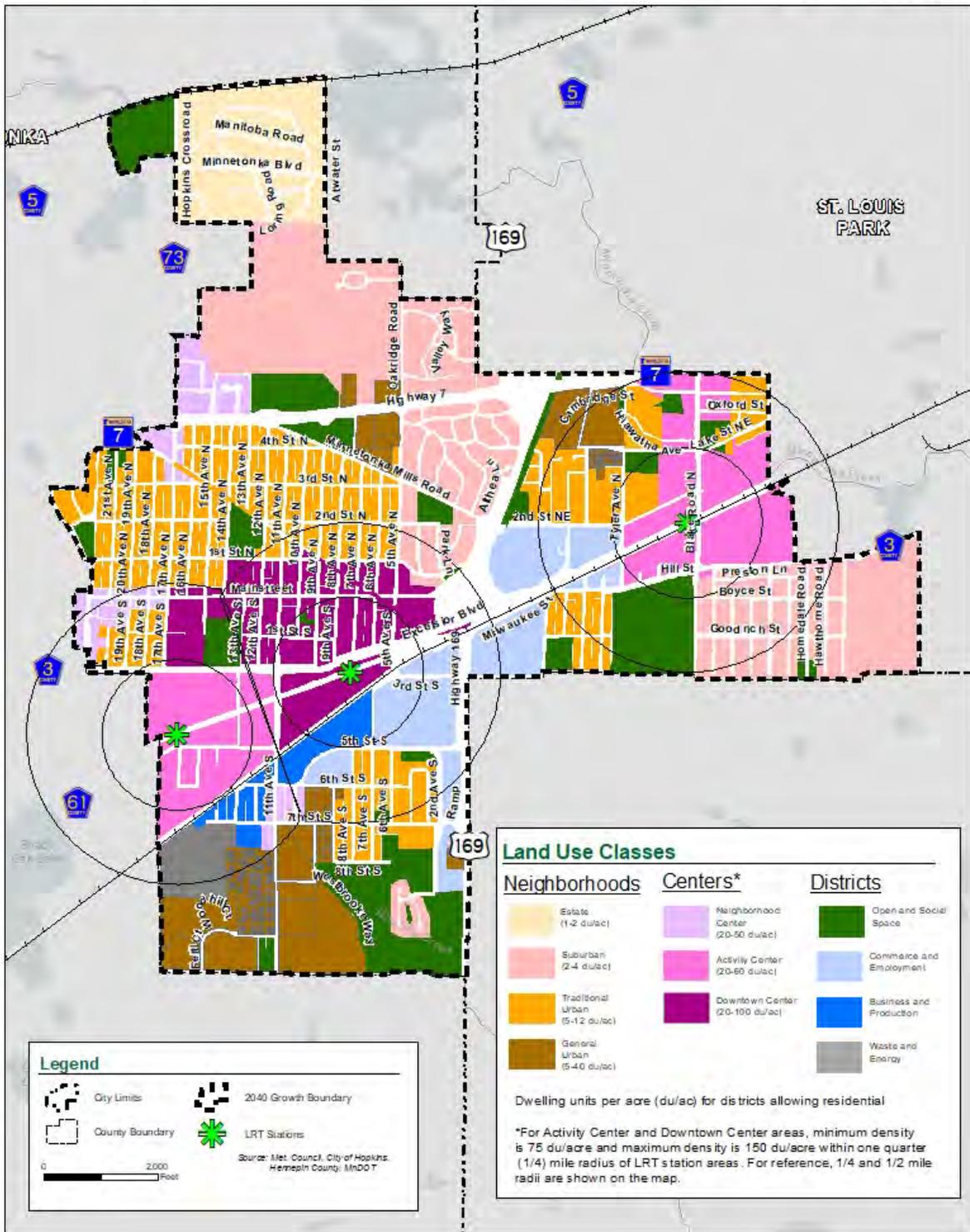
In the coming years, redevelopment will be the focus in Hopkins for growth and development, since only a very few undeveloped parcels of land remain. Redevelopment plans focus on several key opportunity areas in the city, namely the Green Line Extension station areas, including adjacent areas in Downtown Hopkins and the Blake Road Corridor.

The vision for growth and development in these areas is transformational – moving beyond traditional suburban patterns of segregated uses into the development of vibrant, walkable, mixed use communities. These areas are about more than the sum of their parts, combining places to live, work, shop, recreate, and socialize within the context of a **complete, sustainable, and resilient community**. These areas have distinct sense of place and support both transit and non-motorized travel through land use patterns that reduce dependence on single occupancy vehicles. These areas are envisioned as being home to people of all ages and incomes, to accommodate all people who want to live in the city. As outlined in this plan, this vision is built on connections between the built, natural, economic, and social environments.

To support this vision of community, it is necessary to move beyond more traditional categories of land uses. The new future land use framework provided here divides the city into a series of largely mixed use categories that are focused on creating distinct and livable places.

**Figure B1.6** shows the desired land use for all property in Hopkins. Narrative descriptions of the land uses follow.

Figure B1.6: Future Land Use



**Table B1.7** shows acreages for the future land use categories, as shown on the map. The subcategories of Neighborhoods, Centers, and Districts form the organizing structure of the future land use plan.

<b>Table B1.7 – Hopkins Future Land Use, 2040</b>		
<b>Category</b>	<b>Acres</b>	<b>% of Total</b>
<b>Neighborhoods</b>		
Estate	135	5.2%
Suburban	468	17.9%
Traditional Urban	354	13.5%
General Urban	202	7.7%
<b>Centers</b>		
Neighborhood Center	59	2.3%
Activity Center	221	8.4%
Downtown Center	150	5.7%
<b>Districts</b>		
Open and Social Space	257	9.8%
Commerce and Employment	147	5.6%
Business and Production	40	1.5%
Waste and Energy	34	1.3%
Arterial Roads, Open Water	550	21.0%
<b>Total</b>	<b>2,617</b>	<b>100.0%</b>

Future land use acres can be further divided into land that is suitable for some sort of development (existing or future), versus areas that are expected to be permanently undevelopable. The latter category includes open water, wetlands, steep slopes, major highway right-of-way, and other features. Parkland is included in the Open and Social Space category, and is all classified as undevelopable. As shown in this table, about a third of the land in the city is considered undevelopable.

<b>Table B1.8 – Future Land Use, 2040</b>				
<b>Category</b>	<b>Developable</b>	<b>Undevelopable</b>	<b>Total Acres</b>	<b>% Undevelopable</b>
<b>Neighborhoods</b>				
Estate	112	23	135	17%
Suburban	391	77	468	16%
Traditional Urban	338	16	354	5%
General Urban	182	20	202	10%
<b>Centers</b>				
Neighborhood Center	58	1	59	2%
Activity Center	209	12	221	5%
Downtown Center	143	7	150	5%
<b>Districts</b>				
Open and Social Space	90	167	257	65%
Commerce and Employment	139	8	147	5%
Business and Production	39	1	40	3%
Waste and Energy	0	34	34	100%
Arterial Roads, Open Water	0	550	550	100%
<b>Total</b>	<b>1,701</b>	<b>916</b>	<b>2,617</b>	<b>35%</b>

## Future Land Use Plan Categories

The categories on the future land use map are divided into three general types: neighborhoods, centers, and districts. Each one has their own sub-types, described below. These represent a mix of compatible uses organized in defined places, rather than separated uses. This reflects the City's commitment to using its future land use plan to create unique and meaningful places.

### Neighborhoods

Neighborhoods are primarily residential areas of the city. While residential is the predominant use in these areas, a limited amount of complementary uses (such as small-scale public and institutional uses, places of worship, and schools) may be part of these areas. The different sub-types are categories largely based on density and urban form.

Outreach during the planning process identified that residential neighborhood character is an important contributor to community livability and identity. As such, infill development in these areas should reflect and be compatible with existing character and development type. The density ranges for some of these neighborhood categories allow for infill with a range of housing types

By definition, these areas contain a large percentage of the residential population of the city. There is a small employment base as well, mostly in the forms of home-based businesses and accessory uses. This plan does not assign forecasted growth to these areas, as it is expected that infill development will not significantly impact total housing units and densities. However, there are some areas, including private open space and vacant lots, where infill development could occur. The City will evaluate any development proposals that come forward for these areas based on overall policy guidance, zoning, and other development standards.

**Table B1.9 – Future Land Use: Neighborhoods**

Sub-type	Location	Existing Character	Planned Development	Density and Scale
Estate	The Estate category is fully contained within the Bellgrove neighborhood along either side of Minnetonka Boulevard.	Consists of relatively secluded large lot single family dwellings connected to city sewer and water services. Streets in this area follow a curved and looping design that rarely connects, creating organically shaped blocks to cul-de-sacs that limit pedestrian and bicycle mobility. Properties in this district tend to have larger footprints with attached garages and may include large accessory buildings or amenities.	Large lot single family neighborhoods. Large lot single family residential should remain the primary use in this category.	Densities in this area typically range from 1-2 units per acre on average.
Suburban	Neighborhoods in this category are located west of Highway 169 on either side of Highway 7; east of Blake Road south of Excelsior Boulevard; and southeast of Valley Park. Include Drillane, Knollwood, Hobby Acres, Campbell, Park Ridge, Interlachen, Nine Mile Cove.	This area contains low density single family dwellings and golf courses. Neighborhoods in this category are designed around a modified grid street network with good access to the surrounding transportation network. Properties in this district are relatively large for Hopkins, with most having ample private yards and attached garages.	Low density single family neighborhoods and accessory uses such as parks and neighborhood scaled public and institutional uses.	Existing densities typically range from 2-4 units per acre. Future infill should be closer to 4 units per acre.
Traditional Urban	Primarily located in the midsection of the community between Highway 7 and Excelsior Boulevard. There are also standalone sections. Neighborhoods include the Avenues, Avenue West, Cottageville, Presidents, Regency, Parkside, Park Valley and portions of Peaceful Valley.	Moderate density residential dwellings designed around a classic grid street network with uniform blocks and lots. Predominately single family dwellings but include a mix of duplexes and attached units. Most areas have vehicle access from a rear alley and good pedestrian and bicycle access through an established sidewalks and trail system.	Moderate density residential neighborhoods and accessory uses such as parks and neighborhood scaled public and institutional uses	Densities in this area typically range from 5-12 units per acre.
General Urban	Located in three distinct areas: along either side of 11th Avenue South; on either side of Highway 7 west of 5th Avenue North/Oakridge Road; and in the southwest quadrant of the Highway 169 and Highway 7 interchange.	These compact moderate to high density residential neighborhoods include a range of attached multiple family and apartment units of varying scale and height. Designed around large blocks with internal street systems that provide good vehicle connections.	Moderate to high density residential and accessory uses. Well connected via transit and support adjacent Centers. Scale and height should be compatible with existing and planned character.	Densities in this area typically range from 5-40 units per acre.

## Centers

Centers are primarily mixed use commercial districts. They typically are in areas well-served by the multimodal transportation system (particularly transit) and are situated to serve as centers of commerce and activity for the community and region. Residential is also an important component in most of these areas, frequently in the form of mixed use buildings. While there are a range of urban and suburban development types in Hopkins, new development projects in these areas address opportunities to make areas more walkable, bikeable, and transit supportive where possible.

Neighborhood Centers are the smallest scaled of the three. They are aimed at creating walkable nodes that support the surrounding neighborhood with retail and services, and provide opportunities for mixed use infill development.

Activity Centers and Downtown Center are larger scaled areas, with the city's most intensive growth patterns, including the most capacity for redevelopment. They overlap with the three planned Green Line Extension transit station areas, described in a following section.

While the Downtown Center is largely already built around the principles of traditional urban form, several of the other centers have a more auto oriented, suburban development pattern. Transforming them to walkable transit-oriented districts will take not just new land uses, but changes to the underlying infrastructure. The station area plans (and the transportation element of the comprehensive plan) cover many of the infrastructure improvements needed to make those changes – including roads, sidewalks and bikeways, and other facilities. The timing of these improvements will vary – some will be completed by the Green Line Extension opening day, while others will follow in subsequent years.

**Table B1.10 – Future Land Use: Centers**

Sub-type	Location	Development Type	Urban Form	Density and Scale
Neighborhood Center	Located at major intersections that serve as gateways into adjacent neighborhoods.	Accommodate forecasted population and employment growth while also serving as a defining place for basic retail, service and entertainment needs.	Mixed use (horizontal or vertical) and pedestrian oriented character. High quality design, pedestrian and bicycle facilities and thoughtful use of open space will be important to create a vibrant and unique center that enhances and connects with the surrounding neighborhood it serves.	Smaller scale retail with neighborhood serving uses. Densities in this area typically range from 20-50 units per acre. Estimated 25% commercial and 75% residential.
Activity Center	Surrounds and supports the planned Blake Road and Shady Oak light rail stations along the Southwest LRT Green Line Extension.	Moderate to high density mixed use development designed to complement and enhance the existing development pattern in these areas and support the public investment in transit.	Expected to experience significant reinvestment and redevelopment to absorb a substantial portion of the city’s anticipated future growth.	Medium to larger scale neighborhood and regional uses. Densities in this area typically range from 20-60 units per acre, with 75-150 units per acre within ¼ mile of an LRT station platform. Estimated 25% commercial and 75% residential.
Downtown Center	The central economic, social and civic district for Hopkins and the region.	Moderate to high density mixed use development designed to complement and enhance the existing development pattern in these areas and support the public investment in transit.	This area is expected to absorb significant amount of anticipated future growth. Maintaining downtown Hopkins’ unique identity and sense of place must be a central consideration when planning for future growth. Mixed uses (vertical and horizontal) are encouraged.	Medium to larger scale neighborhood and regional uses. Densities in this area typically range from 20-100 units per acre, with 75-150 units per acre within ¼ mile of an LRT station platform. Estimated 40% commercial and 60% residential.

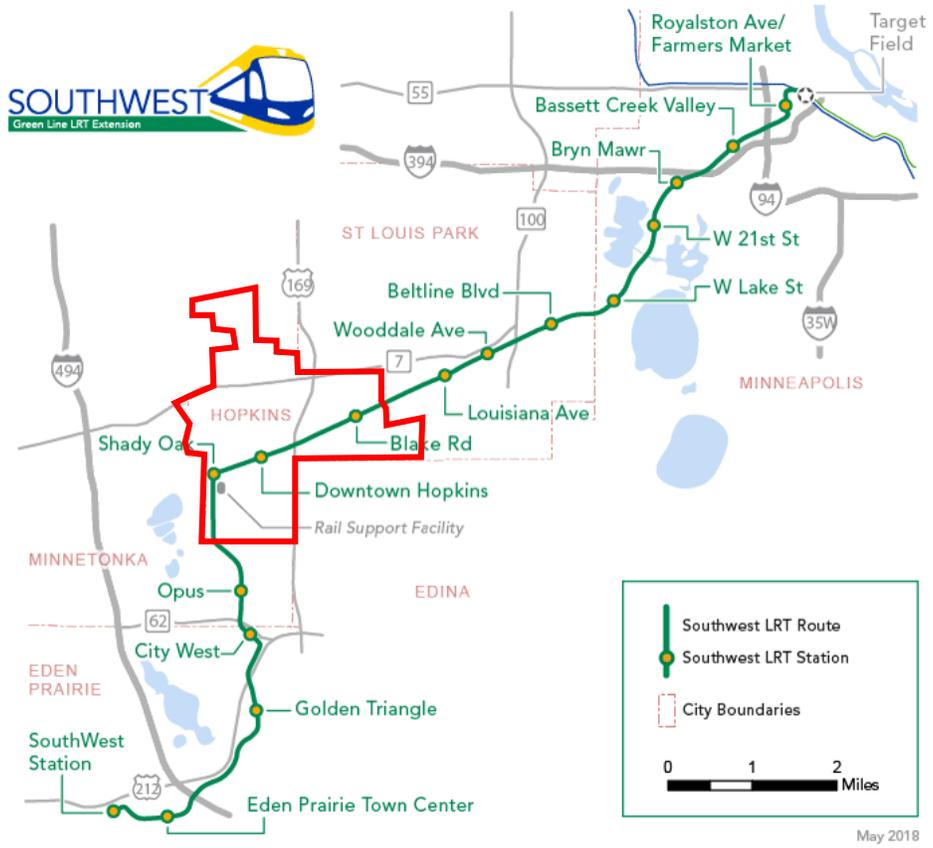
## Transit Station Areas

There are three planned Green Line Extension transit station areas in Hopkins: Downtown Hopkins, Shady Oak, and Blake Road. While all three overlap with the future land use designations discussed in the previous section, they also have distinctive elements that relate to their role as transit station areas. The *Transportation Policy Plan* requires higher minimum residential densities on redevelopment sites within the half mile of the transit station areas – a minimum of 50 units/acre, with a recommended target density of 75-150 units/acre. Additionally, it recommends a concentration of 7,000 residents, jobs, and students be located in each of these station areas.

This plan provides guidance for a minimum of 75 residential units per acre for designated Activity Center and Downtown Center redevelopment sites within  $\frac{1}{4}$  mile radius of each of the three LRT station platforms. This does not include portions of single family residential neighborhoods located near the Blake Road station. The boundaries for these areas are shown on maps B1.7, B1.8, and B1.9. For parcels that straddle the  $\frac{1}{4}$  mile radius, the guidance applies in the area where the majority of the parcel is located. The remainder of residential redevelopment in the  $\frac{1}{2}$  mile station areas will have a minimum density of 20 units per acre. Overall, it is anticipated that the average minimum density in station areas will be at least 50 units per acre.

The City will work with the Metro Transit and other partners to ensure that lower intensity uses such as surface parking lots are not the long term future for sites adjacent to station platforms, as this will significantly reduce the achievable densities in these areas.

In general, it is anticipated that the most intense development in the city will occur around the light rail transit stations. Market forces may seek more contemporary auto-oriented development along high capacity roads in other areas. Specific plans for each station area provide additional planning details for the area within a half mile of the station platform (see below). For example, the Shady Oak Station Area Development Strategy details specific minimum density standards but provides no maximum density limit. Accompanying graphics from station area plans show focus areas for redevelopment immediately around the station platforms. High quality design, pedestrian and bicycle facilities and thoughtful use of open space will be important to blend future growth into the existing development pattern.



## Shady Oak Station

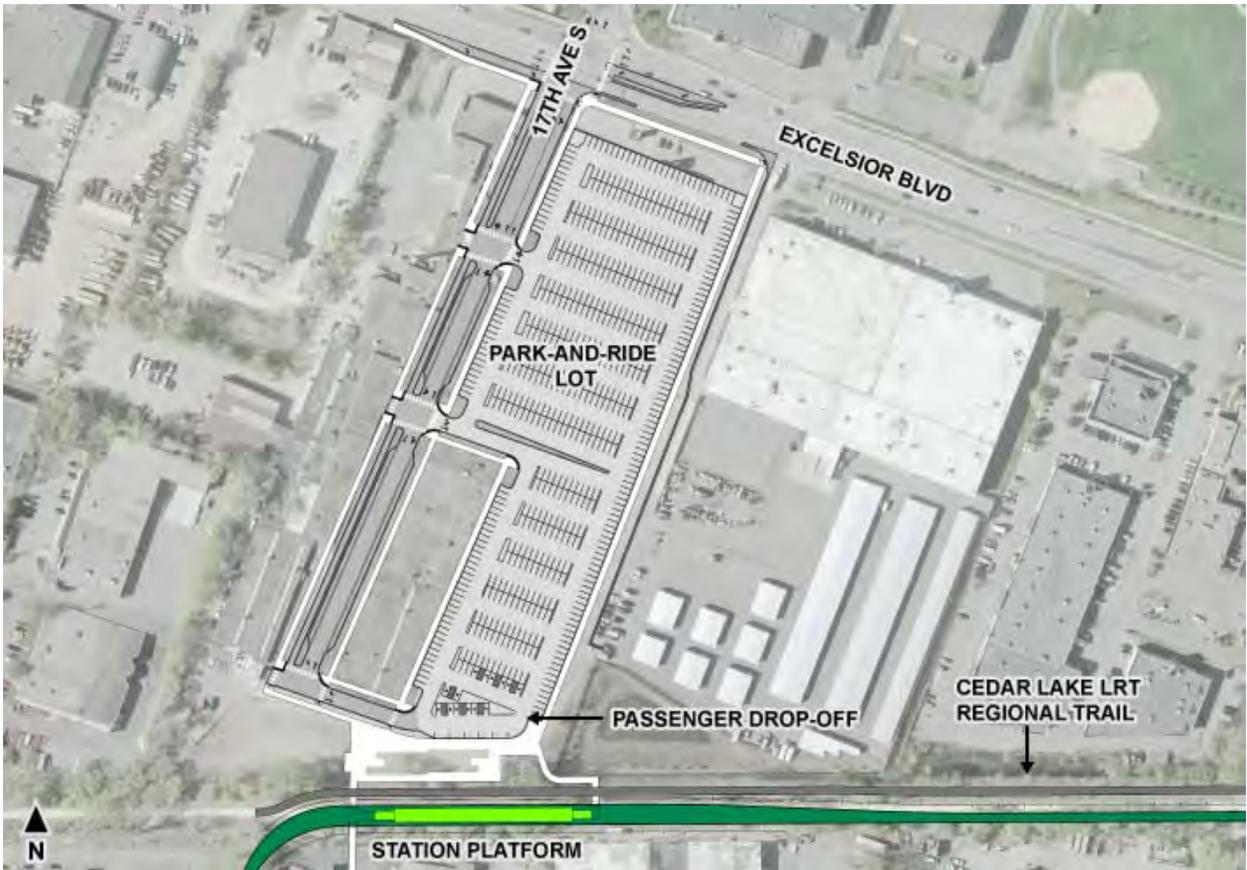
**Figure B1.7** shows the location of the Shady Oak LRT station area. It is located south of the 17th Avenue/ Excelsior Boulevard intersection along Cedar Lake LRT Regional Trail. The quarter-mile station area is largely within a designated Activity Center future land use category, while the half mile area includes portions of the adjacent Business and Production, Waste and Energy, Neighborhood Center and Traditional Urban categories. Due to close proximity between the Shady Oak and Downtown Hopkins stations, the half mile station area is split (see Figure B1.9). It should also be noted that the station area extends into the City of Minnetonka and the two communities continue to coordinate future planning efforts.

In 2015, Hopkins and Minnetonka worked together to produce the Shady Oak Station Area Development Strategy to set the vision and development details for the Shady Oak Station. This document envisions a unique “innovation district” that embraces the area’s raw industrial character and builds upon this asset as a distinct and authentic theme while incorporating new transit supportive development.

The station area includes the platform, passenger drop-off, and a large surface park-and-ride facility with parking options north and south of the station platform with up to 1070 stalls. In coordination with the Shady Oak Station Area Development Strategy, the parking lot north of the station has been designed to accommodate future development and a potential future parking structure. The balance will be “temporary,” meaning it will be built with thinner bituminous surfacing and bituminous curbing, anticipated to last around 5 years and replaced with structured parking as development occurs.

Given the wide mix of uses in this station area, Shady Oak is being planned as an “18-hour” station. Major infrastructure in the station area includes the Green Line Extension and its rail support facility, connections to regional trails, stormwater management ponds and the extension of 17th Avenue South and its connection with 5th Street South/K-Tel Drive. The extension of 17th Avenue South will necessitate Metro Transit acquisition of the Hopkins Tech Center. This acquisition will provide land area for the extension of 17th Avenue South, several development sites and the 700 stall surface parking lot north of the station described above. The extension of 17th Avenue South from Excelsior Boulevard to 5th Street South/K-Tel Drive will be constructed as a “complete street” to ensure pedestrian, bicycle and vehicle access between the station, Downtown Hopkins (via Central Park), the west end of Mainstreet and the Lake Minnetonka LRT Regional Trail.

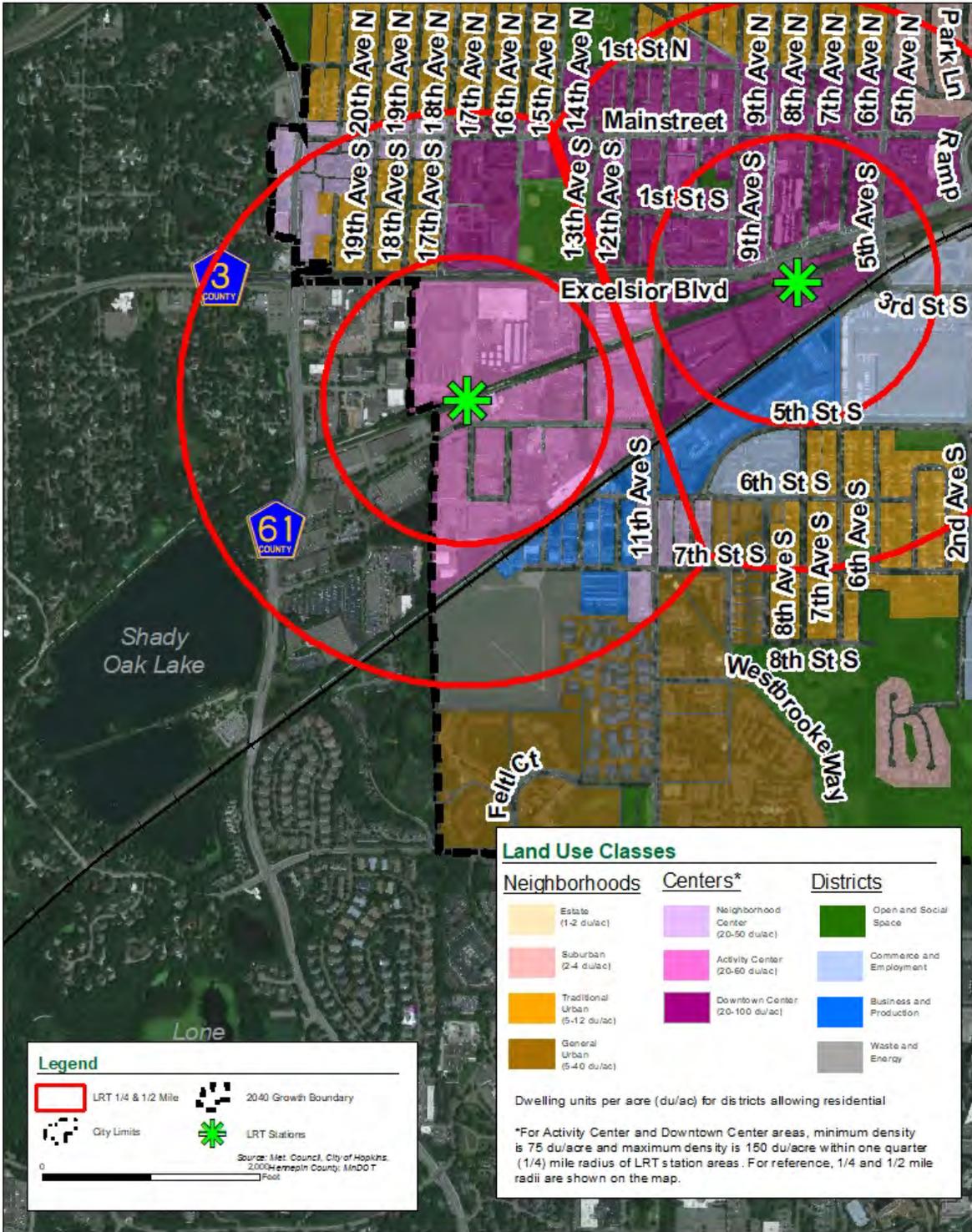
Challenges and constraints to be addressed in this station area include transitioning the existing industrial development pattern into mixed use transit oriented development, the downgrading of the planned maintenance facility to a rail support facility, environmental issues such as soil contamination, and the necessity to transition the initially planned surface lot park-and-ride to structured parking that is more consistent with the station area development plans.





'INNOVATION NORTH' AND 'STATION HUB' SUBAREAS BUILD-OUT (2020-2025)—VIEW LOOKING SOUTHEAST

Figure B1.7: Shady Oak LRT Station Area



## Downtown Hopkins Station

**Figure B1.8** shows the location of the Downtown Hopkins LRT station. It is located just south of the 8<sup>th</sup> Avenue/ Excelsior Boulevard intersection, adjacent to Downtown. Plans include a passenger drop-off area, a new bus facility along Excelsior Blvd, and connections to the regional trail. A new public plaza will separate the station from Excelsior Blvd. The quarter-mile station area is largely within a designated Downtown Center and a Business & Production District, while the half mile includes portions of nearby single family neighborhoods. Due to close proximity between this and the Shady Oak station, the half mile station area is split, as shown on **Figure B1.8**.

The Downtown Hopkins station area is defined first by its role as the city’s commercial, civic, and social hub – and secondarily by its position as an area well-served by transit. Mainstreet, Central Park, and the regional trails system will be defining elements of this district – which extends beyond the typical half mile transit station area radius.

This station is intended to serve as the “Gateway to Downtown Hopkins” by featuring public spaces and art. The Artery, a reconstruction project of 8th Ave, works to facilitate this connection as an inviting, art-focused, multimodal corridor. In addition to providing an important connection to Downtown, this opens up opportunities for redevelopment, particularly housing, supporting economic development and transit goals. Some of the planned redevelopment has already occurred, most notably The Moline, which includes another public plaza, bike lounge, and improved transit and pedestrian facilities that will support future Green Line Extension connections.

Primarily the mix of uses should be vertical in mixed use buildings but may also be horizontal throughout the center. While there are development sites throughout downtown, a focus on redevelopment along the 8<sup>th</sup> Avenue corridor will help incorporate the station area into the main downtown center. Challenges and constraints in this station area include the existing auto-oriented development pattern, crossing Excelsior Boulevard, the presence of freight rail, and environmental issues such as soil contamination.



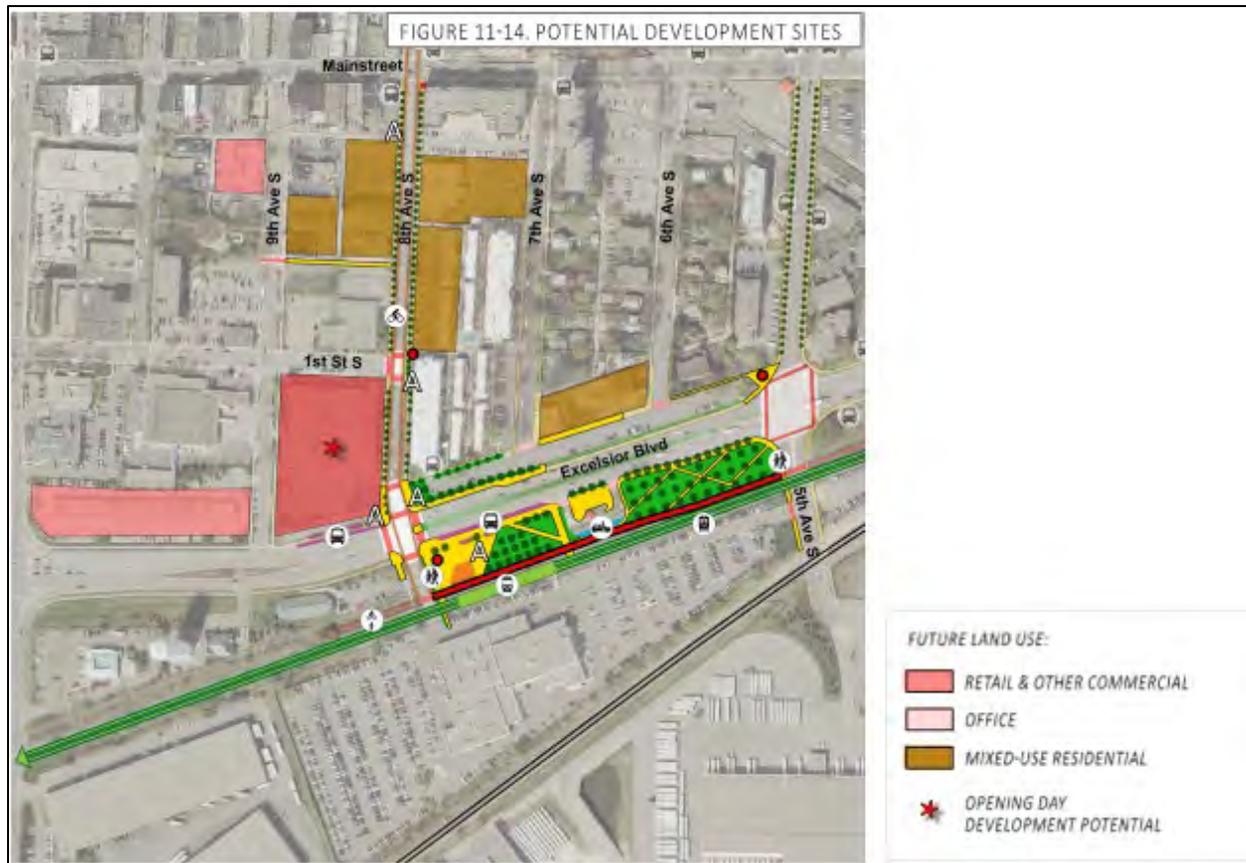
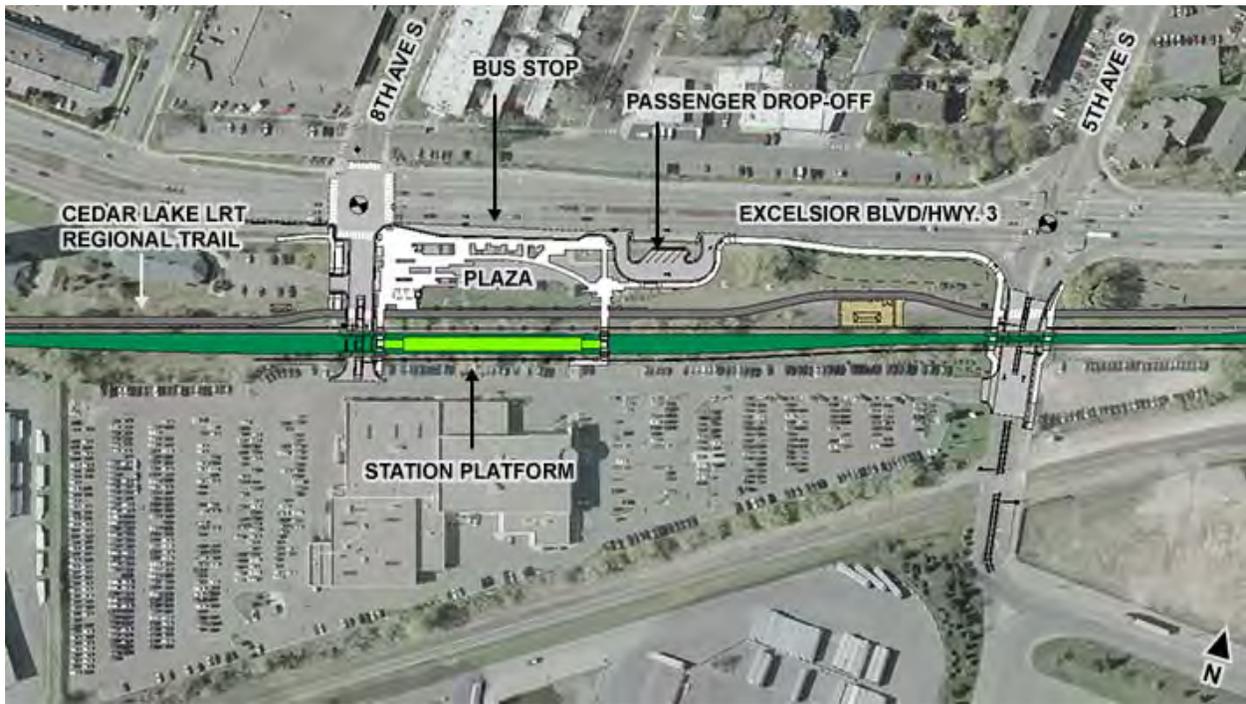
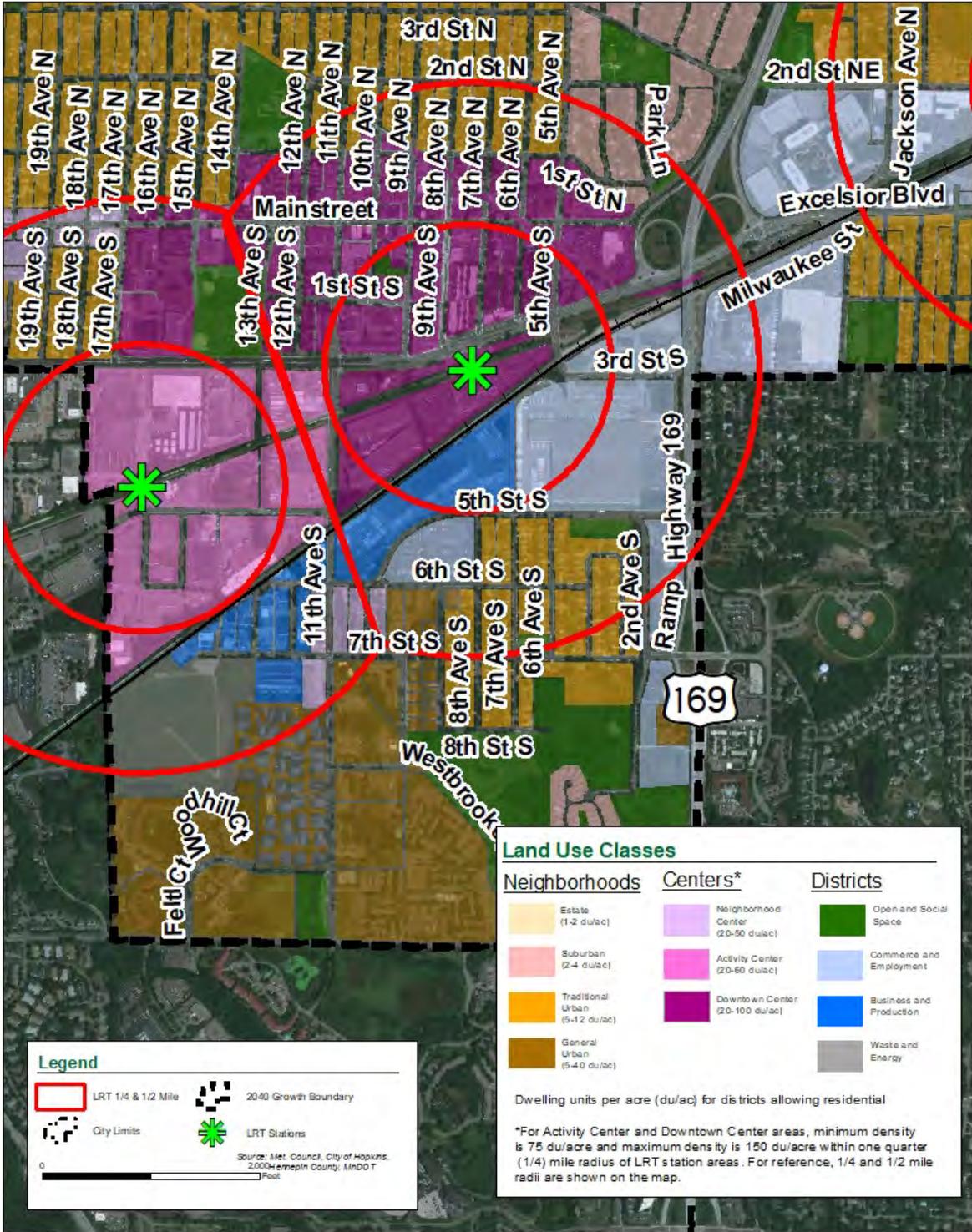


Figure B1.8: Downtown Hopkins LRT Station Area



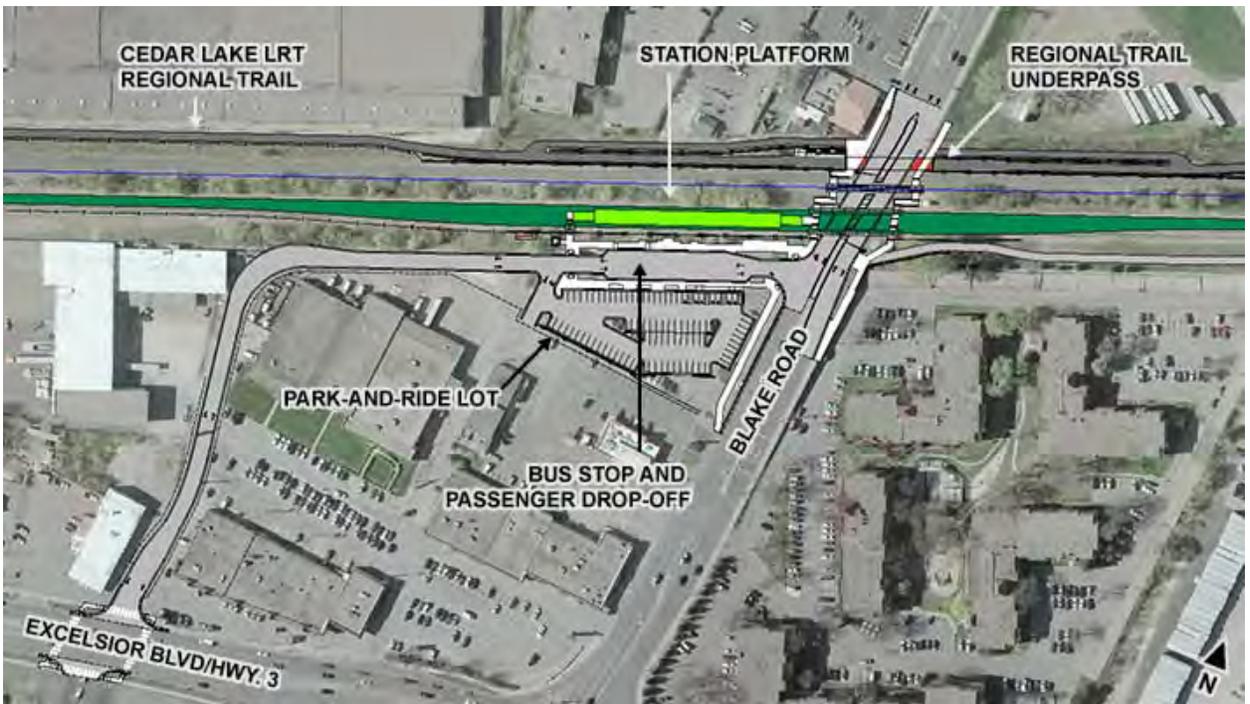
## Blake Road Station

**Figure B1.9** shows the location of the Blake Road LRT station just north of the Blake Road/ Excelsior Boulevard intersection. The station area, located along the south side of the Cedar Lake LRT Regional Trail, includes the platform, bus stop, an 89-stall park-and-ride lot, passenger drop-off, and pedestrian underpass under Blake Road. The quarter-mile station area is largely within the Activity Center future land use category while the half mile radius extends into the surrounding Commerce and Employment, Traditional Urban, Suburban and Open and Social Space land use categories.

The area around the Blake Road Station is an emerging redevelopment area. Recently, the area has seen substantial investment in both public and private facilities including Blake Road, Cottageville Park, the Blake School and new housing. Improvements for Blake Road are scheduled to be completed by the summer of 2019 and include a corridor designed to accommodate all modes, improved natural resources adjacent to the corridor, improved access across Highway 7, and improved connection between the adjacent community and the corridor, including the regional trail. Cottageville Park improvements, developed in partnership with the Minnehaha Creek Watershed District, were completed in 2016 and include a playground, trails, lighting, a community garden, and improvements to expand green space in the area and enhance water quality. The Blake School's plan includes renovations to their existing ice arena, dining commons, admissions offices, main entry hall, western driveway and southern parking lot. Housing improvements include the 51-unit Project for Pride in Living development completed in 2017 and planned redevelopment of the Cold Storage site into hundreds of new housing units by 2020.

The City's East End Study provides more detailed market analysis and guidance for redevelopment plans for the area. It points to demand for office uses, as well as residential and mixed use commercial development. Recommended redevelopment sites in the area includes 43 Hoops (county owned), MCWD property/cold storage site (see above), other industrial sites in the vicinity, and the site immediately south of the station. The Blake Corridor Study recommended that the city create zoning requirements for green buffer strips between multi-use trails and adjacent properties and to relocate power lines underground along multi-use trail corridors. Additional redevelopment may take place on sites farther from the station but still within the walkshed.

For this station, blending and transitioning existing contemporary auto oriented development with mixed use development to support the station, maintaining existing affordable housing and connections to the regional trail system will be important. Some of the challenges and constraints of this station area include an existing development pattern of small lots with multiple owners, crossing Excelsior Boulevard, the presence of the Blake School campus, and environmental issues including soil contamination.



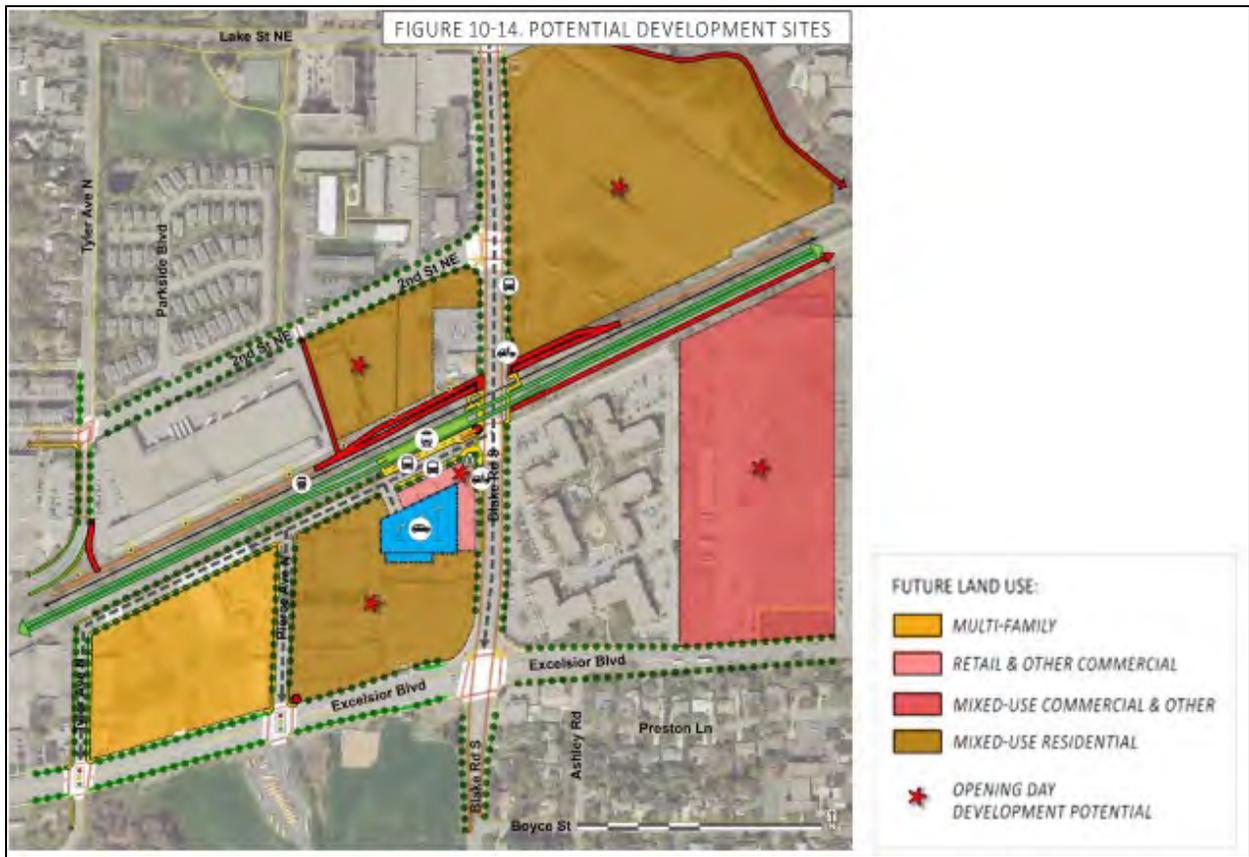
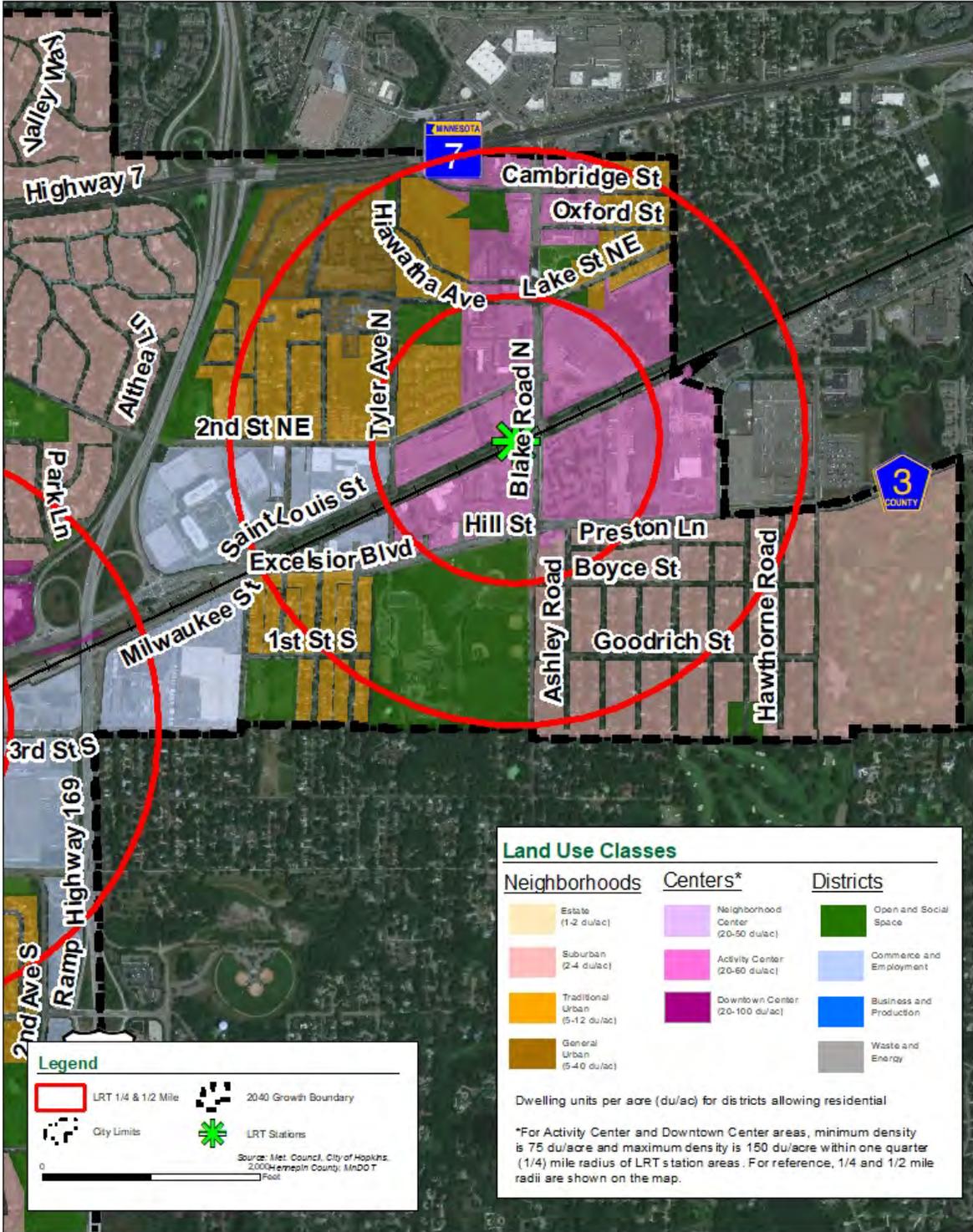


Figure B1.9: Blake Road LRT Station Area



## Districts

Districts are other areas in Hopkins organized around other uses, including parks, institutional, and employment uses. Although they include a mix of uses, there is less focus in these on creating a cohesive community and sense of place, as compared to neighborhoods and centers. However, since many of these function as job centers, it is important to provide multimodal access, including transit, to serve the workers and visitors to these areas.

Commerce & Employment and Business & Production are two primarily employment districts. These largely correspond to existing industrial areas located along the rail corridor that cuts diagonally through the city from east to west. Presently, this effectively creates a barrier to connectivity between the northern and southern halves of the city. The area is not walkable or bikeable. Many of the existing uses in this area are low job density, such as warehousing and distribution, as well as a mix of other employment use. The opportunity exists to transform these areas with redevelopment and infill, helping to connect the city, and to create new mixed use areas around the planned Green Line Extension stations.

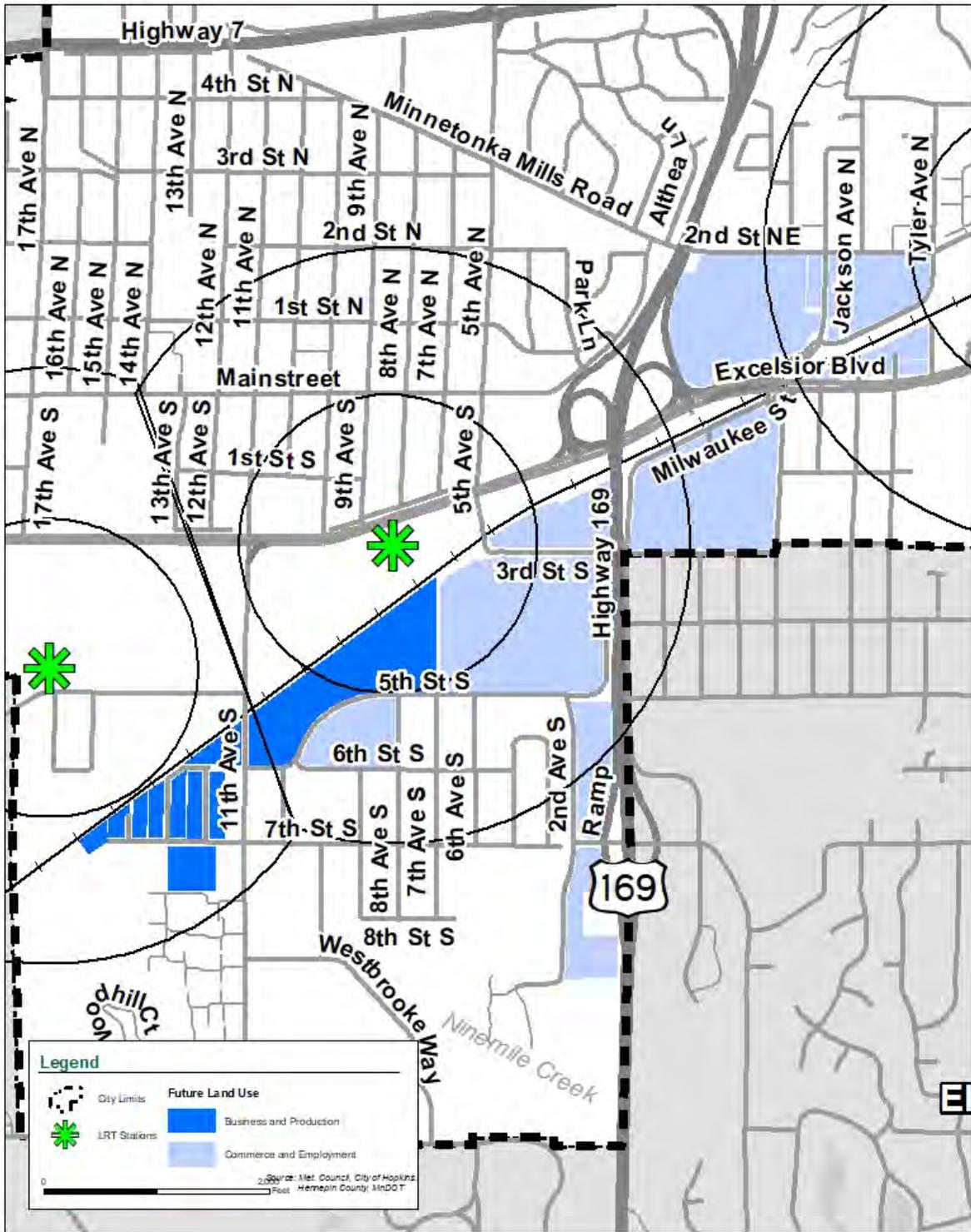
Open and Social Space is a new category that combines parks, schools and campuses, and similar areas into one district – aimed at encompassing a range of public spaces and uses. These will feature a modest amount of employment (largely due to the presence of schools), but are not planned for significant growth in that area, or for any residential.

Waste and Energy is the landfill site, which is a special use district – providing a unique opportunity related to furthering the city’s green energy goals.

**Table B1.11 – Future Land Use: Districts**

Sub-type	Location	Development Type	Urban Form	Density and Scale
Open and Social Space District	Various locations throughout the city	Wide range of public and private uses where the community may gather for education, social and recreation activities. Uses in this district may include community centers, conservation areas, colleges or universities, libraries, parks, public or private schools, regional trails or recreational facilities.	These areas are intended to retain their existing boundaries and character but may improve to meet the changing educational, social and recreational needs of the community.	Varies depending on function and need
Commerce and Employment District	Located along Principal Arterial or Minor Reliever roads	Contemporary auto-oriented development supporting regional and interstate commerce. Development in these corridors is expected to include a mix of commercial, office, service, medical, research and technology uses. Secondary uses may include retail and office/showroom uses. Tend to have high visibility and excellent vehicle access and serve as good transition between uses and buffers to high capacity roads.	Uses should be served by parking structures when possible to reduce surface parking and encourage efficient use of land. While this district is expected to contain contemporary auto oriented development along high capacity roads, the City’s regional trails and heavy and light rail lines will serve as defining elements of this district. High quality design, pedestrian and bicycle facilities and thoughtful use of open space will be important.	Moderate to large scale, regionally focused
Business and Production District	Located along the City’s freight and passenger rail lines	Contemporary auto oriented manufacturing, warehouse and distribution uses. Secondary uses may include office, office/ showroom, research and technology, and service uses.	Heavy and light rail lines and regional trails will serve as defining elements of this district. High quality design, pedestrian and bicycle facilities and thoughtful use of open space will be important to blend future growth into the existing development pattern.	Moderate to large scale, regionally focused
Waste and Energy District	The City’s closed landfill property	Provide landfill and alternative energy uses that decrease Hopkins greenhouse gas emissions and limit the effects of climate change. While the primary use in this district is the closed landfill, the City will seek to more fully utilize this property with compatible alternative energy uses such as solar farms, solar gardens, windfarms or methane gas collection.	High quality and efficient design will be important to blend future alternative energy development with the existing landfill and the surrounding development pattern.	Varies depending on function and need

Figure B1.10: Commerce & Employment and Business & Production Districts



## Allocating Growth and Density

As a developed community, growth in Hopkins will need to be accommodated on existing sites that have been identified for redevelopment. **Figure B1.11** shows the location of these sites in Hopkins. Redevelopment areas were selected based on a combination of the following criteria:

- Guided for higher density infill development
- Located within designated Green Line Extension transit station areas, or other areas well-served by transit
- In some cases, site is currently underutilized, with lower densities of residents and jobs compared to potential development opportunities

It is not anticipated that the City will seek to acquire and/or redevelop all of these sites. Most development will happen via private sector activity, and many of these sites may remain as is for the foreseeable future. This exercise is just to establish what areas have potential to accommodate planned growth.

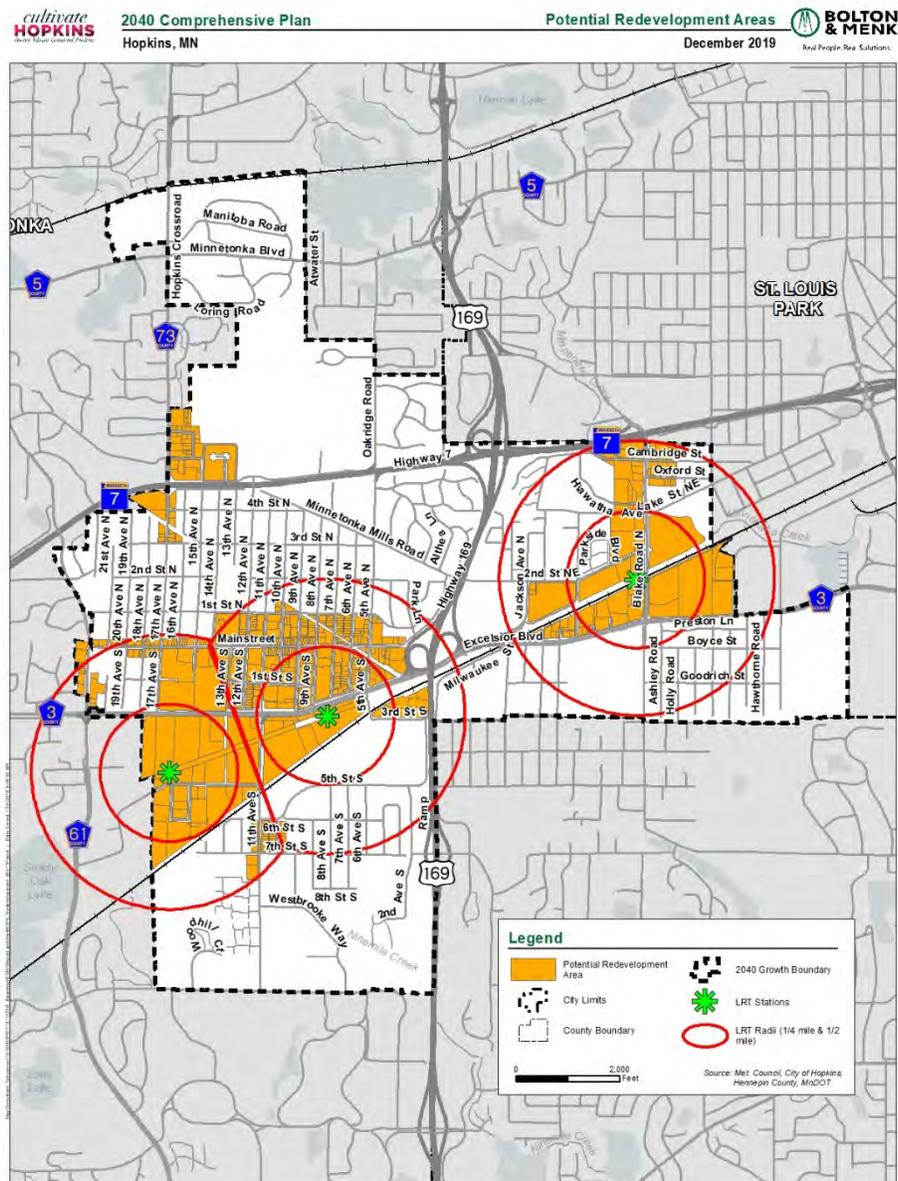


Figure B1.11: Potential Redevelopment Areas

**Table B1.12** details the acreages within the potential redevelopment areas, as shown on **Figure B1.6**. As with the future land use as a whole, it divides out acres that are considered permanently non-developable. Note that the redevelopment areas are a subset of the overall future land use designations, so these totals are different than the overall future land use categories.

<b>Table B1.12 – Future Land Use: Redevelopment Area Land Use Acres</b>				
<b>Category</b>	<b>Developable</b>	<b>Non-Developable</b>	<b>Total</b>	<b>% of Developable</b>
<b>Centers (Mixed Use) – within ¼ mile of LRT station*</b>				
Activity Center	147	5	153	35.2%
Downtown Center	63	1	64	15.1%
<b>Centers (Mixed Use) – within ¼ to ½ mile of LRT station</b>				
Neighborhood Center	17	0	17	4.1%
Activity Center	54	6	60	12.9%
Downtown Center	77	7	83	18.3%
<b>Centers (Mixed Use) – remainder of the city</b>				
Neighborhood Center	34	1	35	8.2%
Activity Center	0	0	0	0.0%
Downtown Center	0	0	0	0.0%
<b>Districts</b>				
Open and Social Space	0	16	16	0.0%
Commerce and Employment	25	0	25	6.0%
<b>Total</b>	<b>418</b>	<b>36</b>	<b>454</b>	<b>100%</b>

\*There are no Neighborhood Centers within ¼ mile of an LRT station

In addition to determining how much land is available for development, there also needs to be guidance to determine an acceptable range of residential density within areas, based on consistency with City policy and ordinances. **Table B1.13** shows the range of units per acre that can be developed, corresponding with the categories shown on the future land use map.

<b>Table B1.13 – Residential Guided Density Ranges</b>		
<b>Type</b>	<b>Units/Acre (Min)</b>	<b>Units/Acre (Max)</b>
<b>Neighborhoods</b>		
Estate	1	2
Suburban	2	4
Traditional Urban	5	12
General Urban	4	40
<b>Centers (Mixed Use) – within ¼ mile of LRT station</b>		
Activity Center	75	150
Downtown Center	75	150
<b>Centers (Mixed Use) – within ¼ to ½ mile of LRT station</b>		
Neighborhood Center	20	50
Activity Center	20	60
Downtown Center	20	100

<b>Centers (Mixed Use) – remainder of the city</b>		
Neighborhood Center	20	50
Activity Center	20	60
Downtown Center	20	100

The Metropolitan Council has provided estimates for the number of employees per square feet in various employment types, and for typical floor area ratios for commercial and industrial development. Additionally, employment densities were calculated for the City of Hopkins based on current employment patterns and jobs per acre. Using this information and the city’s employment projections, an estimate of jobs/acre can be developed to project need for additional commercial and industrial land. **Table B1.14** summarizes these ranges.

<b>Table B1.14 – Commercial/Industrial Allowed Density</b>		
	<b>Minimum Jobs/Acre</b>	<b>Maximum Jobs/Acre</b>
Neighborhood Centers	20	25
Activity Centers and Downtown Center	40	55
Commerce and Employment Business and Production	10	25

## Density Calculations

Based on the above future land use plan and land use calculations, residential and commercial land use requirements have been calculated to help Hopkins plan for and meet Metropolitan Council projections for population, households, and employment. Residential calculations are detailed in **Table B1.15** and commercial calculations are detailed in **Table B1.16**. Note that no net gain in housing is expected in the neighborhood areas – since these are largely built out, the expectation is that any new units will not significantly increase the totals here.

### Residential

**Table B1.15** shows calculations related to the minimum and maximum residential acres needed. The density ranges used here correspond to the future land use tables in the previous section. Consistent with the community designation, it is expected that infill development will occur at a minimum of approximately 50 units per acre within the three ½ mile LRT transit station areas. Growth is allocated in rough proportions to the amount of land available in each future land use category, with around 10% in Neighborhood Centers, 50% in Activity Centers, and 40% in Downtown Centers.

Around 1,330 new housing units are anticipated during the time period 2015-2040. To accommodate that, Hopkins would need between 18 and 67 acres of land to redevelop, based the expected density range. These are mixed use categories, so the actual total for planned projects may be higher, depending on if the projects include a mix of uses.

<b>Table B1.15 – Residential Acres Needed to Accommodate Future Growth</b>					
	<b>Density Range (Units/Acre)</b>		<b>Units Needed</b>	<b>Minimum Acres</b>	<b>Maximum Acres</b>
	<b>Minimum</b>	<b>Maximum</b>			
<b>Neighborhood</b>					
Estate	1	2	0	n/a	n/a
Suburban	2	4	0	n/a	n/a
Traditional Urban	5	12	0	n/a	n/a
General Urban	5	40	0	n/a	n/a
<b>Centers (Mixed Use) – within ¼ mile of LRT station</b>					
Activity Centers	75	150	599	4.0	8.0
Downtown Center	75	150	477	3.2	6.4
<b>Centers (Mixed Use) – within ¼ to ½ mile of LRT station</b>					
Neighborhood Centers	20	50	67	1.3	3.4
Activity Centers	20	60	67	1.1	3.4
Downtown Center	20	100	53	0.5	2.7
<b>Centers (Mixed Use) – remainder of the city</b>					
Neighborhood Centers	20	50	67	1.3	3.4
Activity Centers	20	60	0	0.0	0.0
Downtown Center	20	100	0	0.0	0.0
<b>Total</b>			<b>1,330</b>	<b>11.5</b>	<b>27.0</b>

As this demonstrates, at most only around 4-15% of land in the redevelopment area would have to redevelop to accommodate forecasted housing growth through 2040. As the light rail station area plans show, this is well below the potential land capacity in these areas to accommodate development.

## Commercial/Industrial

**Table B1.16** shows calculations related to the minimum and maximum commercial/industrial acres needed. The job density ranges used here correspond to the future land use tables in the previous section, which are based on typical data for job densities obtained from the Metropolitan Council. Growth is allocated in rough proportions to the amount of land available in each future land use category.

Around 3,823 new jobs are anticipated during the time period 2015-2040. To accommodate that, Hopkins would need between 78 and 115 acres of land to redevelop, based the expected density range. Density ranges are based on a combination of (1) existing conditions in Hopkins regarding the existing distribution of jobs, and (2) observed industry standards for space usage by business type provided by the Metropolitan Council. These are mixed use categories, so the actual total for planned projects may be higher, depending on if the projects include a mix of uses.

<b>Table B1.16 – Commercial/Industrial Acres Needed to Accommodate Future Growth</b>					
	<b>Density Range (Jobs/Acre)</b>		<b>Jobs Needed</b>	<b>Minimum Acres</b>	<b>Maximum Acres</b>
	<b>Minimum</b>	<b>Maximum</b>			
<b>Centers (Mixed Use)</b>					
Neighborhood Centers	20	25	191	7.6	9.6
Activity Centers	40	55	1912	34.8	47.8
Downtown Center	40	55	1529	27.8	38.2
<b>Districts</b>					
Business and Production	10	25	0	n/a	n/a
Commerce and Employment	10	25	191	7.6	19.1
<b>Total</b>			<b>3823</b>	<b>77.9</b>	<b>114.7</b>

These totals would use 18-27% of the land in the redevelopment area, illustrating again that there is more than sufficient land available to accommodate all forecasted growth. While the city does not directly regulate job density, there is policy support for higher job intensity uses, both to support economic development and to use land efficiently.

## Staged Development and Redevelopment

The purpose of a staged development plan is to show expected land use over time in the areas that are anticipated to accommodate redevelopment. There are a number of assumptions underlying this analysis, which are shown below.

The primary issue is that almost all of the existing land is already occupied by development, so that any new development would displace what is there. However, as the analysis of overall citywide density shows, the current density levels are (in most areas) lower than the target density range for new development. As an Urban Center community, Hopkins has expectations of minimum densities of around 20 units per acre – whereas the city as a whole is closer to 7 units per acre. Furthermore, in the transit station areas, the aspiration is closer to 75-100 units per acre. While there inevitably will be some displacement of housing units and jobs with redevelopment, it is anticipated that most redevelopment will happen on sites with currently fairly low utilization, so the net gain will still be relatively high.

This table does not show land located outside redevelopment areas. This is because the expectation is that, *in general*, growth in these areas will not result in significantly higher densities than are there presently. However, it is possible that development will be proposed that runs counter to this assumption – as there is some existing capacity for infill development or redevelopment in these areas. At that time, the impacts of that proposal will be evaluated to see if this proposal would significantly change any assumptions about how the city is growing, and the adequacy of public systems to respond to that growth.

**Table B1.17** shows a conservative assessment of land usage for residential density. Even if development happens at the minimum expected density (although significantly higher is expected), and mixed uses are not stacked to provide more efficiency in land use, only a minority of the area will need to be redeveloped to meet 2040 goals.

**Table B1.17 – Future Land Use: Staged Development or Redevelopment - Residential**

Within Urban Service Area	Estimated Units/Acre		Developable Acres (2015)	2015-2020		2021-2030		2031-2040		Available Acres 2040
	Min	Max		Units	Acres	Units	Acres	Units	Acres	
<b>Centers (Mixed Use) – within ¼ mile of LRT station</b>										
Activity Centers*	75	150	110.5	238	3.2	225	3.0	136	1.8	102.5
Downtown Center*	75	150	37.9	190	2.5	180	2.4	107	1.4	31.5
<b>Centers (Mixed Use) – within ¼ to ½ mile of LRT station</b>										
Neighborhood Centers*	20	50	12.8	27	1.4	25	1.3	15	0.8	9.4
Activity Centers*	20	60	40.6	27	1.4	25	1.3	15	0.8	37.2
Downtown Center*	20	100	46.0	21	1.1	20	1.0	12	0.6	43.4
<b>Centers (Mixed Use) – remainder of the city</b>										
Neighborhood Centers*	20	50	25.8	27	1.4	25	1.3	15	0.8	22.4
Activity Centers*	20	60	0.0	0	0.0	0	0.0	0	0.0	0.0
Downtown Center*	20	100	0.2	0	0.0	0	0.0	0	0.0	0.2
<b>Total</b>			<b>273.7</b>	<b>530</b>	<b>10.2</b>	<b>500</b>	<b>10.2</b>	<b>300</b>	<b>6.1</b>	<b>246.6</b>
Average Density of New Units (Overall): 1330 units on 27.0 acres = 49.2 units/acre										
Average Density (LRT Station Areas): 1263 units on 23.7 acres = 53.3 units/acre										

\*Since these are mixed use districts, land for residential is calculated at 75% of total developable acreage in Activity and Neighborhood Centers, 60% in Downtown Center

**Table B1.18** shows a corresponding analysis for commercial land use for employment-generating uses. As with residential, even if these uses are constructed at minimum job densities, there is still significant capacity to accommodate the growth. Likewise, the expectation and policy direction is that new employment uses will have higher job densities than the minimums – as well as land use efficiencies from stacking mixed uses.

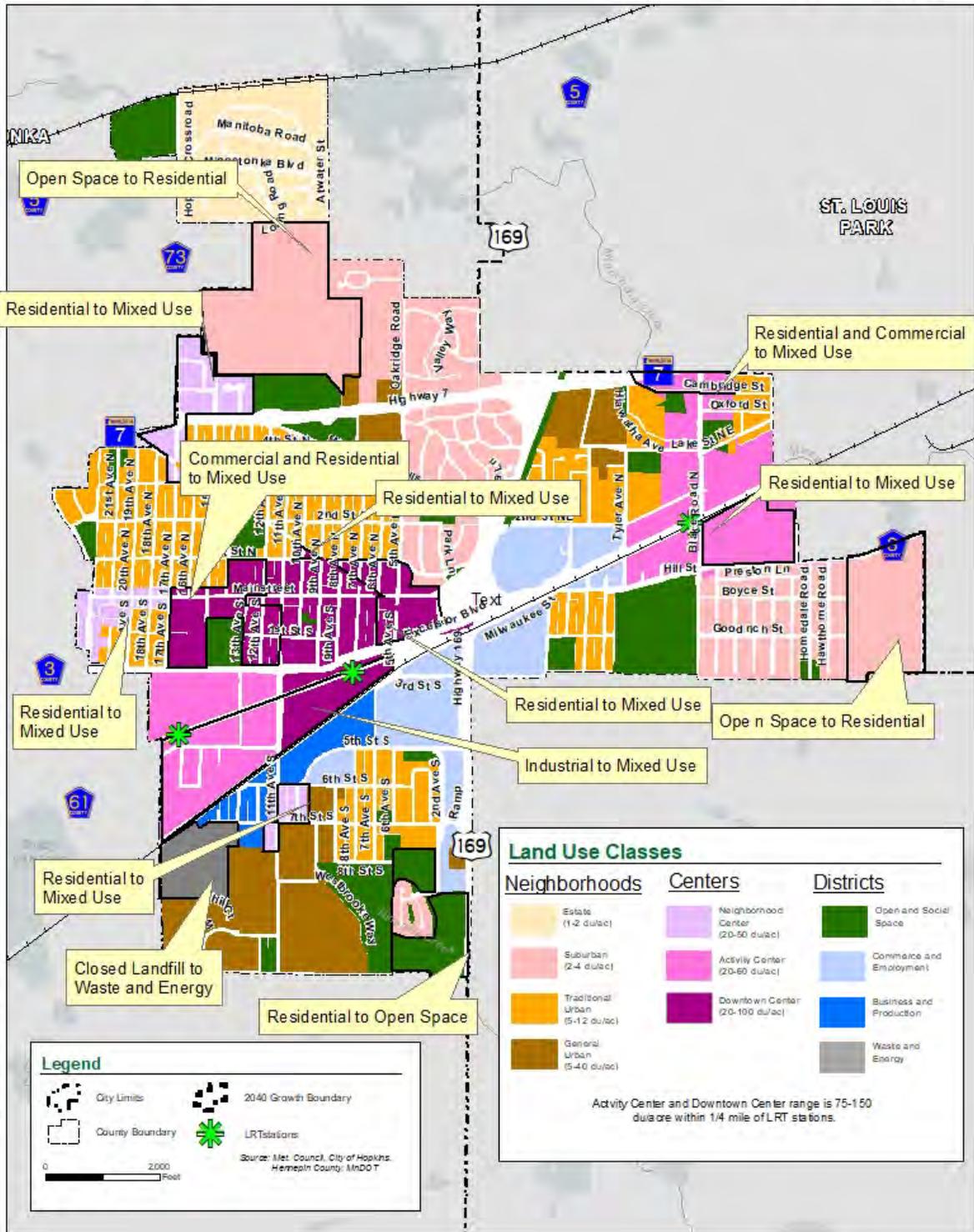
<b>Table B1.18 – Future Land Use: Staged Development or Redevelopment - Commercial</b>										
Within Urban Service Area	Estimated Jobs/Acre		Developable Acres (2015)	2015-2020		2021-2030		2031-2040		Available Acres 2040
	Min	Max		Jobs	Acres	Jobs	Acres	Jobs	Acres	
Neighborhood Centers*	20	25	12.8	38	1.9	76	3.8	76	3.823	3.3
Activity Centers*	40	55	50.3	382	9.6	765	19.1	765	19.1	2.6
Downtown Center*	40	55	56.1	306	7.6	612	15.3	612	15.3	17.8
Commerce and Employment	10	25	25.1	38	3.8	76	7.6	76	7.6	6.0

\*Since these are mixed use districts, land for commercial is calculated at 25% of total developable acreage in Activity and Neighborhood Centers, 40% in Downtown Center

As described in the water resources section of this plan, there is sufficient water and sewer capacity to meet the needs of all stages of development.

**Figure B1.11** shows change areas to the city’s future land use guidance by geography and type.

Figure B1.11: Future Land Use Changes from Existing Land Use



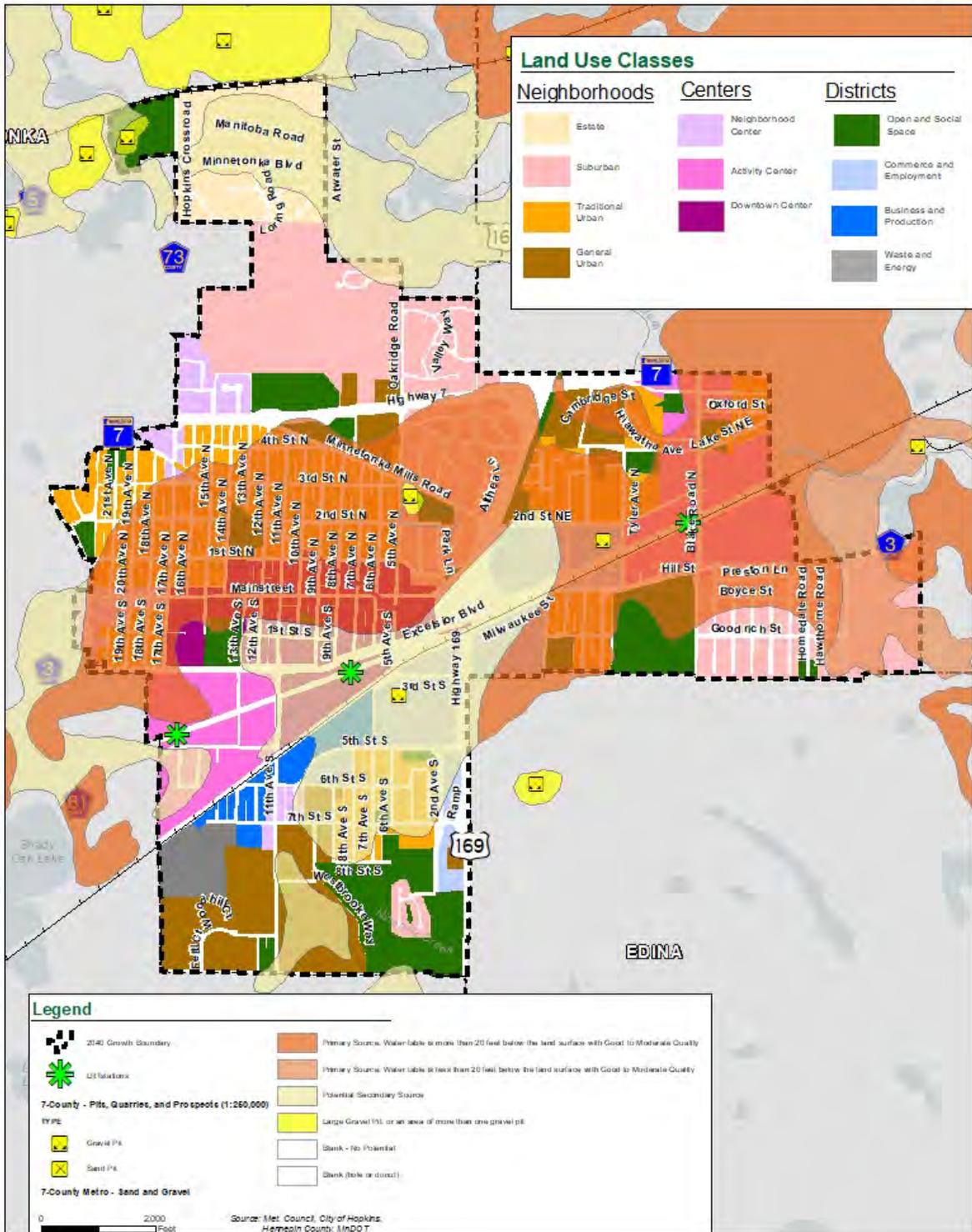
## **Aggregate Resources**

The City of Hopkins is required to address aggregate resources in its comprehensive plan. Figure B1.12 shows the location of aggregate resources in Hopkins, over the future land use map.

Although the Aggregate Resources Inventory shows some former gravel mining operations within city limits, all of these have been discontinued, and the sites have been subsequently urbanized.

At this time, there is no plan to do any further mining within the City of Hopkins. There are no potential land use conflicts.

Figure B1.12: Aggregate Resources and Future Land Use





# APPENDIX B2: TRANSPORTATION



Cultivate Hopkins Comprehensive Plan

APPROVED 11/17/20

# Existing Roadway Conditions

## Traffic Volumes and Crash Data

The most basic characteristic of a roadway is the volume of traffic that it carries. Existing vehicular traffic volumes and crash data on roadways within Hopkins are presented in **Figures B2.1a, B2.1b, and B2.1c.**

It can be seen that the highest volumes of crashes in the City are located in the following locations:

- Highway 169 and Highway 7
- Highway 169 and Interlachen Road
- Highway 7 and Highway 73
- Highway 7 and 5th Avenue North
- Highway 3 and 8<sup>th</sup> Avenue

Figure B2.1a – Existing Traffic Volume and Crash Data, Northern Area

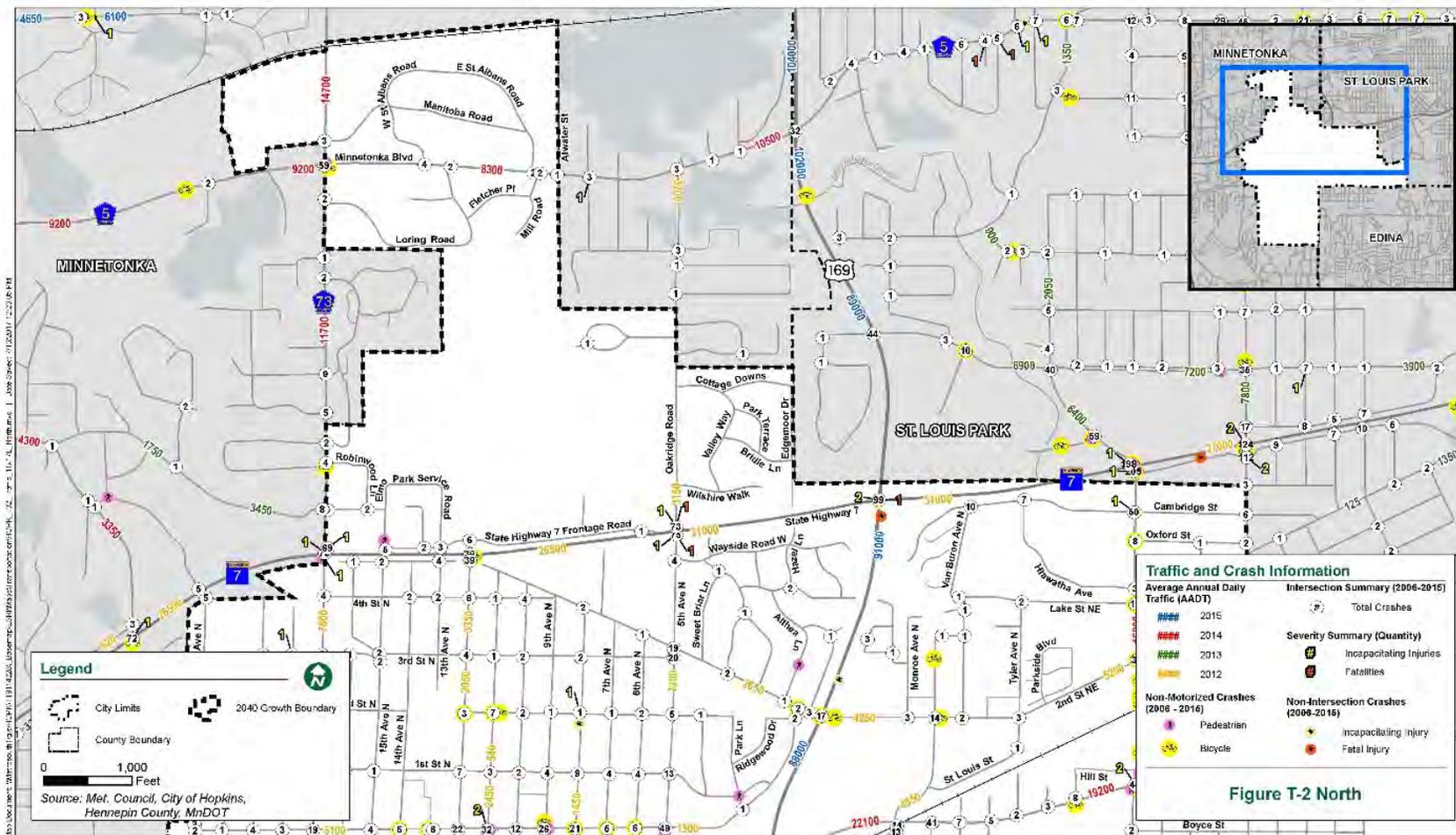


Figure B2.1b – Existing Traffic Volume and Crash Data, Middle Area

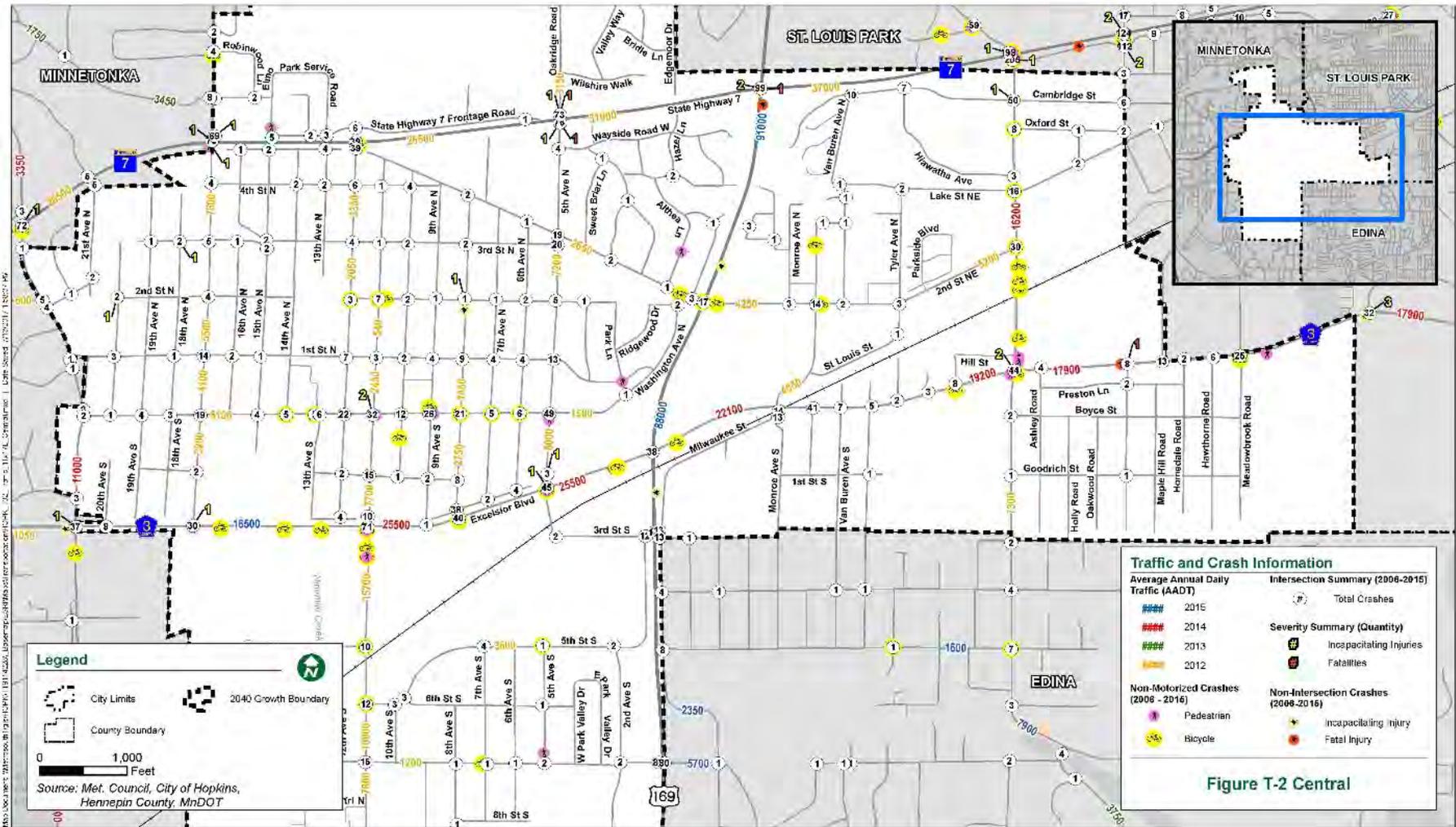


Figure B2.1c – Existing Traffic Volume and Crash Data, Southern Area



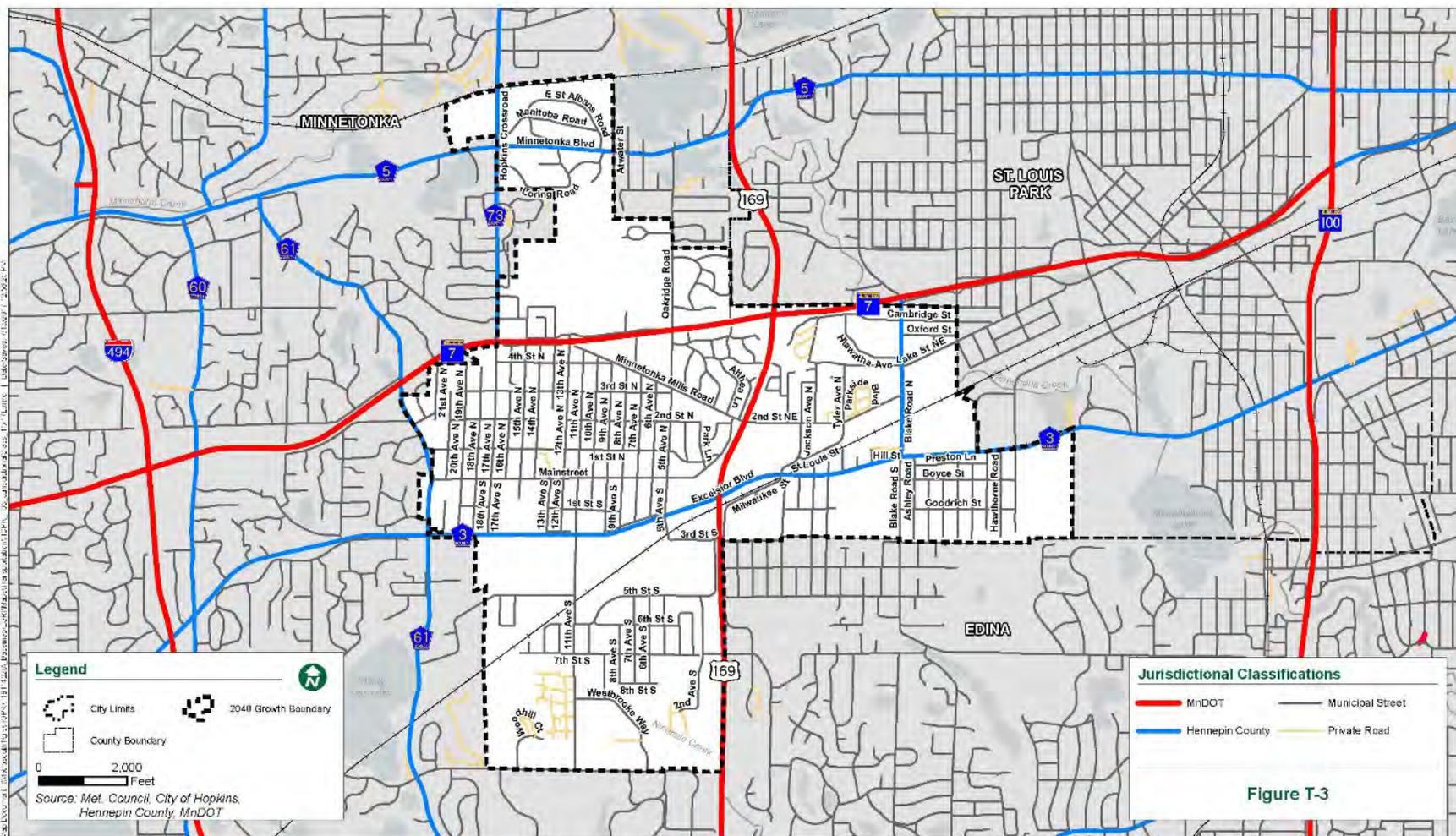
## Jurisdictional Classification

Roadways are classified based on the vehicular traffic volume they transport and function they serve with the transportation network. Roadways in Hopkins are under the jurisdiction of either MnDOT, Hennepin County, or the City of Hopkins. **Figure B2.2** depicts the existing roadway jurisdictional classification system in Hopkins.

**Table B2.1** summarizes the functional class, jurisdiction, and average daily traffic for major roadways passing through Hopkins.

<b>Table B2.1 – Existing Functional Classification, Jurisdiction, and Traffic by Road, 2015</b>			
<b>Classification</b>	<b>Jurisdiction</b>	<b>Lanes</b>	<b>Average Daily Traffic</b>
<b>Principal Arterials</b>			
MN TH 7	MnDOT	4 to 6	32,000
US 169	MnDOT	4 to 6	90,000
<b>A-Minor Arterials</b>			
CSAH 3	Hennepin County	4 to 6	4,300
CSAH 5	Hennepin County	2 to 4	20,000
CSAH 61	Hennepin County	2 to 4	4,200
CSAH 73	Hennepin County	2 to 6	21,000
<b>Major Collectors</b>			
Oakridge Road/5 <sup>th</sup> Avenue South (CSAH 5 to CSAH 3)	City	2 to 4	6,200
12 <sup>th</sup> Avenue North (MN 7 to north of 2 <sup>nd</sup> Street North)	City	2	3,000
11 <sup>th</sup> Avenue North (2 <sup>nd</sup> Street North to Smetana Road)	City	2 to 6	12,000
2 <sup>nd</sup> Street North (12 <sup>th</sup> Avenue North to 11 <sup>th</sup> Avenue North)	City	2	1,000
Smetana Road	City	2	5,050
Blake Road North	City	2 to 5	12,000

Figure B2.2 – Existing Roadway Jurisdiction

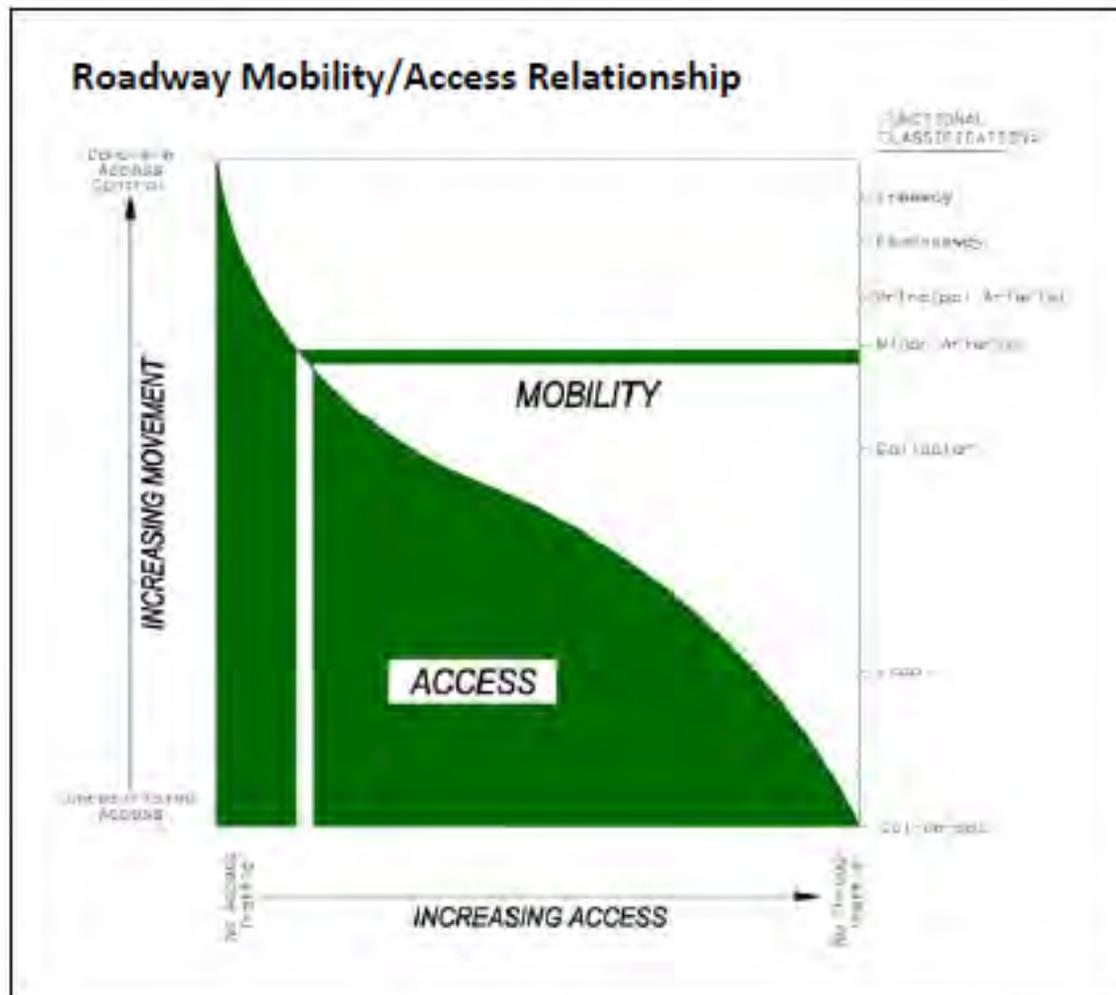


## Functional Classification

The functional classification of roadways describes the volume that distributes traffic from neighborhood streets to collector roadways, then to minor arterials, and ultimately the Metropolitan Highway System. Roads are placed into categories based on the degree to which they provide **access** to adjacent land uses and lower level roadways versus providing higher-speed **mobility** for “through” traffic. Functional classification is a cornerstone of transportation planning. Within this approach, roads are located and designed to perform their designated function.

Functional classification involves determining what functions each roadway should perform prior to determining its technical design features, such as street widths, speed, adjacent non-motorized facilities, and intersection control. Access spacing standards and guidelines can be found in the MnDOT Access Management Manual (January 2008) and Hennepin County Comprehensive Plan.

Access, as applied to the roadway system in Hopkins, is the relationship between local land use and the transportation system. There is an inverse relationship between the amount of access provided and the ability to move through-traffic on a roadway. As higher levels of access are provided, the ability to move traffic is reduced. The graphic below illustrates the relationship between access and mobility.



The current roadway functional classification map for Hopkins as identified by the Metropolitan Council is presented in **Figure B2.3**. The roadway system presently consists of six functional roadway classifications:

- Principal arterials
- “A” minor arterials
- Other arterials
- Major collectors
- Minor collectors
- Local streets

For arterial roadways, the Metropolitan Council has designation authority. Local agencies may request that their roadways become arterials (or are downgraded from arterial to collector), but such designations or re-designations must be approved by the Metropolitan Council. The agency which has jurisdiction over a given roadway (e.g. Hennepin County or the City of Hopkins) has the authority to designate collector status.

Figure B2.3: Existing Functional Classification

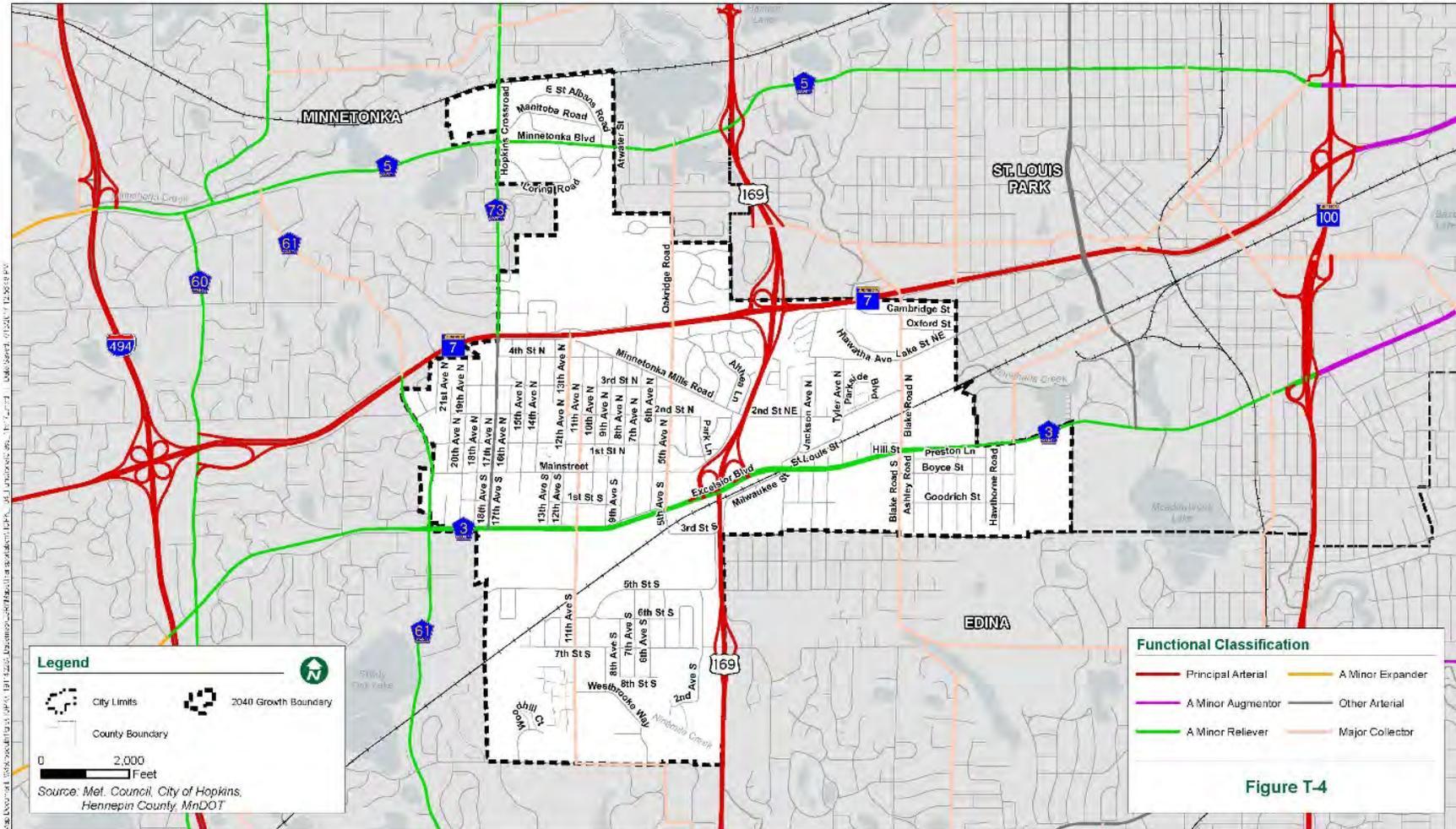


Figure T-4

## Principal Arterials

Principal arterials are the highest roadway classification and make up the Metropolitan Highway System. The primary function of these roadways is to provide mobility for regional trips, and they do not provide a land access function. They are intended to interconnect regional business concentrations in the metropolitan area, including the central business districts of Minneapolis and St. Paul. These roads also connect the Twin Cities with important locations outside the metropolitan area. Principal arterials are generally constructed as limited access freeways, but may also be multiple-lane divided highways.

In Hopkins, the principal arterials are Minnesota Trunk Highway 7 and U.S. Highway 169. Their characteristics are summarized in **Table B2.2**.

<b>Classification</b>	<b>From</b>	<b>To</b>	<b>Lanes</b>
MN TH 7	Hopkins Crossroad	Blake Road North	4 to 6
US 169	MN TH 7	Interlachen Road	4 to 6

## “A” Minor Arterials

These roads connect important locations within the City of Hopkins with access points of the metropolitan highway system and with important locations outside the city. These arterials are also intended to carry short to medium trips that would otherwise use principal arterials. While “A” minor arterial roadways provide more access than principal arterials, their primary function is still to provide mobility rather than access to lower level roadways or adjacent land uses.

Metropolitan Council has defined four subcategories of “A” minor arterials: reliever, expander, connector, and augmentor. These subcategories are primarily used by the Metropolitan Council to allocate federal funding for roadway improvements. The different types do not have separate, specific design characteristics or requirements. However, they have somewhat different functions in the roadway network, and are typically found in certain areas within the region.

- **Relievers** provide supplementary capacity for congested parallel principal arterials. They are typically found in urban and suburban communities.
- **Augmentors** supplement the principal arterial system in more densely developed or redeveloping areas. They are typically found in urban communities.
- **Expanders** supplement the principal arterial system in less densely developed or redeveloping areas. They are typically found in urban and suburban communities.
- **Connectors** provide safe, direct connections between rural centers and principal arterials in rural areas without adding continuous general purpose lane capacity. They are typically found in rural communities and on the suburban edge.

As shown on **Figure B2.3**, the “A” minor arterial network in Hopkins is comprised primarily of relievers, consistent with its location in the region and their relation to nearby principal arterials.

**Table B2.3** summarizes the “A” minor arterials in Hopkins.

Table B2.3 – “A” Minor Arterial Roadways			
Road	From	To	Lanes
CSAH 3	CSAH 61	Meadowbrook Boulevard	4 to 6
CSAH 5	Hopkins Crossroad	Atwater Street	2 to 4
CSAH 61	CSAH 7	CSAH 3	2 to 4
CSAH 73	Manitoba Road	CSAH 3	2 to 6

### Other Arterials

Like “A” minor arterials, these roadways also serve more of a mobility function than access function. However, they may not have as much regional importance as “A” minor arterials and are not eligible for federal roadway improvement funding. The other arterial roadways in Hopkins are identified in **Table B2.4**.

Table B2.4 – Other Arterial Roadways			
Roadway	From	To	Lanes
17 <sup>th</sup> Avenue	CSAH 7	Excelsior Boulevard	2 to 4

### Major and Minor Collectors

Collector roadways provide a balance of the mobility and land-use access functions discussed above. They generally serve trips that are entirely within the City and connect neighborhoods and smaller commercial areas to the arterial network. Minor collectors generally are shorter in length, with lower volumes and lower speeds than major Collectors. Current collector roadways are identified in **Table B2.5**.

Table B2.5 – Major and Minor Collector Roadways			
Roadway	From	To	Lanes
Oakridge Road/5 <sup>th</sup> Avenue South (CSAH 5 to CSAH 3)	St. John’s Road	3 <sup>rd</sup> Street South	2 to 4
12 <sup>th</sup> Avenue North	MN TH 7	2 <sup>nd</sup> Street North	2
11 <sup>th</sup> Avenue North	2 <sup>nd</sup> Street North	Smetana Road)	2 to 6
2 <sup>nd</sup> Street North	12 <sup>th</sup> Avenue North	11 <sup>th</sup> Avenue North	2
Smetana Road	11 <sup>th</sup> Avenue North	Westbrook Way	2
Blake Road North	CSAH 7	Spruce Road	2 to 5

## Problem Issues and Locations

Based on discussions with City staff and stakeholder outreach, general transportation issues and locations of concern include the following:

- **Demand for bicycle and pedestrian connectivity.** There is significant demand for additional bicycle and pedestrian facilities in the City of Hopkins. This includes connectivity to the existing regional trail network and various community destinations. It also includes connections within residential neighborhoods, although there is not always consensus regarding the best location for new facilities.
- **Addressing bicycle and pedestrian barriers.** While portions of Hopkins are very walkable and bikeable, major corridors create significant barriers in terms of safety and comfort of crossing. These include major highways, freight rail, and other obstacles. To create more connectivity, these barriers will need to be addressed.
- **Additional north-south system roadway connectivity.** Due to the various east-west barriers in the city, there is limited connectivity in terms of roadways from the northern to the southern portion of the city. Additional roadway connectivity could both take the pressure off of 11<sup>th</sup> Avenue South, and provide better access to the planned Shady Oak LRT station area.
- **Improved transit service.** There is continued support for the construction of the Green Line Extension LRT project, with the planned three stations in Hopkins, as well as other high frequency routes which would increase the quality and accessibility of transit service.

# Summary of Relevant Transportation Studies

A summary of transportation studies relevant to the City of Hopkins is provided below, organized by the jurisdiction who was the lead on the study.

## MnDOT

### Highway 169 Mobility Study

Highway 169, between Highway 41 in Shakopee and Highway 55 in Golden Valley, was identified by two studies, a 2014 Highway Transitway Corridor Study and the 2010 MnDOT MnPASS System Study – Phase 2, as an ideal corridor for transit and mobility improvements. The Highway 169 Mobility Study was initiated to provide insight into travel and transit needs on the highway, and to determine the best options for reducing congestion, providing reliable trip times, and improving travel times for buses.

The study was divided into two tasks:

**Task 1** is focused on identifying and evaluating cost-effective options for improving transit and reducing congestion on Highway 169. The study focused on highway bus rapid transit, MnPASS express lanes, lower cost/high benefit improvements such as adding auxiliary lanes, turn lanes, modifying interchanges and creating ways for buses to get through traffic more efficiently, and evaluating the potential for expanding bus service on Highway 169 between Mankato and the Twin Cities Metro. The study is currently ongoing, with results expected in the summer of 2018.

**Task 2** analyzed bus connections and study the potential for expanded Intercity Bus Service along the Hwy 169 corridor between Mankato and the Twin Cities. The study identified the need for improved regional connections, including additional travel options beyond the use of a personal vehicle. A need for expanded travel options was also identified, particularly for people who live in rural and small urban areas and lack access to a car. Along with this was a need for service that is frequent, affordable, and connected to other transit services. Next steps on this study included the establishment of a new twice daily intercity bus service route in 2017 between Mankato and Minneapolis along the Highway 169 corridor. The bus does not currently stop in Hopkins.

# Highway 169 Mobility Study Location Map



## Metropolitan Council/LRT Studies

### Green Line Extension

The planned Green Line Extension light rail transit (LRT) route runs southwest from the current terminus of the Green Line in Minneapolis' North Loop neighborhood through Hopkins and ending in Eden Prairie. This expansion will run and have three stations within the City. The stations will be located at Blake Road, in Downtown Hopkins off of 8<sup>th</sup> Avenue South, and off of Shady Oak Road at the planned extension of 17<sup>th</sup> Avenue. Plans for the stations have gone through many versions and alterations. The most current ones at the time of this plan are detailed below.

#### Blake Road Station

One of the main focuses of Blake Station Area Plan is pedestrian connections, given the station's proximity to several apartments, Hopkin's newest park, and a school. Planned improvements for Blake Road include multi-use trails and connections to the Cedar Lake LRT Regional Trail. There are plans for an 89-stall park-and-ride lot south of the station. Recommended redevelopment in the area includes 43 Hoops (county owned), MCWD property/cold storage site, other industrial sites in the vicinity, and the site immediately south of the station (Pawn America). Projected weekday station usage in 2040 estimates 1,300 riders, accounting for 4% of the Green Line Extension's ridership. Most riders in 2040 are expected to access the station by walking.

#### Downtown Hopkins Station

This station is intended to serve as the "Gateway to Downtown Hopkins" by featuring public spaces and art. The Artery, a reconstruction project of 8th Avenue, works to facilitate this connection as an inviting, art-focused, multi-modal corridor. Plans include a passenger drop-off area, a new bus facility along Excelsior Boulevard, and connections to Lake Minnetonka LRT Regional Trail. A new public plaza will separate the station from Excelsior Boulevard. Projected weekday station usage in 2040 estimates 2,900 riders, accounting for 9% of the Green Line Extension's ridership. Most riders in 2040 are expected to access the station by transferring from buses.

#### Shady Oak Station

Given the wide mix of uses in this station area, Shady Oak is being planned as an "18 hour" station. Major development in the station area includes the Green Line Extension and Operation, connection to Minnesota River Bluffs LRT Regional Trail, and a roadway extension of 17<sup>th</sup> Ave S/K-Tel, which will be developed as a "Complete Street". The road extension will require the purchase of Hopkins Tech Center. A large surface park-and-ride facility with parking options north and south of the station platform with up to 1,070 stalls is planned for opening day. In coordination with the Shady Oak Station Area Development Strategy, the parking lot north of the station has been designed to accommodate future development and a potential future parking structure. Wayfinding will guide users to the variety of uses in the station area. Projected weekday station usage in 2040 estimates 2,090 riders, accounting for 7% of the Green Line Extension's ridership. Most riders in 2040 are expected to access the station by car.

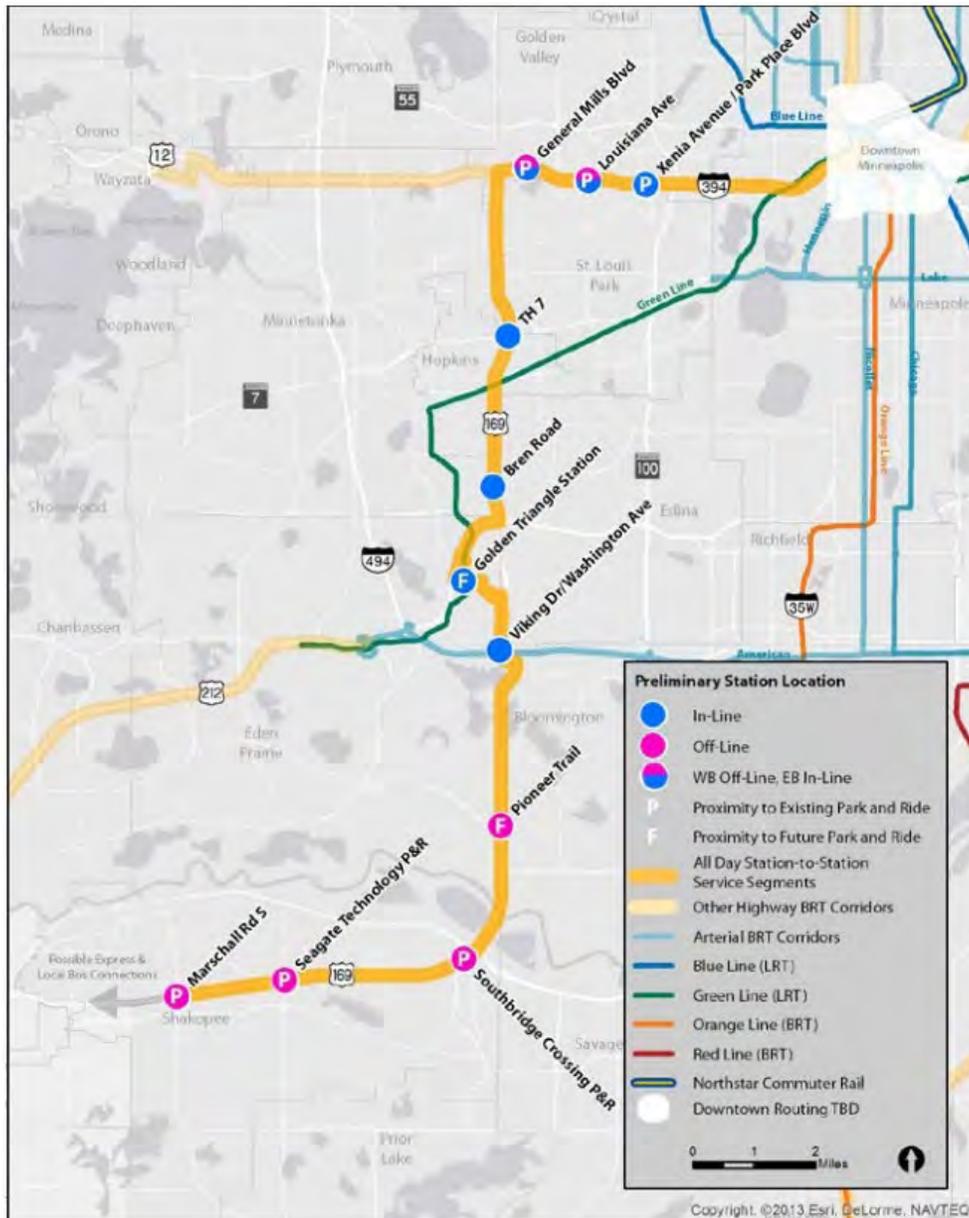
### Highway Transitway Corridor Study

The Metropolitan Council initiated this study to examine the potential for all-day, frequent, station-to-station, Highway Bus Rapid Transit (BRT) along eight Twin Cities corridors, including Highway 169.

For Highway 169, the study recommended a corridor running from Shakopee to downtown Minneapolis, along Highway 169 and Interstate 394. In Hopkins, an in-line station was planned on Highway 169 at TH

7. A connection to the Green Line Extension would be provided farther south at the Golden Triangle Station. In addition to other in-line stations, the route would include several off-line and park-and-ride station locations. The plan estimated service levels, cost, and ridership for the proposed line. In terms of evaluation, the Highway 169 ranked high in terms of support for project goals related to mobility, affordability, ridership, systems integration, and support for development plans.

This study was completed in 2014. MnDOT’s Highway 169 Mobility Study, currently underway, follows up on this with more specific recommendations for transit in this corridor.

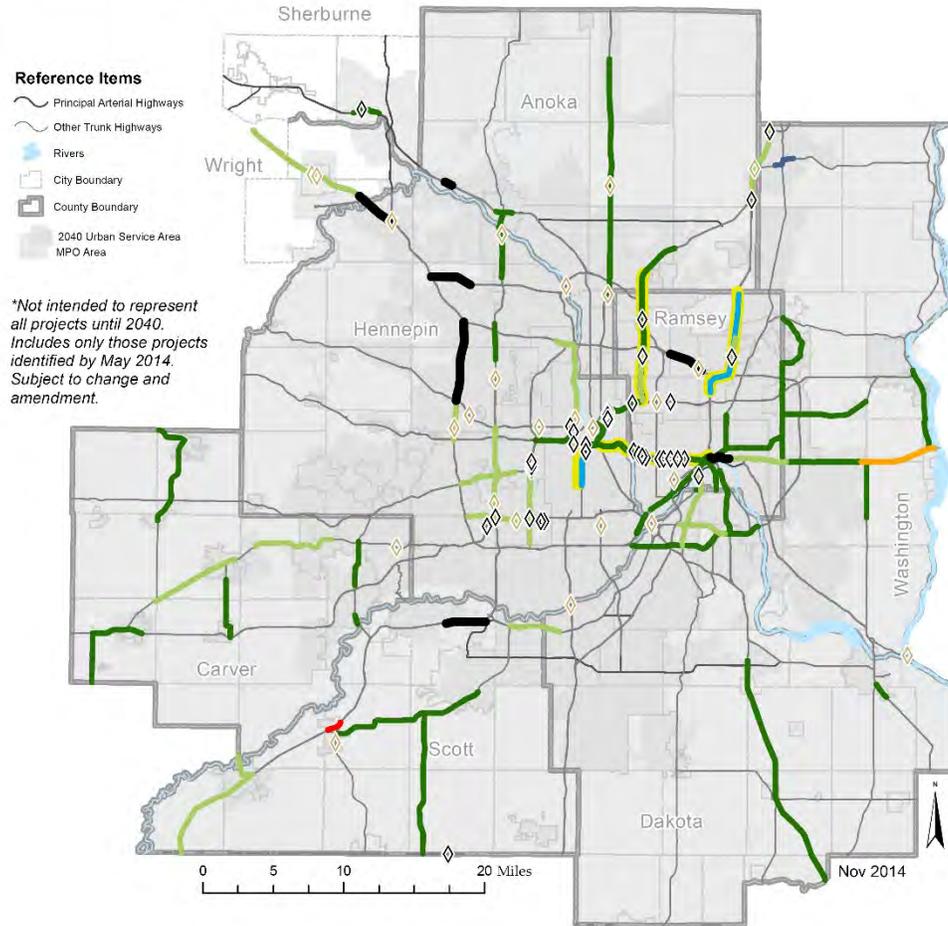


## 2040 Transportation Policy Plan

The 2040 Transportation Policy Plan identifies several projects passing through Hopkins in its current revenue scenario. These include:

- US 169 Bridge in Hopkins over Nine Mile Creek – Project extent from Bren Road to 7<sup>th</sup> Street North. Replace bridge with a causeway and construct new box culvert for bike/pedestrian trail design-build project. Pavement rehabilitation from MN 62 to MN 65. Construction of this improvement was completed in 2017.
- US 169 Landscaping – Landscaping on US 169 from Bren Road to 7<sup>th</sup> Street North in Hopkins. Construction is planned for 2020.
- Cedar Lake Trail Crossings – Three grade-separated road crossings, with stairways connected to the roadway at each, along Cedar Lake LRT Regional Trail. Tunnels beneath CSAH 20 in Hopkins and Wooddale Avenue in St. Louis Park and a bridge over Beltline Boulevard in St. Louis Park. Construction planned in conjunction with the Green Line Extension.
- Park and Ride Lot – Purchase of a constructed floor of a parking ramp near the Downtown Hopkins LRT station for a park and ride lot. This construction was integrated with the Moline Development and completed in 2017.

### Identified Projects\* in Highway Current Revenue Scenario



- ◇ 2015-2018 TIP Bridges
- ◇ 2019 - 2024 Bridges
- ⤿ Strategic Capacity
- ⤿ Roadside Infrastructure
- ⤿ Roadside Infrastructure / Safety
- ⤿ 2015-2018 TIP Pavement
- ⤿ 2019 - 2024 Pavement Projects
- ⤿ 2015 - 2018 Pavement / MnPass
- ⤿ 2015 - 2018 Pavement / Safety
- ⤿ Tier 1 MnPASS Expansion

2040 TRANSPORTATION POLICY PLAN | METROPOLITAN COUNCIL  
Figure 6



## Hennepin County

### Hennepin County Freight Study

In 2016, Hennepin County undertook a County-wide freight study. The purpose of this study was to understand how the County's transportation networks are being used for the handling of freight. The study was timed and designed to align with freight planning efforts that are underway at the Minnesota Department of Transportation (MnDOT) and the Metropolitan Council.

The study focused on freight and freight-related issues within Hennepin County. The study was led by consulting firm Cambridge Systematics, with rail data analysis provided by Amfahr Consulting.

The study findings had little impact for Hopkins other than identifying CSAH 61 (Shady Oak Road) as a roadway for potential further studies (corridor assessment). It also noted CSAH 3 (Excelsior Blvd) is a problem area for truck crashes, though the stretch of CSAH 3 that has the high amount of crashes is outside of Hopkins.

The study made recommendations for all of Hennepin County:

- Ensure safety of both freight and passenger transportation within and through the County through targeted policies and investments
- Integrate freight into County planning and project development, creating a culture that promotes efficient, effective, and safe movement of goods
- Monitor performance of the freight transportation system in a way that supports performance-based planning and effective investments
- Cultivate partnerships with public-sector agencies on freight transportation related issues, creating a vehicle to advocate for Hennepin County's needs and contribute to protects benefitting Minnesotans in and out of the County
- Support economic growth in Hennepin County through continued outreach, partnership, and support to businesses.

## City of Hopkins

### Blake Road Corridor Study

The Blake Road Corridor Study was completed in 2015 to plan the transportation needs along Blake Road between Interlachen Blvd and TH 7, and along Aquila Ave between TH 7 and 36<sup>th</sup> Street. The Study was led by a technical advisory committee comprised of representatives from the City of Hopkins, City of St. Louis Park, City of Edina, Hennepin County, Green Line Extension Project Office, MCWD, Three Rivers Park District, and MnDOT. The goals of the study were to:

- Facilitate access to the future Green Line Extension LRT Blake Road station
- Create a roadway that is comfortable, safe, and functional for all transportation modes
- Support redevelopment and make the roadway a place that is comfortable and active
- Protect and enhance natural resources near the roadway including Minnehaha Creek
- Improve connections between the roadway and nearby neighborhoods, parks, and trails

- Improve connections to Minnehaha Creek and nearby trails

The Study provided recommendations for improvement to the corridor throughout its length. In essence, the roadway was proposed to be narrowed to create space for a multipurpose trail on each side of the roadway. Access modifications with the installation of a median were proposed, along with some lane reconfigurations at key intersections. A new RRFB was proposed for crossing of Blake Road at Lake Street and, in coordination with the Green Line Extension, grade separation of the Cedar Lake LRT Regional Trail from Blake Road is proposed.

Improvements between Excelsior Blvd and Highway resulting from the Blake Road Corridor Study are underway and anticipated to be complete in 2019.

### 17th Avenue Bicycle Facility Study

As outlaid in the Shady Oak Station Area Plan and subsequently in the plans for the Green Line Extension, 17<sup>th</sup> Avenue is planned to be extended south of Excelsior Blvd to reach the planned Shady Oak Station. The roadway extension is planned to have a two-way cycle track from the Shady Oak Station to Excelsior Blvd along the west side of 17<sup>th</sup> Avenue as well as sidewalks along both sides of 17<sup>th</sup> Avenue. This will leave a gap for cyclists between Excelsior Blvd and the Lake Minnetonka LRT Regional Trail. 17<sup>th</sup> Avenue is an arterial roadway with no designated bicycle facility and locations where sidewalk is not in place.

The City of Hopkins received a grant from Hennepin County for evaluation of retrofitting a bicycle facility to the 17<sup>th</sup> Avenue corridor in this area. The study evaluated the impacts and costs of:

- New bike lanes, multiuse trail, or two-way cycle track along 17<sup>th</sup> Avenue
- Installation of sidewalk along both sides of 17<sup>th</sup> Avenue, including locations where it does not exist today
- Utility replacement and roadway reconstruction

The goal of the study is to identify project cost and potential external funding sources so the City may pursue such opportunities. The study was completed in Fall 2018. Depending on the availability of funding and procurement of grants, the improvement of 17<sup>th</sup> Avenue may occur in 2022 or later.

# Roadway System Plan

## Future Roadway Network and Lanes

The existing number of travel lanes on collector level roadways and above are depicted in Table B2.1, previously in this chapter. Currently, there are no plans to add new lanes to existing roadways in Hopkins prior to 2040. Additionally, there are no plans to add new collector or arterial roadways to the network in Hopkins except for potential incremental connectivity projects that will have marginal impact on overall system capacity. For example, lane reconfigurations at some Blake Road intersections are planned but these will not have system-wide ramifications on traffic volumes. There are several projects listed in the Metropolitan Council's highway current revenue scenario, but they are either maintenance or replacement projects, with no significant impact on system capacity.

As a fully developed community, the roadway network in Hopkins is largely complete. Due to the land use patterns there are few opportunities to expand the network without significant technical and economic feasibility issues.

The City and regional policy guidance for Hopkins emphasizes investment in alternative modes of travel, rather than automobile trips. The intent will be to accommodate additional travel demand either on existing roadways through travel demand management or shifting trips to other modes including transit, bicycle, pedestrian, and ride sharing.

As such, the base 2040 roadway network in Hopkins looks very similar to the existing conditions.

The transportation model run by the Metropolitan Council uses the base 2040 roadway network for their travel demand model forecasts. The purpose of this analysis is to see where deficiencies exist or can be anticipated in the roadway network in terms of vehicular capacity.

## Forecasting Future Traffic

In support of regional, county, and local transportation planning efforts, the Metropolitan Council has developed and maintained a regional travel demand model. This model forecasts 2040 traffic volumes on major roadways throughout the Twin Cities region, based on expected population and job growth, observed travel behavior, and other factors. Since the model is mainly designed to work at the regional level, Hennepin County has done additional work to refine the analysis and results to provide more locally relevant forecasts for the county and its cities. The model information included in this plan is derived from the Hennepin County modified version of the regional model.

Forecasts of population, households, and employment are incorporated into the model at the level of Transportation Analysis Zones (TAZs). The TAZs for the City of Hopkins, as delineated in the Hennepin County model, are presented on **Figure B2.4b**. These are different than the Metropolitan Council's TAZ which are shown in **Figure B2.4a**, namely due to Hennepin County's split of some larger TAZs in the regional model to improve their ability to forecast traffic at a smaller scale. TAZ boundaries were also designed to align with municipal boundaries where possible.

Despite differing boundaries, the TAZ forecasts for the county and regional model are effectively the same, as they relate to Hopkins. TAZ forecasts are derived from data about existing and future land use patterns, adjusted to reflect regional and sub-regional growth patterns. The anticipated land use patterns discussed in the land use element of this comprehensive plan were assumed for the 2040 transportation projections. The TAZ socioeconomic data projected for 2040 conditions are presented in **Table B2.6**, indicating both the applicable Metropolitan Council and Hennepin County TAZs. In the case where TAZs span city limits, the forecasts only include the portion that is located within the city limits of Hopkins.

The TAZ population, household, and employment numbers shown here have been modified to reflect the increased forecasted growth numbers shown in the land use element of the comprehensive plan. At this time, the model has not yet been updated to reflect all the changes in the forecasts. However, it is not anticipated that this will change the recommendations shown in this plan .

Table B2.6 – TAZ Data													
Met Council TAZ	County TAZ	2010			2020			2030			2040		
		Population	Households	Total Emp.	Population	Households	Employment	Population	Households	Employment	Population	Households	Employment
1018	557	0	0	72	0	0	170	0	0	200	0	0	246
1024	576	1612	927	300	1840	972	320	1790	962	350	1756	900	330
1025	578	2555	1270	721	2665	1330	920	2625	1322	1250	2608	1300	970
1026	579	0	0	1279	105	41	1945	455	188	2550	500	300	2350
1027	581	869	516	285	1205	591	430	1175	582	500	1151	564	446
1028	582	1177	670	3420	1780	874	5460	2125	1052	6000	2450	1192	6000
1029	583	958	376	145	940	401	180	925	406	200	950	403	199
1030	584	1540	663	375	1679	758	1060	1655	743	1150	1651	716	1102
1031	585	759	321	27	738	362	51	710	350	50	678	333	47
1032	586	1027	436	197	1045	481	200	1040	499	300	1030	504	246
1034	592	1016	502	421	1233	533	500	1220	521	500	1210	504	493
1035	595	148	49	6	121	52	10	120	52	10	120	50	10
1036	597	152	52	7	127	55	1	124	53	1	121	50	0
1388	1238	0	0	232	0	0	300	0	0	300	0	0	305
1404	1275	797	280	34	773	306	53	792	329	56	795	343	59
1405	1279	796	244	149	606	251	205	604	249	233	580	242	258
1406	1281	1073	489	259	1386	600	370	1781	781	400	2000	920	340
1407	1282	2824	1448	1713	3554	1565	3350	3568	1586	3800	3500	1514	4023
1408	1283	288	122	1367	303	128	1475	291	125	150	700	265	1576
TOTAL		17591	8365	11009	20100	9300	17000	21000	9800	18000	21800	10100	19000

Source: Metropolitan Council

Figure B2.4a – Metropolitan Council Transportation Analysis Zones

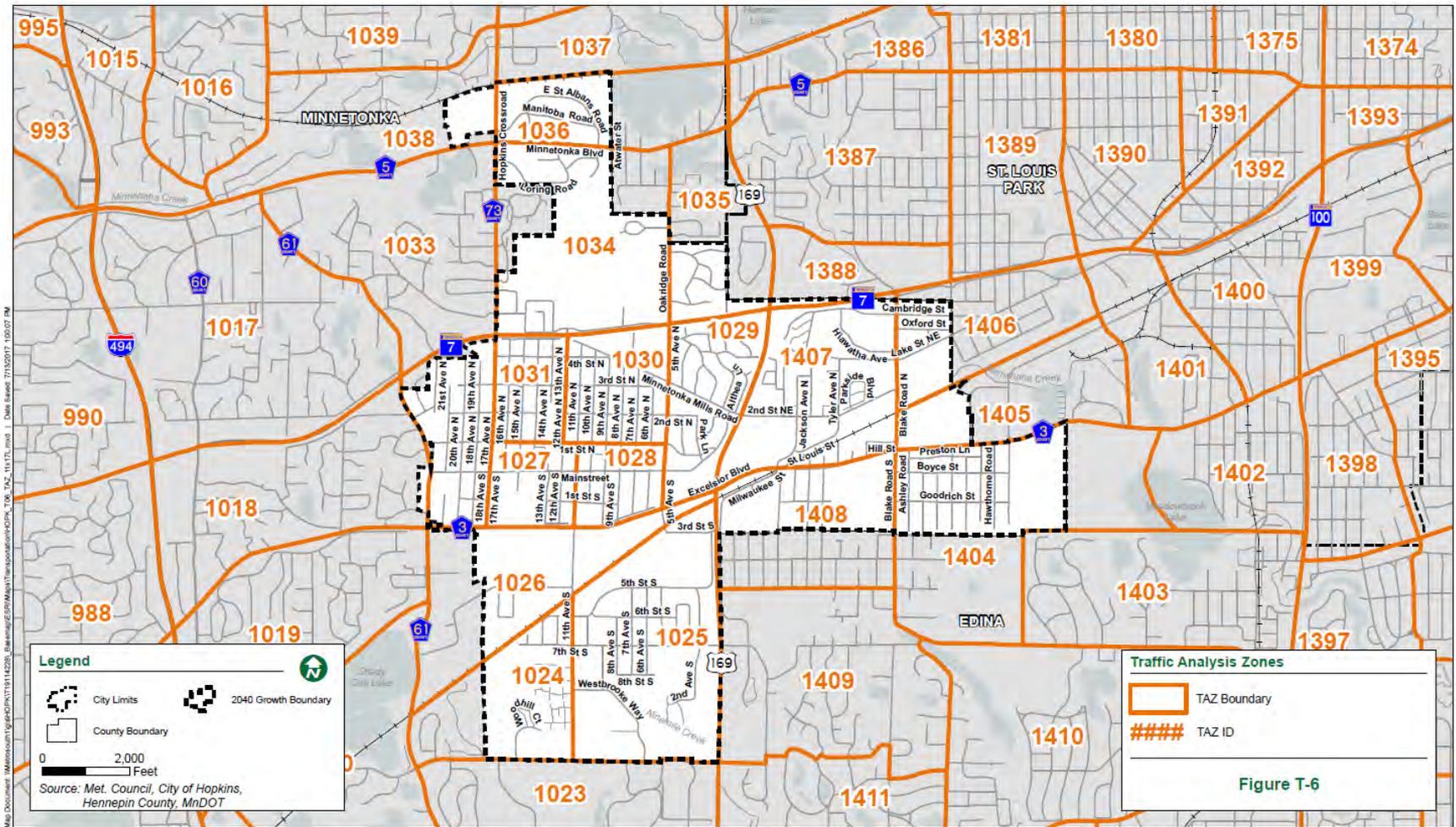
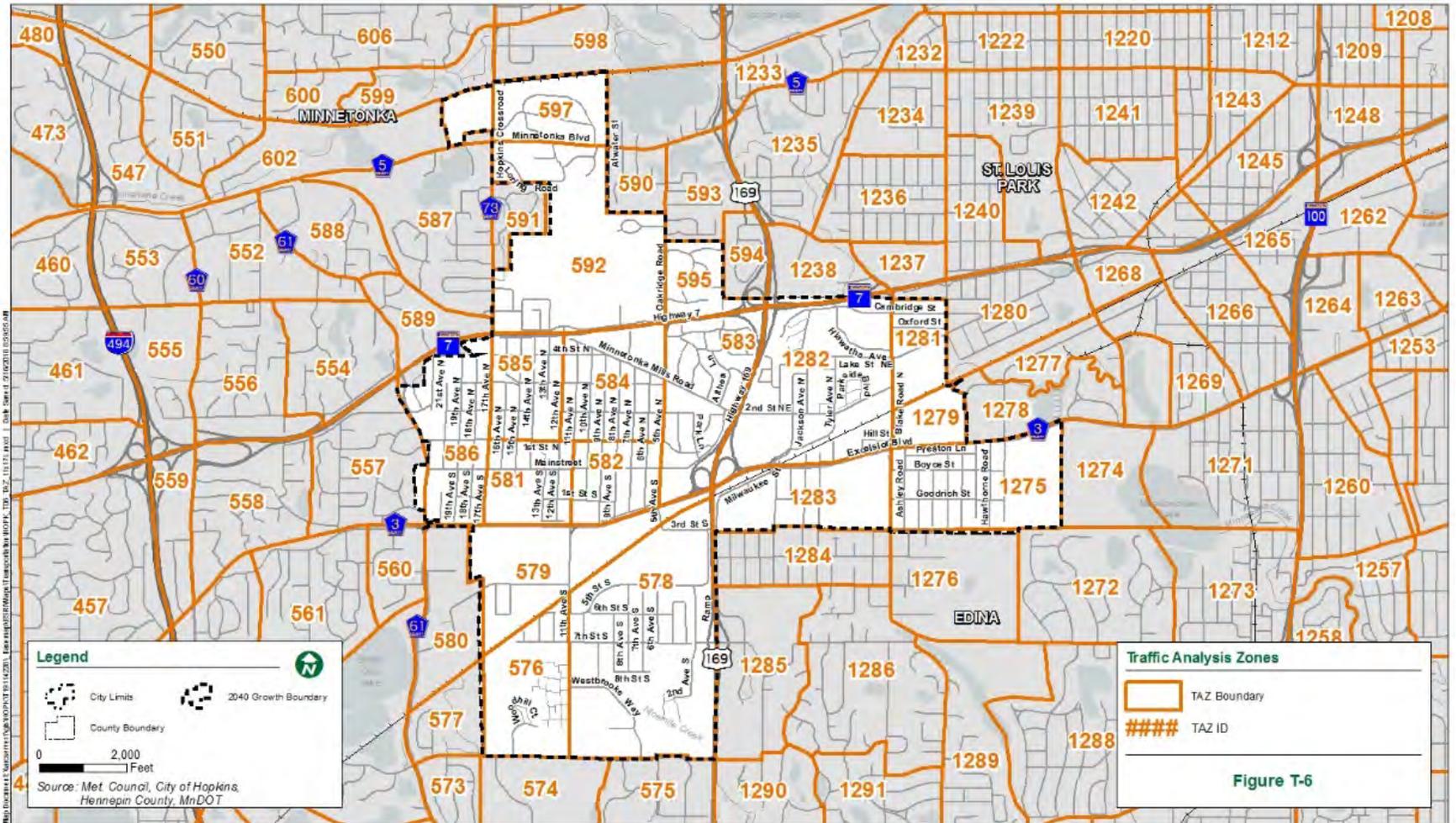


Figure B2.4b – Hennepin County Transportation Analysis Zones



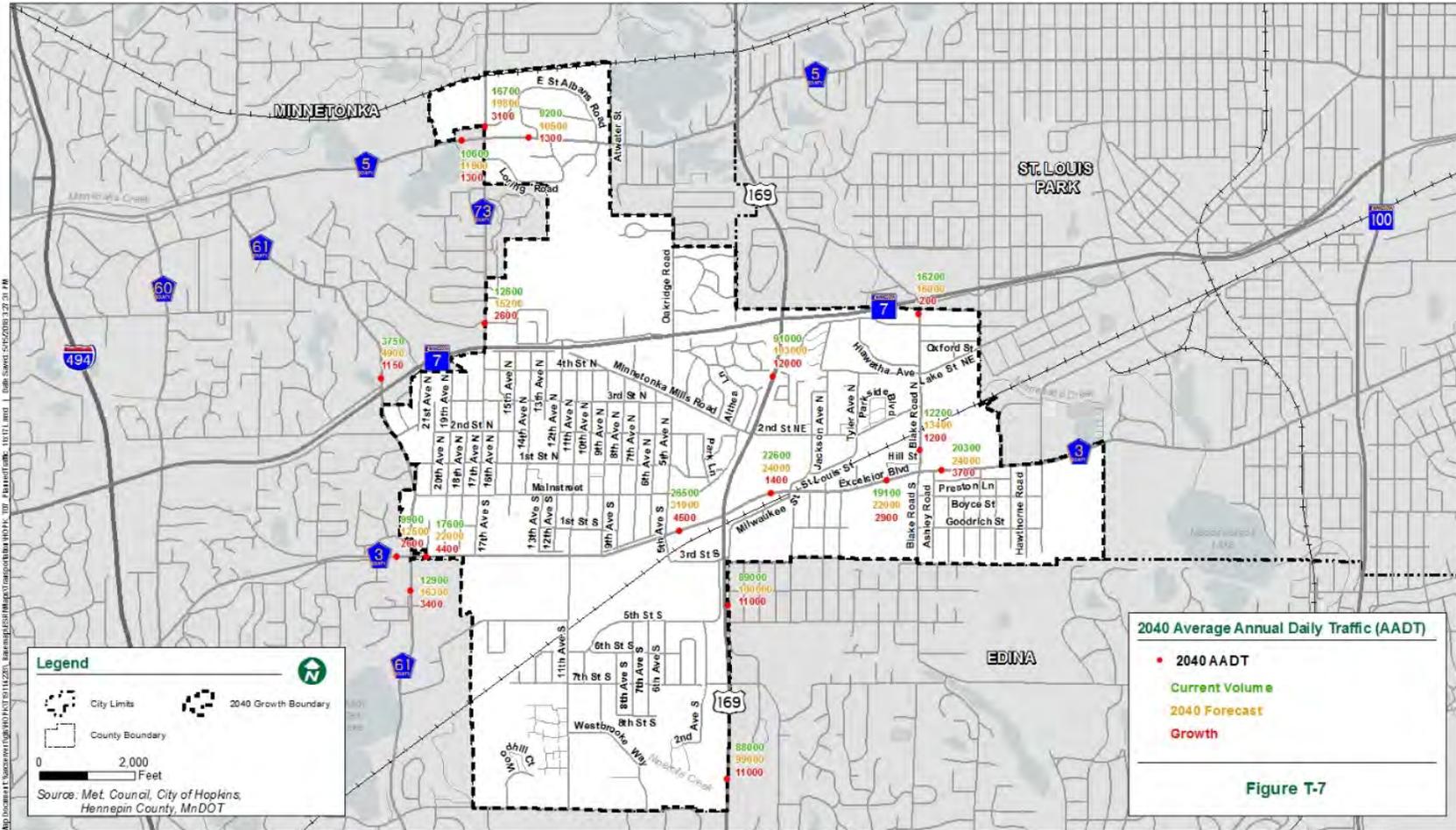
## 2040 Traffic Forecasting

Traffic projections on Hopkins roadways for the year 2040 are from the Hennepin County transportation model. Factors considered in developing the model included:

- Historic trend analysis for traffic volumes
- Assessment of anticipated local and regional development patterns and associated TAZ information
- Discussion and coordination with local, county, and regional staff regarding future plans and the updated regional travel demand model
- Review of other studies and plans for consistency

The 2040 traffic projections are presented on **Figure B2.5**, along with existing volumes. These reflect forecasts of 2040 traffic volumes on roadways that are currently funded through a capital improvement plan. These future volumes represent a moderate increase over existing levels when compared to existing volumes, which is consistent with planned growth in the city and region. The model here does not yet reflect the upwardly revised forecasts shown in this plan. It will need to be updated in the future if a revised version of the model is produced, to ensure consistency.

Figure B2.5 – Projected Traffic Volumes



## Future Capacity Deficiencies

Roadway with volumes of traffic exceeding their capacity is an indicator of a potential traffic problem. These segments may become congested, particularly during peak hours, resulting in delay for travelers and potentially safety issues. While some amount of congestion is fairly common in an urban area (and not necessarily problematic), over capacity segments may be an indicator that some sort of system improvement is needed.

A planning-level analysis was done to identify roadway segments where capacity problems are anticipated to occur by 2040. Based on the projected 2040 traffic volumes and the assumed 2040 roadway network, an analysis of anticipated future congestion conditions was performed. This analysis used the volume-to-capacity method. The volumes were taken from the 2040 projections discussed under the previous heading. The capacity is based on typical capacity levels for different non-freeway types and configurations of roadways as summarized in **Table B2.7**.

Table B2.7 – Typical Traffic Capacity by Roadway Type/Configuration	
Roadway Design	Planning Level Daily Capacity
<b>Local</b>	
Local and Minor Collector 2-Lane	Up to 1,000
<b>Collector and Arterial</b>	
Urban 2-Lane	7,500 – 12,000
Urban 3-Lane or 2-Lane Divided	12,000 – 18,000
Urban 4-Lane Undivided	Up to 20,000
Urban 4-Lane Divided	28,000 to 40,000
4-Lane Freeway	Up to 70,000

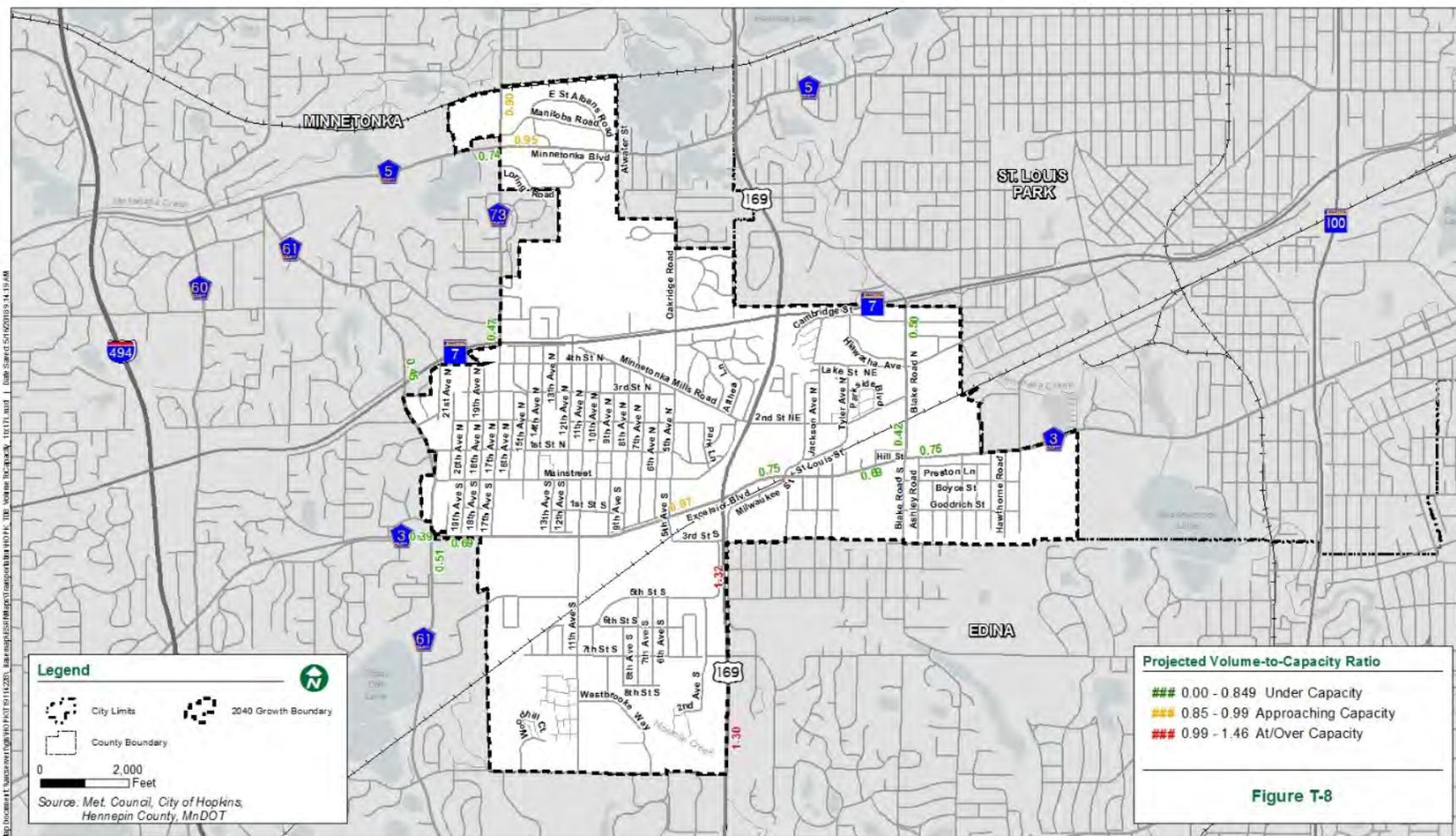
The results are shown on **Figure B2.6**. The roadway segments where projected volumes exceed planning-level capacity are summarized in **Table B2.8**.

Table B2.8 – Projected 2040 Roadway Capacity Deficiencies	
Roadway Segment	Volume to Capacity Ratio
US 169 – from Bren Road to Interlachen Road	1.30
US 169 – from Interlachen Road to Excelsior Boulevard	1.32

As can be seen on **Figure B2.6**, there are some roadway segments which are “approaching capacity,” defined as having a volume-to-capacity ratio of 0.85 – 0.99. These locations should be monitored in the coming years to determine if problem conditions develop and if so, more detailed analysis should be considered. Roadway segments “approaching capacity” include the following:

- Excelsior Boulevard – US 169 to 5<sup>th</sup> Avenue South
- Minnetonka Boulevard – Hopkins Crossroad/CSAH 73 to St. Albans Road
- Hopkins Crossroad/CSAH 73 – Minnetonka Boulevard to Cedar Lake Road

Figure B2.6 – Volume to Capacity



## Recommended Roadway System Improvements and Studies

### Roadway Segments

Based on the 2040 volume to capacity analysis shown on **Figure B2.6**, Highway 169 is the only corridor identified in Hopkins expected to be over capacity by 2040 as it is today. However, per the Highway 169 Mobility Study, the focus of the region and its local partners is not on increasing capacity for automobile traffic, but on improving transit options for travelers in the corridor – including through managed lanes. Therefore, no capacity increases are proposed herein for Highway 169 in Hopkins.

### Intersections

It is beyond the scope of this 2040 transportation plan to perform intersection analyses with detailed recommendations. However, based on information gathered as part of this planning process, including previous studies, the following intersections may require attention over the 2040 planning horizon:

- Excelsior Blvd (CSAH 3) and 5<sup>th</sup> Avenue
- Minnetonka Blvd (CSAH 5) and Hopkins Crossroad (CSAH 73)

### Future Functional Classification

Re-designations of roadways involving the A-minor arterial functional classification (e.g. from collector to arterial, from arterial to collector, or changing designations within arterial) is under the authority of the Metropolitan Council. For collector roadways, the functional class designation is under the authority of the agency which owns the given road.

There are no proposed functional class changes being proposed as part of this plan.

### Future Jurisdictional Classification

Jurisdictional changes are made when it is determined that a road is better maintained by another jurisdiction. Roads are sometimes turned back to local communities, and hence removed from a county or regional system. Likewise, local roads at times become county or regional routes, often in the context of new development which changes the function and usage of the roadway within the network.

Blake Road is currently under construction, and in the process of a turnback from County to City jurisdiction. Other than this, there are no additional jurisdictional changes recommended as part of this plan update.

### Access Management

Access management refers to balancing the need for connections to local land uses (access) with the need for network-level movement (mobility) on the overall roadway system. Arterials generally have limited access in the form of driveways and low volume side streets because their role in the network is to support relatively long, high speed traffic movements; collectors allow a greater degree of access given their combined mobility/access function, and local streets have relatively few limits on access. Appropriate access control preserves the capacity on arterial and collector streets, and improves safety

by separating local turning movements from higher-speed “through” traffic. Moreover, it concentrates higher volume traffic linkages at intersections controlled with traffic signals, roundabouts, or other measures.

MnDOT and Hennepin County roadways in Hopkins are identified in **Figure B2.2**. For MnDOT roadways, MnDOT access management guidelines apply. Similarly, for County roadways, Hennepin County’s access management guidelines apply.

### City Codes

For all development applications in the City of Hopkins, points of access and driveways must be clearly indicated on submitted plats. The City requires that residential developments or units have access driveways no closer than 20 feet in width from a public right-of-way. Service stations must have no driveway access less than 40 feet from a street intersection.

### Geometric Design Standards

Hopkins city code standards for the design and construction of streets are summarized in **Table B2.9**.

Table B2.9: Hopkins Roadway Design Standards								
	Right-of-Way Width*	Road Width	Through Lanes	Curb and Gutter	On-Street Parking	Design Speed	Sidewalks	Planting strip
A-Minor Arterial	100 to 150	Varies	2 to 4	Some locations	No	45 to 60 mph	Some Locations	Varies
B-Minor Arterial	80 to 120	Varies	2 to 4	None	Varies	35 to 50 mph	None	None
Major Collector	66 to 80	32 to 36	2	None	Yes	30 to 40 mph	None	None
Local	50 to 65	28 to 32	Most not striped	Most locations	Both sides	30 mph	None	None
* Road width may be increased to accommodate striped bicycling lanes								

### Future Right-of-Way Preservation

If necessary, the City will pursue right-of-way dedication for future local roads and local connectors through the process provided in the City’s subdivision ordinance. At present, no new right of way is being dedicated for arterial roadways. However, the City will cooperate with all Hennepin County and MnDOT planning efforts to determine the need for new right of way for new or expanded facilities to provide for future capacity in the roadway network.

# Bicycling and Walking

A well-developed bicycle and pedestrian network provides a way for people of all ages and abilities to travel in a way that is safe, comfortable, accessible, and active. It connects people to community destinations, improves bicycle and pedestrian safety, increases multimodal opportunities, encourages active living, and provides a community amenity.

Hopkins already has a number of connections which make it walkable and bikeable – but more improvements are needed. The purpose of this section is to describe existing facilities, as well as plans for future improvements.

## Pedestrian Facilities

It is very important that pedestrians be accommodated in the City’s overall transportation network. Pedestrian travel provides an alternative to driving for short distance trips, and safe connections between other modes and final destinations for longer ones. It also can serve as an amenity for residents and visitors who are looking for a safe and active means of recreation, and for businesses and mixed use districts seeking lively street life. Dedicated pedestrian facilities also help prevent fatalities and vehicular delay resulting from pedestrians mixing with vehicle traffic.

The existing pedestrian facilities serving Hopkins are depicted in **Figures B2.7a and B2.7b**. Included are the planned facility links that the City intends to build within the next year at least six feet in width.

Figure B2.7a – Existing Bicycle and Pedestrian Facilities

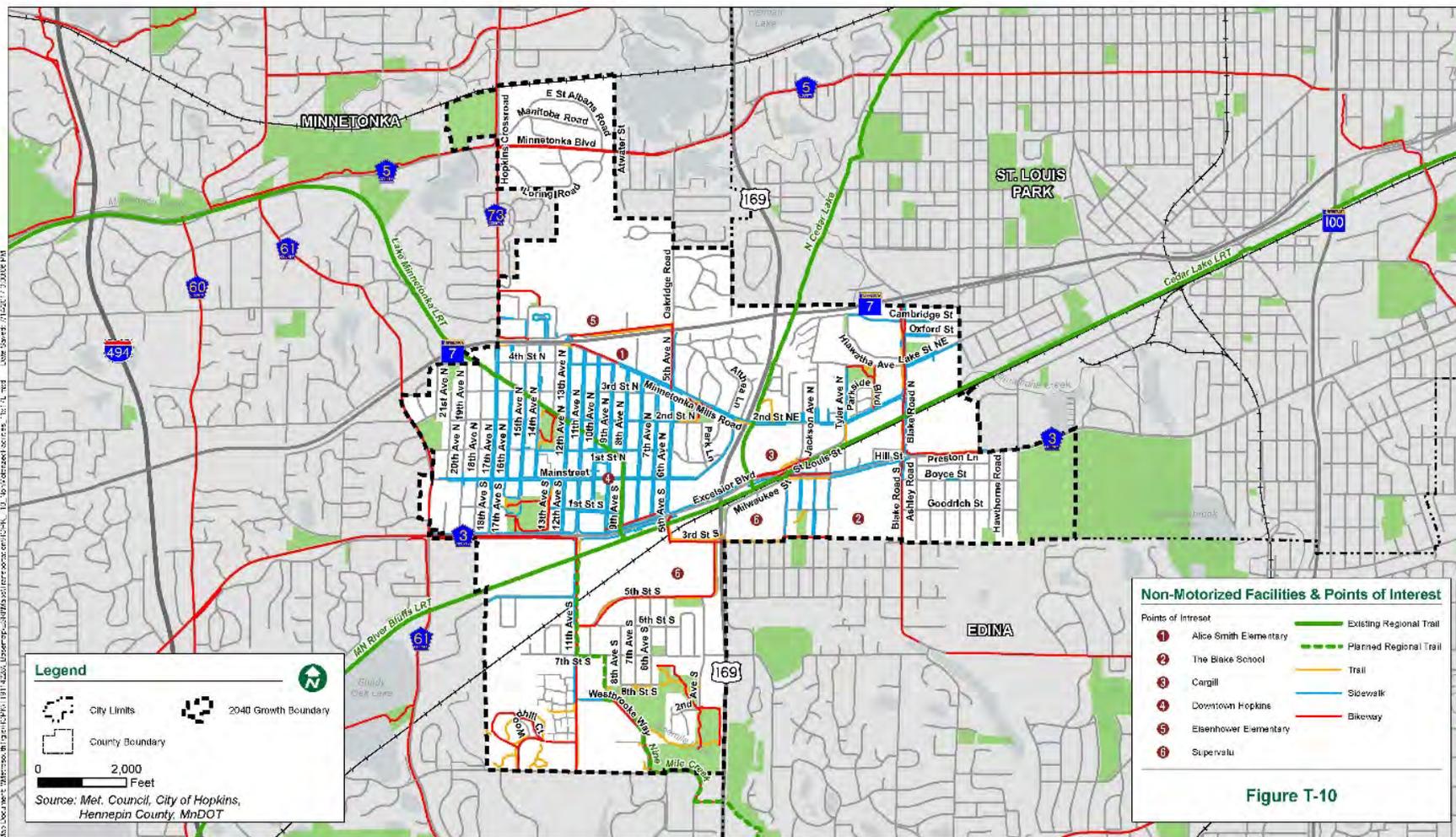
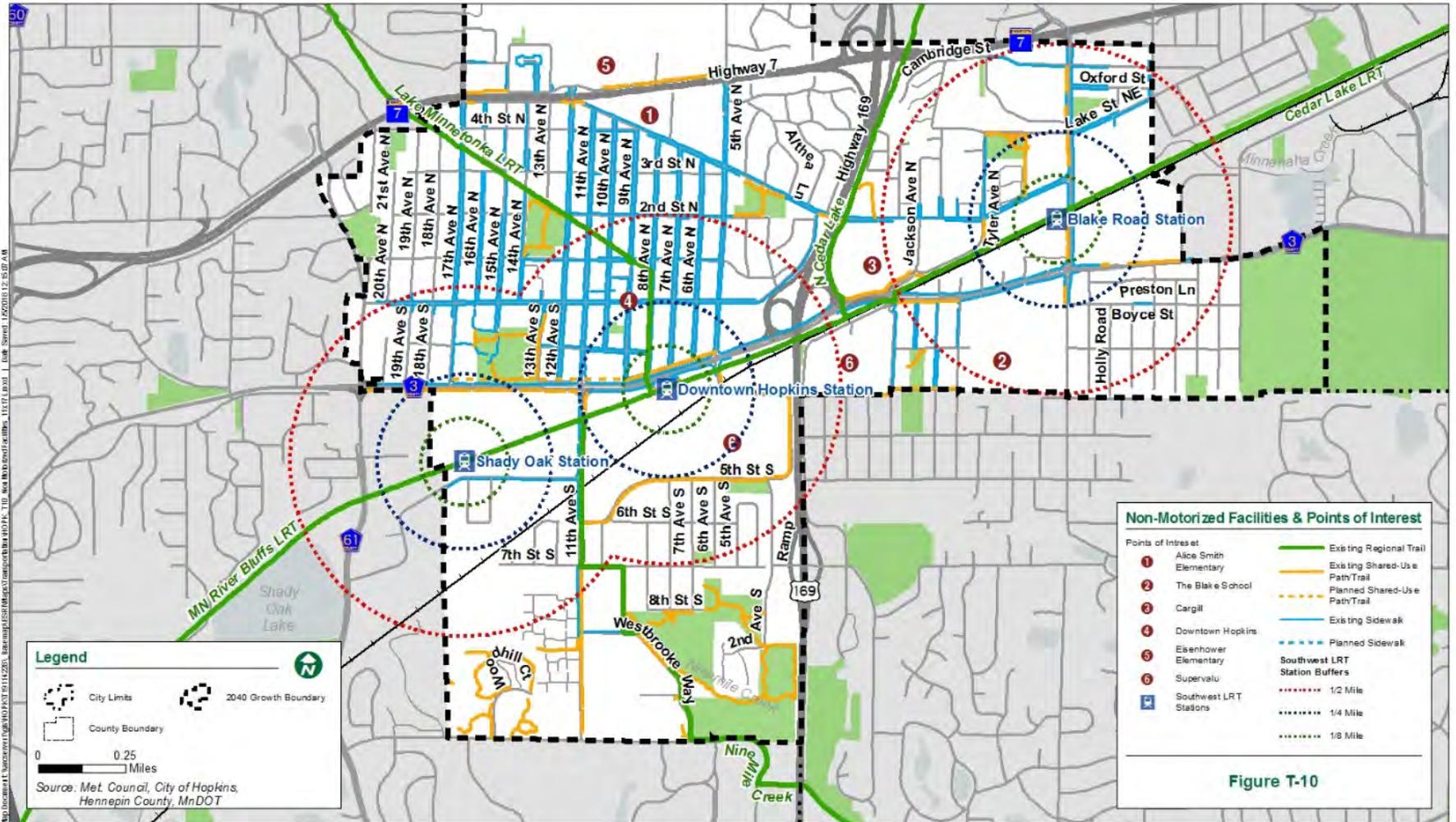


Figure B2.7b – Existing Bicycle and Pedestrian Facilities, Station Area Detail



## Bicycle Facilities

Bicycle facilities provide additional opportunities for non-motorized connectivity and travel. Bicycle trips can be longer than pedestrian trips, which opens up possibilities of replacing vehicle trips by connecting to a regional network. As traffic volumes grow, having an alternative means of travel can ease pressure on roads with limited capacity. Additionally, bicycle tourism and recreation has become increasingly popular in many communities, as a low-impact way to enjoy area attractions and support local businesses.

They can also be developed as a system that is similar to road functional class – with different facility types for different travel needs. Some major categories of bicycle facilities in Hopkins include:

- **Regional off-street trails** – These are typically developed and maintained at the county or regional level. These trails link destinations and communities over longer distances, and may have a range of supporting amenities, including signage, parking, seating, and wayfinding. Other local facilities connect and provide access to these facilities. They may be located along major roadways, or in their own dedicated right-of-way (such as an abandoned rail corridor).
- **Local off-street trails** – These facilities provide a level of service similar to regional trails, but with a focus on provide local rather than regional access. They frequently are locate along arterials, major collectors, and other roads with higher volumes and speeds that may make on-street bicycling less safe. They are also frequently connected with the local parks and trails system, designed for recreational as well as transportation functions.
- **On-street bike lanes** – On-street bicycle facilities are typically developed by the county or municipality when funding or right-of-way constraints preclude off-street facilities – or where traffic volumes do not justify the additional investment. They can provide important local connections to the off-street system and local destinations.

The City of Hopkins is very well positioned in terms of its available bicycle facilities and regional trail access. Existing bicycle facilities are depicted in **Figures B2.7a and B2.7b**.

## Regional Bicycle Transportation Network

Just as a roadway network is organized by functional class, there are tiers of bicycle facilities. The Metropolitan Council has reflected the need for a hierarchy of non-motorized transportation facilities through their designation of the Regional Bicycle Transportation Network (RBTN). The RBTN was developed by the Metropolitan Council through the Regional Bicycle System Study in 2014, and was incorporated into the 2040 Transportation Policy Plan. It is the Metropolitan Council’s intent that the RBTN will “serve as the ‘backbone’ arterial system for biking in the region.” The guiding principles for this network include:

- Overcome physical barriers and eliminate critical system gaps.
- Facilitate safe and continuous trips to regional destinations.
- Function as arteries to connect regional destinations and the transit system year-round.
- Accommodate a broad range of cyclist abilities and preferences to attract a wide variety of users.
- Integrate and/or supplement existing and planned infrastructure.

- Provide improved opportunities to increase the share of trips made by bicycle.
- Connect to local, state, and national bikeway networks.
- Consider opportunities to enhance economic development.
- Be equitably distributed throughout the region.
- Follow spacing guidelines that reflect established development and transportation patterns.
- Consider priorities reflected in adopted plans.

The RBTN is subdivided into two tiers for planning and investment prioritization:

Tier 1 and Tier 2 Regional Bicycle Transportation Alignments reflect specific routes that have already been constructed and/or identified through local plans. Some may need little or no improvement, while others have not yet been developed. The Tier 1 subset reflects those that provide direct connections to and between regional destinations.

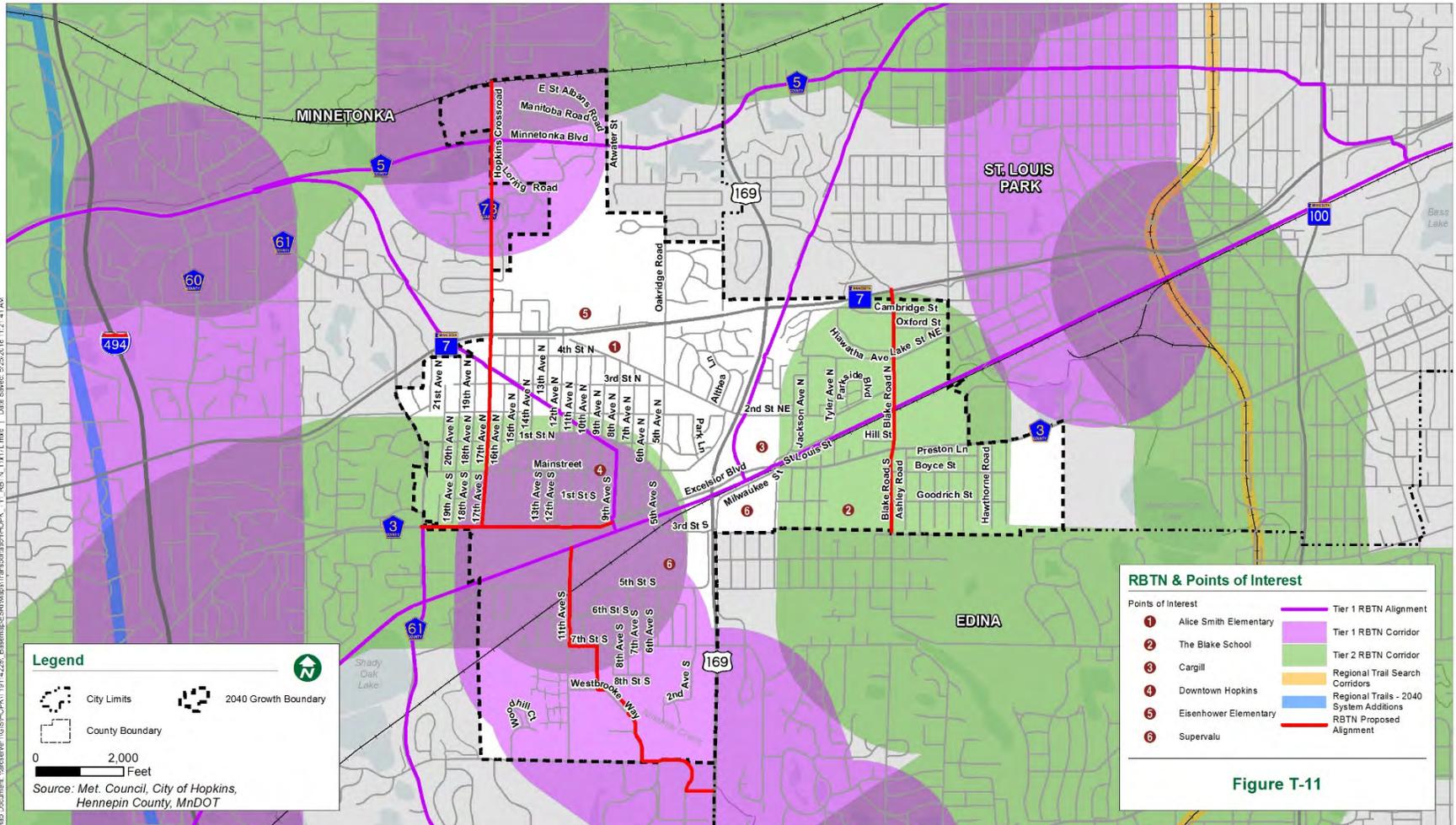
Tier 1 and Tier 2 Regional Bicycle Transportation Corridors are the highest priorities for regional planning and investment, with Tier 1 being the top ones. They were chosen to reflect areas where it would be possible to attract the most riders and thereby make the biggest difference in terms of mode shifts. At present, they are shown as broad lines on the map because the exact alignment has not yet been determined. The Nine Mile Creek Regional Trail was recently completed, which should transfer its designation into an alignment.

The City of Hopkins plays an important role as a region hub for multiple RBTN routes, which intersect and converge within the City. Tier 1 alignments in Hopkins include CSAH 5, Cedar Lake LRT Regional Trail, Minnesota Bluffs LRT Regional Trail, the Lake Minnetonka LRT Regional Trail, and the Nine Mile Creek Regional Trail. **Figure B2.8** shows the RBTN routes in and around Hopkins. This figure also shows existing and planned facilities that are proposed for the RBTN.

The City may wish to consider continued development of multi-use trails and cycle tracks to make connections to the RBTN. Based on public input and Advisory Committee direction through the Cultivate Hopkins planning process, the following areas have been identified for such connections and trail or cycle track development:

- Along 17<sup>th</sup> Avenue, from Excelsior Blvd to Hwy 7, with connections made to the Lake Minnetonka Regional Trail and Shady Oak Station
- Along Excelsior Blvd between Shady Oak Road and 11<sup>th</sup> Avenue
- Along Hopkins Crossroad, from Hwy 7 to Minnetonka Blvd
- Along 11<sup>th</sup> Avenue South from 7<sup>th</sup> Street South to Excelsior Blvd

Figure B2.8 – Regional Bicycle Transportation Network



## Facility Improvements

The traditional urban form of older portions of Hopkins has created and supported a walkable and bikeable environment. The introduction of the Green Line Extension project into Hopkins has incentivized the community to engage in developing this character in other areas of the city as well, particularly in redevelopment areas around the planned LRT transit stations.

The City adopted a Pedestrian and Bicycle Plan in March of 2013 focused on major infrastructure improvements to increase the accessibility and safety of non-motorist commuters. Recommendations that were generated from this plan include:

- Increasing the number of bicycle and shared use facilities, including:
  - Buffered bike lanes
  - Advisory bike lanes
  - Bike boulevards
  - Cycle tracks
  - Combine bike lane/right turn lane
  - Colored bike facilities
  - Shared-use paths
  - Combine shoulders
  - Increasing the number of sidewalks
- Improvements for bicycle and pedestrian crossing, including:
  - Median crossing islands
  - Forward stop bars
  - Traffic signals for bicycles
  - Increased wayfinding signage
  - Curb ramps
  - Marked crossings
  - Curb extensions
  - Pedestrian Hybrid Beacon (HAWK)
  - Rectangular Rapid Flash Beacon (RRFB)
  - Countdown timers
  - Leading Pedestrian Interval (LPI) signals

The plan also details specific recommendations for the new Green Line Extension stations, which are largely detailed above.

## Complete Streets & Future Improvements

The City adopted a Complete Streets policy in 2012. The policy describes the importance of developing multimodal systems along roadway corridors and establishes such facilities as a general priority for implementation. Rather than dictating all streets being required to have facilities of specific width on one side or both, the policy also allows site-specific consideration of the impacts and costs of retrofitting facilities in established corridors. In some cases, site topography and existing features can make the retrofit of non-motorized facilities challenging. While these facilities are clearly a desire system-wide, the City has found their installation lacks public support in some areas.

The Cultivate Hopkins Advisory Committee took broad consideration of the Complete Streets Policy and the 2013 Pedestrian and Bicycle Plan, reviewed the existing facilities within the community, and discussed the presence of roadways with higher functional classification which often serve as barriers to non-motorized transportation. The Advisory Committee then also took more detailed consideration of specific barriers, land use and character of various neighborhoods, and known or documented needs in the community.

Out of this process the Advisory Committee developed priorities for implementation of non-motorized facilities throughout the community, which are shown in **Figure B2.9**. It is a community goal to implement the Complete Streets Policy through established priorities shown in **Figure B2.9**. Each of the improvements identified in the figure are summarized below. These are intended to function as priorities to be included with future other projects or as standalone projects as determined most cost effective, but these are not ordered in terms of a community priority.

1. Highway 7 Crossing Improvements – The public (through the online Cultivate Hopkins survey) and the Advisory Committee acknowledged needs for safe opportunities to cross Highway 7 at five individual locations. Unfortunately, soon after this list was developed, a fatality of a teenager crossing Highway 7 occurred in early 2018 just west of Texas Avenue. Some of these improvements will be made with current, ongoing projects. MnDOT is completing a mill and overlay of Highway 7 along with ADA and APS improvements to signals, which will make pedestrian crossing safer, at various intersections including Texas Avenue and Blake Road in 2018. The City is planning a connection to the Cedar Lake LRT Regional Trail from Van Buren Ave / Cambridge St in 2019, which will enable pedestrians and cyclists from the Van Buren Avenue area to access the grade separated crossing of Highway 7 via the Cedar Lake Regional Trail.
2. 11<sup>th</sup> Ave S, 7<sup>th</sup> St S to Excelsior Blvd – The Nine Mile Creek Regional Trail utilizes this existing trail to make connection to Excelsior Blvd from the south. Lighting and trail resurfacing improvements were desired along this corridor. Three Rivers Park District has expressed some interest in improving this segment of trail within the next five years.
3. Blake Road – Large scale improvements including trails along and crossings of Blake Road are planned to be completed in 2018 – 2019, which should address the needs desired by the public and Advisory Committee.
4. Minnetonka Mills Road / 2<sup>nd</sup> St N Bicycle Connections – The Advisory Committee expressed interest in developing a bicycle connection along this corridor between 5<sup>th</sup> Avenue and Blake Road. The facility may be bicycle lanes, sharrows, or a trail as space allows.
5. 4<sup>th</sup> Street N Sidewalk Connection – An east-west sidewalk connection along this corridor was contemplated in 2011 but not implemented. This connection would continue the east-west route found east of 12<sup>th</sup> Ave, and continue down to 17<sup>th</sup> Ave N. East-west pedestrian connections through this area are limited, and 4<sup>th</sup> St N appears to be the most direct route to

make the desired connections.

6. 17<sup>th</sup> Avenue, Excelsior Blvd to Highway 7 – With the extension of 17<sup>th</sup> Avenue with cycle track to the south of Excelsior Blvd, a new bicycle connection opportunity will be available. The City is currently studying the potential of installing a cycle track, bike lanes, or multi-use trail along this stretch of 17<sup>th</sup> Avenue to make connection to the Lake Minnetonka LRT Regional Trail. 17<sup>th</sup> Avenue is functioning as an arterial roadway in this area, and therefore should also have continuous pedestrian facilities along both sides of the corridor. Signal upgrades should be completed for compatibility with the multi-modal improvements at Excelsior Blvd and Mainstreet. Crossing of 17<sup>th</sup> Avenue at the regional trail should be enhanced consistent with Three Rivers Park District standards.
7. Excelsior Blvd Trail Improvements – Continuous trail connections along the north side of Excelsior Blvd are desired between 8<sup>th</sup> Avenue and Shady Oak Road. This connection will tie the cycle track on 8<sup>th</sup> Avenue, and its connection to the Lake Minnetonka LRT and MN River Bluffs LRT Regional Trails, to the planned facilities along 17<sup>th</sup> Avenue and existing facilities on Shady Oak Road.
8. Shady Oak Road Crossing – The Advisory Committee and the public desired an enhanced crossing of Shady Oak Road near the southerly city limits.
9. Park Valley Neighborhood Sidewalk Connections – The Advisory Committee discussed neighborhoods that lack internal sidewalk connections, but where these facilities would benefit the neighborhood. The Park Valley neighborhood was identified as a neighborhood where sidewalks were desired by the Advisory Committee. It is noted and was discussed with the Advisory Committee that the neighborhood streets were reconstructed in 2017 and therefore these improvements are not likely for some time.
10. Highway 169 Crossing – The public and advisory committee desired pedestrian crossing of Highway 169 near 3<sup>rd</sup> Street S.
11. Van Buren Ave, Lake St, and Cambridge St Connections – These roadways lack non-motorized facilities and are located within a relatively dense land use. The City is planning to scope and complete these improvements with a scheduled street and utility reconstruction project in 2019.
12. Excelsior Blvd Crossing Improvements – The Advisory Committee and the public desired improvements to several crossings of Excelsior Boulevard.
  - a. The bulk of the Blake Rd / Excelsior Blvd crossing needs will be addressed in 2018-2019 with the Blake Rd Improvement project. Some improvements may be implemented in 2020-2021 in conjunction with the planned street and utility reconstruction in the Interlachen neighborhood.
  - b. Crossing improvements at 8<sup>th</sup> Ave S and 17<sup>th</sup> Ave S are planned to be completed with the Green Line Extension and are included in that project's plans.
  - c. Crossing improvements between 11<sup>th</sup> Ave S and 17<sup>th</sup> Ave S should be considered with future trail improvements along Excelsior Blvd.

## Complete Streets Decision Matrix

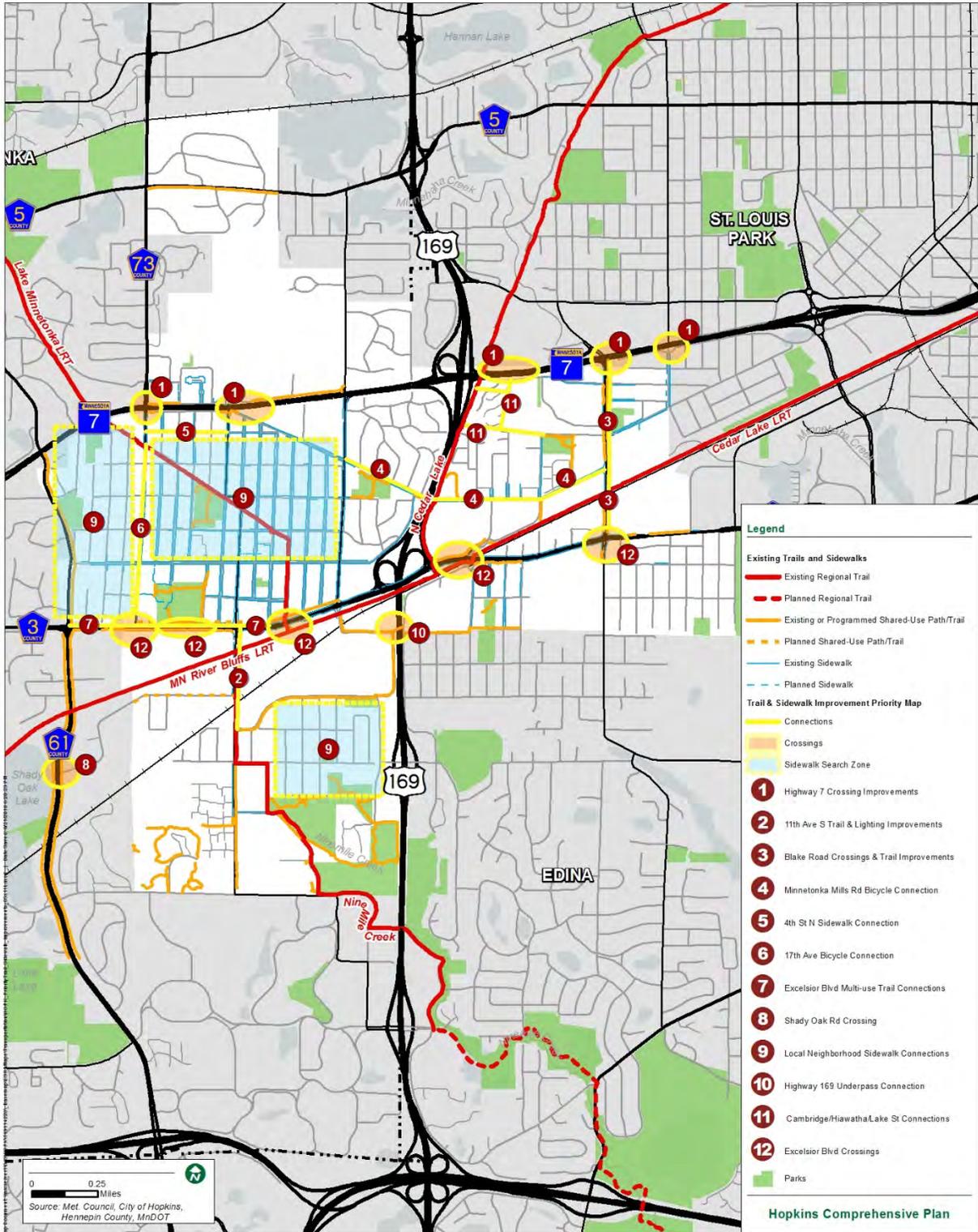
In addition to the priority projects identified in the section above, opportunities present themselves to make improvements to the existing system. For instance, this can be in the form of a street or utility project that will result in significant changes to the existing right of way – and hence an opportunity to retrofit with new or improved sidewalks, trails, or bicycle lanes.

However, the complete streets policy is not currently designed to provide guidance to specific routes. And while functional class is a reasonable guide in many cases, variations in development patterns and land uses along a corridor can alter recommended treatments. To that end, **Table B2.10** shows street types based on a combination of functional class and adjacent land use. Potential design features for each street type are included. Note that there is no accompanying map, and this is intended as general guidance only. If more specific guidelines by roadway are needed, a more detailed complete streets study can follow the adoption of the comprehensive plan.

Table B2.10 – Hopkins Roadway Design Standards				
Street Type	Description	Functional Class	Adjacent Land Uses	Priority Design Features
Regional Connector	Serve longer regional trips and major destinations. Tend to be dominated by automobile traffic. Pedestrian and bicycle traffic may be prohibited on limited access segments.	Principal Arterial	Commercial, Industrial, Residential	<ul style="list-style-type: none"> <li>• For limited access segments, pedestrian and bicycle facilities may be inappropriate</li> <li>• Sidewalks buffered from moving traffic by boulevard or landscaped buffer</li> <li>• Enhanced pedestrian crossings at controlled intersections, or via grade separated crossings</li> <li>• Off-street bicycle facilities, or facilities on a parallel route</li> <li>• Protected transit stops, including shelters where appropriate</li> </ul>
Commercial Connector	Serve longer trips and major destinations. Tend to be dominated by automobile traffic. Pedestrian and bicycle traffic should be protected.	Minor Arterial	Commercial, Residential	<ul style="list-style-type: none"> <li>• Sidewalks buffered from moving traffic by additional sidewalk width or boulevard</li> <li>• Enhanced pedestrian crossings at controlled intersections</li> <li>• Pedestrian amenities in locations where adjacent uses support pedestrian activity</li> <li>• Off-street bicycle facilities</li> <li>• Protected transit stops, including shelters where appropriate</li> </ul>
Local Connector – Residential	Connect primarily residential areas to arterial roadway	Major or Minor Collector	Residential, Institutional	<ul style="list-style-type: none"> <li>• Wide sidewalks with boulevard and trees</li> </ul>

	network and destinations			<ul style="list-style-type: none"> <li>• On-street signed or striped bicycle facilities</li> <li>• Traffic calming measures where appropriate</li> </ul>
Local Connector - Commercial	Serve commercial and mixed use districts, and connect to arterial network	Major or Minor Collector	Commercial, Mixed Use	<ul style="list-style-type: none"> <li>• Wide sidewalks with paved or planted boulevard area</li> <li>• Street trees, landscaping, street furniture, bicycle parking</li> <li>• Pedestrian scaled lighting</li> <li>• On-street signed or striped bicycle facilities</li> <li>• On street parking in business districts where appropriate</li> </ul>
Industrial Access Street	Provide access to industrial areas, particularly to accommodate heavy freight traffic	Local	Industrial, Institutional	<ul style="list-style-type: none"> <li>• Designated truck routes</li> <li>• Signed loading zones to accommodate freight where appropriate</li> <li>• Sidewalks buffered from moving traffic where appropriate</li> </ul>
Traditional Neighborhood Street	Local neighborhood street in traditional grid pattern	Local	Residential	<ul style="list-style-type: none"> <li>• Sidewalks with boulevards on both sides of the roadway</li> <li>• Street trees and landscaping</li> <li>• Pedestrian scaled lighting</li> <li>• Bicycle route shared with motor vehicles</li> <li>• Limited driveway access</li> </ul>
Suburban Neighborhood Street	Local neighborhood street in suburban pattern	Local	Residential	<ul style="list-style-type: none"> <li>• Sidewalks with boulevards where appropriate</li> <li>• Street trees and landscaping</li> <li>• Pedestrian scaled lighting</li> <li>• Bicycle route shared with motor vehicles</li> </ul>

Figure B2.9 – Trail and Sidewalk Priority Map



# Transit

## Transit Market Area

Transit connections for Hopkins are important to the community, providing a transportation alternative for residents and workers in and around Hopkins, as well as connections to destinations in the Twin Cities metropolitan region. The Metropolitan Council has defined Transit Market Areas based on the following primary factors:

- Density of population and jobs
- Interconnectedness of the local street system
- Number of autos owned by residents

In general, areas with high density of population and jobs, highly interconnected local streets, and relatively low auto ownership rates will have the greatest demand for transit services and facilities. Transit Market Areas are a tool used to guide transit planning decisions. They help ensure that the types and levels of transit service provided, in particular fixed-route bus service, match the anticipated demand for a given community or area.

Based on this analysis, the Metropolitan Council categorizes the City of Hopkins as Transit Market Area II and III. As identified in Appendix G of the Metropolitan Council's 2040 Transportation Policy Plan (TPP), the characteristics of this category area are as follows:

Transit Market Area II has high to moderately high population and employment densities and typically has a traditional street grid comparable to Market Area I. Much of Market Area II is also categorized as an Urban Center and it can support many of the same types of fixed-route transit as Market Area I, although usually at lower frequencies or shorter service spans.

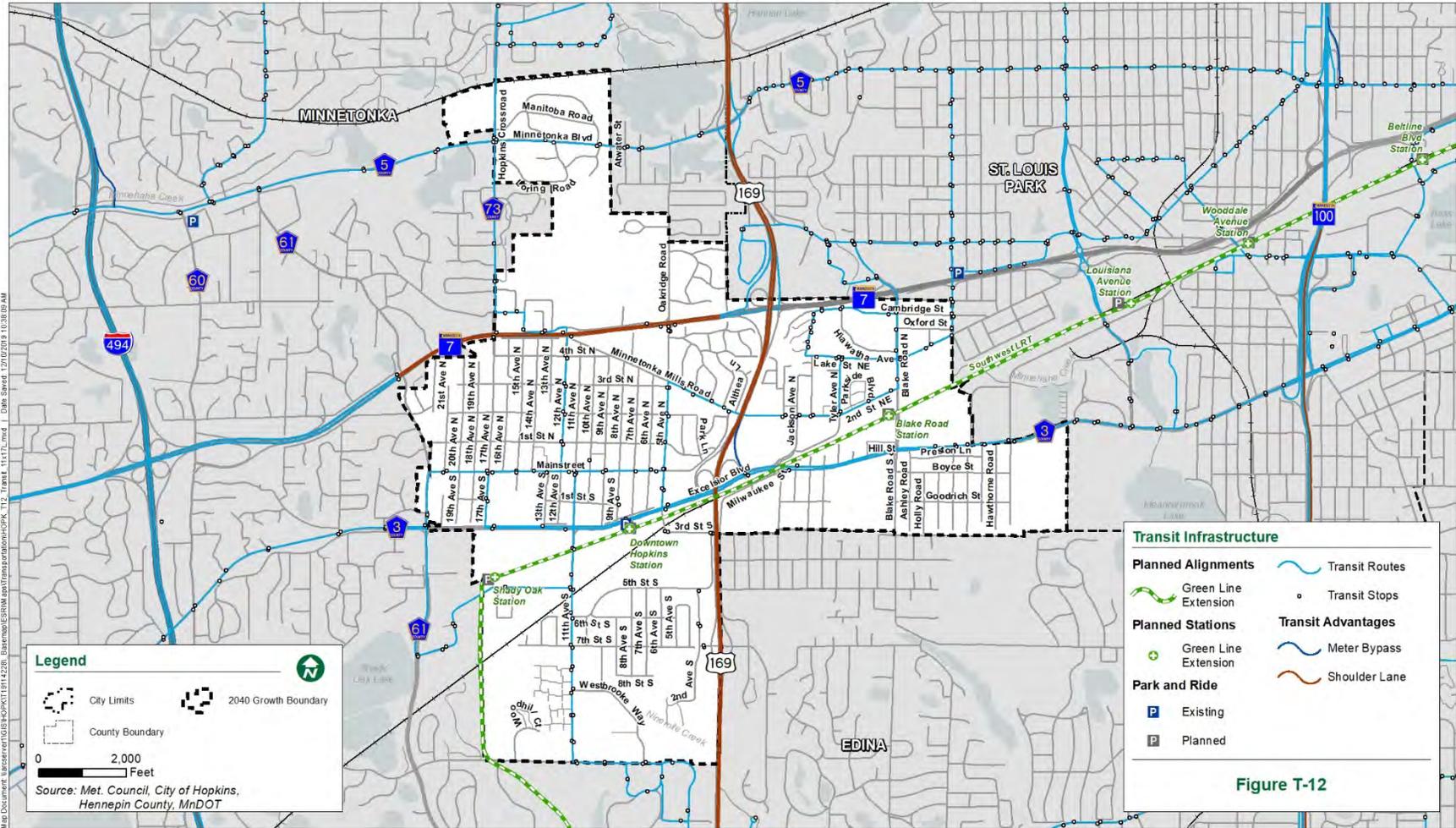
Transit Market Area III has moderate density but tends to have a less traditional street grid that can limit the effectiveness of transit. It is typically Urban with large portions of Suburban and Suburban Edge communities. Transit service in this area is primarily commuter express bus service with some fixed-route local service providing basic coverage. General public dial-a-ride services are available where fixed-route service is not viable.

Also from Appendix G of the 2040 TPP, the typical transit service within this Market Area is summarized in **Table B2.11**.

**Table B2.11 - Transit Service in Market Area II**

Transit Market Area	Transit Market Index Range	Propensity to Use Transit	Typical Transit Service
Market Area II	TMI between 128.0 and 256.0	Approximately ½ ridership potential of Market Area I	Similar network structure to Market Area I with reduced level of service as demand warrants. Limited stop services are appropriate to connect major destinations.
Market Area III	TMI between 64.0 and 128	Approximately ½ ridership potential of Market Area II, or ¼ of the highest potential for transit ridership.	Primary emphasis is on commuter express bus service. Suburban local routes providing basic coverage. General public dial-a-ride complements fixed route in some cases.

Figure B2.10 – Existing and Planned Transit



## Existing Transit Service

Existing transit service and facilities in the City of Hopkins are depicted in **Figure B2.10** and summarized below.

### General Scheduled Local Bus Service

General local bus service is provided on a series of regular scheduled routes. They typically have fairly frequent stops, though service areas may be limited by expected morning and afternoon commuting patterns. Hopkins is served by multiple local bus routes as detailed below:

- **Bus Route 12** is a regular local route operated by Metro Transit. It travels between Minnetonka, Hopkins, St. Louis Park, and Minneapolis. In Hopkins, it travels mainly along Excelsior Boulevard, Mainstreet, and 11<sup>th</sup> Avenue south of Mainstreet. This route runs on weekdays, primarily during peak hours.
- **Bus Route 17** is a regular local bus route operated by Metro Transit. The route connects the northeast quadrant of Hopkins near Blake Road with St. Louis Park, Southwest Minneapolis/Uptown, Downtown Minneapolis, and Northeast Minneapolis. It runs seven days a week, with increased service during weekday rush hours.
- **Bus Route 612** is a regular local route operated by Metro Transit. It travels between Minnetonka, Hopkins, St. Louis Park, and Minneapolis. In Hopkins, it travels mainly along Excelsior Boulevard. This route runs on weekdays off-peak and on weekends and holidays.
- **Bus Route 615** is a regular local route. It runs north/south along CSAH 73 and east/west around CSAH 7 connecting Minnetonka, Hopkins, and St. Louis Park. In Hopkins, it travels along 12<sup>th</sup> Ave N, Mainstreet, 5<sup>th</sup> Ave N, Minnetonka Mile Rd, 2<sup>nd</sup> St NE, Tyler Ave N, Lake St NE, Cambridge St, and Blake Rd N. This route runs on weekdays, with more limited hours on Saturdays.

### High-Frequency Routes

High frequency transit service in the Twin Cities area is defined as routes with service every 15 minutes or better for a substantial part of the day. The goal is to allow transit riders to not have to rely on a schedule, making the service more convenient and accessible.

There currently are no high frequency routes in Hopkins.

### Peak Hour Commuter Bus Service

Peak hour commuter bus service is service provided just during peak hours to serve commuters, often with service primarily in the dominant direction of commuting traffic. Routes 664, 667, 668, 670, and 671 are peak hour express commuter bus routes that serve Hopkins.

- **Bus Route 664** is an express bus route operated by Metro Transit. The route runs along 11<sup>th</sup> Avenue, CSAH 3, US 100, and I-394, connecting Minnetonka, Hopkins, St. Louis Park, and Minneapolis. In Hopkins, it travels along 11<sup>th</sup> Ave S, Mainstreet, and Excelsior Blvd. This route runs eastbound in morning peak hours and westbound in afternoon peak hours on weekdays.
- **Bus Route 667** is an express bus route operated by Metro Transit. The route runs east/west

connecting Minnetonka, Hopkins, St. Louis Park, and Minneapolis. In Hopkins, it travels on CSAH 7. This route runs eastbound in morning peak hours and westbound in afternoon peak hours on weekdays.

- **Bus Route 668** is an express bus route. The route runs east/west connecting Hopkins, St. Louis Park, and Downtown Minneapolis. In Hopkins, it serves the northeast quadrant of the city near Blake Road. The route runs eastbound in morning peak hours and westbound in afternoon peak hours on weekdays.
- **Bus Route 670** is an express bus route. The route runs east/west connecting Minnetonka, Hopkins, and Minneapolis. In Hopkins, it travels primarily on Excelsior Boulevard and Mainstreet. This route runs eastbound in morning peak hours and westbound in afternoon peak hours on weekdays.
- **Bus Route 671** is an express bus route. The route runs east/west connecting Orono, Excelsior, Minnetonka, Hopkins, and Minneapolis. In Hopkins, it travels on Minnetonka Boulevard. This route runs eastbound in morning peak hours and westbound in afternoon peak hours on weekdays.

## Transit Facilities

There was a park-and-ride facility in Hopkins. It was located at 10201 Excelsior Boulevard (County Road 3 & 8<sup>th</sup> Avenue South) and held approximately 52 vehicles. Route 670 served this facility. At the time of this writing, the park-and-ride has been replaced with a temporary facility pending future changes associated with the Green Line Extension LRT project.

## Dial-a-Ride Service

Hopkins is serviced by Transit Link, the dial-a-ride service provided through the Metropolitan Council at the county level. Transit Link provides metro-wide transit connections and access to qualifying rides, such as last mile service, connections between transit stations, or service in areas not covered by regular bus routes. Any member of the public may reserve a qualifying ride. Upon reservation, each trip is assessed to ensure it does not overlap with regular route bus services. Starting and ending destinations must be more than  $\frac{1}{4}$  mile from regular route transit in winter months (November-March) and more than  $\frac{1}{2}$  mile from regular route transit in summer months (April-October). Transit Link Service does not operate on Thanksgiving Day, Christmas Day, and New Year's Day.

Transit Link fares are determined by distance traveled. Trips less than 10 miles are \$2.25 one way, trips between 10 and 20 miles are \$4.50 one way, and trips more than 20 miles are \$6.75 one way. ADA-certified riders pay a maximum of \$4.50 one way regardless of distance traveled. This fare includes transfer to a regular service route except for the Northstar Line or peak hour services.

Transit Link service offered through Hennepin County serves all cities and townships in the County. Service is available Monday-Friday from 6:00 am-7:00 pm. Extended hour service is available Monday-Friday from 6:00 am-9:00 pm and Saturday from 8:00 am-4:00 pm in Deephaven, Excelsior, Greenwood, Minnetonka, Shorewood, and Tonka Bay. Transfers between Transit Link and regular service routes take place at one of the following transit hubs: Southdale Transit Center, Southwest Station, Louisiana Avenue Transit Center, Plymouth Road Transit Center, Robbinsdale Transit Center, Columbia Heights Transit Center, Brooklyn Center Transit Center, Starlite Transit Center, Maple Grove Transit Center (rush

hours only), Ridgedale Shopping Center, Uptown Transit Center, Mall of America Transit Center, Bloomington South Transit Center, Southbridge Crossing Park and Ride (rush hours only). The following stations in Dakota County are also available for transfer service: Burnsville Transit Station and Eagan Transit Center. The following stations in Anoka County are also available for transfer service: Northtown Transit Center and Foley Blvd Park and Ride. The following stations in Carver County are available for transfer service: Market Blvd Park and Ride and Southwest Village.

Metro Mobility is also available to qualified individuals with disabilities on an on-call basis throughout the seven-county metropolitan area.

## Transit Advantages

Bus only shoulders are found along over 300 miles of freeways in the Twin Cities, including the full length of Highway 169 in Hopkins, and a portion of Highway 7 west of 169. Bus only shoulders are designed with extra width and strength to accommodate buses, allowing them to stay on schedule at a fraction of the cost of dedicated bus lanes. Bus only shoulders are regulated under state law, and buses only use them when the roadway is congested. Using bus only shoulders can result in significant time savings on bus routes, particularly express routes.

For additional time savings, buses sometimes use another transit advantage – ramp-meter bypasses – to reach shoulders directly and avoid spending time queuing with traffic at on-ramps. Hopkins has a ramp-meter bypass at Excelsior and Highway 169.

## Planned Transit Improvements

Planned transit service and facilities in the City of Hopkins are depicted in **Figure B2.10** and summarized below.

### General Scheduled Local Bus Service

At present, no specific service expansions are planned for bus routes running through Hopkins, besides the ongoing adjustments made periodically to improve system efficiency and performance. When the Green Line Extension is constructed, there may be additional bus route studies to maximize the connectivity of bus service to the new light rail stations.

The City of Hopkins will cooperate with any joint planning initiative regarding potential to expand transit service to the city.

### Transitway

The Green Line Extension (also known as Southwest LRT) is a proposed light line that will operate between downtown Minneapolis and Eden Prairie, through the communities of St. Louis Park, Hopkins, and Minnetonka. From Target Field Station, the eastern terminus of this extension, Green Line Extension trains will continue east as the Green Line, providing one-seat rides to the University of Minnesota, state Capitol area and downtown St. Paul. Ridership for the line in 2040 is forecasted at approximately 34,000 average weekday boardings. **Figure B2.10** shows the location of the line and planned stations.

The mayor of Hopkins serves on the Southwest Corridor Management Committee, which also includes commissioners from Hennepin County and the mayors of Minneapolis, St. Louis Park, Edina, Minnetonka, and Eden Prairie. This committee provides advice and oversight for the project. Funding is provided by the Federal Transit Administration, Counties Transit Improvement Board (CTIB), State of Minnesota, Hennepin County Regional Railroad Authority (HCRRA), and other project partners. The Metropolitan Council will be the grantee of federal funds, and will build the line in partnership with the Minnesota Department of Transportation.

As of this writing, the project is in the engineering phase of the Federal Transit Administration's New Starts funding process. All five cities along the proposed alignment and Hennepin County have approved preliminary design plans. Heavy construction is scheduled to take place between 2018 and 2022. Assuming the project stays on schedule, it will begin passenger service as an extension of the existing Green Line in 2023.

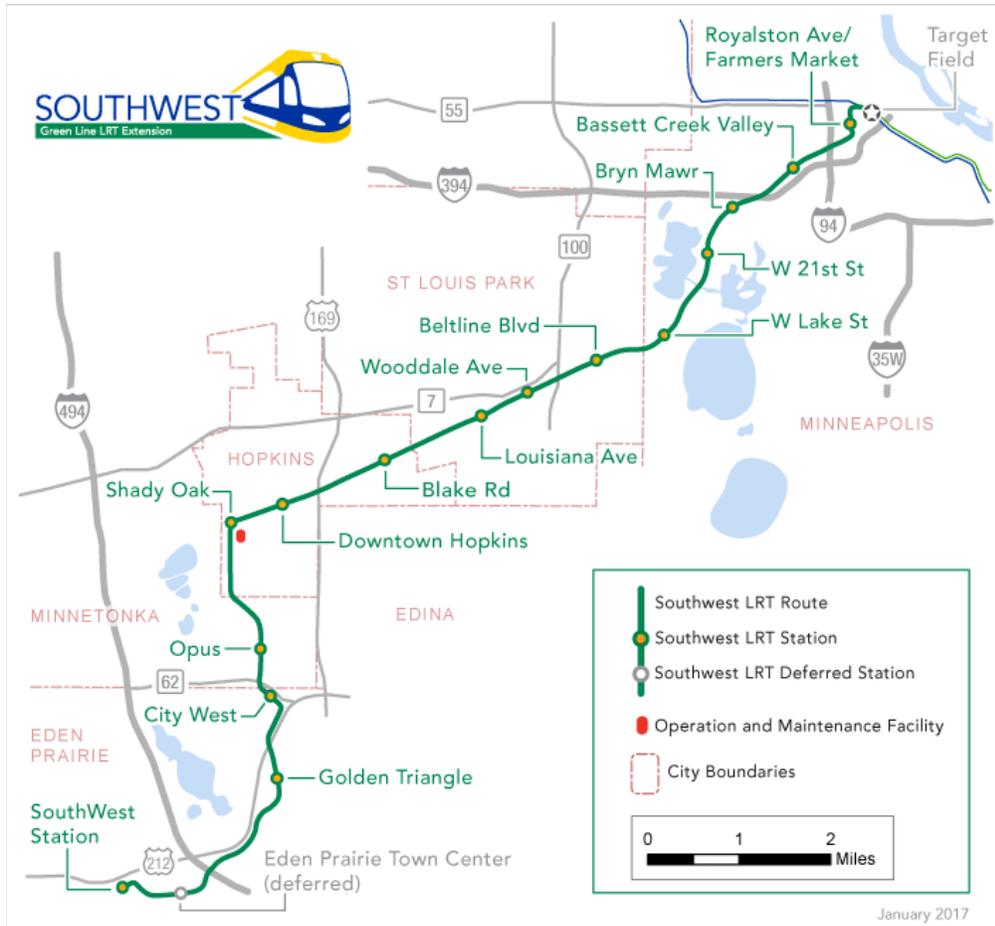
### Stations

The proposed alignment includes 15 new stations along approximately 14.5 miles. Three of these stations are planned to be located in Hopkins. The Hopkins stations are, in order from east to west:

- **Blake Road** – The planned Blake Road Station will be located north of the intersection of Blake Road and Excelsior Boulevard, in an area with extensive rental housing and several large employers including the Cargill corporate headquarters. The Blake School's Hopkins campus is just south of the proposed station site. The station will be built next to the Cedar Lake LRT Regional Trail. The station area will include a park-and-ride lot and passenger drop-off and bus stop. A new pedestrian underpass will enable trail users to cross under Blake Road.
- **Downtown Hopkins** – The planned Downtown Hopkins Station will be located just south of Hopkins' Mainstreet along Excelsior Boulevard. The station will be connected to Mainstreet by Eighth Avenue, where the city is adding pedestrian and bicycle improvements as part of the

Artery project. As with the Blake Road station, it will be located in proximity to the Cedar Lake LRT Regional Trail. The station area will include a public plaza, passenger drop-off, and bus stop.

- Shady Oak** – Located near Shady Oak Lake and the border between Hopkins and Minnetonka, the proposed Shady Oak Station would provide transit access to recreational activities as well as employers and residential areas. In Hopkins, the general area is planned for extensive mixed use redevelopment. The station will be connected to a large park-and-ride lot serving LRT passengers, which will be screened by trees. The station site also is connected to the Minnesota River Bluffs Trail.



### LRT Support Facility

The Shady Oak station area was originally intended to accommodate the Green Line Extension’s Operations and Maintenance Facility. However, that was removed during a cost-cutting exercise in mid-2018, and is being replaced with a smaller alternative, a 25,000-square-foot rail support facility. Additional discussion is anticipated about expanded development potential on land previously slated for the larger facility.

## Community Roles and Responsibilities

The City of Hopkins has been actively involved in the development of the Green Line Extension project since its inception. The roles of the community at each stage of planning are outlined below. Currently, the Project Development phase is nearly complete, with environmental review documentation now under review. Some initial bid packages are being developed (the Engineering phase), but those are currently under revision.

- Corridor Alternatives and Initial Planning (complete):
  - Participated in alternatives analyses and initial planning.
  - Passed a resolution of support for mode and alignment recommendation.
  - Committed to the development of transit-supportive plans and policies that met the minimum expectations for transit station areas, and undertook station-area planning
- Project Development (underway):
  - Undertook station area plans with policies supportive of transit that address requirements in the TPP and other funding criteria, including New Starts. This was completed originally in 2008, and has since been updated as the project design has advanced.
  - Incorporating small area plans for station areas into the comprehensive plan as part of this update, in conjunction with updated forecasts that reflect these anticipated development patterns. Station area plans were incorporated by reference in the 2030 comprehensive plan, and are in this plan as well. See land use element for more details.
  - Began implementing elements of station area plans, such as updating zoning ordinances, adopting overlay districts, and updating Capital Improvement Plans
  - Identified potential FTA joint development opportunities, including parking facility at Blake Road station coordinated with private redevelopment.
- Engineering (initiating):
  - Complete zoning studies and adopt zoning and other regulatory changes supportive of station-area plan implementation.
  - Schedule improvements in city's Capital Improvement Plan; coordinate opening-day, station-supportive-capital improvements with transitway construction, including Locally Requested Capital Investments (LRCIs).
  - Finalize agreement with partner jurisdictions and developers on participation on joint development agreement.
- Construction and Operation (future):
  - Local opening day, station-supportive improvements completed, including LRCIs.
  - Ongoing implementation of the adopted zoning and regulatory changes.
  - Completion of Joint Development projects.

# Aviation

There are no existing or planned aviation facilities within Hopkins. However, the City recognizes that it has a responsibility to include airspace protection in its Comprehensive Plan update. The protection is for potential hazards to air navigation including electronic interference.

Hopkins does not plan and its ordinances do not permit structures of 200 feet or more. Hopkins will notify MnDOT and the FAA using the FAA Form 7460-1 “Notice of Proposed Construction or Alteration” if it receives any development proposals for structures of 200 feet or taller.

# Freight

The existing freight network in Hopkins is shown on **Figure B2.11**. Freight travels via roadways and rail, both described below.

## Highway

Most freight travels through Hopkins via truck on the highway system. The Regional Truck Highway Corridor Study identified priority freight routes throughout the Twin Cities region. In Hopkins, this included the following:

- Highway 169 was identified as a Tier 1 corridor, among the highest priority category that includes the interstate system. The average daily traffic of heavy commercial vehicles on Highway 169 is around 4,850 vehicles – around 5% of total traffic.
- Excelsior Boulevard/CSAH 3 is identified as a freight corridor from Highway 100 to Highway 61.
- Highway 7 west of Highway 169 is identified as a Tier 3 corridor west of Highway 100, providing connectivity to Tier 1 and 2 corridors. The average daily traffic of heavy commercial vehicles on Highway 7 is around 990 vehicles – around 4% of total traffic.

The following potential existing barriers to freight travel have been identified:

- 11<sup>th</sup> Ave S at existing railroad bridge – low clearance and narrow width
- Excelsior Blvd / Jackson Ave N / Milwaukee Street – skewed and offset intersection with railroad crossing
- 3<sup>rd</sup> Street S & Washington Ave S near bridge – offset intersection and low clearance
- 12<sup>th</sup> Ave N north of Highway 7 – short queue length without adequate stacking distance for long trucks attempting to make a turn left or right onto Highway 7
- 17<sup>th</sup> Ave N at Highway 7 - short queue length without adequate stacking distance for long trucks attempting to make a turn left or right onto Highway 7

## Railroad

There are two freight rail lines that run through the city of Hopkins: the Canadian Pacific Soo Line and the Minnesota Commercial Railway.

### BNSF

The BNSF railroad is a Class I line, covering 1,584 miles in Minnesota and into South Dakota. The BNSF line runs along the northern city limits of Hopkins, north of a residential neighborhood and passing under Hopkins Crossroad. It does not serve any freight generating sites in Hopkins.

### Canadian Pacific

Operated by the Soo Line Railroad Company till 1994, the Canadian Pacific Soo Line Railway runs through the central part of Hopkins, particularly areas that are traditionally industrial. The Green Line Extension LRT will follow this alignment.

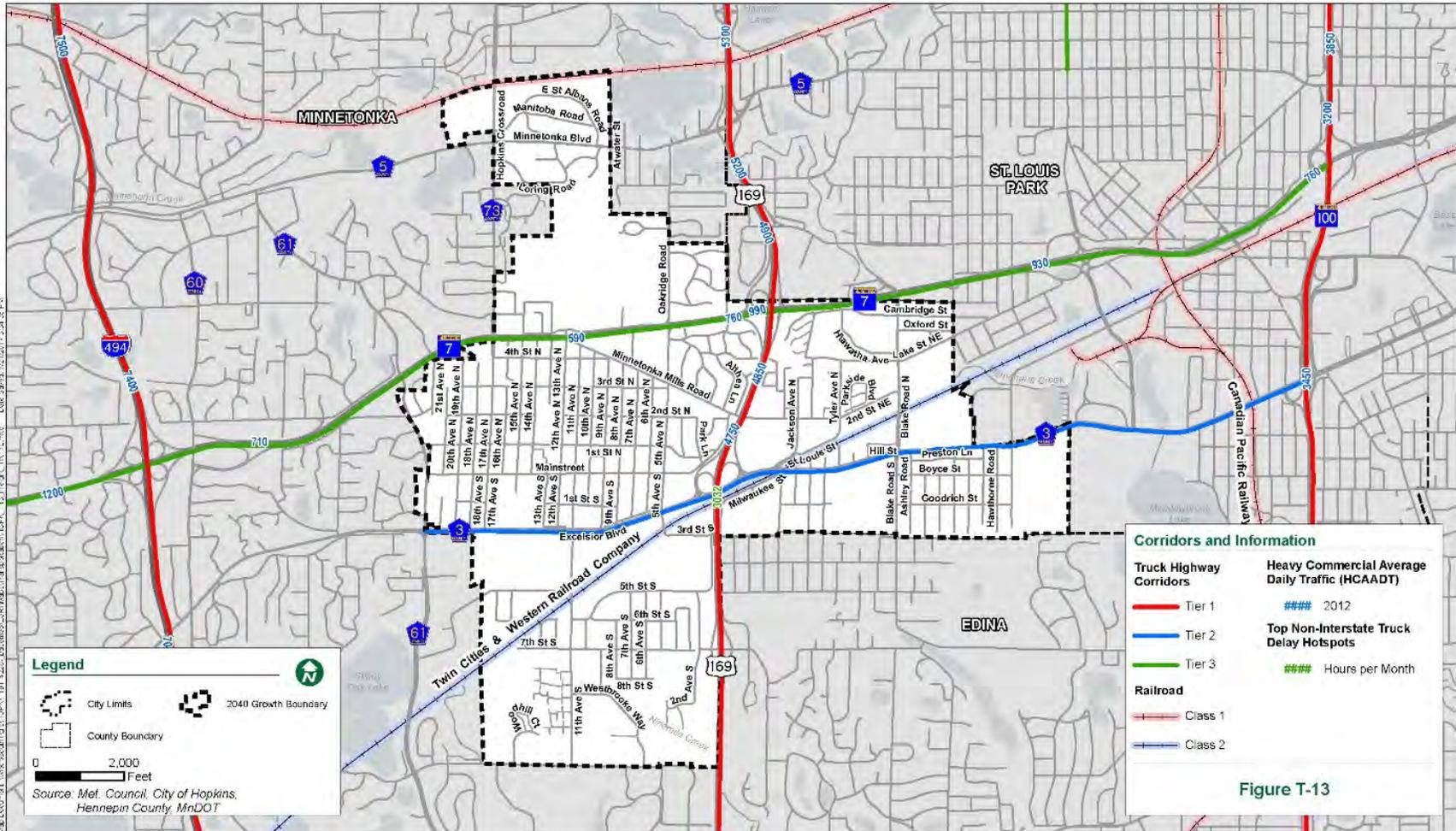
## Freight Approach

The 2040 comprehensive plan supports regional and local goods movement in around Hopkins by:

- Providing concentrations of industry and business in appropriate locations, as shown on the existing and future land use maps.
- Maintaining a system of minor arterial and collector roads to access locations of industry and business while supplementing the regional highway system.
- Protecting the function of the arterial and collector road systems by enforcing county and regional access management guidelines.

In Hopkins, there are several freight generators located around the major highways and rail lines. These are included in areas guided for industrial on the future land use map.

Figure B2.11 – Freight, Rail, and Heavy Commercial Corridor



**Exhibit 7-5  
Access Spacing Guidelines**

Access Type	Movements Allowed	Rural			Urban & Urbanizing			Urban Core
		Arterial		Collector	Arterial		Collector	
		Greater than 7,500 ADT	Less than 7,500 ADT		Undivided	Divided		
Single Family Residential Driveway or Farm Field Entrance	Full Movements allowed	1/4 mile (1,320 feet)	1/8 mile (660 feet)	1/8 mile (660 feet)			1/8 mile (660 feet)	
	Limited Access						1/16 mile (330 feet)	
Low Volume Driveway (less than or equal to 500 trips per day)	Full Movements allowed	1/4 mile (1,320 feet)	1/8 mile (660 feet)	1/8 mile (660 feet)			1/8 mile (660 feet)	1/16 mile (330 feet)
	Limited Access					1/8 mile (660 feet)	1/16 mile (330 feet)	1/16 mile (330 feet)
High Volume Driveway (greater than 500 trips per day)	Full Movements allowed	1/4 mile (1,320 feet)	1/4 mile (1,320 feet)	1/8 mile (660 feet)	1/4 mile (1,320 feet)	1/4 mile (1,320 feet)	1/8 mile (660 feet)	1/8 mile (660 feet)
	Limited Access					1/8 mile (660 feet)		1/16 mile (330 feet)
Low Volume Public Street (less than or equal to 2,500 ADT)	Full Movements allowed	1/4 mile (1,320 feet)	1/4 mile (1,320 feet)	1/8 mile (660 feet)	1/4 mile (1,320 feet)	1/4 mile (1,320 feet)	1/8 mile (660 feet)	1/8 mile (660 feet)
	Limited Access					1/8 mile (660 feet)		1/16 mile (330 feet)
High Volume Public Street (greater than 2,500 ADT)	Full Movements allowed	1/2 mile (2,640 feet)	1/4 mile (1,320 feet)	1/4 mile (1,320 feet)	1/4 mile (1,320 feet)	1/4 mile (1,320 feet)	1/4 mile (1,320 feet)	1/4 mile (1,320 feet)
	Limited Access					1/8 mile (660 feet)		1/8 mile (660 feet)
<b>Definitions &amp; Notes:</b>								
- Non-Applicable or Not Allowed. Residential driveways in urban & urbanizing settings should be oriented to the local street system.								
There is recognition that non-conforming driveways currently existing along the county roadway system - these will be reviewed for removal if and when redevelopment opportunities occur.								
If conformance to guidelines does not appear feasible, further justification, evaluation, and analysis may be required. Formal traffic studies may be required for large projects.								
Existing median channelization will not be opened or broken even under circumstances where the above guidelines would suggest that full access could be allowed.								
Other criteria are also reviewed for access requests such as entering sight distances, speeds, traffic volumes, and other elements (truck traffic, land use activities, etc.).								
Access spacing is measured from centerline to centerline								
Street spacing applies between street entrances, driveway spacing applies between all access types								
If the roadway is divided - access spacing is measured on just one side of the roadway.								
Rural - areas where agriculture, forestry, or very low density residential uses predominate. Local street networks are widely spaced								
Urban / Urbanizing - areas with either fully matured development or continued development is occurring.								
Urban Core - areas that are fully developed with a tightly woven network of public streets. Public street spacing is based on block length - usually between 300-660 feet.								
ADT - Average Daily Traffic - volumes should be based on the 20-year forecasts.								
June 24, 2009	Limited access means some intersection movements are restricted. Examples include; 1) Designs limiting turns to right-in / right-out, or 2) Movements restricted by median channelization.							



# APPENDIX B3: HOUSING PROFILE

Cultivate Hopkins Comprehensive Plan

APPROVED 11/17/20



# Introduction

Hopkins is a desirable community with a wide variety of housing types. Single family homes in Hopkins are located in neighborhoods that range from urban with homes on small lots and a classic street grid, to suburban with low density homes, to estate with large homes on heavily wooded lots. Multi-family homes include duplexes and triplexes all the way up to large apartment complexes with hundreds of units.

Although Hopkins is a fully developed community, it continues to experience population growth. Hopkins grew approximately 14 percent from 1990-2018, adding more than 2,600 people and 1,000 households. The city is projected to add approximately 900 more households by 2040. This growth will increase the demand for housing and will likely result in a corresponding increase in housing costs. In order to support the projected population growth, the housing stock needs to continue to evolve and grow. Most of this growth will occur as a result of redevelopment, primarily in the Green Line Extension LRT station areas.

## Existing Conditions and Housing Needs

Existing housing needs in Hopkins are determined through a variety of factors including the demographics of the residents, the current housing stock, housing costs, the housing market, and the demand for housing.

### Demographics

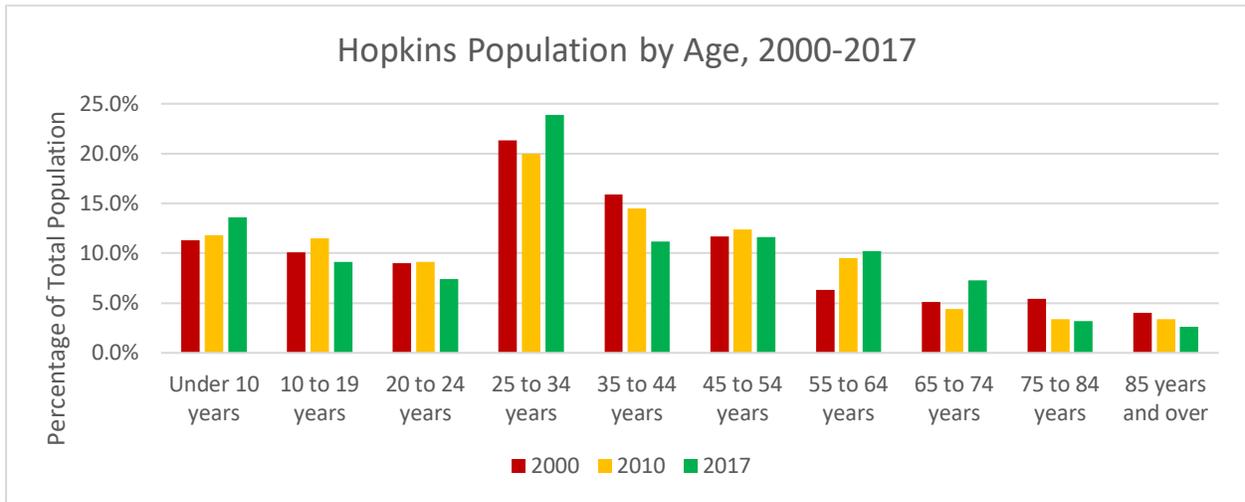
#### Age Distribution of Residents

The age distribution of residents can be an indication of the current types of housing provided in a community as well as the demand for different housing types. As shown in **Figure B3.1**, the age cohort of 25-34 is the largest, making up 24 percent of the population in 2017. This is also the age cohort that experienced the largest growth from 2010-2017. This age group usually tends to live in rental housing or starter homes. The age cohort of children under 10 also grew between 2010 and 2017, which correlates with the 25-34 year old age group starting their families. However, the age groups of 35-44, children 10 or older, and young adults have steadily declined. This may be an indication of families leaving Hopkins due to a tight supply of move-up housing and home ownership options, which could be fueled by seniors staying in their homes longer. As shown in **Figure B3.2**, the age group with the highest percentage of home owners are those 65-74.

Another increase over time are the age cohorts of 55-64 and 65-74, which correlate with the aging of the baby boom generation. Baby boomers were born between 1946-1964, which roughly comprise the 55-64 and 65-74 age groups. Baby boomers account for an estimated 17 percent of Hopkins' population.

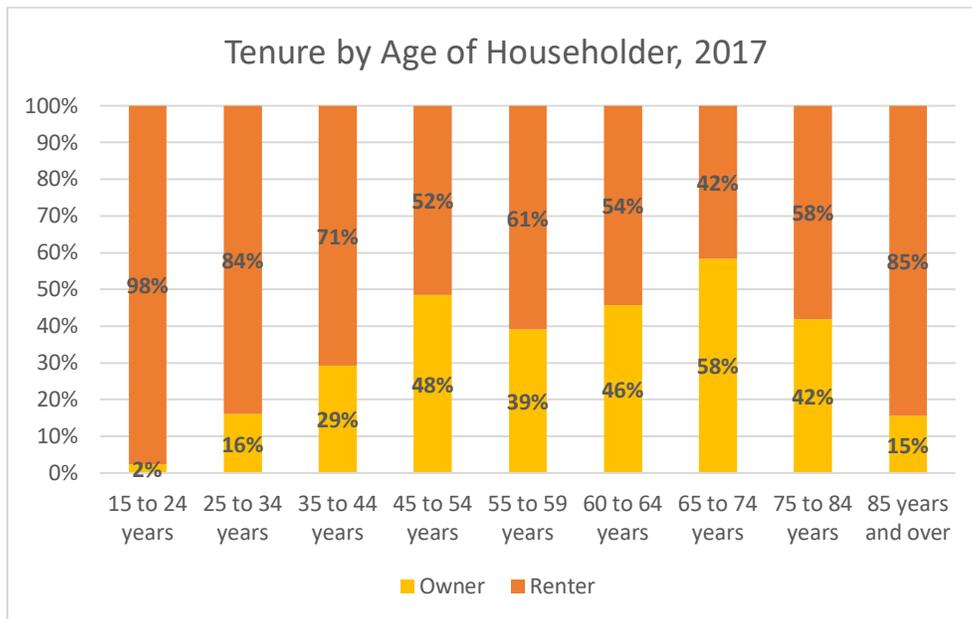
These demographics point to a need for a variety of housing types, including multi-family rental and homeownership options. Since Hopkins is fully developed, new single family housing development will likely only occur on an infill basis. Providing housing options for the aging baby boom generation may result in more availability of move-up housing for families.

**Figure B3.1 Hopkins Population by Age for 2000, 2010, and 2017**



Source: US Census and 2013-2017 American Community Survey 5-Year Estimates

**Figure B3.2 Tenure by Age of Householder 2017**

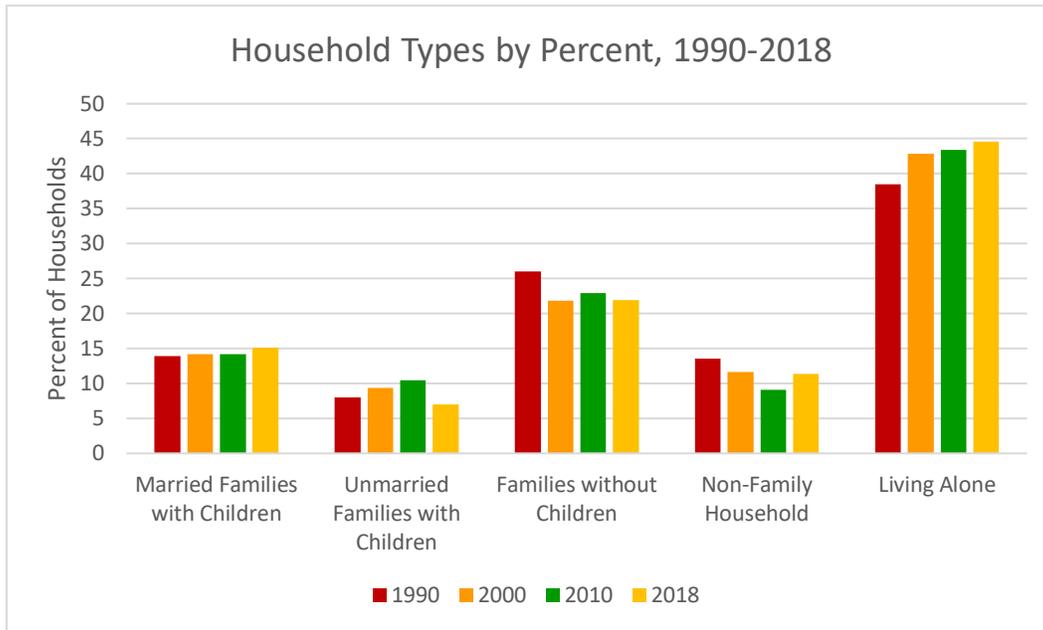


Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

**Household Sizes**

In 2018, almost 45 percent of households in Hopkins consisted of people living alone, which is related to the large number of one-bedroom rental housing units in the city. This household type is significantly higher than the percentage of households of people living alone in Hennepin County (32.9%) and the Twin Cities metropolitan region (28.9%). In addition to the increase of households with people living alone, **Figure B3.3** shows a slight decrease in unmarried families with children in the last decade.

**Figure B3.3 Hopkins Household Types 1990-2018**

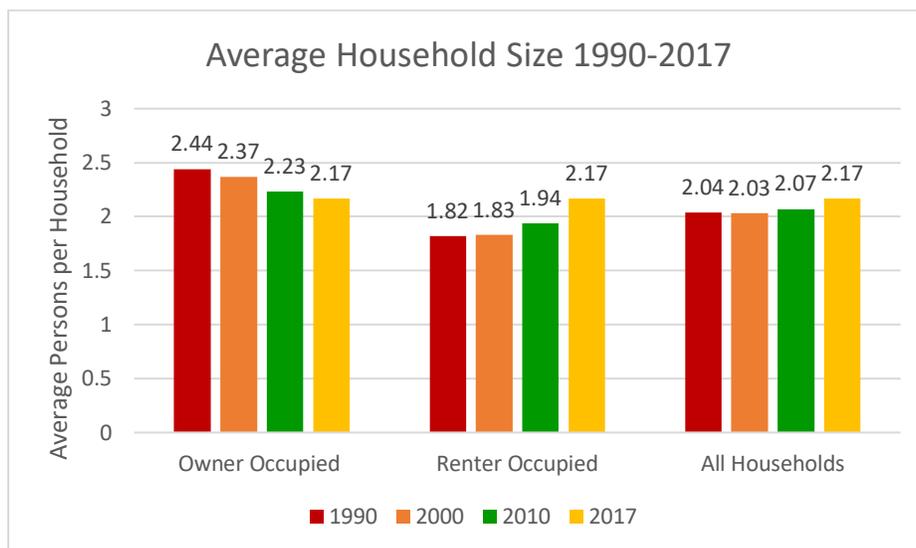


Source: Metropolitan Council, US Census, 2014-2018 American Community Survey 5-Year Estimates

Since 1990, household size has gradually declined for owner occupied units and steadily increased for renter occupied units, for an overall average household size of 2.17 people, as shown in **Figure B3.4**. The decrease in average owner occupied household size may be a reflection of empty-nesters remaining in single family homes. It could also indicate a trend of young people delaying starting families until they are older.

The increase in renter occupied household size may be attributed to people having more children or living with extended family or roommates with cost being a factor.

**Figure B3.4 Hopkins Average Household Size 1990-2017**

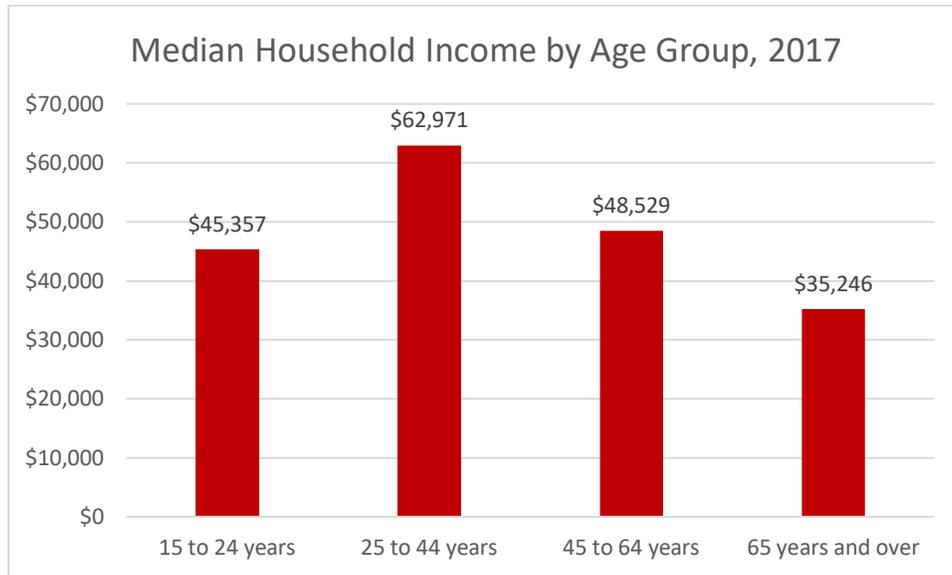


Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

## Household Income

Income affects the type of housing that a household can afford. In 2017, the overall median household income in Hopkins was \$53,027, with a median income of \$77,198 for owner occupied households and \$44,754 for renter occupied households. Almost 16 percent of households earned less than \$20,000, making them eligible for subsidized housing. The highest median income was for the 25-44 age group at \$62,971 as shown in **Figure B3.5**. Households in this age group are typically starting and moving up in their careers as well as their earning potential and may seek homeownership options.

**Figure B3.5 Median Household Income by Age Group, 2017**



*Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates*

As shown in **Figure B3.5**, median household income for seniors (65 and older) was \$35,246 in 2017. Some seniors rely solely on social security benefits, while other have assets and investments to supplement their income. Although 13 percent of householders in this age group had annual incomes of more than \$100,000, almost 30 percent had an annual income of less than \$20,000 and may qualify for subsidized housing.

## Current Housing Stock

### Housing Units

According to the Metropolitan Council, in 2016 Hopkins had 9,184 housing units, 40 percent of which were single family and 60 percent of which were multi-family, as shown in **Table B3.1**. Two-thirds of homes were renter occupied (66%). In comparison, 61 percent of homes in Hennepin County were owner occupied and 39 percent were renter occupied.

Table B3.1 – Housing Units, 2016		
Housing Units	Number of Units	Percent of Total
Total Housing Units	9,184	100%
– Owner Occupied	3,121	34%
– Renter Occupied	6,063	66%
Single Family Homes	3,628	40%
Multi-family Homes	5,556	60%

Source: Metropolitan Council, 2016

Housing stock estimates from the Metropolitan Council show that the most prevalent housing type in Hopkins is multi-family with 5 or more units (56.4%), with just under 30 percent of the housing being single family detached. The converse is true for Hennepin County, where 52 percent of housing is single family detached and 33 percent is multi-family with 5 units or more.

Table B3.2 – Housing Types in Hopkins, 2018		
Housing Type	Housing Units	Percentage
Single Family Detached	2,761	29.2%
Townhomes (Single Family Attached)	869	9.2%
Duplex, Triplex and Quad	500	5.3%
Multi Family (5 Units or More)	5,336	56.4%

Source: Metropolitan Council Housing Stock Estimates, 2018

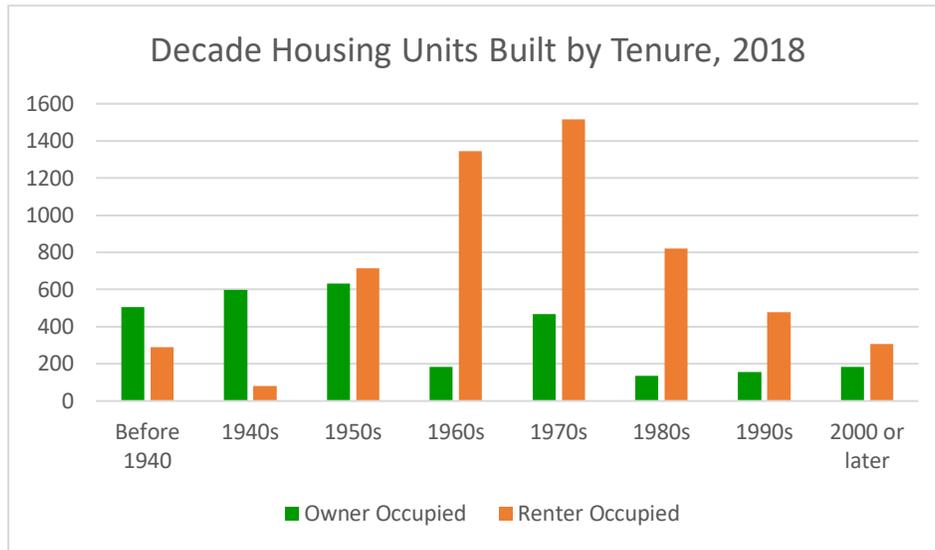
In order to maintain overall diversity of housing in Hopkins, development of owner occupied housing is encouraged where feasible. Since Hopkins is fully developed, new single family housing development will likely only occur on an infill basis. Other options for owner occupied housing include townhomes and condominiums. In addition to these housing types, development of accessory dwelling units, duplexes and small multiplexes can help provide more housing choices as part of a sustainable, walkable community.

### Age of Housing

**Figure B3.6** shows the decade housing units in Hopkins were built. Approximately 60 percent of the owner occupied housing units in Hopkins are at least 60 years old. Older housing stock requires upgrades and ongoing maintenance in order to remain safe and retain its quality and character.

Two-thirds of the renter occupied housing was built between 1960 and 1989, making it at least 30 to 60 years old. The multi-family housing units built in this era may not meet evolving consumer preferences and will also require ongoing maintenance. As units continue to age, maintenance or redevelopment will need to be considered to preserve the quality and value of Hopkins neighborhoods and housing stock. Due to their age and lack of modern amenities, rents for these units are typically below average market rate, resulting in many of the units serving as affordable housing for Hopkins residents.

**Figure B3.6 Decade Housing Units Built by Tenure**



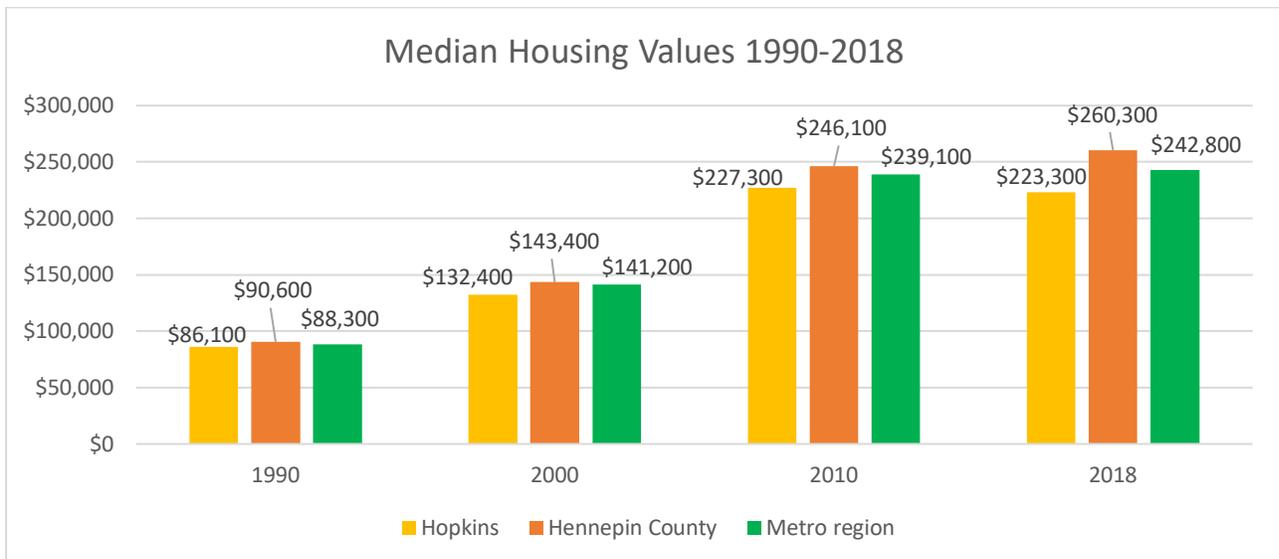
Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates

**Housing Values and Costs**

*Owner Occupied Housing Units*

As shown in **Figure B3.7**, median housing values in Hopkins increased dramatically from 2000 to 2010, which also occurred in Hennepin County and the Twin Cities metropolitan region. Median housing values in Hopkins remained flat from 2010-2018, with slight housing value increases in Hennepin County and the metropolitan region during this time period.

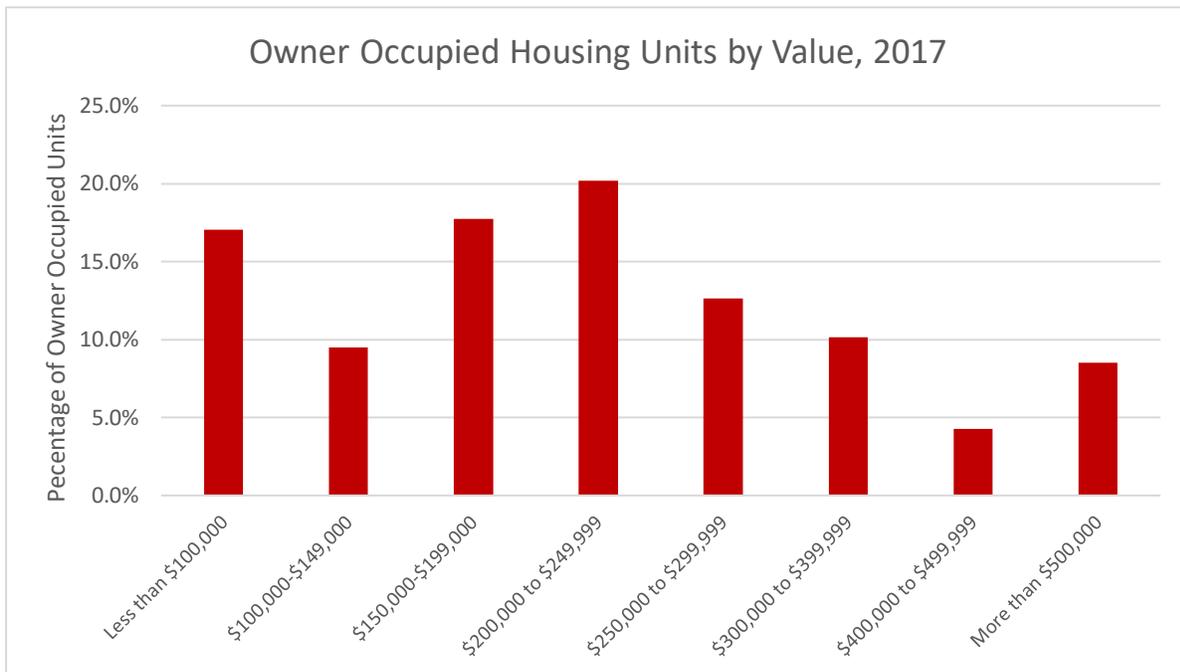
**Figure B3.7 Median Housing Values 1990-2018**



Source: Metropolitan Council; U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates

The median housing value in Hopkins is \$223,300 and the largest category of owner-occupied units is estimated to be valued between \$200,000 and \$249,000 (20%). Approximately 36 percent of the owner occupied housing units are valued at more than \$250,000 and 44 percent are valued at less than \$199,000. **Figure B3.10** on page 12 illustrates the location of owner occupied housing in Hopkins by value. Homes with higher estimated market values are located in the areas with the Estate and Suburban land use categories, which include large lots and low density single family homes. However, market values are rising in the Traditional Urban neighborhoods north of downtown as people are seeking walkable neighborhoods with access to stores, restaurants, and transit. Development of the Green Line Extension could cause these values to continue to increase.

**Figure B3.8 Owner Occupied Housing Units by Value 2017**



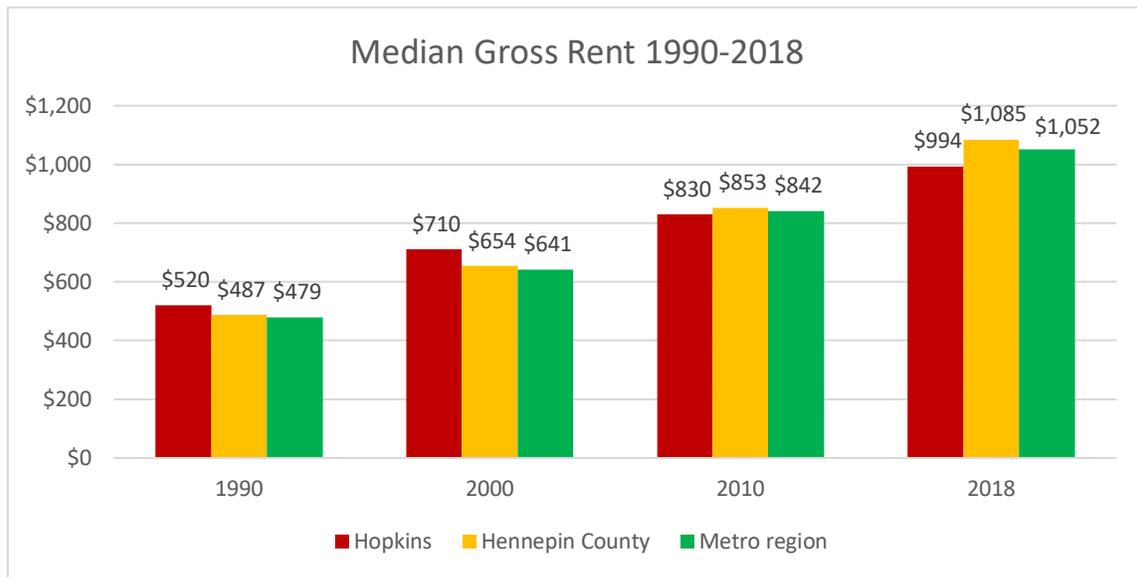
Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

### Renter Occupied Housing Units

The median gross rent in Hopkins in 2018 was \$994, which is lower than in Hennepin County and the metropolitan region. This may be due to the age of the rental housing in Hopkins as well as the high number of one-bedroom rental units. One-bedroom units make up 43 percent of the renter occupied housing in Hopkins, compared to 40 percent in Hennepin County and 35 percent in the metropolitan region.

Based on the general standard of housing affordability being defined as households paying no more than 30 percent of their income for housing, a household in Hopkins would need an income of approximately \$39,760 to afford the median gross rent. As described on page 5, the median income for renter occupied households was \$44,754 in 2017, making rents generally affordable in Hopkins. However, this could change if the current trend of increases in housing costs outpacing that of wages continues.

**Figure B3.9 Median Gross Rent 1990-2018**



Source: Metropolitan Council: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates

### Senior Housing

Hopkins has a range of senior housing options, including owner occupied condominiums, independent living apartments, assisted living apartments and skilled nursing facilities. There are four senior housing developments with a total of 578 units of condominiums and apartments, including one building that has 161 subsidized units. Senior units make up approximately 10 percent of the multi-family housing in Hopkins. Additionally, two developments in Hopkins provide a total of 262 beds of skilled nursing care.

Demand for senior housing will likely increase with the aging of the baby boom generation. This poses challenges for Hopkins as assisted living and skilled nursing facilities place significant pressure on existing police and emergency medical response services. However, housing preferences for seniors is changing as many older adults remain active in retirement. They may seek housing options that provide maintenance free, independent living. Development of active senior housing options, including single level living with universal design, can help meet this demand.

### Affordable Housing

Housing is considered affordable when it consumes no more than 30 percent of gross household income. Households spending more than 30 percent of their income on housing are considered cost burdened and may have difficulty affording basic needs like food or clothing, or handling unanticipated medical or financial expenses. Severe cost burden occurs when households spend 50 percent or more of income on housing.

**Table B3.3** illustrates that 30 percent of households in Hopkins experienced housing cost burden in 2016.

Table B3.3 – Households Experiencing Cost Burden, 2016			
	Number of Cost Burdened Households	% of Total Cost Burdened Household	% of Total Households
Existing households experiencing housing cost burden with incomes at or below 30% AMI	1,171	44%	13.4%
Existing households experiencing housing cost burden with incomes between 31 and 50% AMI	552	21%	6.3%
Existing households experiencing housing cost burden with incomes between 51 and 80% AMI	913	35%	10.4%

Source: Metropolitan Council

Housing cost burden has fluctuated for homeowners between 2000 and 2018, but has become more of a concern for renters. The cost burden increased from 23 percent to 26 percent for owner occupied households between 2000 and 2018. The rate was even higher in 2010, likely due to the residual impacts of the Great Recession (2007-2009) on the housing market. Hopkins has a slightly higher owner cost burden rate than Hennepin County and the Twin Cities metropolitan region, as shown in **Table B3.4**.

Housing cost burden is significantly higher for renters. Although Hopkins has a slightly lower rental housing cost burden than both the county and the region, the cost burden has increased since 2000, from 38 percent of renter households to 44 percent in 2018.

Table B3.4 – Housing Cost Burden, 2018			
	Hopkins	Hennepin County	Twin Cities Region
Cost Burdened Owners	26%	21%	19%
Cost Burdened Renters	44%	47%	47%

Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates

Housing affordability is often measured against the Area Median Income (AMI). Income thresholds relative to AMI identify households that are eligible to live in income-restricted housing. The U.S. Department of Housing and Urban Development (HUD) defines and calculates levels of AMI by household size. **Table B3.5** shows the maximum household income to qualify for various housing assistance programs for the Twin Cities metropolitan region in 2017. These numbers are revised annually by HUD.

Table B3.5 – Income Thresholds 2017			
Household Size	Extremely Low Income 30% AMI	Very Low Income 50% AMI	Low Income 80% AMI
1 person	\$ 19,000	\$ 31,650	\$ 47,600
2 person	\$ 21,700	\$ 36,200	\$ 54,400
3 person	\$ 24,400	\$ 40,700	\$ 61,200
4 person	\$ 27,100	\$ 45,200	\$ 68,000

Source: Metropolitan Council, HUD

According to the Metropolitan Council, approximately 75 percent of homes in Hopkins are affordable to households with incomes at or below 80 percent of Area Median Income (AMI). However, as shown in **Table B3.3** on page 10, about 30 percent of all households in Hopkins are cost burdened.

<b>Table B3.6 – Affordable Housing Units, 2016</b>		
	<b>Affordable Units</b>	<b>% of Total Housing Units</b>
Housing Units affordable to households with incomes at or below 30% Area Median Income (AMI)	753	8.2%
Housing Units affordable to households with incomes between 31 and 50% Area Median Income (AMI)	1,526	16.6%
Housing Units affordable to households with incomes between 51 and 80% Area Median Income (AMI)	4,599	50.1%

*Source: Metropolitan Council*

### *Owner Occupied Affordable Housing*

The Metropolitan Council’s calculations for affordable home purchase prices in 2016 are shown in **Table B3.7**. A purchase price of \$243,500 is considered affordable to households making 80% AMI, which indicates that a majority of owner-occupied units in Hopkins have current values that are considered affordable. However, if housing prices continue to rise faster than wages, it will become more difficult for buyers to find affordable homes.

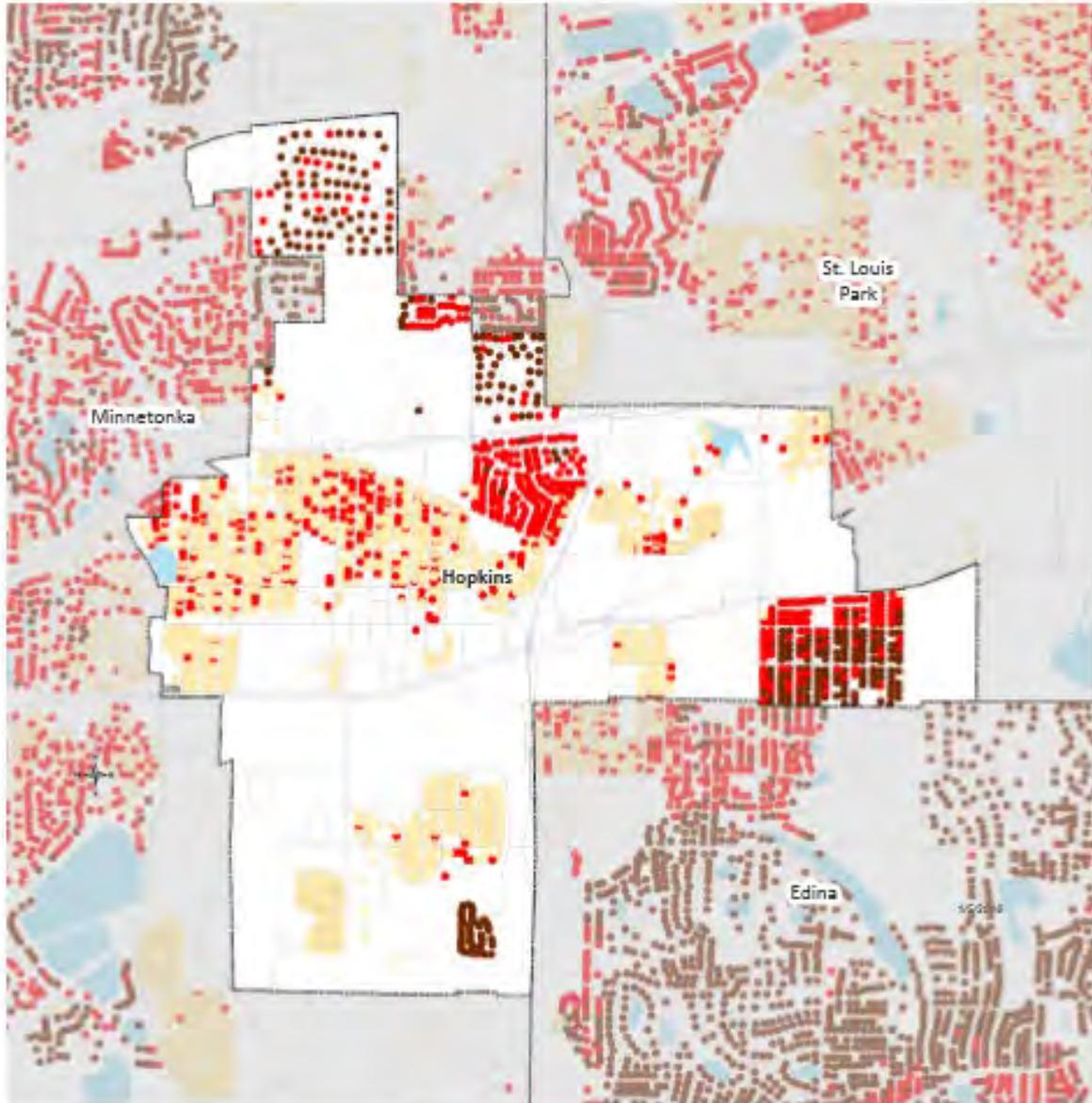
<b>Table B3.7 – Affordable Purchase Price 2016</b>			
<b>Year</b>	<b>Affordable at 30% AMI</b>	<b>Affordable at 50% AMI</b>	<b>Affordable at 80% AMI</b>
2016	\$ 85,500	\$ 153,500	\$ 243,500

*Source: Metropolitan Council*

**Figure B3.10** shows the estimated value of owner-occupied housing in Hopkins in 2016 by location. Homes that are affordable to households at 80% AMI (\$243,500 and less), are located in the central and southern portions of Hopkins. It is important to note that these values are based on estimated market value for Hennepin County tax purposes and may not represent what a home may sell for or its appraised value.

Figure B3.10 Owner Occupied Housing by Estimated Market Value 2016

Owner-Occupied Housing by Estimated Market Value  
Hopkins



County Boundaries	<b>Owner-Occupied Housing Estimated Market Value, 2016</b>	1 in = 0.47 miles	
City and Township Boundaries	\$243,500 or Less		
Streets	\$243,501 to \$350,000		
Lakes and Rivers	\$350,001 to \$450,000		
	Over \$450,000		

Source: MetroGIS Regional Parcel Dataset, 2016 estimated market values for taxes payable in 2017.

Note: Estimated Market Value includes only homesteaded units with a building on the parcel.

Source: Metropolitan Council

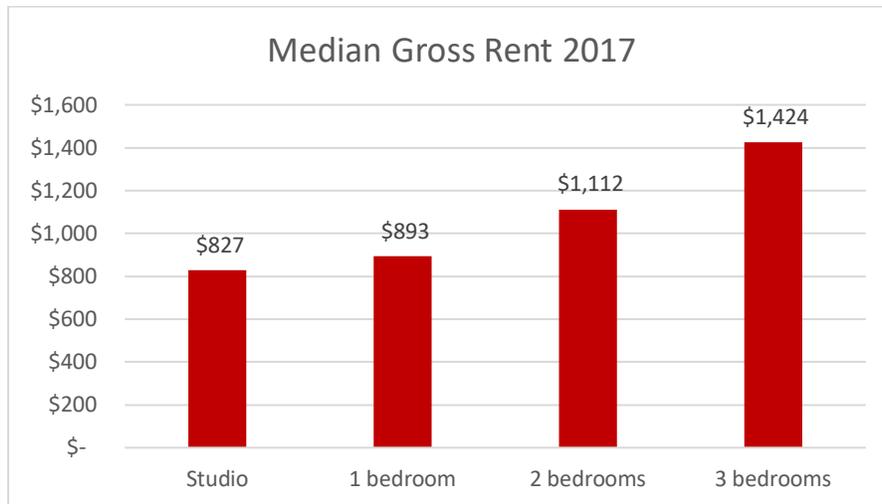
*Renter Occupied Affordable Housing*

Affordable rents vary by the number of bedrooms in a housing unit. **Table B3.8** shows the affordable rents for different incomes levels as determined by HUD for 2017. Based on the information shown in **Figure B3.11**, median rents in Hopkins for studios to 3 bedroom units are generally affordable to households making between 50% and 80% AMI.

<b>Table B3.8 – Affordable Rents 2017</b>			
<b>Number of Bedrooms</b>	<b>Affordable Rent at 30% AMI</b>	<b>Affordable Rent at 50% AMI</b>	<b>Affordable Rent at 80% AMI</b>
Studio	\$ 474	\$ 791	\$ 1,265
1 bedroom	\$ 508	\$ 848	\$ 1,356
2 bedroom	\$ 610	\$ 1,017	\$ 1,627
3 bedroom	\$ 705	\$ 1,145	\$ 1,880

*Source: Metropolitan Council, HUD*

**Figure B3.11 Median Rent 2017**



*Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates*

*Publicly Subsidized Affordable Housing*

Subsidized housing helps people of limited economic means have access to an affordable place to live. Subsidized units typically receive public funding for construction and/or renovation with the requirement that rents be kept below market for a defined period of time and include income or other eligibility restrictions for residents.

HousingLink tracks affordable housing units that are subsidized through a variety of federal and state housing programs and include public housing units, buildings with project based subsidies, and units that were developed using Low Income Housing Tax Credits. This does not include Housing Choice Vouchers (Section 8), as the subsidy stays with the tenant and is not attached to the housing unit.

As of 2019, Hopkins had 429 publicly subsidized affordable units, including 161 senior units and 39 units for people with disabilities. Although 75 percent of housing units in Hopkins are considered affordable, only 4.7% of the units are publicly subsidized and legally binding. **Table B3.10** illustrates that the majority (58.3%) of the publicly subsidized units are affordable for households making up to 30% AMI. However, as shown in **Table B3.3** on page 11, there are more households in Hopkins experiencing housing cost burden making between 31% and 80% AMI. While 35 percent of the cost burdened households make between 51% and 80% AMI, only 10.3% of the publicly subsidized units are designated for that level of affordability. Development of legally binding affordable workforce housing is encouraged.

<b>Table B3.9 – Publicly Subsidized Housing by Population Served, 2019</b>			
<b>Publicly Subsidized Senior Units</b>	<b>Publicly Subsidized Units for People with Disabilities</b>	<b>Other Publicly Subsidized Units</b>	<b>Total Publicly Subsidized Units</b>
161	39	229	429

Source: HousingLink, 2019

<b>Table B3.10– Publicly Subsidized Housing by Affordability Level, 2019</b>		
<b>Affordability Level</b>	<b>Number of Publicly Subsidized Units</b>	<b>Percentage of Total Publicly Subsidized Units</b>
Up to 30% AMI	250	58.3%
31-50% AMI	135	31.5%
51-60% AMI	44	10.3%
61-80% AMI	0	0%
<b>Total</b>	<b>429</b>	<b>100%</b>

Source: HousingLink, 2019

*Naturally Occurring Affordable Housing (NOAH)*

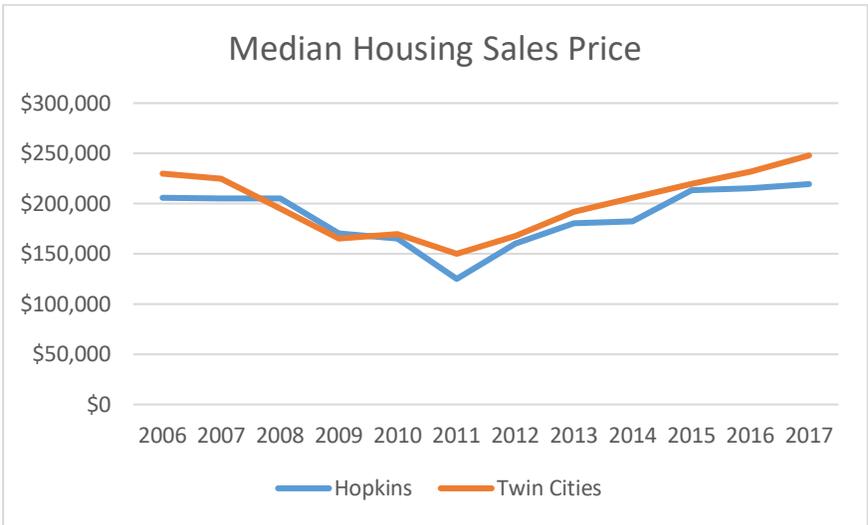
Affordable housing is often associated with publicly subsidized and income restricted properties. However, 70 percent of the housing units in Hopkins are considered affordable, but are provided by the private market without a public subsidy. These units are considered naturally occurring affordable housing and include rents below average market rates, typically due to the age of the building and lack of modern amenities. The affordability of this housing is not legally binding or otherwise protected, therefore the units are subject to rent increases based on market changes. These housing units are at risk for losing their affordability as market pressures result in the units being purchased by investors and converted into higher-rent housing. The development of the Green Line Extension has the potential to increase these market pressures. Preservation and protection of naturally occurring affordable housing is important in Hopkins.

# Housing Market Conditions

## Past Trends

Housing values in Hopkins have been traditionally slightly below the overall regional average. In 2016, the median home value was \$204,300, compared to \$220,000 regionally. This reflects the fact that the much of the housing stock is older and smaller compared to conditions in other parts of the region. Like the rest of the region and nation, Hopkins was impacted by the Great Recession (2007-2009), with housing prices bottoming out in 2011. Median housing prices followed a similar pattern to the region as a whole, as shown in the chart below. By 2015, the median sale price finally exceeded the pre-recession level (not adjusted for inflation), a year earlier than the region overall.

Figure B3.12 Median Housing Sales Price 2006-2017



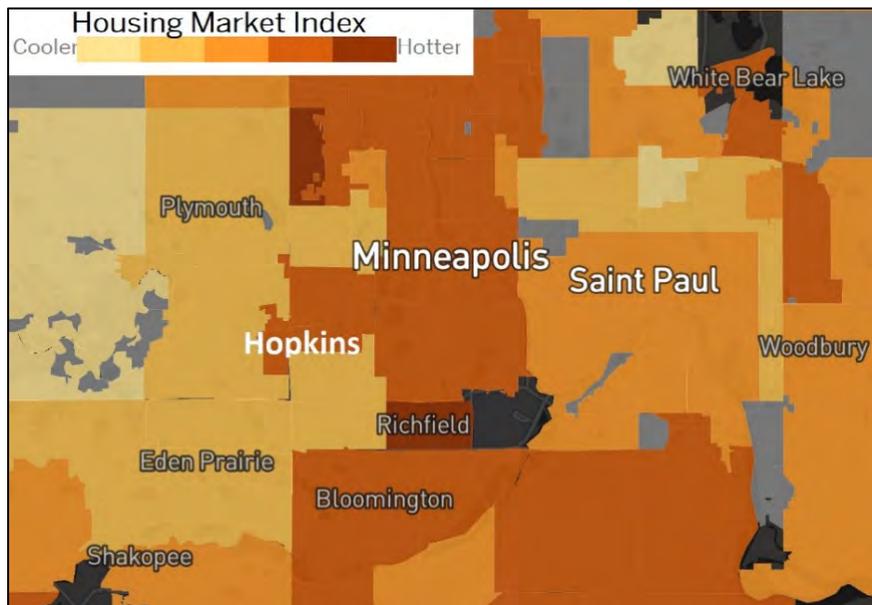
Source: Trulia

## Current Conditions

The Hopkins housing market has been very strong in recent years. The city’s location provides convenient access to major roads, the regional trail system, and the Green Line Extension. The excellent schools, social and cultural amenities, and a walkable historic downtown make Hopkins a desirable community for people to call home.

The Star Tribune prepared a housing market analysis for 2016, comparing all communities in the seven-county metropolitan area that had 100 or more sales. This index and comparison were based on the average price per square foot, average number of days on the market, percent of the list price received by the seller, and the share of all distressed sales (foreclosure and short sale).

**Figure B3.13 Housing Market Analysis 2016**

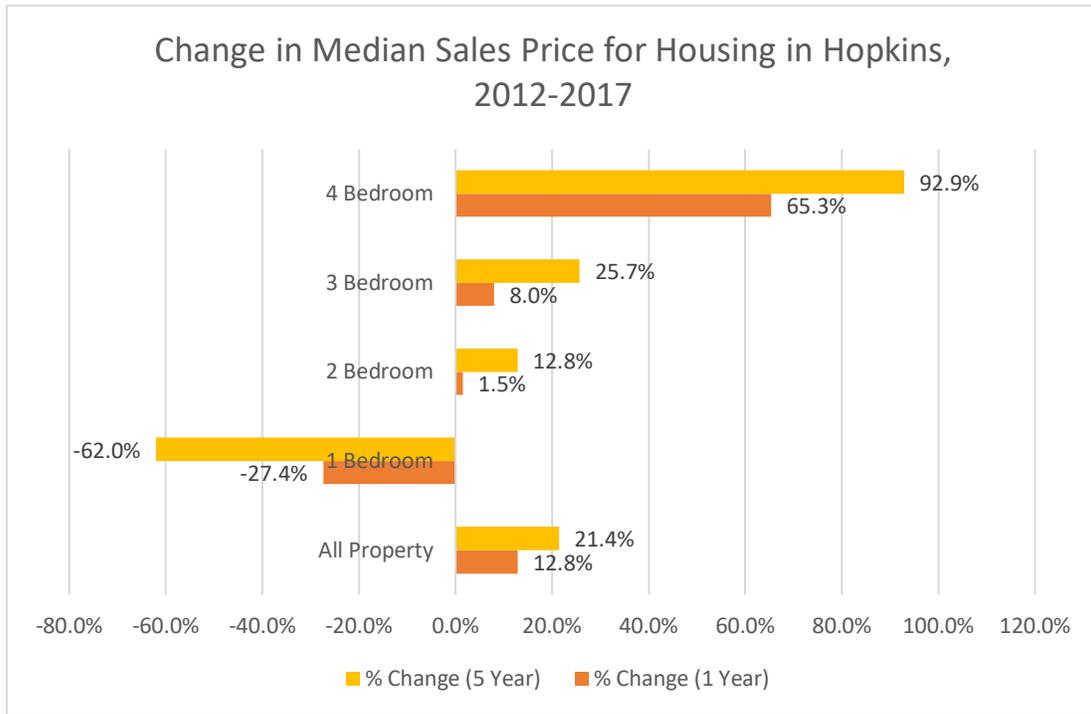


*Source: Star Tribune*

Using these metrics, Hopkins’ housing market is “hotter” than a number of neighboring communities, including St. Louis Park, Golden Valley, Minnetonka, Edina, and Eden Prairie. This reflects (1) steady increases in price per square foot, leading to fewer distressed sales (+18% increase in value/square foot in 2016 from previous 4-year average), (2) relatively short time on the market (averaging 51 days), and (3) high likelihood of selling close to asking price (averaging 98% of original price). Similar status was held by various other developed suburbs, including Richfield (which ranked highest), Crystal, Bloomington, and Fridley. This indicates a high level of demand for housing in these areas relative to supply. It is notable that there was less demand shown in suburbs with higher overall costs of housing – likely related to the fact that there were fewer homebuyers shopping at those price points.

Trulia.com provides more detailed housing market data for median home sale prices for the City of Hopkins, based on observed market trends and housing sales data. As shown in **Figure B3.14**, median home sale prices overall increased 21 percent from 2012 to 2017. The biggest increases in sales prices over the five-year period were for four-bedroom homes. Part of this was driven by declines in the inventory of properties available for sale. The inventory has not returned to pre-recession levels despite increasing demand. One counter trend is for one-bedroom homes, which decreased 62 percent in median sale price between 2012 and 2017. Looking at more recent data, one-bedroom units appear to have increased in value, so this may have been a temporary after-effect of the Great Recession (2007-2009).

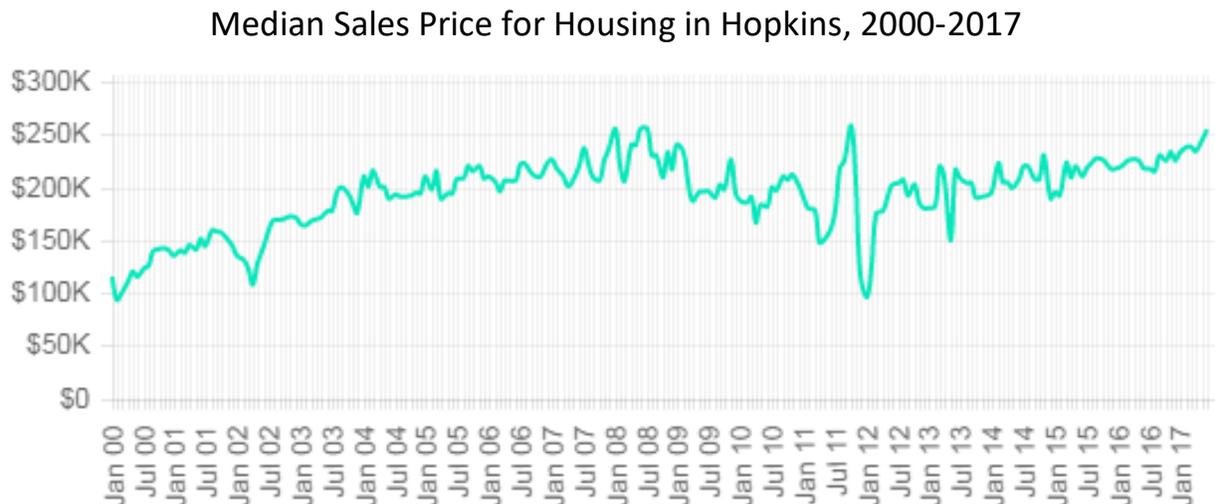
**Figure B3.14 Change in Median Housing Sales Price 2012-2017**



Source: Trulia

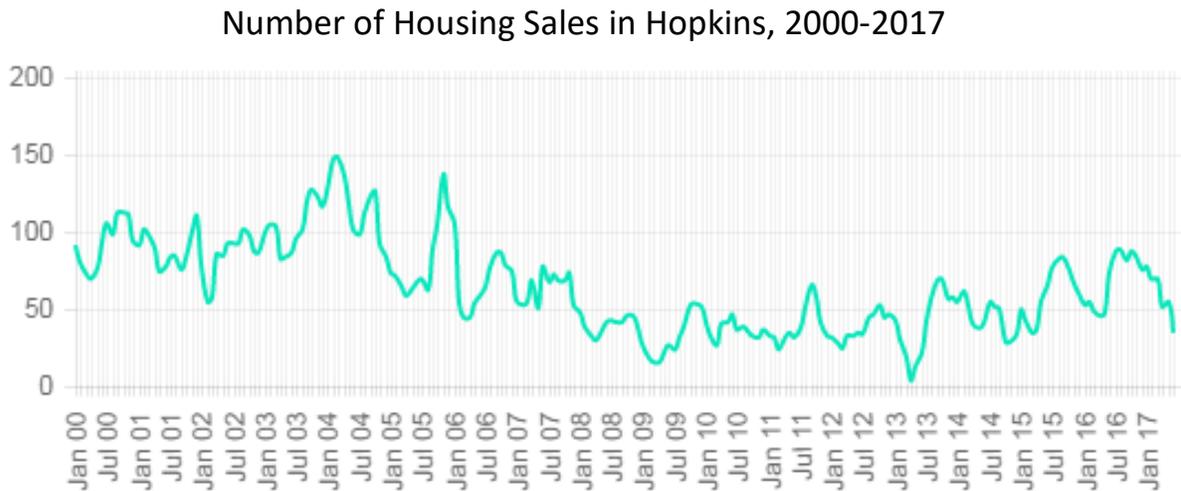
Figures B3.15 and B3.16 show housing sales information from 2000-2017. Looking over the long term, housing prices in Hopkins increased substantially between 2000 and 2017, with a temporary decline from 2009 to 2011. However, the total number of units sold did not increase overall, which reflects the built-out character of the city and the lack of construction of additional homeownership options.

**Figure B3.15 Median Sales Price 2000-2017**



Source: Trulia

**Figure B3.16 Number of Housing Sales 2000-2017**



Source: Trulia

## Demand for Housing

As described in the previous section, the housing market in Hopkins is presently fairly strong. Factors influencing demand for housing in Hopkins include the following:

- **Existing Housing Stock** – The housing market in Hopkins is a reflection of the available housing supply. As it has traditionally been lower cost housing than in surrounding communities, households seeking a reasonably priced option will be attracted to live here. This likely will continue to include young singles and families seeking starter homes, and others at transition points in their lives looking for new housing options.
- **Demographic Changes** – As the overall population in the region ages, there will be more demand for senior housing options. These will tend to support the need for smaller units due to smaller household sizes, including more multi-family options and accessible single-level units. However, the influx of foreign-born residents could lead in the other direction, with larger household sizes and potential interest in multigenerational housing options to house extended family.
- **Market Conditions** – The housing market in Hopkins has been characterized in recent years by strong demand from buyers. Personal preferences toward walkable, service-rich environments have increased the demand for housing in Hopkins, especially near the downtown. This is expected to continue to lead to rising prices, as demand exceeds the supply of units on the market.
- **Availability of Land for Development** – As a fully built-out city, all development in Hopkins will require redevelopment of existing sites. While this may be more complex than developing greenfield sites, the locational advantages of the city due to the proximity to jobs, amenities, and transit outweigh that factor. This is especially true for sites that are currently underutilized, and/or are positioned to have higher value uses than those currently occupying the site, such as targeted areas of development including light rail transit station areas.

## Summary of Existing Housing Needs

Existing housing needs have been identified for Hopkins through 2040 based on the data and analysis provided in the previous sections. These needs are translated into the Housing Goals and Policies outlined in the Built Environment section of the comprehensive plan, as well as on page 24 of this appendix. The tools and strategies to address the goals and needs are described in the housing implementation section beginning on page 25. Existing housing needs include:

- **Affordable housing** – Preservation of existing affordable housing, production of legally binding workforce housing (50-80% AMI) and protection of tenants of affordable housing are important for Hopkins.
- **Housing options** – The diversity of Hopkins presents the need for a variety of quality housing options for various household types and life stages, including active senior housing, market rate multi-family housing, owner occupied housing, and multigenerational and extended family housing, as well as flexibility for alternative options such as housing cooperatives or co-living spaces.
- **Housing maintenance and rehabilitation** – With the vast majority of the housing stock being at least 50 years old, housing maintenance and rehabilitation of both owner occupied and rental housing is critical to retain the quality and safety of the housing as well as the character and livability of Hopkins.

## Projected Housing Needs

### Population and Household Forecasts

In addition to the existing housing needs described in the previous section, forecasts for growth and the future need for affordable housing affect Hopkins' projected housing needs. The Metropolitan Council's forecasts for the growth in population and households are shown in **Table B3.11**.

Table B3.11 – Hopkins Population and Household Forecasts				
	2010 (actual)	2020	2030	2040
Population	17,591	18,971	19,400	19,900
Households	8,366	8,815	9,700	10,000

*Source: Metropolitan Council*

Most of Hopkins new growth in housing will be attributable to redevelopment. Today, there are limited locations in the community where it may be appropriate to allow and encourage housing redevelopment. However, as shown in the section below, these areas are more than adequate to accommodate the planned housing growth in the city. In these locations, the City has indicated its land use intentions through the future land use plan and zoning regulations. In the future, opportunities for housing may be expanded as additional areas are redeveloped. In most cases, future housing construction is expected to be the outcome of private market actions.

## Station Area Forecasts

Among redevelopment sites in the city, the planned Green Line Extension light rail line station areas have the most potential for change, including additional housing or mixed-use development. In 2014, Marquette Advisors conducted a housing study for the Green Line Extension corridor to detail current conditions and project housing needs once the line opens. The recommended new residential development for the three light rail station areas in Hopkins is shown in **Table B3.12**.

In total, the study recommends 1,244 new housing units in the Blake Station Area, 680 new units in the Downtown Hopkins Station Area, and 500 new units in the Shady Oak Station Area. It is anticipated the demand for these units will be split between short term (demand within the next 5 years) and long term (demand extending beyond 10 years). New residential development has already occurred in the Downtown Hopkins and Blake Road station areas, which will help meet the anticipated initial demand.

As can be seen from these numbers, the projected capacity for growth in these station areas is significantly higher than the city’s total forecasted growth through 2040. If the station areas actually reach their growth potential within the planning horizon, a comprehensive plan amendment may be needed to increase overall growth forecasts for the city.

<b>Table B3.12 – Total Recommended New Housing Units by LRT Station Area</b>			
	<b>Rental</b>	<b>Owner</b>	<b>Total</b>
Blake Road	1,140	104	1,244
Downtown Hopkins	630	50	680
Shady Oak*	500	0	500
<b>Total Units</b>	<b>1,703</b>	<b>154</b>	<b>2,424</b>

*Source: SWLRT Housing Gaps Analysis, Marquette Advisors*

*\*The Shady Oak LRT Station Area spans portions of Hopkins and Minnetonka. The recommended housing units are for the entire station area and are not specific to Hopkins.*

## Allocation of Affordable Housing Need

Maintaining and preserving the existing affordable housing supply is a priority for the City of Hopkins. Development of additional affordable housing is supported where appropriate. Housing affordability is also a priority in the Metropolitan Council’s *2040 Housing Policy Plan*. The Metropolitan Council has projected the need for affordable housing for the region as a whole over the upcoming decade and has calculated each community’s share or allocation of the need. A local community’s share of the regional need is based on the following factors:

- Overall projected growth
- Its current supply of existing affordable housing, including subsidized and naturally occurring
- Ratio of low-wage jobs to low-wage earning residents

Hopkins share of the region’s affordable housing need is 197 new units to be developed from 2021 to 2030. **Table B3.13** breaks this down further by level of affordability.

<b>Table B3.13 – Hopkins Allocation of Affordable Housing Need 2021-2030</b>	
At or below 30% AMI	90
From 31 to 50% AMI	51
From 51 to 80% AMI	56
<b>Total Number</b>	<b>197</b>

*Source: Metropolitan Council*

Communities can demonstrate their ability to accommodate their affordable housing allocations by designating adequate vacant or redevelopable land at minimum densities (units/acre) high enough to make affordable housing a viable option. The cost to build per unit decreases as the number of units per acre increases, making the cost per unit more affordable. The affordable housing allocation does not mean the city is required to build this number of affordable units. However, the city must ensure the opportunity for affordable housing development exists by guiding sufficient vacant or redevelopable land for higher densities.

To determine if the city can achieve the identified number of affordable units, it is necessary to identify which future land use designations count towards the affordable housing allocation. According to the Metropolitan Council, any residential future land use designation that has a minimum density of eight units per acre or more will count toward affordable housing allocation calculations. **Table B3.14** features the residential future land use designations for Hopkins and their corresponding minimum units per acre.

<b>Table B3.14 – Affordable Housing Allocation and Residential Future Land Use Designations</b>		
<b>Future Land Use</b>	<b>Minimum Density (units/acre)*</b>	<b>Serve Affordable Housing Allocation?</b>
Estate	1	No
Suburban	2	No
Traditional Urban	5	No
General Urban	4	No
Neighborhood Center	20	Yes
Activity Center (1/4 mile from LRT station)	75	Yes
Activity Center (other locations)	20	Yes
Downtown Center (1/4 mile from LRT station)	75	Yes
Downtown Center (other locations)	20	Yes

*\*Minimum densities are higher within ¼ mile of LRT stations, but the lower limit is sufficient to meet standards. See Appendix B1 for additional guidance on minimum densities.*

As shown in **Table B3.15**, the minimum number of units that could be developed was calculated by multiplying the net developable or redevelopable acres of each applicable future land use category by the minimum units per acre and the percentage of the developable acres expected to be residential. (See Table B1.17 in Appendix B1 for comparison.) Developable acreage does not include unbuildable areas, such as right-of-way, open water, and wetlands. Between 2021 and 2030, the areas that are expected to develop at high densities are anticipated to yield 500 units; therefore, Hopkins has more than enough land to meet its affordable housing allocation for that decade.

<b>Table B3.15 – Development Potential for Affordable Housing Allocation</b>					
<b>Future Land Use</b>	<b>Net Developable Acres</b>	<b>Min % Residential</b>	<b>Net Residential Acres</b>	<b>Minimum Units Per Acre</b>	<b>Units</b>
<b>Total Capacity</b>					
Neighborhood Center	51.4	75%	38.5	20	771
Activity Center (1/4 mile from LRT station)	147.3	75%	110.5	75	8,284
Activity Center (other locations)	54.1	75%	40.6	20	811
Downtown Center (1/4 mile from LRT station)	63.2	60%	37.9	75	2,842
Downtown Center (other locations)	77.0	60%	46.2	20	924
<b>Total</b>	<b>392.9</b>	<b>-</b>	<b>273.7</b>	<b>-</b>	<b>13,632</b>
<b>Planned/Staged from 2021-2030 – Residential Portion Only</b>					
Neighborhood Center	3.3	75%	2.5	20	50
Activity Center (1/4 mile from LRT station)	4.0	75%	3.0	75	225
Activity Center (other locations)	1.7	75%	1.3	20	25
Downtown Center (1/4 mile from LRT station)	4.0	60%	2.4	75	180
Downtown Center (other locations)	1.7	60%	1.0	20	20
<b>Total</b>	<b>14.7</b>	<b>-</b>	<b>10.2</b>	<b>-</b>	<b>500</b>

In addition to the analysis provided above, the Green Line Extension housing gaps analysis determined the recommended number of new housing units in the planned station areas, as shown in **Tables B3.16** and **B3.17**. It is anticipated that the LRT station areas can accommodate a significant amount of affordable units, as well as market rate housing.

<b>Table B3.16 – Recommended New Rental Housing Development by Housing Type</b>						
<b>LRT Station Area</b>	<b>0-30% AMI</b>	<b>30-60% AMI</b>	<b>60-80% AMI</b>	<b>80-100% AMI</b>	<b>100% AMI or More</b>	<b>Total</b>
Blake Road	45	45	40	40	970	1,140
Downtown Hopkins	0	0	110	11	410	630
Shady Oak	0	0	75	75	350	500

*Source: SWLRT Housing Gaps Analysis, Marquette Advisors*

<b>Table B3.17 - Recommended New Ownership Housing Development by Housing Type</b>				
<b>LRT Station Area</b>	<b>Entry Level</b>	<b>Mid-Market</b>	<b>High-End</b>	<b>Total</b>
Blake Road	40	40	24	104
Downtown Hopkins	25	25	0	50
Shady Oak	0	0	0	0

*Source: SWLRT Housing Gaps Analysis, Marquette Advisors*

While the station area recommendations are a useful input into the planning process, they do not represent the city’s commitment to the need to accommodate affordable housing.

### **Summary of Projected Housing Needs**

In order to meet the projected housing needs from the forecasts for population, households, and affordable housing allocation, the City has focused on guiding land that would support moderate and high density housing in the Neighborhood, Activity, and Downtown Centers land use categories. Therefore, the Future Land Use Map reflects minimum densities sufficient to address the city’s total allocation of affordable housing need of 197 units, as described in the previous section.

# Housing Goals and Policies

## **Goal 1: Grow the supply of housing in Hopkins, particularly in targeted areas.**

### **Policies:**

- Support the development of moderate to high density housing in appropriate locations, particularly near commercial nodes and activity centers.
- Develop housing as part of mixed-use transit-oriented development around transit stations.

## **Goal 2: Maintain an inventory of housing that is affordable to low and moderate income households.**

### **Policies:**

- Support preservation, production, and protection of affordable housing units.
- Support programs and initiatives that create long term affordable units.
- Strengthen partnerships with developers, nonprofits, banks and others to create and preserve affordable units.
- Continue to explore public policy that provides protection against tenant displacement.

## **Goal 3: Maintain neighborhoods with a choice of quality housing options, including those that meet a variety of household types and life stages.**

### **Policies:**

- 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.

## **Goal 4: Maintain the quality, safety and character of existing housing stock.**

### **Policies:**

- Continue to enforce existing standards for housing and yard maintenance, including single and multifamily housing, through building codes and other city regulations.
- Support property inspection programs, including rental inspections, to ensure substandard property conditions are addressed.
- Encourage neighborhood groups to organize for voluntary community efforts to support neighborhood livability.
- Protect single family residential areas from the encroachment of incompatible uses and promote the removal of existing incompatible uses.
- Ensure that new housing proposals address building massing, parking locations, access, traffic impacts, landscaping, exterior architectural design, fencing, trash handling, and parking ratios.
- Protect single family homes from demolition, unless demolition is needed to achieve citywide goals.
- Accommodate expansion of ride sharing and delivery by encouraging development of drop off/pick up zones near residential areas.

# Housing Implementation Plan

## Housing Programs and Tools

### *Hopkins Housing and Redevelopment Authority*

The Hopkins Housing and Redevelopment Authority (HRA) is responsible for addressing housing and economic development issues for the City and serves as the governing body for the city's public housing operation.

- **Public Housing:** Public housing offers affordable rental housing for eligible low-income families, the elderly, and persons with disabilities. The U.S. Department of Housing and Urban Development (HUD) administers Federal funds to local housing agencies that manage the housing for low-income residents at rents they can afford. The Hopkins Housing and Redevelopment Authority (HRA) owns and manages Dow Towers, a high-rise public housing building in downtown that has 76 one-bedroom units.

### *City of Hopkins*

To implement its housing goals and policies, the City of Hopkins administers the following programs. Additional programs may be added in the future, as needs and resources are identified.

- **Hopkins Apartment Managers' Association:** The City organizes regular meetings of the Hopkins Apartments Managers' Association (HAMA) with owners, property managers, and other stakeholders operating in the rental housing industry. HAMA includes collaborative, informational meetings that includes updates from the planning and economic development, police, fire, and building inspection departments.
- **Housing Improvement Areas:** Hopkins pioneered the establishment of Housing Improvement Areas (HIAs) through the Housing Improvement Act, which was enacted by the State legislature as part of 1994 Minnesota Session Law. HIAs provide a townhome or condominium association low interest loans to finance improvements to common areas. Unit owners repay the loan through fees imposed on the property, usually through property taxes. Setting up the State's first HIA allowed the City to implement major improvements to Valley Park Condominiums and Westbrooke Patio Homes, reversing a decline in housing quality and stabilizing the neighborhood as a desirable residential area.
- **Rental Licenses and Inspections:** The City requires licenses for all rental properties in the community. The program is designed to ensure all rental properties meet local building and fire safety codes. All rental properties are subject to inspection a minimum of every three years. Inspections include the interior and exterior of the structure, all accessory structures, including retaining walls, fences, and the entire premises (driveways, yard and vehicles).
- **Truth in Housing Program:** Hopkins has an ordinance requiring an inspection prior to the sale or transfer of residential real estate. The inspection is intended to prevent adverse conditions and meet minimum building codes. Sellers are responsible for incurring any costs for the inspection.

The City of Hopkins partners with other organizations and levels of government to provide the following programs and services:

- **Home Energy Squad Visits:** Hopkins partners with the Center for Energy and the Environment to

provide a comprehensive energy evaluation for homeowners from the Home Energy Squad. A consultant evaluates energy saving opportunities and installs energy saving materials. The consultant also performs diagnostic and safety checks. The City pays for one-half the cost of the Home Energy Squad visit, reducing the cost for Hopkins residents.

- Home Remodeling Fair: This annual event is co-sponsored by the cities of Hopkins, Minnetonka, St. Louis Park and Golden Valley and includes free seminars and advice for homeowners related to remodeling and home improvements. Exhibitors include architects, landscapers, building contractors, home products, city inspectors, and financial services, among others.
- Housing Rehabilitation Deferred Loan Program: The Housing Rehabilitation Deferred Loan Program provides funds to homeowners who make up to 80 percent of the area median income (AMI). The funds can be used to make permanent improvements including alterations or repairs to the property that correct defects or deficiencies that affect the safety and habitability of the home. Work can also include upgrading the home's energy efficiency. The loans are deferred with no monthly payments. The program is funded through the City's allocation of federal Community Development Block Grant funds from HUD. As a direct allocation city, these funds are administered through Hennepin County.
- Remodeling Handbook: The handbook assists homeowners in renovating older housing stock in first-ring suburban communities, which was developed in collaboration with a number of inner-ring communities.
- Rental Assistance: Some Hopkins owners participate in the rental assistance programs of Hennepin County and the Metropolitan Council Housing and Redevelopment Authority, and the City serves as a local clearinghouse for information pertaining to rental assistance.

The City of Hopkins has adopted the following housing policies and ordinances:

- Fair Housing Policy: The Fair Housing Policy represents the City's commitment to affirmatively further fair housing. The City will provide meaningful access to fair housing information and referral services and will promote awareness and sensitivity to fair housing issues in its government functions.
- Sale of Affordable Housing-Tenant Protection Ordinance: The ordinance applies to the sale of an affordable rental housing building with three units or more. New owners of affordable housing buildings are required to pay relocation benefits to tenants if the new owner: 1) increases the rent, 2) re-screens existing resident, or 3) implements non-renewals of leases without cause within a three month period following the ownership transfer of the property, and the tenant chooses to move due to these actions.

The goal is to protect low income tenants when there is an ownership transfer of an affordable rental property. The ordinance allows time for residents to work with housing support resources and seek alternative housing if they are facing unaffordable rent increases, new screening criteria requirements, or a thirty-day non-renewal without cause notice to vacate.

These programs, policies, and tools as well other commonly used housing implementation tools which may be useful in implementing the city's approach to housing growth and investment are depicted in **Table B3.18**. This table describes the connection between these tools and the housing goals, needs, and levels of affordability.

**Table B3.18 – Housing Tools and Programs by Comprehensive Plan Goals and Needs**

Program or Tool	Description/Notes	Comprehensive Plan Goals				Housing Need			Affordability Level			
		1: Grow the supply of housing, particularly in targeted areas.	2: Maintain an inventory of housing affordable to low and moderate income households.	3: Maintain neighborhoods with a choice of quality housing options, including meeting the needs of a variety of household types and life stages.	4: Maintain the quality, safety, and character of existing housing stock.	Affordable Housing	Housing Options	Housing Maintenance and Rehab	30% AMI and below	31-50% AMI	51-80% AMI	All Income Levels
<b>Existing HRA Program</b>												
Public Housing	The HRA owns and manages Dow Towers, a 76-unit public housing building.		X	X	X	X			X			
<b>Existing City Tools and Programs</b>												
Hopkins Apartment Managers' Association	The City holds quarterly informational meetings for local owners and managers of rental property.				X							X
Housing Improvement Area	The City created HIAs for Westbrooke Patio Homes and Valley Park Condominiums and will consider the use of HIAs in the future.		X	X	X	X		X	X	X	X	
Rental Licensing & Inspections	Licensed rental properties are inspected at least every 3 years.				X			X				X
Tax Increment Financing	On a case-by-case basis, Hopkins will consider using TIF when projects provide demonstrable public benefits consistent with the Comp Plan and city redevelopment policies.	X	X	X		X	X					X
Truth in Housing Program	Prior to a sale, all residential buildings of 1-4 units must have a truth in housing evaluation.				X			X				X
Zoning and Subdivision Ordinances	The City will consider housing needs as part the 2020 zoning ordinance update. The City will also consider a PUD application for a housing project that meets many City goals.	X	X	X		X	X					X

**Table B3.18 – Housing Tools and Programs by Comprehensive Plan Goals and Needs**

Program or Tool	Description/Notes	Comprehensive Plan Goals				Housing Need			Affordability Level			
		1: Grow the supply of housing, particularly in targeted areas.	2: Maintain an inventory of housing affordable to low and moderate income households.	3: Maintain neighborhoods with a choice of quality housing options, including meeting the needs of a variety of household types and life stages.	4: Maintain the quality, safety, and character of existing housing stock.	Affordable Housing	Housing Options	Housing Maintenance and Rehab	30% AMI and below	31-50% AMI	51-80% AMI	All Income Levels
<b>Tools and Programs-- City Partners with or Provides References to Other Organizations</b>												
Community Development Block Grants	The City typically uses its CDBG funds for the Housing Rehab Deferred Loan Program, but may consider using the funds for other housing needs in the future. A portion of the City's CDBG allocation goes to the Hennepin County consolidated pool, which helps funds organizations that provide housing resources.		X		X	X			X	X	X	
Down Payment Assistance	The City provides referrals to housing support agencies and organizations that provide down payment assistance.		X			X			X	X	X	
Effective Referrals	The City provides referrals to housing support agencies and organizations.		X			X	X		X	X	X	
First time homebuyer	The City provides referrals to first time homebuyer programs and education opportunities.		X	X		X	X					X
Foreclosure Prevention	The City provides referrals to organizations such as the MN Homeownership Center for foreclosure prevention.		X			X						X
Home Energy Squad Visits	The City works with the Center for Energy and Environment and pays 1/2 the costs of energy audits for residents conducted by the Home Energy Squad.				X			X				X

**Table B3.18 – Housing Tools and Programs by Comprehensive Plan Goals and Needs**

Program or Tool	Description/Notes	Comprehensive Plan Goals				Housing Need			Affordability Level			
		1: Grow the supply of housing, particularly in targeted areas.	2: Maintain an inventory of housing affordable to low and moderate income households.	3: Maintain neighborhoods with a choice of quality housing options, including meeting the needs of a variety of household types and life stages.	4: Maintain the quality, safety, and character of existing housing stock.	Affordable Housing	Housing Options	Housing Maintenance and Rehab	30% AMI and below	31-50% AMI	51-80% AMI	All Income Levels
<b>Tools and Programs-- City Partners with or Provides References to Other Organizations, <i>continued</i></b>												
Home Remodeling Fair	Annual remodeling fair with 3 other cities and community education.				X			X				X
Housing Organizations, Partnerships and Initiatives	City staff collaborate and participate in a wide variety of meetings, initiatives, and educational opportunities related to housing.	X	X	X	X	X						X
Housing Rehabilitation Deferred Loan Program	Program for low and moderate income households to make repairs and energy efficiency upgrades. Funded through CDBG and administered by Hennepin County.				X	X		X	X	X	X	
Livable Communities Demonstration Account LCDA and LCDA-TOD	The City will consider applying for, or sponsoring LCDA applications for housing development.	X	X	X		X			X	X	X	
Remodeling Handbook	Plan book that provides guidance on renovating older housing stock.				X			X				X
<b>Existing Policies and Ordinances</b>												
Fair Housing Policy	City's commitment to affirmatively further fair housing by providing information and referrals.		X	X		X						X
Sale of Affordable Housing-Tenant Protection Ordinance	90 day tenant protection period after sale of naturally occurring affordable housing buildings with 3 units or more.		X			X			X	X	X (up to 60% AMI)	

**Table B3.18 – Housing Tools and Programs by Comprehensive Plan Goals and Needs**

Program or Tool	Description/Notes	Comprehensive Plan Goals				Housing Need			Affordability Level			
		1: Grow the supply of housing, particularly in targeted areas.	2: Maintain an inventory of housing affordable to low and moderate income households.	3: Maintain neighborhoods with a choice of quality housing options, including meeting the needs of a variety of household types and life stages.	4: Maintain the quality, safety, and character of existing housing stock.	Affordable Housing	Housing Options	Housing Maintenance and Rehab	30% AMI and below	31-50% AMI	51-80% AMI	All Income Levels
<b>Tools for Consideration</b>												
4d Tax Classification Incentive Program	The City is evaluating the feasibility of implementing a 4d program for housing affordable at or below 60% AMI.		X		X	X			X	X	(up to 60% AMI)	
ADU Ordinance	The City will evaluate the feasibility of an ADU ordinance to provide housing choices as well as affordable housing through the 2020 zoning code update.	X	X	X								X
Affordable Housing Incentive Fund (AHIF)	The City will consider supporting applications to AHIF for affordable housing projects.		X			X			X	X		
Consolidated RFP to Minnesota Housing	The City will consider collaborating and providing information to developers to make their applications to MN Housing more competitive.	X	X	X		X			X	X	X	
HOME Investment Partnership Program	The City will consider supporting an application to HOME to fund activities to build, buy, or rehabilitate affordable housing.	X	X		X				X	X		
Housing Bonds	The City will consider providing conduit tax-exempt bond financing for affordable housing preservation and construction projects.	X	X		X	X			X	X	X	
Inclusionary Zoning	The City will continue to monitor the economics and effectiveness of inclusionary zoning.	X	X			X			X	X	X	

**Table B3.17 – Housing Tools and Programs by Comprehensive Plan Goals and Needs**

Program or Tool	Description/Notes	Comprehensive Plan Goals				Housing Need			Affordability Level			
		1: Grow the supply of housing, particularly in targeted areas.	2: Maintain an inventory of housing affordable to low and moderate income households.	3: Maintain neighborhoods with a choice of quality housing options, including meeting the needs of a variety of household types and life stages.	4: Maintain the quality, safety, and character of existing housing stock.	Affordable Housing	Housing Options	Housing Maintenance and Rehab	30% AMI and below	31-50% AMI	51-80% AMI	All Income Levels
<b>Tools for Consideration, <i>continued</i></b>												
Land Bank Twin Cities and Community Land Trusts	The City will consider collaborating with or referring people to community land trusts and land banks for affordable homeownership options.		X			X			X	X	X	
Low Income Housing Tax Credit Properties	The City will consider supporting applications for the use of LIHTC to develop affordable housing and will consider strategies to assist with the extension of LIHTC properties.	X	X			X			X	X	X	
Private Unsubsidized Affordable Housing	The City will explore strategies to preserve naturally occurring affordable housing and will connect sellers of NOAH buildings with preservation buyers.		X			X			X	X	X	
Project Based Rental Assistance	The City will encourage owners of units with project based subsidies to preserve the affordability and renew after their obligation expiration date.		X			X			X	X	X	
Site Assembly	The City may consider assembling sites for housing development using its HRA.	X	X	X		X	X					X
Tax Abatement	The City will consider tax abatement for housing development projects providing demonstrable public benefits consistent with city redevelopment policies.	X	X	X		X	X					X



# APPENDIX C1: QUALITY OF LIFE

Cultivate Hopkins Comprehensive Plan

APPROVED 11/17/20



# Existing Conditions

This section describes existing conditions related to quality of life in Hopkins.

## Public Services and Facilities

### Police

The Hopkins Police Department consists of 30 licensed, full-time Peace Officers, and 14 dedicated support staff who are committed to working with residents and the business community to improve the quality of life in the community.

The Police Department is responsible for patrol, investigations, outreach and crime prevention in Hopkins. The department provides one investigator to the SW Hennepin Drug Task Force, a multi-jurisdictional unit that conducts investigations of illegal drug activity, and takes part in the SWAT (Special Weapons And Tactics) team, a five-city consortium that trains and responds to high-risk events. It is also part of the Joint Community Police Partnership.

The Hopkins Police Station is located in City Hall at 1010 1st Street South.

Looking at crime statistics over a recent five-year period, the total number of offenses for both violent and non-violent crime have trended downwards – with some exceptions in specific categories.

### Hopkins Crime Statistics

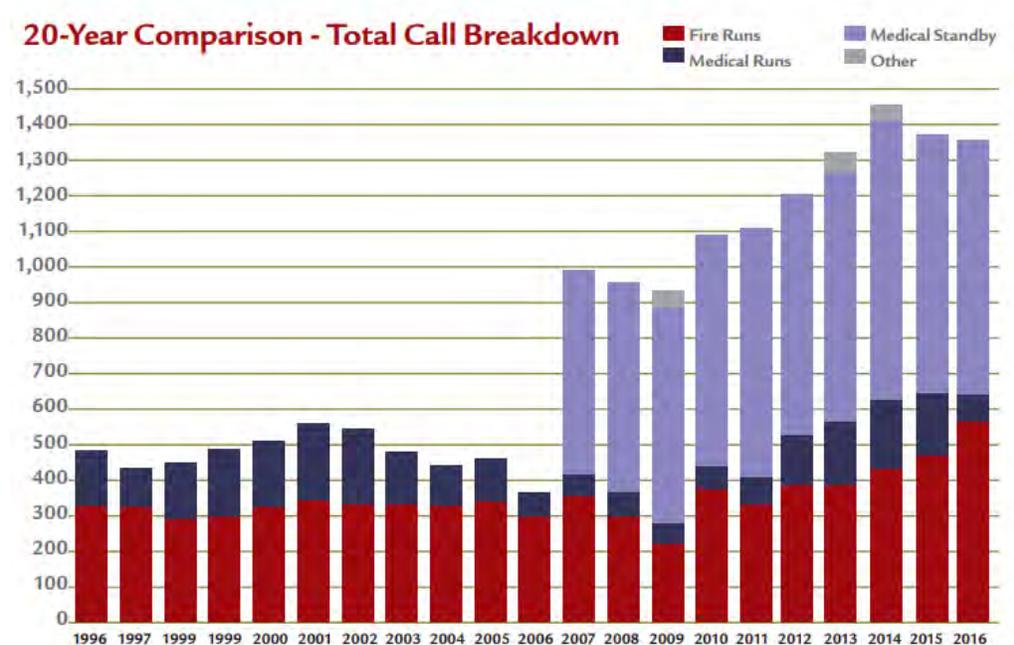
Crime	Major Crimes				
	2016	2015	2014	2013	2012
<b>Part 1 Offenses</b>					
Homicide	0	0	1	0	0
Rape	12	12	8	5	10
Robbery	15	10	12	10	14
Aggravated Assault	24	27	20	20	20
Burglary	65	65	95	75	87
Larceny-Theft	336	291	358	376	334
Auto Theft	18	32	33	38	44
Arson	6	6	2	0	0
<b>Part 1 Total</b>	<b>476</b>	<b>443</b>	<b>526</b>	<b>524</b>	<b>509</b>
<b>Part 2 Offenses</b>					
Assault	125	141	130	116	128
Forgery / Counterfeiting	12	23	22	25	22
Fraud	91	91	80	70	56
Embezzlement	0	0	0	0	0
Stolen Property	7	8	12	8	14
Vandalism	139	154	183	179	176
Weapons	10	6	9	5	6
Prostitution	0	0	2	2	2
Criminal Sexual Conduct	15	4	11	11	8
Narcotics	102	96	97	111	158
Gambling	0	0	0	0	1
Family/Children	7	4	6	5	7
DUI (all codes)	103	113	98	66	122
Liquor Violations	11	21	20	49	56
Disorderly Conduct	61	33	40	56	63
Other Offenses (except traffic)	132	174	131	127	195
<b>Part 2 Total</b>	<b>815</b>	<b>868</b>	<b>841</b>	<b>830</b>	<b>1,014</b>
<b>Total Crimes</b>	<b>1,291</b>	<b>1,311</b>	<b>1,370</b>	<b>1,354</b>	<b>1,523</b>

Source: City of Hopkins website

## Fire

The Hopkins Fire Department provides fire and emergency response services citywide. They respond to fires and fire threats, medical calls and crashes, and assistance with police calls when additional equipment is needed. In addition to fire and medical calls, the Hopkins Fire Department provides weather stand-by at the fire station and responds to incidents resulting from severe weather. It also responds to missing persons and hazmat incidents, including gas spills, leaks and carbon monoxide alarms. It also provides education and prevention services, including a wide range of community events, and participates in emergency management preparation initiatives.

Fire calls have fluctuated over the past 20 years – with some recent increases in total number of fire related calls. In 2007, the overall call number increased substantially when the Fire Department took on an expanded role in assisting with medical calls.



Source: City of Hopkins website

## Emergency Management

The Fire Department works with the Police Department, Hennepin County Emergency Management, and others public safety agencies in the region and state to prepare for and respond to emergencies. The City maintains an Emergency Operations Plan that meets state and federal requirements. Potential threats that are addressed may include dam breakage, extreme heat, fires, flooding, hazardous materials spills, infectious disease outbreaks, thunderstorms, tornadoes and winter storms, acts of terrorism or other human-made disasters. Residents of Hopkins are notified of a crisis through the City's Code Red Emergency Notification System.

In Hopkins, they are assisted by the Community Emergency Response Team (CERT). The CERT Program consists of a group of volunteers who have been trained to assist with basic disaster response such as fire safety, light search and rescue, team organization and disaster medical operations. Participation requires 24 hours of instruction and basic eligibility requirements, including Hopkins residency.

## Social Services

Hennepin County’s Human Services and Public Health Department’s (HSPHD) West Suburban regional human services center is located at 1011 1<sup>st</sup> Street South in Hopkins. Like all the other regional human service centers, this center provides access to the full range of financial, social, and public health services Hennepin County offers, including medical, emergency, child care and food assistance, child support, and homeless services. It is open during business hours on weekdays, and attracts people from throughout the western suburbs. Ways in which these centers assist people include:

- Apply for food support
- Apply for Medical Assistance
- Address homelessness
- Deal with utility shut-offs, evictions and other emergencies
- Get support for seniors in their homes
- Learn about early childhood programs
- Support people with disabilities
- Improve mental health or chemical health

The West Suburban center has an onsite partnership with ResourceWest. ResourceWest is a nonprofit agency that serves low-income families and individuals living in the west metro. Their mission is to provide services that help stabilize families and ultimately help build healthier communities. Services include:

- Information and Referral Service
- Social Services Program (Licensed Social Worker) – Spanish and Somali speaking to provide more in-depth support.
- Assistance with Resumes and Online Job Applications
- Back-to-School (School Supply Drive)
- Winter Warm Wear (Winter Outer Wear Clothing Drive)
- Toy Chest (Holiday Gift Drive)
- Free Fax, Copier, and Phone Use (With some guidelines)



ResourceWest also provides referrals and connections through a variety of partners. Partners include the City of Hopkins, Hopkins Public Schools, Hennepin County, Intercongregation Communities Association, HousingLink, Community Action Partnership of Suburban Hennepin, Reach and Restore, and various other local and statewide organizations. ResourceWest notes that Hopkins city staff, police, and fire departments all regularly refer residents to them.

Furthermore, ResourceWest hosts a couple additional organizations:

- Prepare+Prosper – provides assistance with tax preparation and other financial services

- Portico Navigator – provides assistance with eligibility and enrollment in affordable health care coverage

## Property Standards

Property standards in Hopkins are enforced through the Inspections Department, a division of the Community Services Department. Responsibilities include:

- **Building Inspections.** The Building Code Inspection program inspects all new or remodeled buildings to ensure they meet state building code. This includes plan review, permit issuance, inspection of construction phases and issuance of certificate of occupancy.
- **Fire Inspections.** The Fire Code Inspection program inspects existing buildings periodically to ensure they are maintained in accordance with the safety standards of the state fire code. A percentage of commercial and large multiple residential buildings are inspected yearly.
- **Mechanical and Plumbing Inspections.** The Heating and Plumbing Code Inspection program inspects new and remodeled buildings for heating and plumbing compliance.
- **Property Maintenance Inspections.** Inspects all existing buildings periodically to ensure they are maintained within the city housing code. Rental properties are inspected a minimum of once every three years and homes being sold are inspected as part of the truth-in-housing program.
- **Environmental Health Inspections.** Inspections are contracted out to a health inspector to make regular inspections of restaurants, food establishments and public pools.

## Facilities and Infrastructure

The Public Works Department in Hopkins is responsible for maintaining the City's infrastructure, buildings, equipment and open space, and for providing services to meet other essential needs of the City. This is managed through six divisions:

- **Building & Equipment Services.** Maintains and repairs all City buildings, City vehicles, and equipment.
- **Engineering.** The division is responsible for assuring the City's infrastructure development and construction projects exceed the highest standards and meet all regulations. It also acts as the primary liaison to consultants involved with construction projects.
- **Parks & Forestry.** Maintains all areas of developed parks and grounds adjacent to public buildings and right-of-ways, including seeding, fertilizing and mowing of grass. Other areas of responsibilities include maintenance of all athletic fields, playgrounds, Shady Oak Beach, trails, open skating and hockey rinks, and trash removal from all parks.
- **Refuse & Recycling.** Provides weekly automated refuse collection for residents, as well as recycling coordination for contract collection and recycling awareness campaigns. It also provides bulk item pickup for larger items on a call-in basis (plus two drop off events per year), yard waste and leaf collection weekly mid-April through November, and brush pick up on a call-in basis throughout the year (plus free events).
- **Streets & Traffic.** Provides maintenance and snow and ice removal for 55 miles of streets, 30

miles of alleys and 10 parking lots (including the parking ramp). Maintenance includes activities such as sweeping, patching, seal coating and curb repair. The division also repairs street lighting, City traffic signs and signals, and sidewalks.

- **Water & Utilities.** Maintains the City's water system. Provides maintenance and repairs to the City's sanitary sewer lift station system, sewers, and manholes. Maintains all storm sewer lines and storm inlets to assure adequate run-off, and monitors creeks and ditches to control storm water, weeds, and pollution.

## Education

### Library

According to the Hennepin County Library website, library service in Hopkins community was first established in 1912 by the Women's Improvement League, in space set aside in City Hall. The library was moved first to the historic Dow House in 1948 and then to a vacant restaurant in 1963. The library opened in its current location on 11<sup>th</sup> Avenue North in 1968. It has since been renovated in 2002 and 2015. Currently, the library features art at the library, computers and technology, homework help tutoring for K-12 students, collections of books in different languages, and meeting rooms.



### Schools

The City of Hopkins is served by the Hopkins School District. With an enrollment of around 7,200 students, it serves the entirety of the city. In addition, it serves students in portions of Minnetonka, Golden Valley, Eden Prairie, Edina, Plymouth, and St. Louis Park.

The district includes six elementary schools, one magnet Chinese immersion school, two junior high schools and one high school. All but three of these schools are located outside of Hopkins.

- Alice Smith Elementary, 801 Minnetonka Mills Road, Hopkins
- Eisenhower Elementary, 1001 Highway 7, Hopkins
- Gatewood Elementary, 14900 Gatewood Drive, Minnetonka
- Glen Lake Elementary, 4801 Woodridge Road, Minnetonka
- L.H. Tanglen Elementary, 10901 Hillside Lane, Minnetonka
- Meadowbrook Elementary, 5430 Glenwood Avenue, Golden Valley

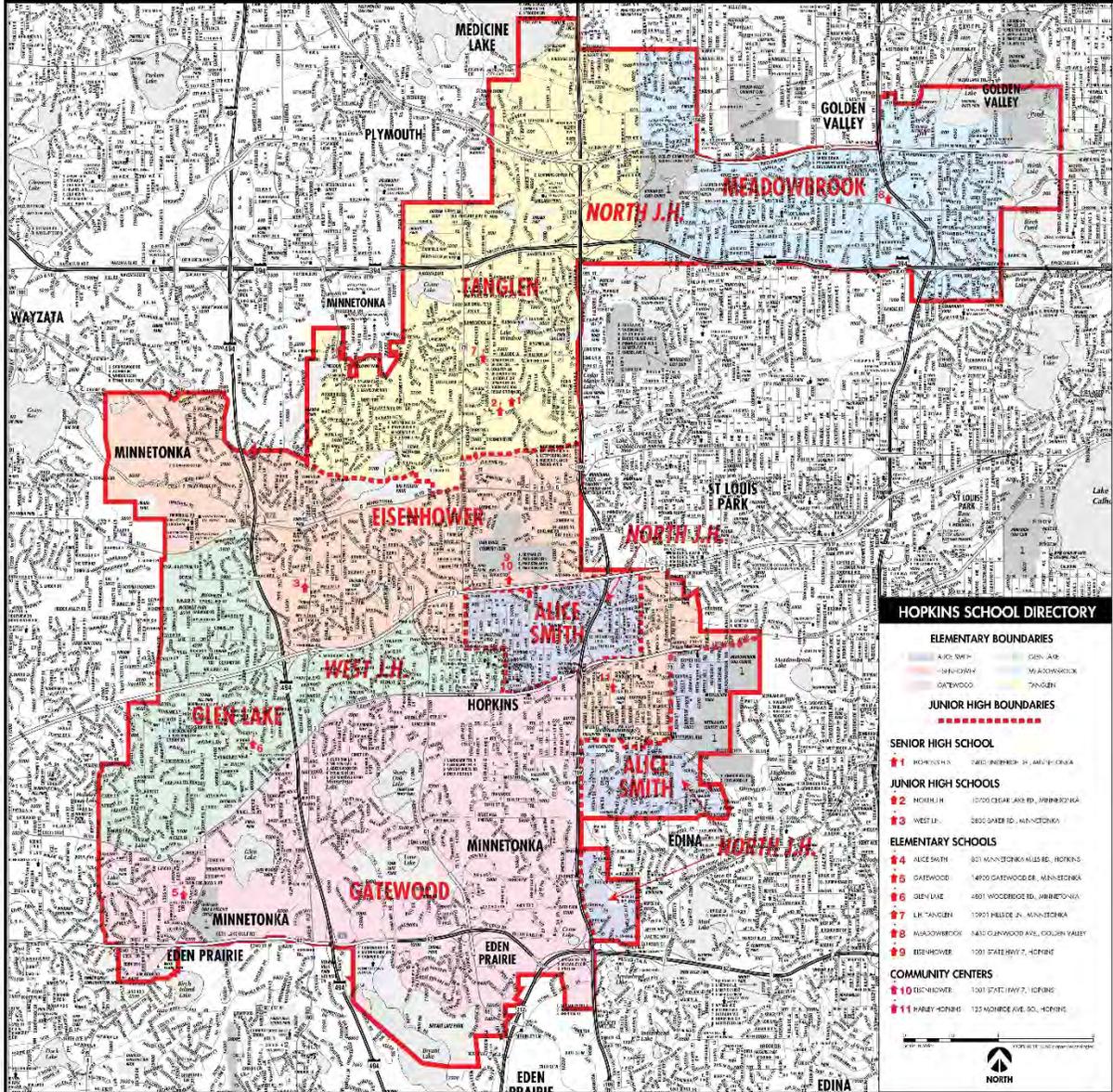
- XinXing Academy, 1001 Highway 7, Hopkins
- Hopkins North Junior High, 10700 Cedar Lake Road, Minnetonka
- Hopkins West Junior High, 3830 Baker Road, Minnetonka
- Hopkins High School, 2400 Lindbergh Drive, Minnetonka

In addition, the school district offers early childhood and preschool programs, adult and child community education programs, and various programs for people with disabilities.

The city also has several private schools, including:

- St. John's Catholic School, 1503 Boyce Street, Hopkins
- The Blake School, 110 Blake Road South, Hopkins

# HOPKINS PUBLIC SCHOOLS



## DEMOGRAPHICS

- 9% of students speak a language other than English as their first language
- 14% of students qualify for special education services
- 37% of students qualify for Free and Reduced Price Lunch

## OUR STUDENT POPULATION

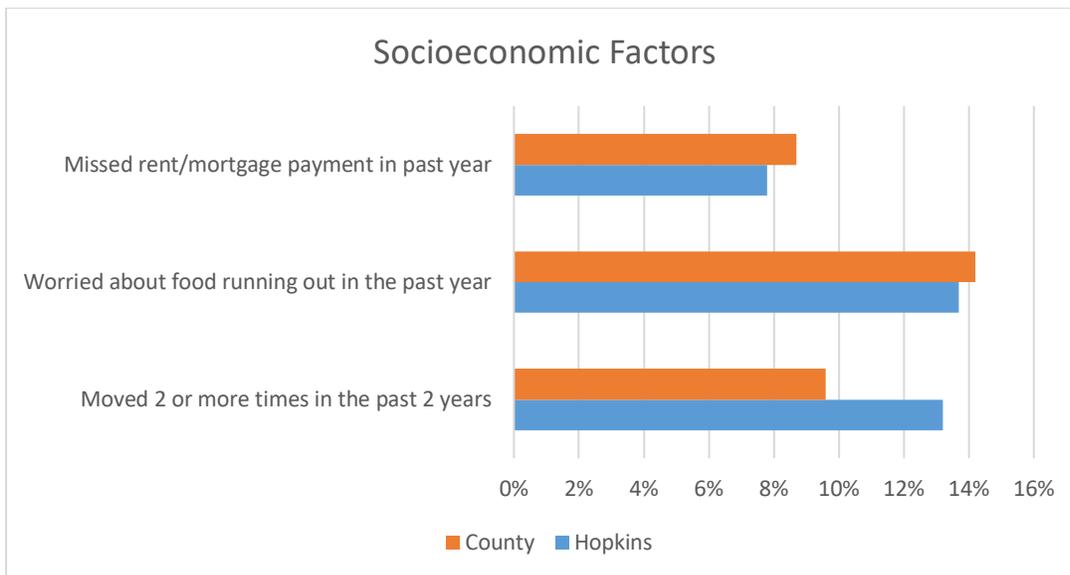
- 55% White
- 21% Black
- 10% Hispanic
- 7% Asian/Pacific Islander
- 6% Two Or More Races
- 1% American Indian



## Economic Opportunity

Socioeconomic factors are stresses on a number of area residents. According to the SHAPE survey, over 12% worried about running out of money for food sometime in the previous year. A similar percentage dealt with either frequent moves or missing rent/mortgage payments.

Food security in Hopkins is an important consideration for Hopkins residents. The ICA Food Shelf is a social services agency serving Hopkins, Minnetonka, Excelsior, Shorewood, Deephaven, Greenwood, and Woodland, Minnesota. The food shelf estimates that 55% of their clients come from Hopkins. Based on that, they estimate that around 18% of Hopkins residents at least occasionally use the food shelf.



Source: 2010 Hennepin County SHAPE Survey

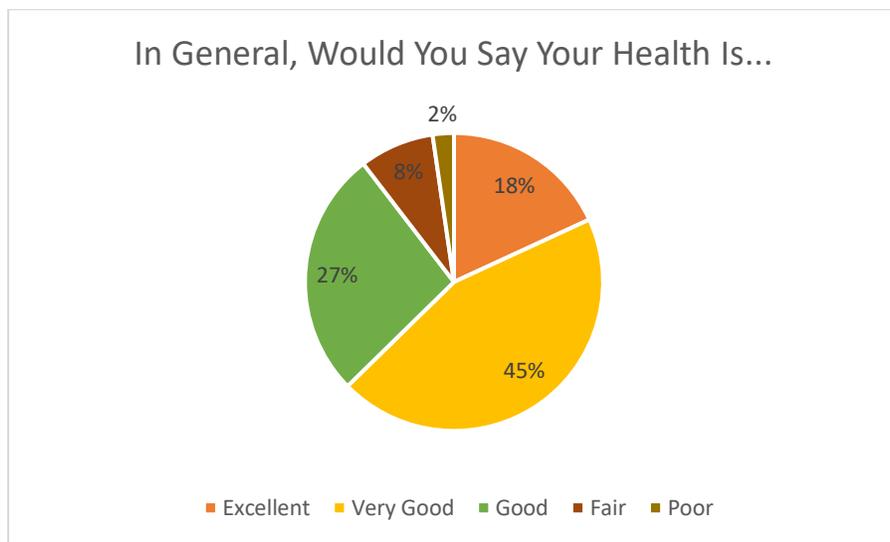
More information on economic impacts and opportunities can be found in **Appendix E1**.

## Public Health

### Overall Health

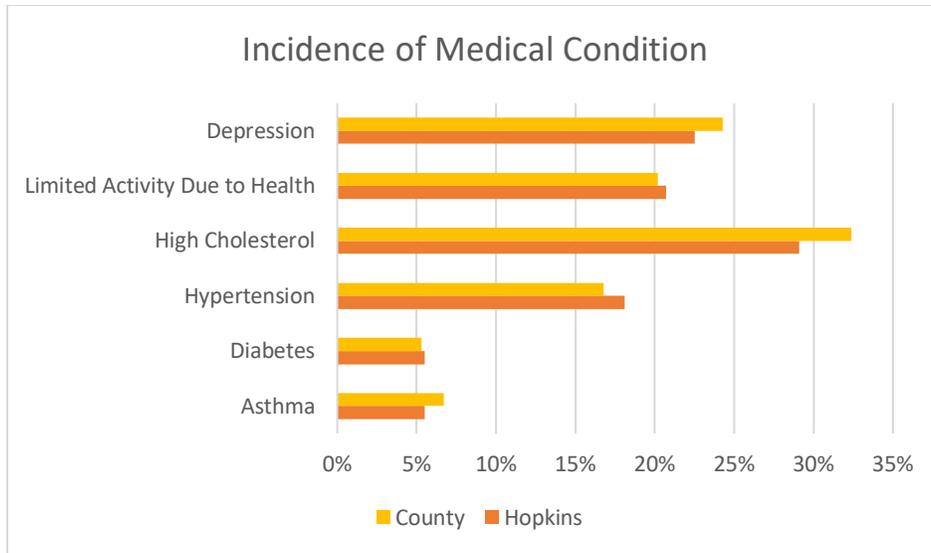
The Adult Survey of the Health of All Populations and the Environment (SHAPE) survey is administered in Minnesota every four years since 1998. This anonymous survey asks questions about health, diet, exercise, lifestyle, and access to health care. The Hennepin County SHAPE study reports Hopkins in a group called Western Suburbs – Inner Ring, which combines results from Hopkins and St. Louis Park. This information is mostly from the 2010 SHAPE, the most recent available with this level of detail.

Most of the adult respondents (90%) classified their health as “good” or better. Only about 2% indicated they were in poor health.



*Source: 2010 Hennepin County SHAPE Survey*

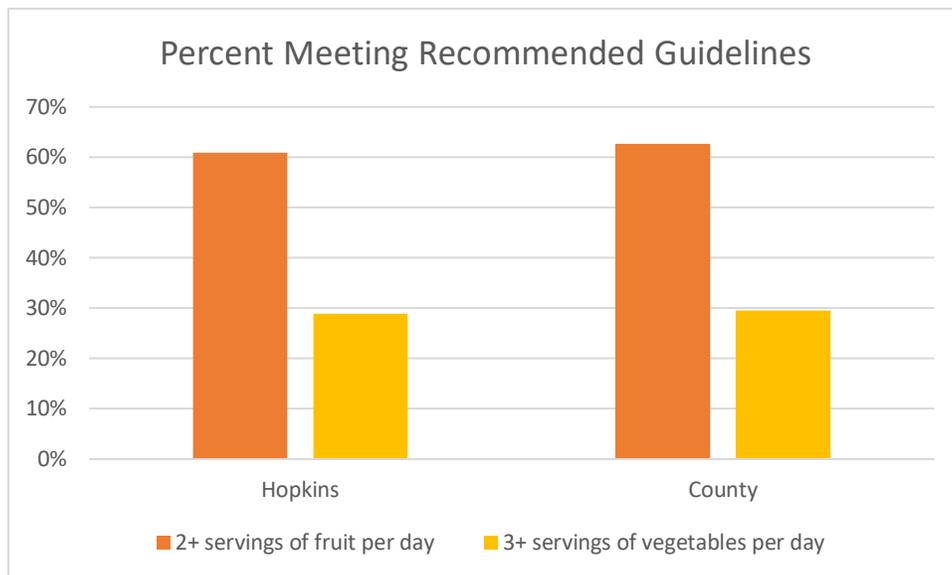
The incidence rates of various common medical conditions in Hopkins adults were similar to countywide averages.



Source: 2010 Hennepin County SHAPE Survey

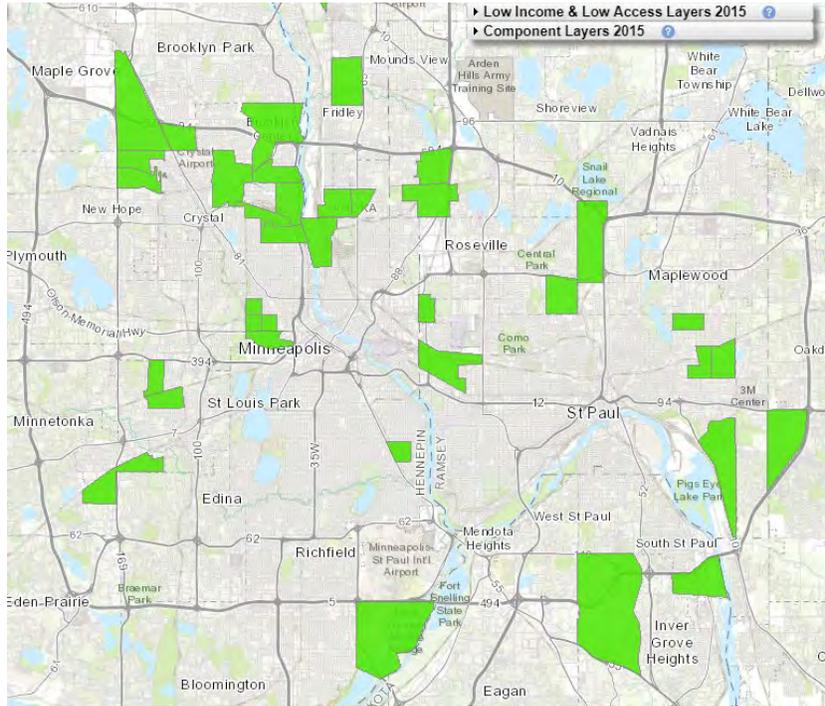
### Healthy Food

According to the SHAPE survey, in terms of nutrition guidelines, there is some room for improvement. The majority of adults met the standard for fruit consumption, but not for vegetables. However, it was not significantly worse than the county as a whole.



Source: 2010 Hennepin County SHAPE Survey

In 2015, the United States Department of Agriculture did an analysis to determine location of food deserts – defined as areas where a significant number of low income residents live without proximity to a major grocery store. In urban areas, that is defined as living more than one mile from a major store (10 miles in rural areas). The Census tract south of the railroad tracks in Hopkins was defined as a food desert by these criteria.

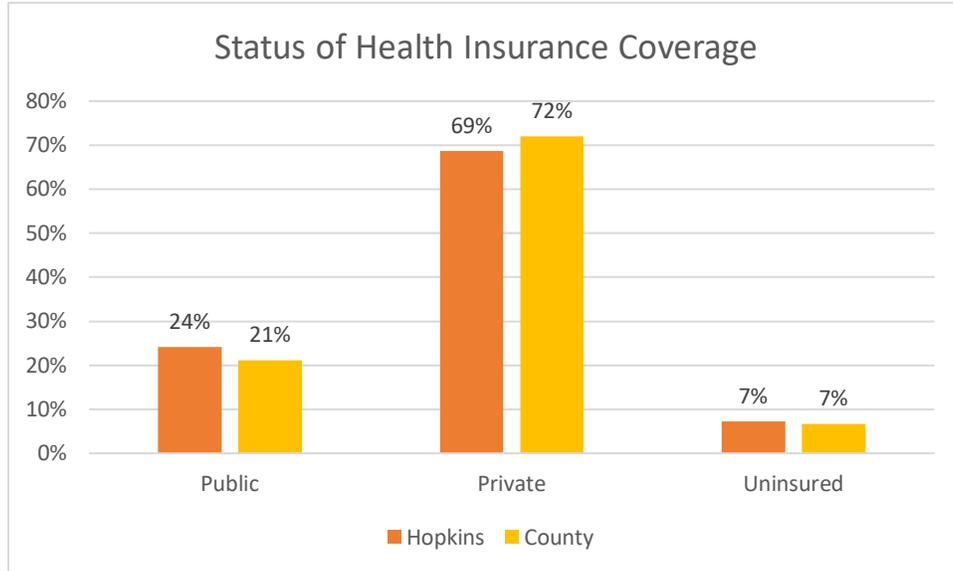


Source: United States Department of Agriculture

In terms of access to clean water, the City's public water supply system has always remained in full compliance with all state and federal drinking water regulations. Water samples are routinely collected and analyzed by City staff for chemical composition and bacterial contamination by the Minnesota Department of Health as required under the Minnesota Public Water Supply Program and the Environmental Protection Agency's Safe Drinking Water Act.

## Access to Healthcare

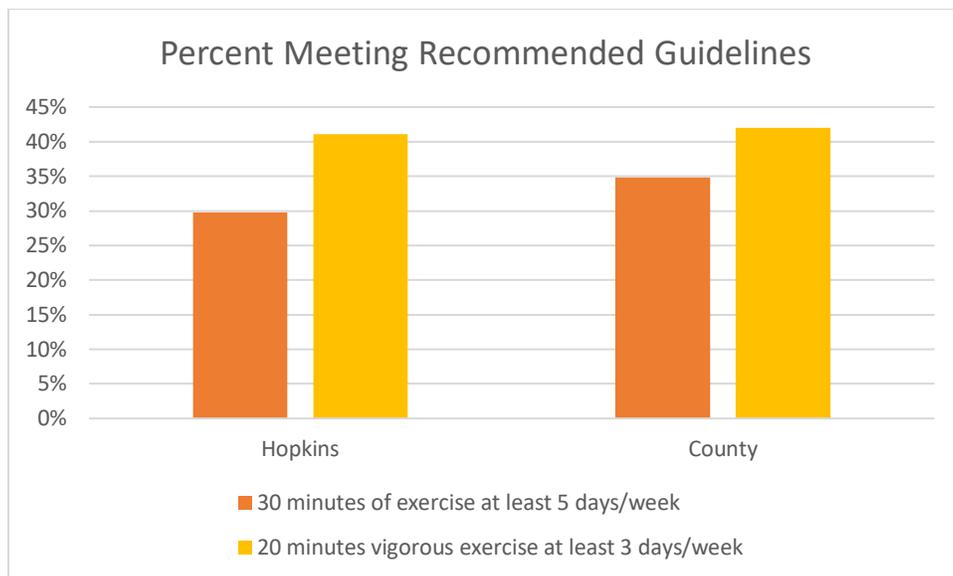
According to the SHAPE survey, around 7% of adults indicated that they did not have health insurance. This has declined in recent years due to presence of national affordable health care coverage programs.



Source: 2010 Hennepin County SHAPE Survey

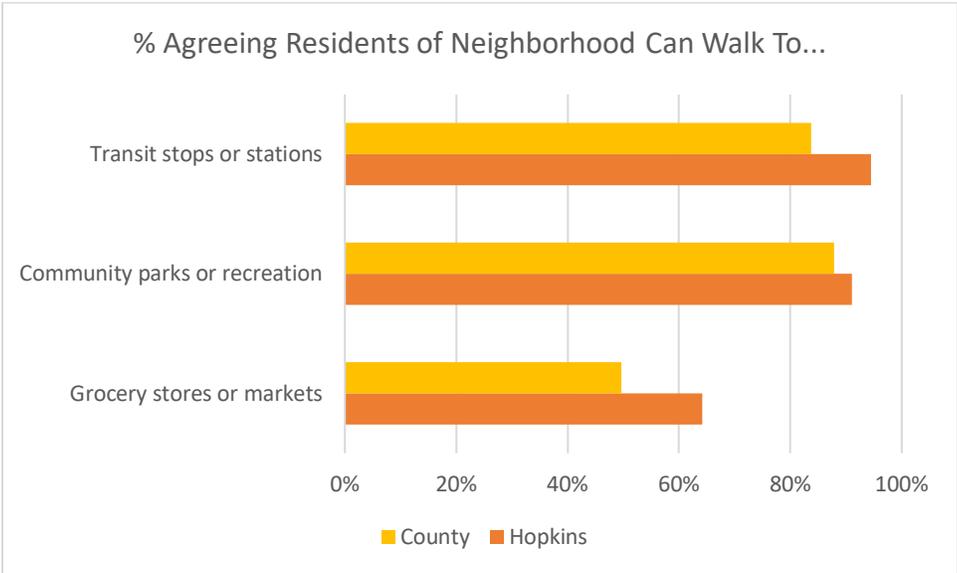
## Active Living and Physical Activity

According to the SHAPE survey, the majority of adult respondents did not meet recommended activity guidelines for exercise on a weekly basis. Hopkins responses were slightly worse than countywide.



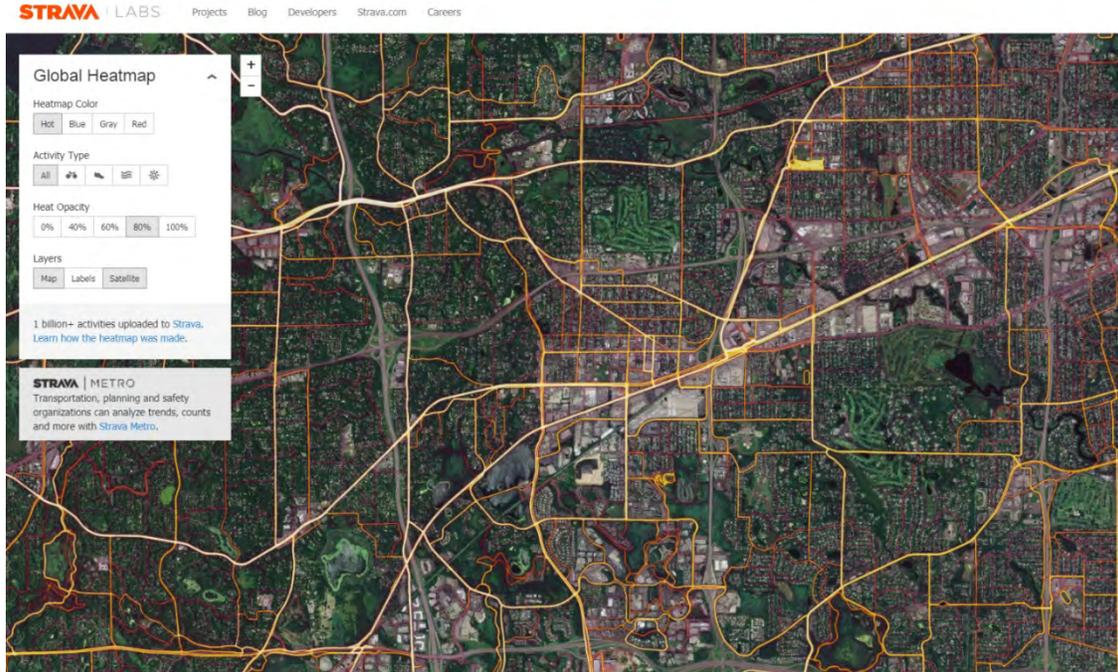
Source: 2010 Hennepin County SHAPE Survey

However, most residents agree that they live in reasonably walkable areas, with a majority indicating walkability to grocery stores, parks, and transit. Rates are higher than Hennepin County as a whole.



Source: 2010 Hennepin County SHAPE Survey

A measure of physical activity levels provided by activity tracker Strava shows that Hopkins is a regional hub for bicycle and pedestrian routes. The heat map below (with white being the “hottest”) shows the pattern of travel, particularly on regional trail connections and Downtown streets.

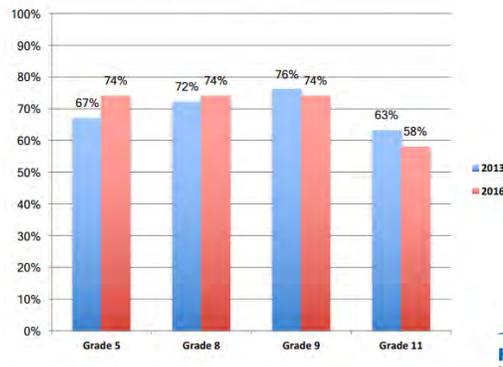


Source: Strava

In contrast with adults, most Hopkins students surveyed in the Minnesota Study Survey (MSS) report being physically active, though the rate declines as students get older, perhaps due to competing demands on their time.

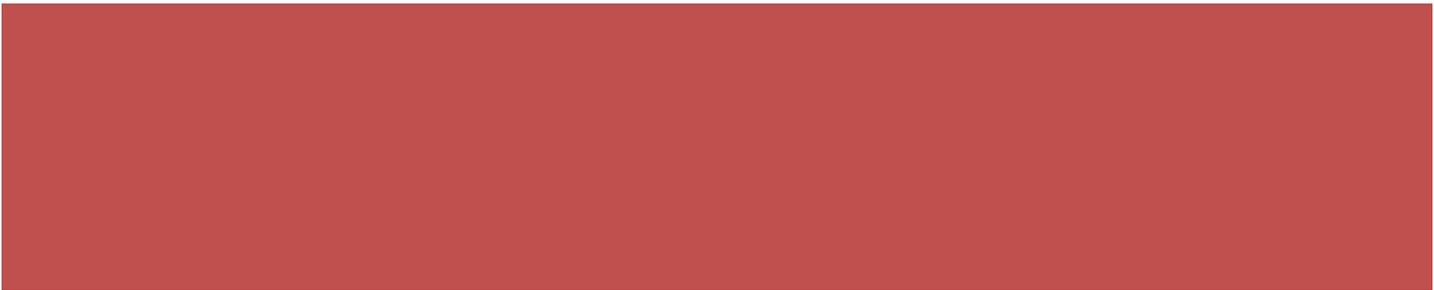
## Physical Activity

Hopkins Students Reporting Being Physically Active for AT LEAST 60 MINUTES PER DAY on 3 or More Days in the Past 7 Days, 2013 and 2016



Source: Hopkins Public Schools





# APPENDIX C2: SENSE OF COMMUNITY



Cultivate Hopkins Comprehensive Plan

APPROVED 11/17/20

# Existing Conditions

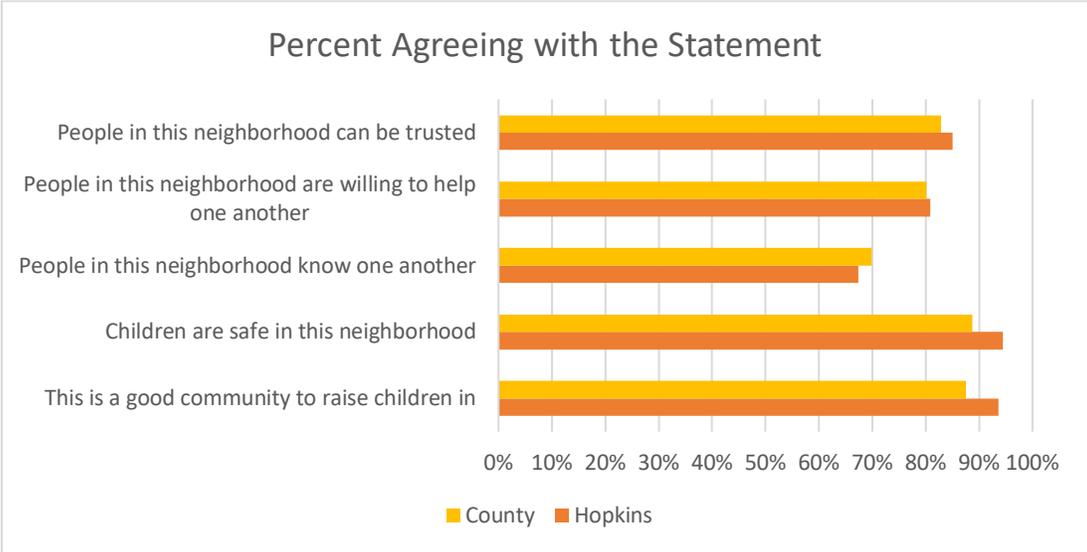
This section describes existing conditions related to the sense of community in Hopkins.

## Community Connections

### Social Connectedness and Belonging

The Adult Survey of the Health of All Populations and the Environment (SHAPE) survey is administered in Minnesota every four years since 1998. This anonymous survey asks questions about health, diet, exercise, lifestyle, and access to health care. The Hennepin County SHAPE study reports Hopkins in a group called Western Suburbs – Inner Ring, which combines results from Hopkins and St. Louis Park. This information is mostly from the 2010 SHAPE, the most recent available with this level of detail.

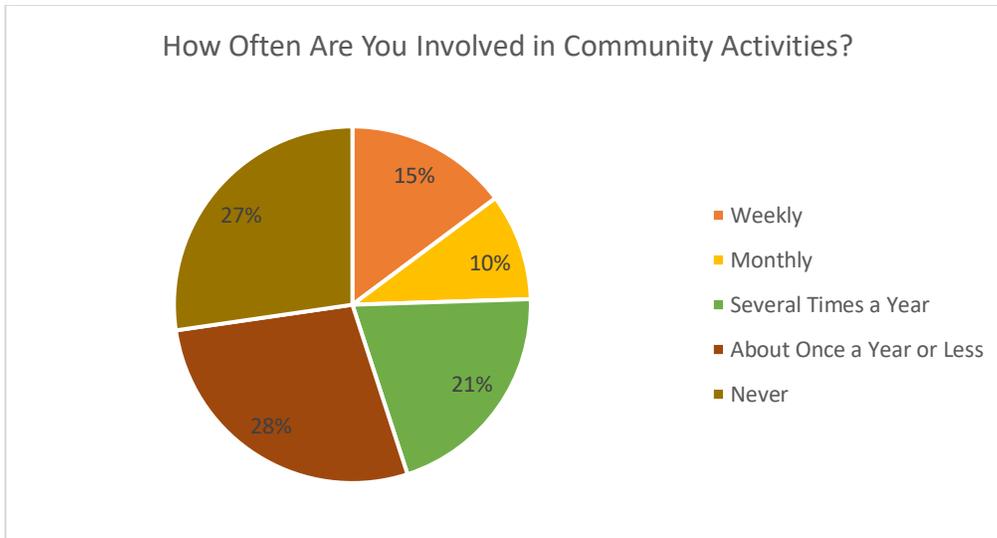
According to the SHAPE survey, people largely have positive associations with their neighborhoods, with the majority indicating that neighborhoods are trustworthy and helpful, and that it is a good place to raise children. Conversely, about 13% agreed that people in their neighborhood were afraid to go outside at night due to violence, and 6% thought that gangs were a serious issue in their neighborhood.



Source: 2010 Hennepin County SHAPE Survey

### Community Involvement and Participation

According to the SHAPE survey, around half of the Hopkins respondents indicated that they had some regular participation in community activities, while the other half did not.



Source: 2010 Hennepin County SHAPE Survey

## Public Spaces

There are a variety of public spaces in Hopkins that can be rented for public and private community events. Spaces managed by the City of Hopkins are included in the table below.

Name of Space	Building/Location	Recommended Group Size	Availability	Suggested Uses
Freight Room	The Depot Coffee House	95-95	Year-round	Birthday Parties, Private Concerts, Graduation Parties, Baby Showers, Wedding Reception
Jaycees Studio	Hopkins Center for the Arts	128-200	Year-round	Reception, Meeting, Open House, Training Session, Luncheon, Memorial Service
Indoor Turf Field	Hopkins Pavilion	30-300	March - mid-May	Baseball/softball practices, Rugby, Soccer, Lacrosse, Football Practices, Birthday Parties
Indoor Ice Arena	Hopkins Pavilion	30-300	September - February	Ice Skating, Birthday Party, Fundraiser, Hockey Practice
Dry Floor Pavilion	Hopkins Pavilion	100-500	mid-May - August	Antique Sale, Flea Market, Large Events, Trade Show
Conference Room	Hopkins Pavilion	10-Aug	Year-round	Meeting
Room 201/Room 202	Hopkins Pavilion	20-35	Year-round	Meeting, Class, Small Party
Multipurpose Room	Hopkins Pavilion	50-90	Year-round	Meeting, Class, Small Banquet

(Room 203A&B)				
Room 203A	Hopkins Pavilion	20-Aug	Year-round	Meeting, Class, Small Party
Room 203B	Hopkins Pavilion	30-70	Year-round	Meeting, Class, Small Banquet
Conference Room	Hopkins Center for the Arts	13-Oct	Year-round	Meeting, Small Class, Birthday Party
Community Room	Hopkins Center for the Arts	72-90	Year-round	Reception, Presentation, Meeting, Wedding/Baby Shower, Luncheon, Anniversary Party
Dance Studio	Hopkins Center for the Arts	20-Jun	Year-round	Dance Class, Private Practice, Rehearsal
Theater	Hopkins Center for the Arts	150-715	Year-round	Recital, Performance, Training Session, Awards Ceremony, Lecture, Sales Presentation
Arts Classroom	Hopkins Center for the Arts	24-Dec	Year-round	Arts/Craft Class
Gym - full	Hopkins Activity Center	60-200	Year-round	Basketball, Volleyball, Wedding/Anniversary/Birthday/Retirement Events, Meetings, Dinners, Dances
Gym - north	Hopkins Activity Center	20-100	Year-round	Pickleball, Anniversary/Birthday/Retirement Events, Meetings, Dinners, Dance, Fitness Activities
Gym - south	Hopkins Activity Center	20-100	Year-round	Pickleball, Anniversary/Birthday/Retirement Events, Meetings, Dinners, Dance, Fitness Activities
Computer Lab	Hopkins Activity Center	8-Feb	Year-round	Computer Training, Small Meeting
Harmony Hill	Hopkins Activity Center	30-Apr	Year-round	Crafts and Art Activities, Meeting, Training
Library	Hopkins Activity Center	8-Feb	Year-round	Study, Small Meeting
Raspberry North	Hopkins Activity Center	Aug-32	Year-round	Small Reception/Party/Luncheon Events, Classroom, Training, Meeting
Raspberry South	Hopkins Activity Center	12-Apr	Year-round	Classroom, Training, Meeting
Picnic Shelter	Burnes Park	25-60	May - September	Family Reunion, Picnic, Company Gathering, Neighborhood Party
Picnic Shelter	Central Park	25-60	May - September	Family Reunion, Picnic, Company Gathering, Neighborhood Party
Picnic Shelter	Valley Park	25-60	May - September	Family Reunion, Picnic, Company Gathering, Neighborhood Party

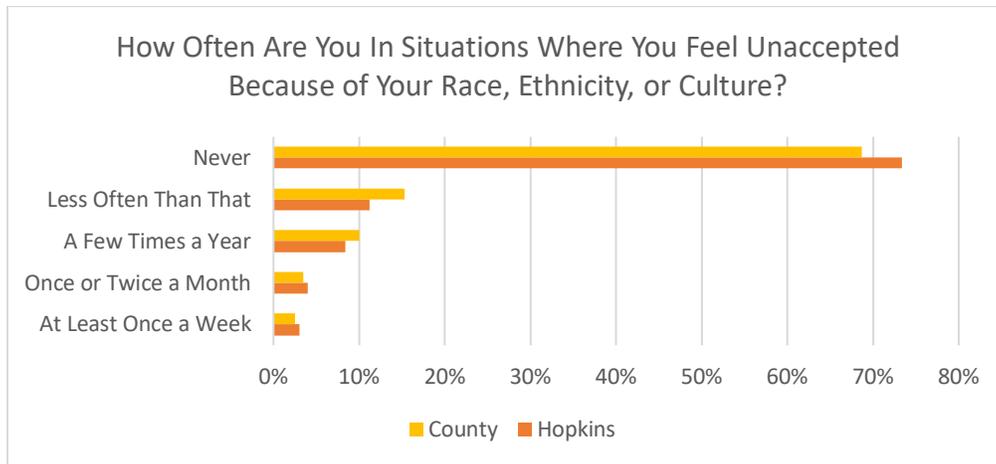
Source: City of Hopkins website

## Equity and Inclusiveness

### Equity and Diversity

#### Discrimination

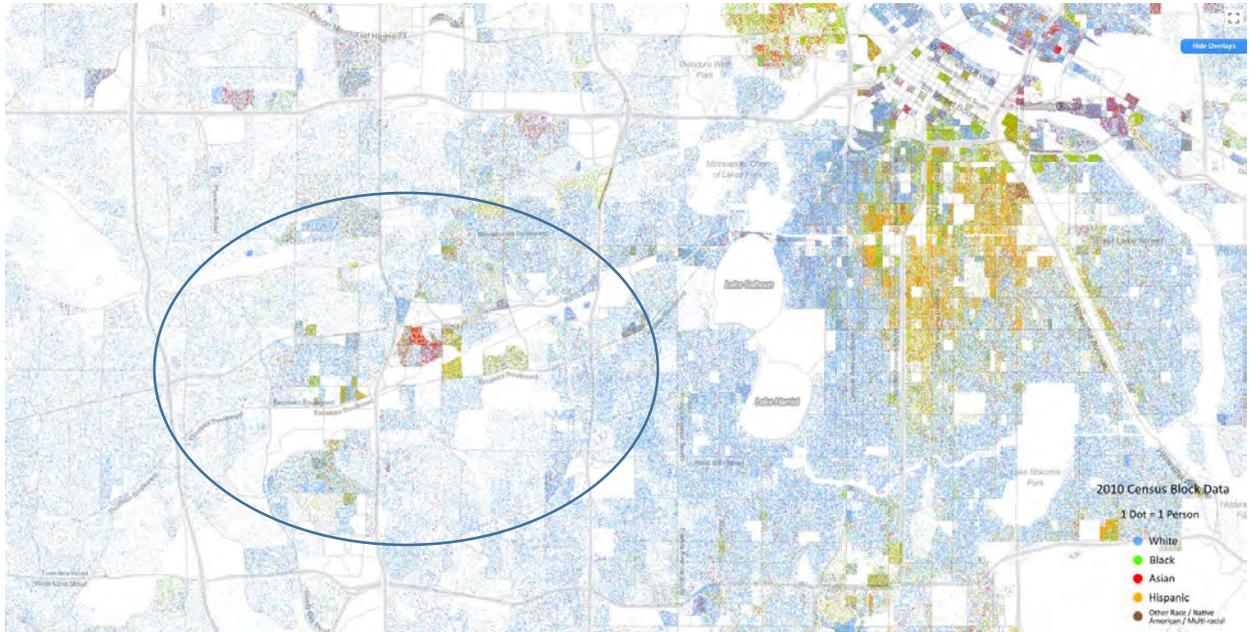
Around 15% of respondents in the SHAPE survey indicated that they could recall at least a few times over the past year where they felt unaccepted due to their race, ethnicity, or culture. This is similar to the percentage in the Hopkins race and equity survey who responded to a similar question.



Source: 2010 Hennepin County SHAPE Survey

## Racial Segregation

The University of Virginia has created a racial dot map that shows a snapshot of everyone living in the United States in 2010 at the level of a Census block. Each person is represented by a dot, classified by their race. Patterns in Hopkins (like in most of the country) show some distinct clustering patterns by block for non-white residents. This largely reflects the fact that these residents live disproportionately in large apartment buildings located in these blocks. Patterns like this show up throughout the region and the nation as a whole.

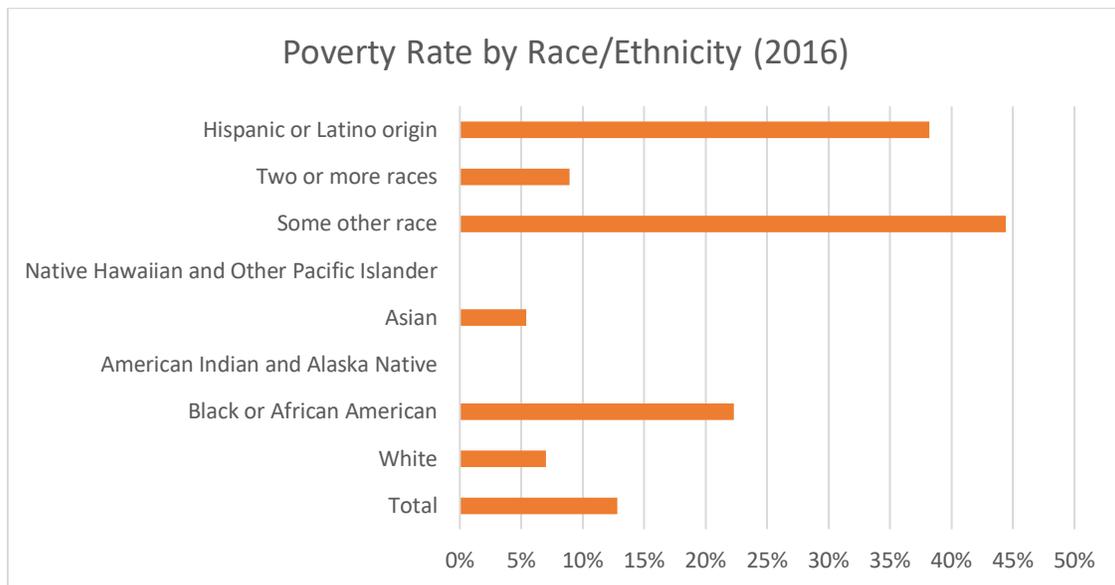


*Source: University of Virginia, Weldon Cooper Center for Public Service*

## Racial/Ethnic Disparities

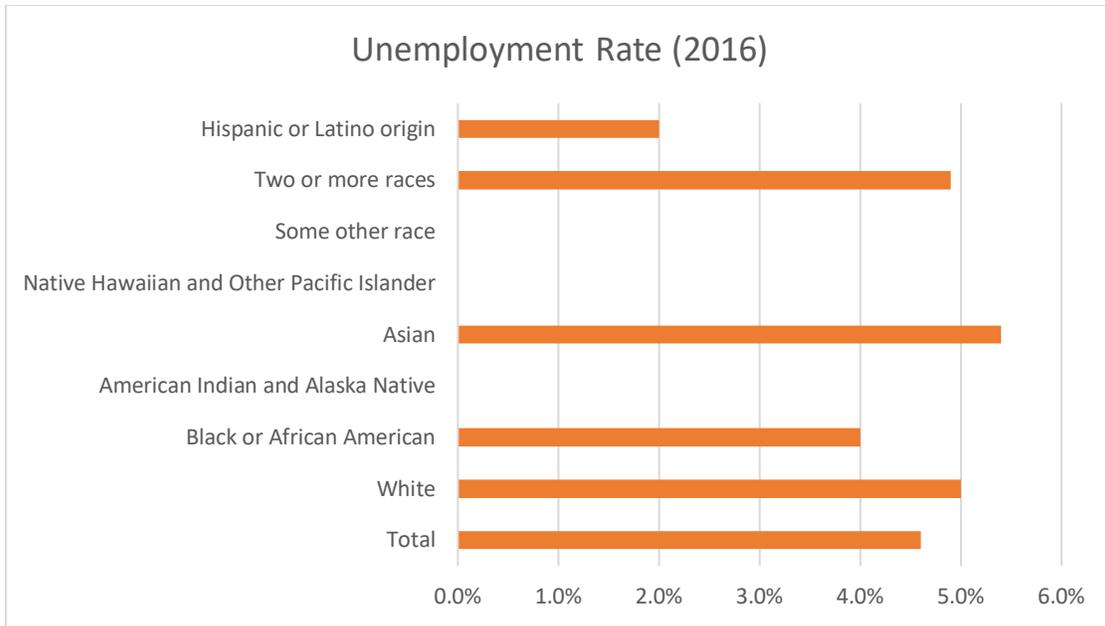
There are substantial disparities in the well-being of Hopkins residents by race and ethnicity. This is consistent with broader regional and national trends. Some of the measurements of this are provided below.

The poverty rate varies greatly by race and ethnicity. The rate for Black/African American residents is nearly twice the overall average, while the rate for Hispanic/Latino residents is nearly three times. The population of American Indian/Alaska Native and Native Hawaiian/Pacific Island is too small to establish much of a pattern.



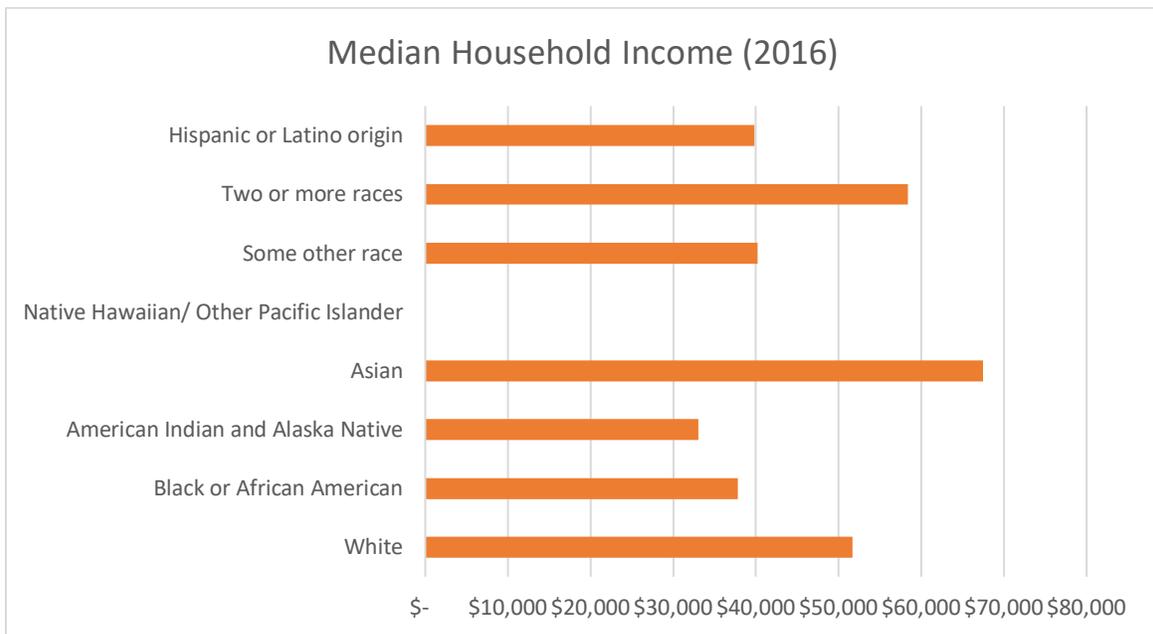
*Source: American Community Survey, 2016*

It does not appear that the level of employment fully explains these disparities. While there are some differences in unemployment rate by race/ethnicity, they do not correspond closely to poverty rates.



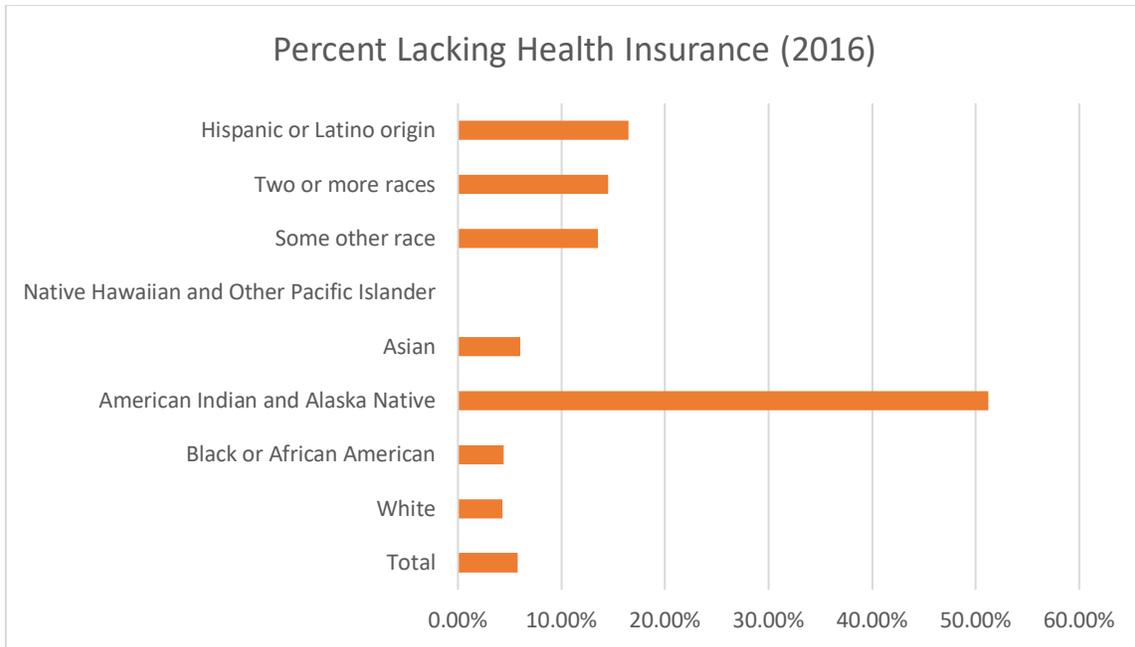
Source: American Community Survey, 2016

There are disparities by race and ethnicity which logically are similar to poverty rate statistics, with the lowest incomes for American Indian/Alaska Native, Black/African American, and Hispanic/Latino.



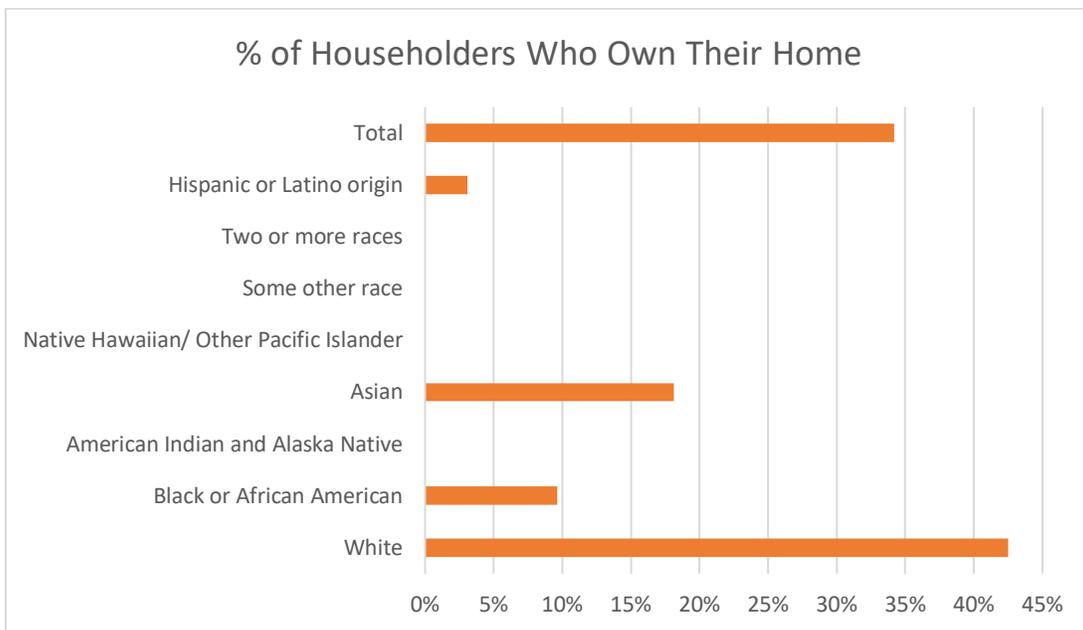
Source: American Community Survey, 2016

There also are some differentials regarding health insurance coverage. The rate is by far the highest with the Native American population, although the small population size means that the number has a fairly high potential margin of error.



Source: American Community Survey, 2016

Homeownership varies greatly by race/ethnicity. The rate for white householders is far higher than for any other group.

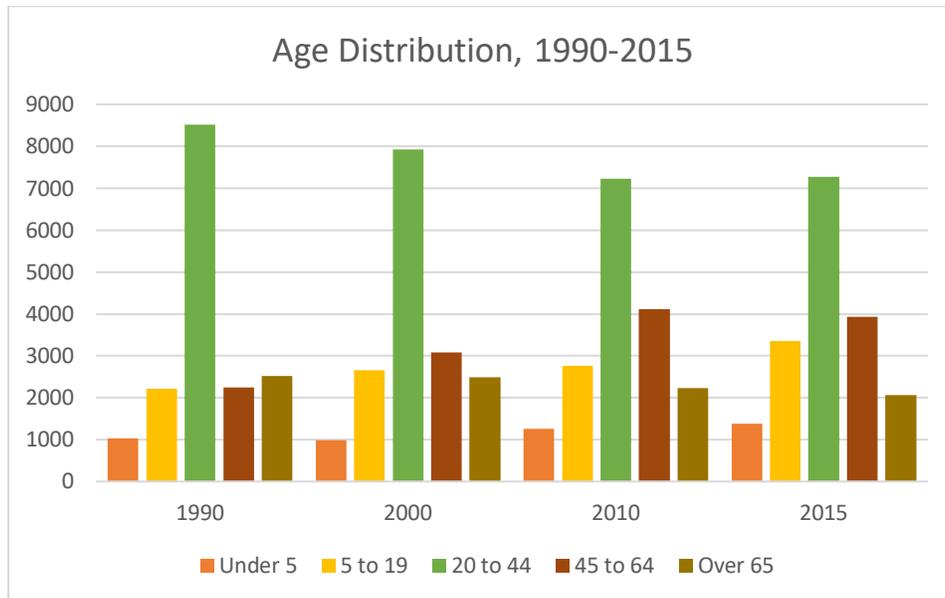


Source: American Community Survey, 2016

## Special Populations

### Youth and Seniors

Youth and seniors are often identified as having unique needs in the community, with programs and interventions tailored to their requirements and preferences. In Hopkins, according to the Census, the population of children has been increasing over time, while the population of seniors has been decreasing. Between 1990 and 2015, the percentage of people under 20 years has gone from 20% to 26%, while the percentage of people over 65 has gone from 15% to 11%. However, this is countered by overall national trends of an aging population.



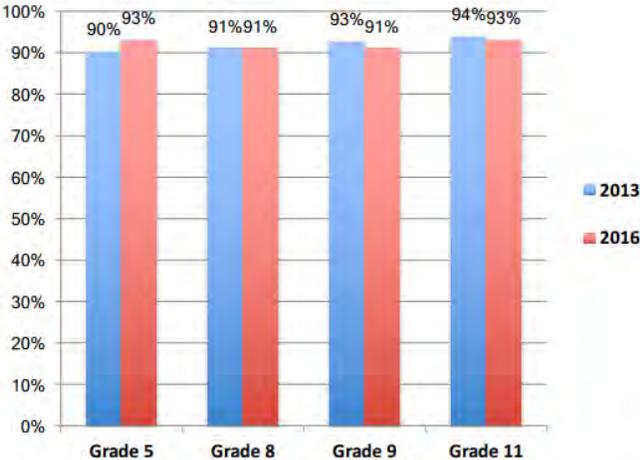
Sources: US Census and American Community Survey

There is some additional information available about the needs and preferences of youth through the school system. The Minnesota Study Survey (MSS) is a tool used to assess the general well-being of our state's youth. The MSS is administered every three years to Minnesota students (most recently in 2016) and covers a broad array of topics, including academics, school and community, safety, substance use, mental health, and more. The survey is confidential, anonymous, and voluntary. The statistics provided in this section are compiled at the district level for the Hopkins School District.

Most of the students in the Hopkins School District (>90%) report that they care about doing well in school all of the time or most of the time. This is a measure of engagement and involvement in the school community. Most also agreed that teachers seemed to care about students.

## ***How often do you care about doing well in school?***

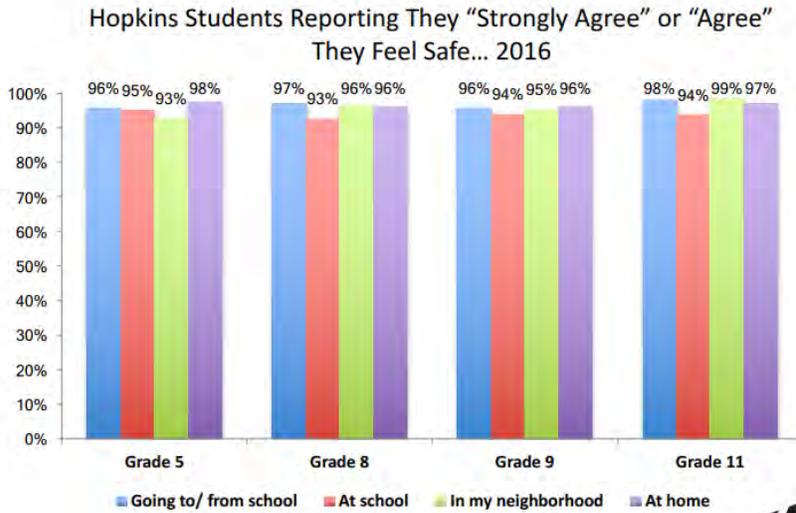
“All of the time” or “Most of the time”,  
Hopkins 2013 and 2016



Source: Hopkins Public Schools

Hopkins students also mostly (>90%) feel safe in their daily lives – going to and from school, at school, in their neighborhood, and at home. This actually increased several percentage points for all age groups between 2013 and 2016.

## Safety

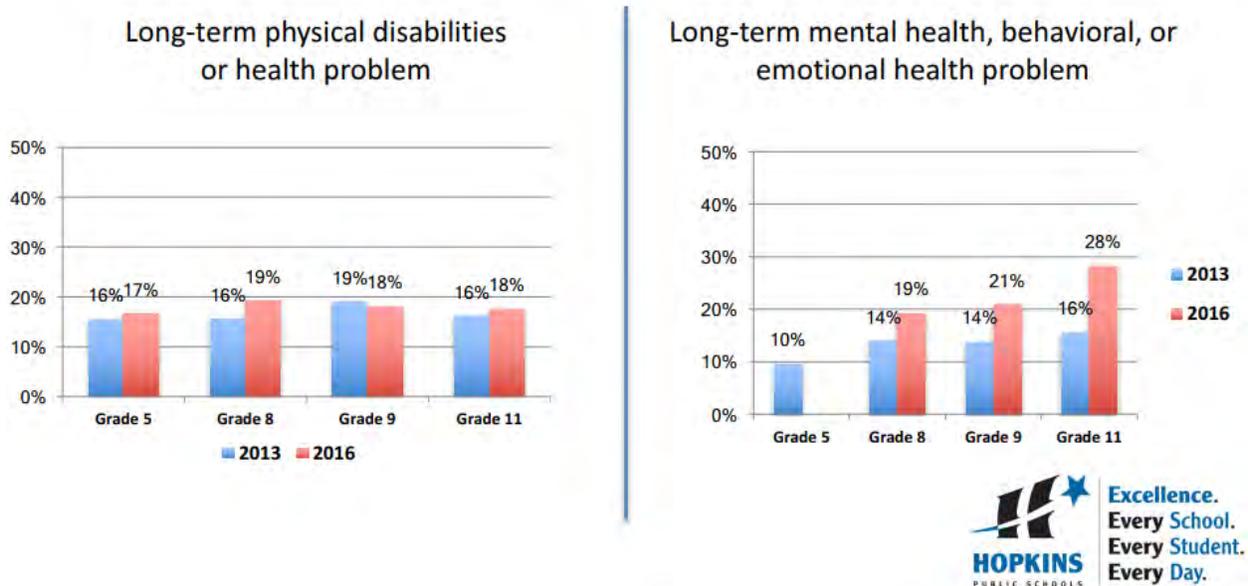


Source: Hopkins Public Schools

One critical area of focus is mental health. There is a notable trend, echoing national trends. The rate of physically risky behavior has declined steadily in recent years. Compared to past years, today’s youth are less likely to drink alcohol, smoke cigarettes, use marijuana, or engage in sexual intercourse. The rate of decline has been steady and noticeable. For example: in 2001, 22% of 9<sup>th</sup> graders had used alcohol in the previous 30 days – but by 2016, it was only 7%.

However, on the other end, reports of mental health issues have increased. For instance, between 2013 and 2016, the percentage of 11<sup>th</sup> graders indicating long-term mental health problems increased from 16% to 28%. The survey notes that female students are more likely across the board to report mental health issues than males.

## **Long-term physical or mental health problems, lasting 6 months or more Hopkins 2016**

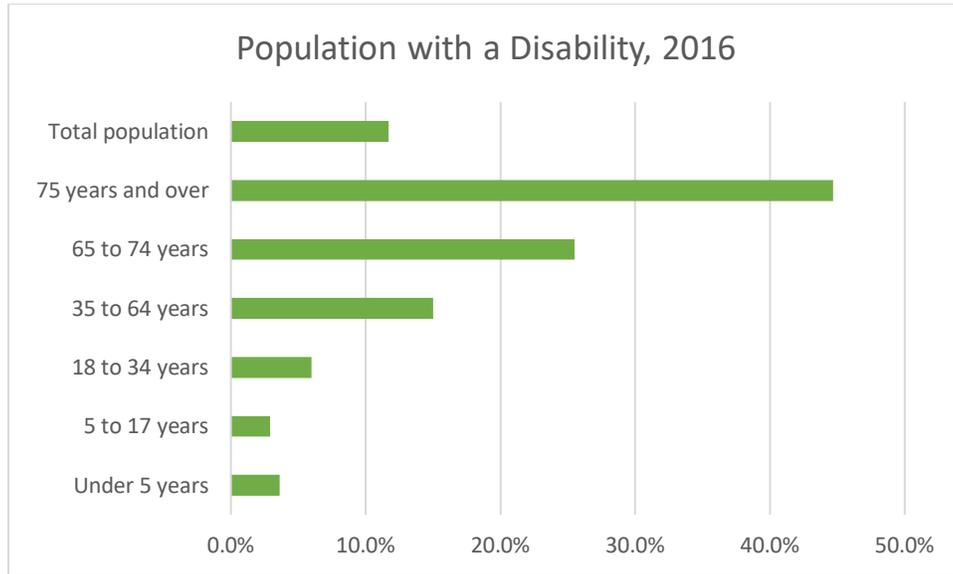


Source: Hopkins Public Schools

This dynamic – less physical health risk but more mental health risk – has been investigated elsewhere as a national trend. One contributing factor that has been identified is the more widespread use of smartphones and other similar technology among students. Students are spending less time going out with peers (and thereby engaging in risky behavior) and more time engaging with them virtually. The mental health aspect may be the result of the corresponding social isolation, combined with cyberbullying and other online interactions. The full story is likely more complicated, but the trend is noticeable enough that it bears monitoring. Clearly, the school district will play a key role in working with students – but the community also bears a responsibility for creating a supportive environment for its youth.

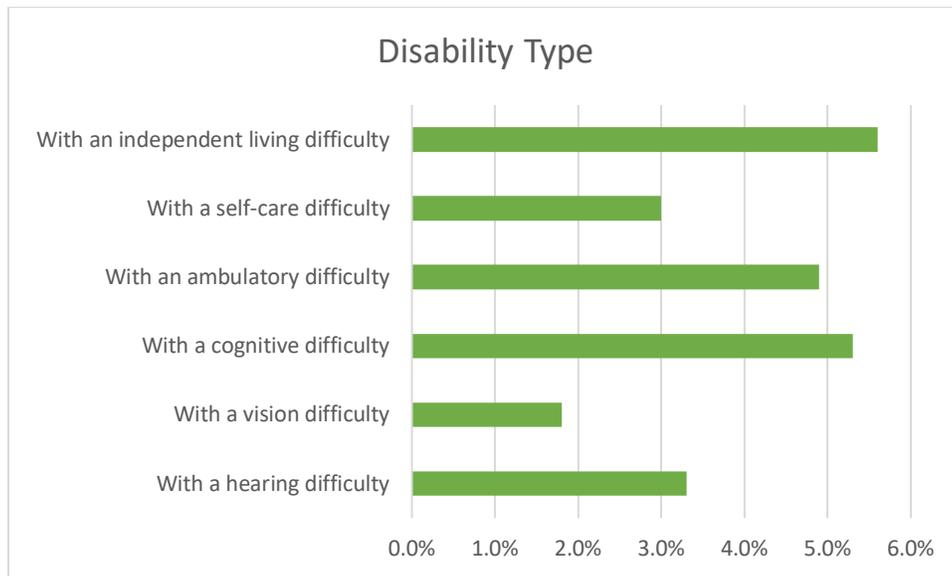
## People with Disabilities

According to the Census, around 11.7% of the population has a disability. This varies significantly by age, as shown on the chart below. It also varies by race, but that appears to be primarily age-linked (the White population is the oldest group, and also the one with the highest rate of disability).



*Source: American Community Survey, 2016*

The type of disability varies as well. The most common is difficulty with independent living, while vision difficulty is less common. The percentages sum to more than 11.7% of the population because a number of people have multiple disabilities. Categories do vary a lot by age – for instance, over a quarter of the 75+ population has ambulatory and/or independent living difficulties.



Source: American Community Survey, 2016

## Culture and Identity

### Arts and Culture

The Hopkins Center for the Arts opened in November 1997, and is a focal point for arts, culture and entertainment in Hopkins and surrounding communities. It is located in downtown Hopkins on Mainstreet.

The Hopkins Center for the Arts builds community through the arts by fostering creative expression, and providing artistic and educational opportunities for people of all ages. The Hopkins Center for the Arts presents a series of concerts and exhibitions as well as other events during the year. Stages Theatre Company entertains thousands of children and families through their plays and runs an extensive educational program. The Hopkins School District holds adult community education classes in arts and wellness as well as special events/exhibitions/performance at the Center. Any remaining time is rented to outside groups – arts groups, businesses, civic organizations and families.

Facility amenities include:

- 715-seat theater
- Visual arts gallery
- Multipurpose spaces for rehearsals, community activities and small performances
- Arts classroom
- Dance studio
- Kitchen facilities for serving catered food

Hopkins Artstreet is an ongoing program established in 2010 to showcase original art works in an accessible setting. A collaboration among the City of Hopkins, the Hopkins Business & Civic Association and the Friends of the Hopkins Center for the Arts, this project is part of a long-term vision for incorporating public art into Hopkins and enriching the lives of its residents and visitors.



Source: City of Hopkins website

## Historic Preservation

### City History

The land where Hopkins was established was originally Dakota Sioux territory. It is situated along a trail established by indigenous people that follows the high ground along the path of the Minnesota River, connecting Bde Maka Ska/Lake Calhoun and Shakopee. The land was opened for European settlement after treaties of the Traverse des Sioux (with the Sisseton and Wahpeton bands) and Mendota (with the Mdewakanton and Wahpekute bands) in 1851. However, terms were disputed, and there were a number of skirmishes between indigenous people and European settlers for years.

The first European settlers of the territory that was to become Hopkins arrived in 1852, in the form of Yankee and Bohemian farmers. Railroad connections were first established in the late 1860s. By the late 1880s, three railroad companies had constructed lines and depots that served residents and industry, eventually including the establishment of streetcar lines. The town itself originated in 1887 with the building of the Minneapolis Threshing Machine Company, later called Minneapolis Moline, which became the town's first major employer. At one time, Minneapolis Moline employed a majority of the Hopkins residents. The West Minneapolis Land Company was founded in 1887 to build housing for Minneapolis Moline factory workers.

In the early years, this settlement was a part of the Richfield and Minneapolis townships. In 1893, a group of 41 residents petitioned the Hennepin County Board of Commissioners, asking that the village be formed. Following an election, the community was incorporated as the village of West Minneapolis. Originally comprised of three square miles, it has been expanded by annexation to its current size of approximately four square miles. The population at the time of its incorporation was 1,105.

In 1928, the name of the village was changed to Hopkins for Harley H. Hopkins, one of the first homesteaders and the community's first postmaster, who made an arrangement with the railroad to name the railroad depot Hopkins. The first mayor was Harley Hopkins' son, Chester L. Hopkins. The Village of Hopkins adopted its City charter on December 2, 1947, effectively becoming the City of Hopkins.

Postwar development changed the city's traditional downtown, as travel and shopping patterns became increasingly auto oriented – and Hopkins became integrated into a larger metropolitan region. This has had significant implications particularly for the older areas of Hopkins, which have undergone multiple revitalization and renewal efforts from the 1970s onward. Urban renewal included clearing of older buildings and construction of new commercial and residential developments, including a number of apartment buildings. Largely built out for decades, Hopkins' growth and changes continue to come from reinvestment and redevelopment in established places.

As the city has continued to reinvent itself for changing times, it has remained a vibrant community. Increased diversity of new residents in recent years have brought in more stories and perspectives, including personal histories.

## Historic Properties

Since 1972, the Hopkins Historical Society has been dedicated to preserving the history of the Hopkins community. They are a resource center of over 10,000 photographs depicting historical Hopkins including county fairs, the Raspberry Festival, schools and economic development. The Historical Society is also fortunate to have inherited, collected and preserved many Hopkins artifacts dating back to 1856 and local newspapers from the mid-1920s. The Historical Society is a nonprofit organization that is supported by its members.

The Historical Society oversees the Hopkins History Center, which is located in the Hopkins Activity Center. It is in the process of fundraising to move to its new location in the former Albert Pike Masonic Lodge building at 907 Mainstreet. The museum serves as a resource for people researching family history or local Hopkins stories. The lodge itself has recently been the subject of a historic study to establish its eligibility.



The Historical Society also runs the Historic Homes Program. Recognizing that there are many old homes and neighborhoods in Hopkins, this program recognizes exemplary homes 75 years and older by awarding a proclamation and a plaque.

Despite extensive work on documenting the city's history, there are presently no properties in Hopkins on the National Register of Historic Places. However, The Green Line Extension Light Rail Transit planning process provided an opportunity to look at the potential historic eligibility of number of properties within the area impacted by the project. In Hopkins, this covered a substantial swath of the older areas of the community, including Downtown. This process, a required element of the environmental review process, evaluated properties to see if they met National Register criteria. In Hopkins, this effort surveyed a total of 143 properties. Of those surveyed, several properties and a potential historic district were selected for further review. Some of the properties evaluated are included below.

### Depot Coffee House (9451 Excelsior Blvd)

The Depot Coffee House building is 110 years old, built in 1903. Originally, it was a Minneapolis & St. Louis train depot built to serve a growing community during time when railroads were prominent. It was also the only brick depot present in Hopkins at the time.

According to the documentation: "Located within the industrial corridor but also a substantial brick building, the M&StL depot in Hopkins conveys the symbiotic relationship between the railroad and the community.

The M&StL Depot was built in 1903 and is directly associated with Hopkins' growth during the 1900s and 1910s. During the first two decades of the twentieth century, Hopkins transformed from a village to a city with a distinct industrial corridor and downtown commercial district." The Depot Coffee House building was determined to be eligible for the National Register.



### Hopkins City Hall (1010 First Street South)

Hopkins City Hall is 48 years old. The first part of the building was completed in November 1964, with additions in 1990 and 2003. According to the documentation: “Hopkins City Hall plays an important role in providing a needed level of service to its citizens and was built in response to the explosive growth experienced by Hopkins in the 1950s and 1960s. While there are other postwar buildings in the downtown area, the city hall building is the best local representation of this growth. Hopkins City Hall retains integrity of location, setting, feeling, and association because the building reflects mid-twentieth century design aesthetics and conveys the city's progress during this period.” City Hall was determined to be eligible for the National Register.



### Hopkins Downtown Commercial Historic District (800 to 1000 block of Mainstreet)

Buildings in this district range from six to 119 years old, constructed between 1893 and 2006. According to the documentation, “During the late nineteenth and early twentieth century, downtown Hopkins served as the commercial center for local residents and residents of the surrounding agricultural communities who traveled to Hopkins to buy goods and services...The Hopkins Downtown Commercial Historic District retains its commercial nature and represents this early period of commerce and settlement in Hopkins. Although the district is surrounded by modern commercial development, it retains a strong sense of time and place.” The Hopkins Downtown Commercial Historic District was determined to be eligible for the National Register.



### Minneapolis Moline Co. (11111 to 11119 Excelsior Boulevard)

The Minneapolis Moline building is about 61 years old. The original brick building was built in 1951, with several additions between 1962 and 1998. The building was the former home of Minneapolis Moline, a farm implement company with deep roots in Hopkins as a descendant of the Minneapolis Threshing Machine Co., which began operations in Hopkins in the late 1880s. According to the documentation, “The 1951 building was associated with Minneapolis Moline Company for 11 years before it was purchased by Napco Industries. However, it post-dates the heyday of the Minneapolis Moline Company, from its merger in 1929 through the postwar era; therefore, it does not reflect the significance of the company. In addition, most of the key industrial buildings, structures, and objects associated with Minneapolis Moline have been demolished and there is nothing remaining of the original pre-World War II industrial complex.” The Minneapolis Moline was determined to not be eligible for the National Register.





# APPENDIX D1: SUSTAINABILITY AND NATURAL RESOURCES

Cultivate Hopkins Comprehensive Plan

APPROVED 11/17/20



# Existing Conditions

This section describes existing conditions in the natural environment.

## DNR Conservation Corridors

The Minnesota Department of Natural Resources (DNR) has identified a series of Metro Conservation Corridors in the Twin Cities region. The intent of this designation is protection and restoration of key natural lands in the metro area. This will involve initiatives to restore a habitat network in the Twin Cities Metropolitan Area to protect and improve the health of native vegetation, fish and wildlife species.

Conservation Corridors in and around Hopkins include the Minnehaha Creek Corridor running through the northeast corner of Hopkins, and the area around Shady Oak Lake and nearby lakes and wetlands southwest of the city. **Figure D1.1** shows the location of these corridors.

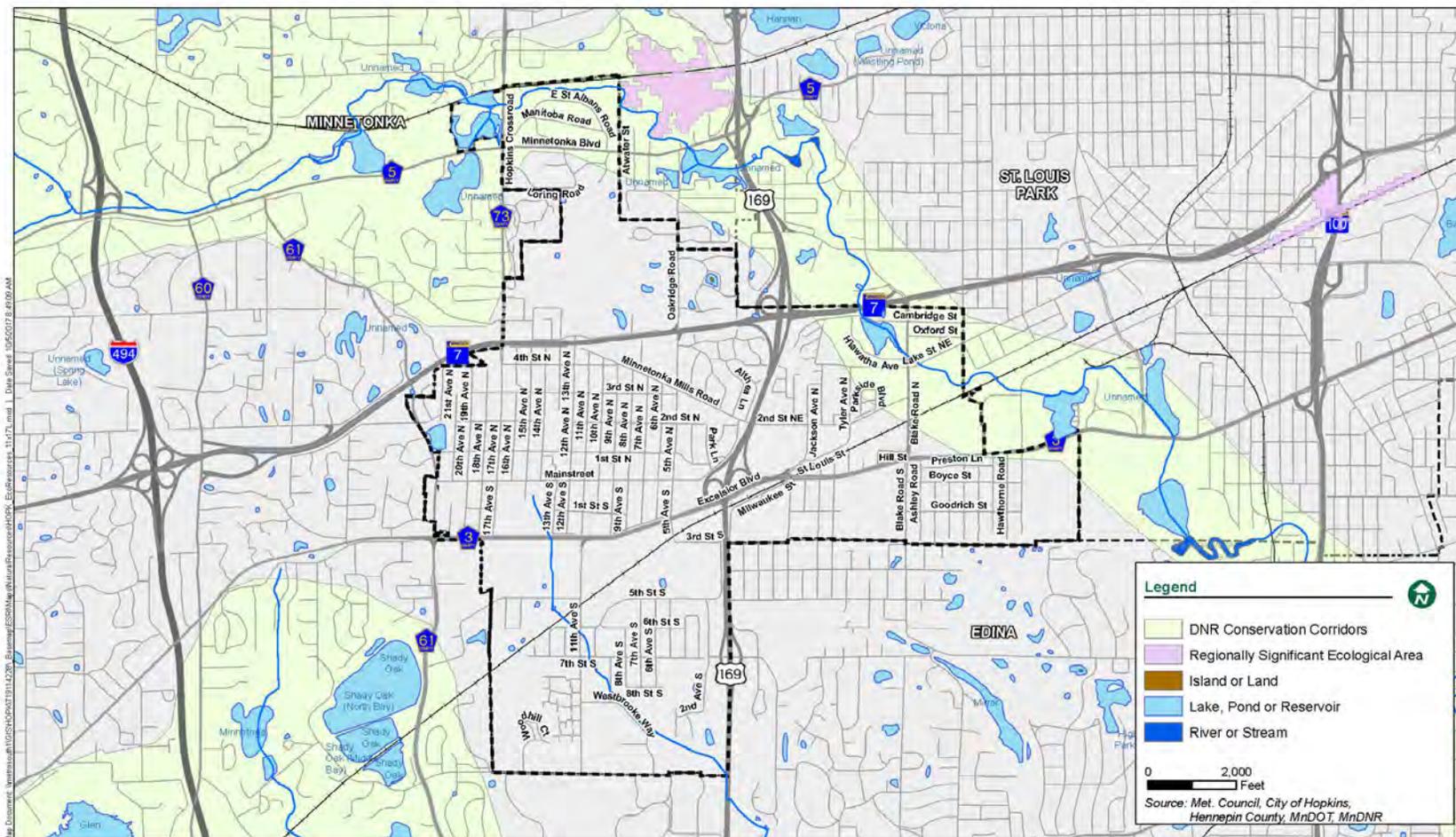
## Regionally Significant Ecological Areas

The Minnesota DNR also has identified one area in the vicinity of Hopkins as a Regionally Significant Ecological Area. These areas include places where intact native plant communities and/or native animal habitat are still found in the region and continue to provide important ecological functions such as:

- Habitat for game and non-game, including threatened, endangered, and special concern animals.
- Biological diversity.
- Connectivity in the landscape.
- Groundwater recharge and improved water quality.
- High to outstanding examples of native plant and/or animal Communities or animal aggregations (as mapped by the Minnesota County Biological Survey).

The area near Hopkins is the Minnehaha Marsh, located just northeast of Hopkins along Minnehaha Creek. **Figure D1.1** shows the location of these areas.

Figure D1.1 – Ecologically Significant Resources



## Topography

As in other places, the main railroad line running through this area of the region appears to follow a flatter space through hillier land – likely constructed to minimize steep grades.

The Downtown Hopkins area stands out as well as somewhat flatter than the surrounding area. This may be one of the reasons this location developed sooner than much of the nearby area.



Source: USGS Map

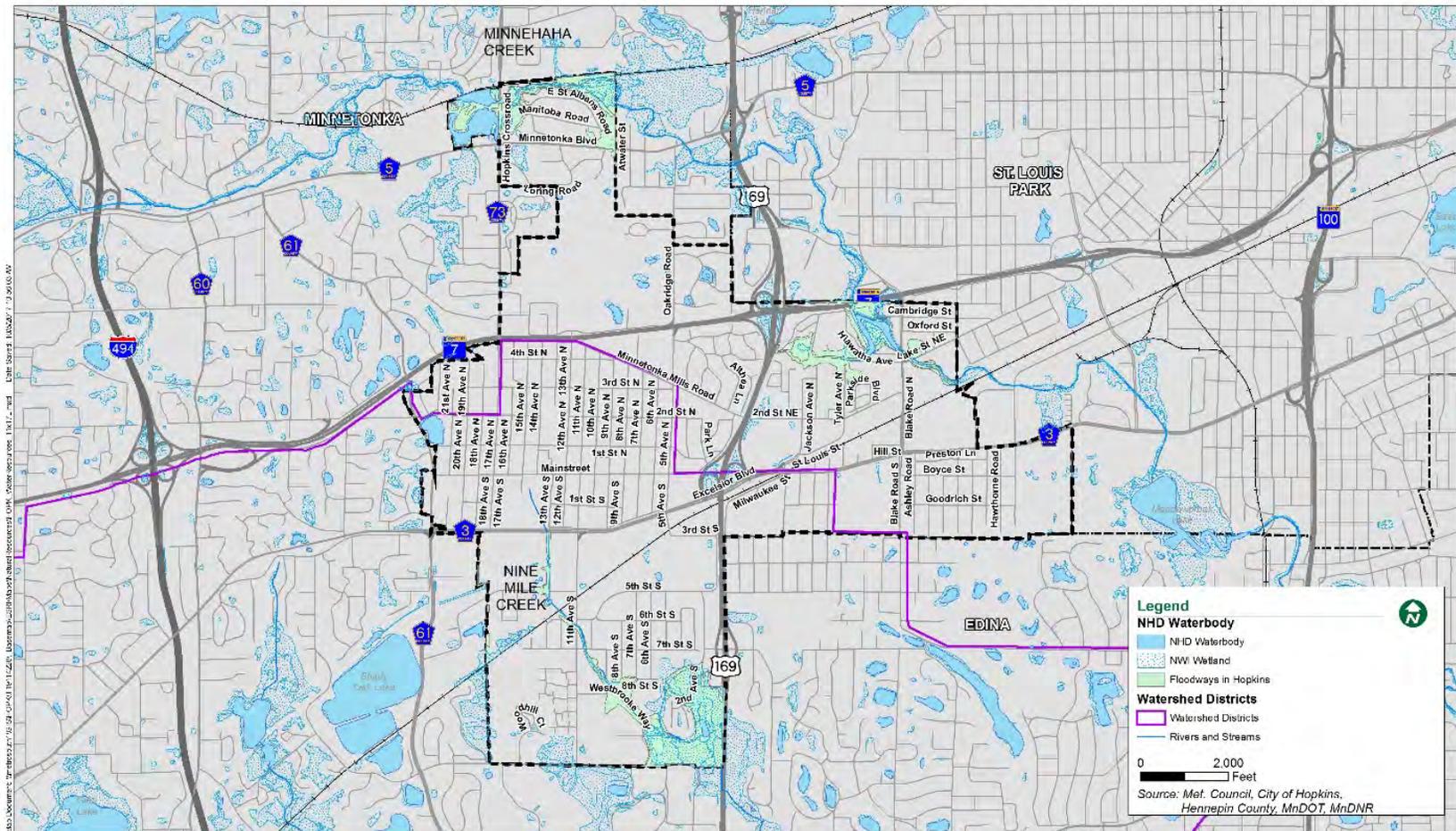
## Water Resources

Hopkins contains segments of two creeks: Minnehaha Creek and Nine Mile Creek. There are some small ponds and wetland areas in the vicinity of both creeks, such as the duck pond near 1<sup>st</sup> Street North and Shady Oak Road.

The drainage patterns around the two creeks reflects the boundary of the two watersheds of the same name, which roughly split the City of Hopkins in half.

Existing conditions related to water resources are explored in more depth as part of the required surface water management plan element of the comprehensive plan, found in **Appendix WR1**.

Figure D1.2 – Water Resources



## Historic Wetlands

The oldest available US Geological Survey (USGS) map for Hopkins dates from 1895. As shown below, the community was originally two smaller settlements around railroad stations – Hopkins and West Minneapolis – that eventually merged into one.

Of particular note is the change to the Nine Mile Creek area, south of West Minneapolis. It was originally the northern end of a broad band of wetlands on either side of the creek, stretching down through what is now Edina to Bloomington, where it joined the Minnesota River. Much of that wetland area (including a large percentage of what was in Hopkins) has since been filled and the stream has been channelized. Currently, the “headwaters” of Nine Mile Creek is the City of Hopkins storm sewer system.

This was also true to a lesser extent for Minnehaha Creek, though the impacts of that are largely outside the Hopkins city limits.

While it is not necessarily the goal to restore the location of all historic wetlands, it is useful to know where they were, as this often is reflected in ongoing issues with soils and drainage.



## Contamination

As is common for a developed urban area with a substantial amount of older commercial and industrial uses, Hopkins has some issues with environmental contamination. While there are already regulations and practices in place to address them, there are opportunities to prioritize and advance improvements through additional policy guidance. **Figure D1.3** shows the location in Hopkins of impaired waters and contaminated sites.

### Impaired Waters

The Minnesota Pollution Control Agency (MPCA) maintains a statewide list of impaired waters that do not meet established surface water quality standards. At present, around 40% of Minnesota’s lakes and streams are impaired for conventional pollutants – with a higher percentage in urbanized areas. Each impaired water body is subject to a Total Maximum Daily Load (TMDL) to address these impairments. A TMDL is a regulatory term found in the U.S. Clean Water Act, describing a plan for restoring impaired waters that identifies the maximum amount of a pollutant that a body of water can receive while still meeting water quality standards. Watershed districts are typically involved in the oversight of these TMDLs, and the associated improvements implemented to meet their goals.

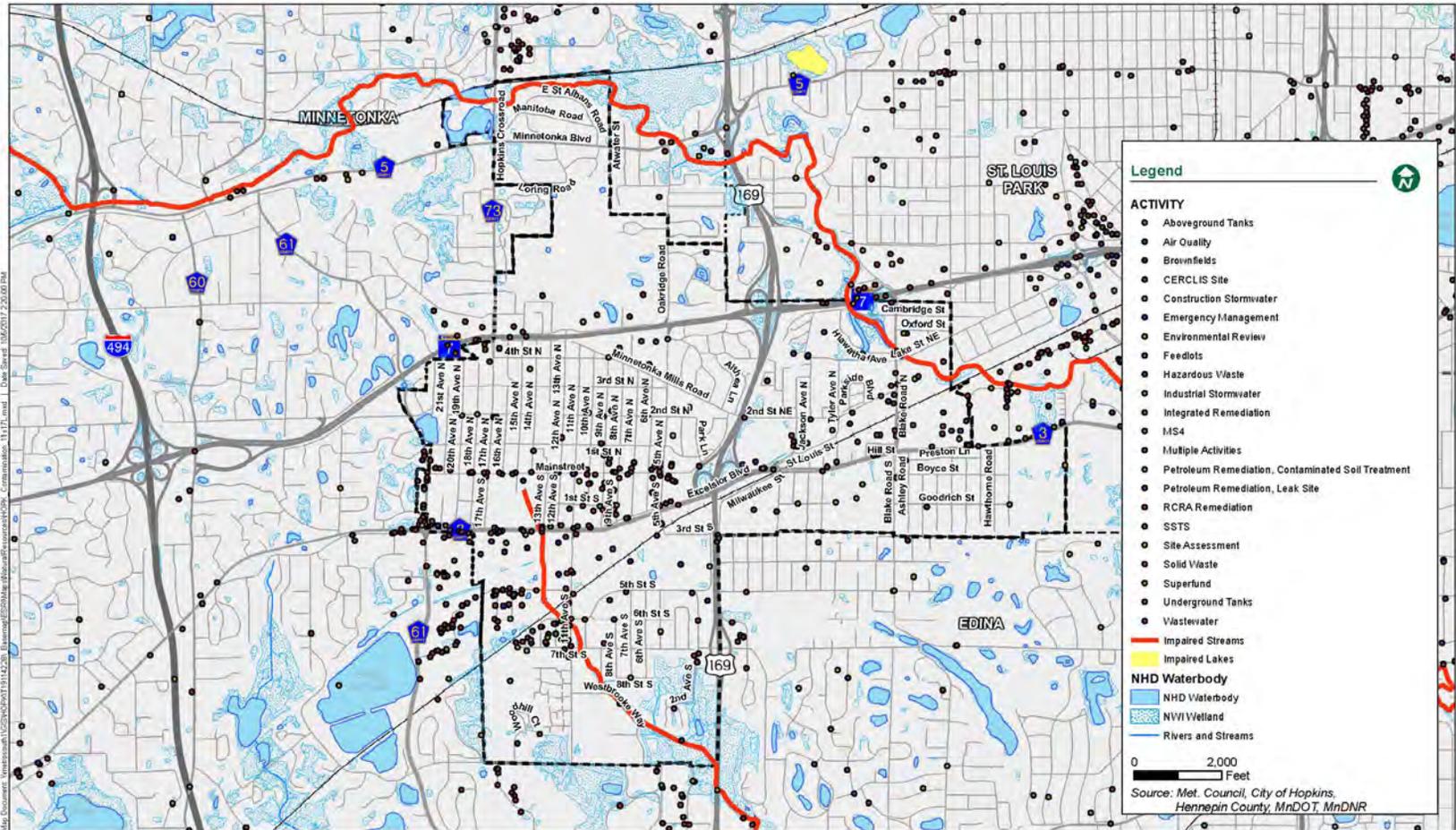
The entire length of Minnehaha Creek (only around 6% of which is in Hopkins) appears on the state impaired waters list due to elevated levels of fecal coliform bacteria and chloride, as well as its impaired biotic community and low levels of dissolved oxygen. It is subject to a TMDL to address these impairments, which is being managed through the Minnehaha Creek Watershed District.

Nine Mile Creek is also on the impaired waters list because of chloride levels, as well as impaired biota due to low fish Index of Biotic Integrity (IBI) scores. It is subject to a TMDL to address these impairments, which is being managed through the Nine Mile Creek Watershed District.

### Land

The Minnesota Pollution Control Agency also tracks sites on land that are potentially contaminated, and/or subject to environmental permits or registrations. Not all of these are currently active (some may already have been addressed), and absence of a flag does not necessarily guarantee a site is clean – since a full assessment has not been done of all properties. The MPCA identifies 447 sites in Hopkins with some risk of environmental contamination and/or environmental permit. The identified sites are summarized in **Table D1.1** and shown on **Figure D1.3**.

Figure D1.3 – Impaired Waters and Contaminated Sites



<b>Table D1.1 – Environmental Sites in Hopkins, 2017</b>	
<b>Type</b>	<b>Number</b>
Aboveground Tanks	11
Air Quality	5
Brownfields	31
Construction Stormwater	51
Hazardous Waste	157
Industrial Stormwater	10
Multiple Activities	117
Petroleum Remediation Leak Site	30
Site Assessment	4
Underground Tanks	29
Wastewater	2
Aboveground Tanks	11
Air Quality	5
Brownfields	31
Construction Stormwater	51
Hazardous Waste	157
Industrial Stormwater	10

Source: MPCA

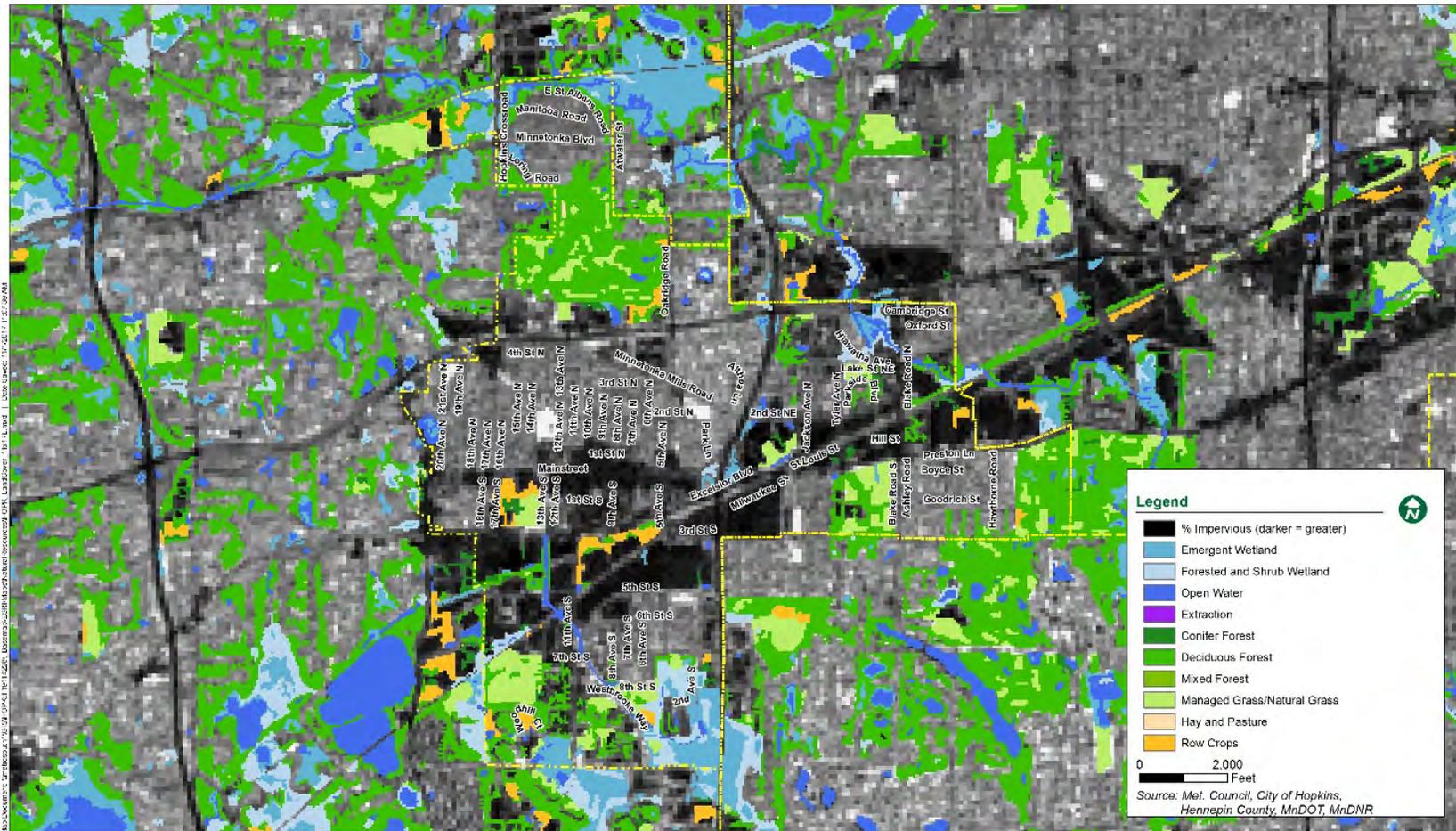
## Land Cover

The following map shows a different way of classifying land: the Minnesota Land Cover Classification System (MLCCS). It classifies urban and built-up areas in terms of land cover rather than land use. It identifies the presence of built-up elements, vegetation patterns, and an area’s imperviousness to water infiltration.

A substantial amount of the central part of Hopkins shows up as close to 100% impervious (dark gray/black on the accompanying map). This reflects the urban development patterns, particularly industrial sites with little or no landscaping. The resolution on this is not fine enough to capture small spots of pervious land, so many of the residential areas show up as largely impervious as well.

This is not unexpected in a developed urban area. But it does reflect places where there will be challenges with stormwater management – as well as other livability, habitat, and ecological effects of being in an area without much green space or vegetation. There may be opportunities to address this through policy, both in terms of development of private sites and acquisition/reconstruction of public spaces.

Figure D1.4 – Land Cover



## **Tree Canopy**

The following map shows the urban tree canopy in Hopkins. It is worth noting that the resolution on this map is not fine enough to reflect all the trees in the city, particularly in boulevard areas. However it does show a significant difference between neighborhoods, especially in contrast to neighboring communities such as Minnetonka and Edina.

There are many environmental benefits to maintaining an urban tree canopy, including improving air quality, serving as a natural air conditioner, facilitating water filtration and retention, and providing wildlife habitat. Studies have also shown that the presence of tree canopies adds value to neighborhoods, encourages active recreation, and even reduces stress.

While a more detailed accounting would be needed to look at the presence of trees citywide, there is basis for prioritizing the development and maintenance of a tree canopy, particularly in areas where it is currently lacking.



## Energy

The City of Hopkins' existing energy conditions were assessed in mid-2017 by the Great Plains Institute, as part of the Minnesota Local Government Project for Energy Planning (LoGo PEP) program. This program builds upon existing efforts to engage local governments in committing to actionable strategies for energy and greenhouse gas emission reductions. LoGoPEP provides communities with planning tools and actual results to measure progress toward their goals. The following information is excerpted from a report generated through this program.

Hopkins is a Step 3 GreenStep City and is committed to building a sustainable community. The city is interested in better understanding how energy is consumed in its community so it can implement strategies to reduce energy consumption and increase clean energy production, and to reduce greenhouse gas (GHG) emissions from buildings and transportation. The information for this report includes data from the Regional Indicators Initiative (2013) and Xcel Energy's Community Energy Reports (2016).

### Energy Use Profile

Businesses and residents in Hopkins are served by Xcel Energy for electricity and CenterPoint Energy for natural gas. The types of energy used in Hopkins for buildings and industrial processes are primarily electricity and natural gas. Few residents may use heating fuel, biomass, or propane as their primary heating source, but that is not captured in this report. Figure 1 demonstrates that consumers use more natural gas than electricity, with 60% of the energy consumed in buildings coming from natural gas.

Natural gas is primarily used for space and water heating, cooking, and various industrial processes. Electricity is used for appliances, water and space heating, space cooling, lighting, commercial and industrial processes, as well as other electronic devices. Figure 2 illustrates that commercial consumers use a greater share of total energy than residential consumers. The commercial sector makes up 71% of total commercial energy use (natural gas and electricity).

According to the Community Energy Report from Xcel Energy, Hopkins residents and businesses spent \$20.8 million on electricity in 2016; an average of \$771 per household, \$4,975 per commercial customer, and \$43,830 per industrial customer. This information is not available for

### Energy Use by Type (MMBtu)

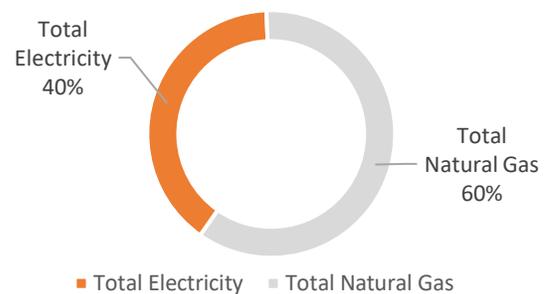


Figure 1 Data Source: 2013 Regional Indicators Initiative Report, 2016 Community Energy Report from Xcel Energy

### Energy Use by Sector (MMBtu)

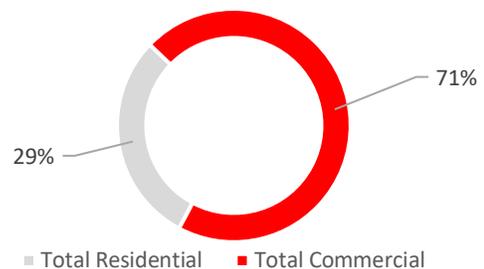


Figure 2 Data Source: 2013 Regional Indicators Initiative Report, 2016 Community Energy Report from Xcel Energy

natural gas use at this time. According to the Energy Information Administration, Minnesota households spent \$1,108 on electricity in 2015, and Minnesota businesses spent \$7,585, on average.

There are 8,290 residential customer accounts and 1,152 commercial customer accounts in Hopkins. Consumption of natural gas has largely remained steady between 2007 and 2013. Natural gas is the primary fuel for space heating. In Minnesota it is especially important to have reliable and affordable heating systems. Inefficient homes and high energy costs have a greater impact on low- and moderate-income residents who are less able to respond to such changes and bear a greater energy burden (energy costs as a percentage of total income) than higher income residents.

Greenhouse gases (GHG) are emitted from burning conventional fuels like coal and natural gas, which are both inputs in the production of electricity. GHGs are also emitted from burning natural gas, propane, or fuel oil for the purpose of space and water heating, as well as cooking and other uses. Figure 4 indicates that the greatest source of GHG emissions from all buildings (commercial and residential) in Hopkins (57%) come from consumption of electricity as compared to heating fuels.

Using carbon free (wind and solar) or carbon-neutral (biomass) energy sources and investing in energy efficiency can significantly reduce the amount of greenhouse gases that are attributable to building energy use. Hopkins' electric energy supply is getting cleaner as Xcel Energy adds more clean energy each year. Developing local clean energy capacity for homes and businesses, or through mechanisms such as community shared solar systems, is an alternative to a supply-side effort.

The commercial sector makes up 72% of the GHGs emitted from building energy use. Because there are fewer business customers, there is greater opportunity to reduce GHG emissions among fewer large commercial customers than there is residential. Much of those emissions are from industrial processes.

### Natural Gas Usage

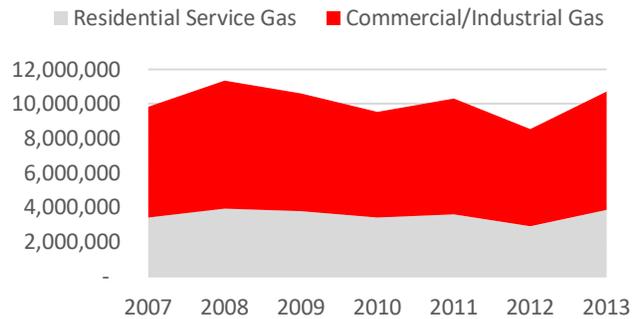
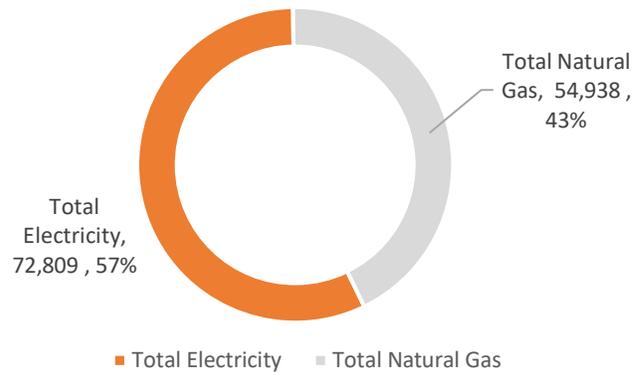


Figure 3 Source: CenterPoint Energy

### Greenhouse Gas Emissions by Energy Type

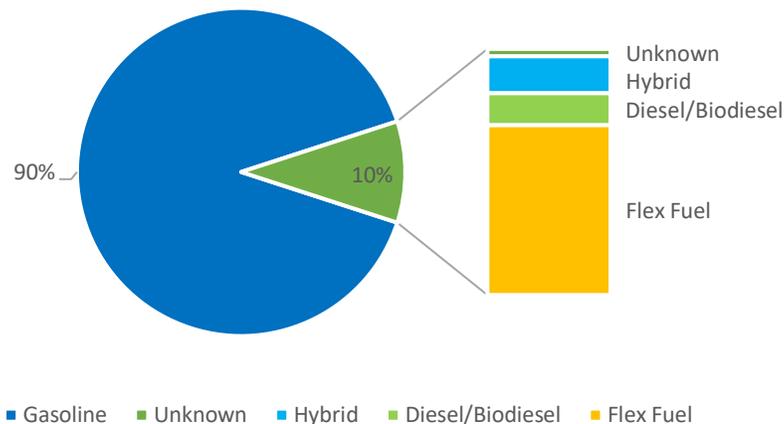


## Transportation Energy Use Profile

Transportation energy is almost exclusively attributable to car and truck travel, and is estimated by the vehicle miles traveled (VMT) within the city boundaries (regardless of through traffic or with an origin or destination in the city).

The VMT includes commercial and freight vehicles, personal cars, and mass transit vehicles. VMT does not capture energy attributable to rail and airplanes, but those are generally a very small portion of transportation energy. Regional Indicators Initiative data shows that 93,604,485 vehicle miles were traveled within Hopkins in 2014. The greenhouse gas emissions associated with this travel is approximately 41,794 tonnes of CO<sub>2</sub>, or about 25% the city's total GHG emissions. The U.S. Department of Energy reports that there are 15,500 light duty vehicles in the Hopkins market with an average fuel economy of 23.4 miles per gallon. 90% of these vehicles use gasoline as the primary fuel; flex fuel (e85) makes up the next highest fuel source.

Hopkins Light Duty Passenger Vehicle Fuel Type



## Greenhouse Gas Emissions Summary

The energy use data gathered for building energy consumption and transportation illustrate a clear picture of the major sources of GHG emissions in the community, as seen in Figure 6. The largest share of emissions come from residential and commercial (buildings) energy consumption, making up 75% of total emissions. Broken down by sector, residential energy use accounts for 21% of emissions, while the commercial sector emits 54% of all emissions. Transportation makes up 25% of total emissions.

Additional sources of emissions not included in this graph are those associated with regional facilities such as air travel, solid waste, and wastewater treatment. While these sources are significantly smaller than those evaluated in this report, a GHG inventory that meets the U.S. community protocol or the Global Protocol would consider these emissions. The city can determine whether to conduct the additional analysis to be compliant with the protocol as part of a deeper GHG inventory.

## Greenhouse Gas Breakdown (Tons of CO<sub>2</sub>)

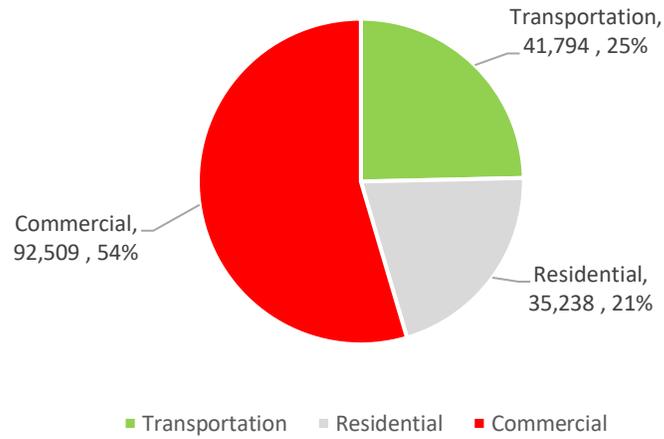


Figure 6 Data Source: 2013 Regional Indicators Initiative Report

## Efficiency Resource

The city's efficiency resource is measured by looking at current energy use. The greater the energy consumption, the greater resource available for Hopkins to be more efficient. As noted in the energy use profile, the energy use - and therefore the efficiency resource - is largest in businesses as compared to households. Energy use in the commercial and industrial sector is 55% of the city's total building energy use. Further, electricity is a greater use among businesses, while heating fuels dominant residential energy use. It is also important to note that while commercial buildings consume a majority of the energy, they comprise only 20% of the square footage, and represent little over 10% of the number of buildings in the community.

## Energy Efficiency Potential



Figure 7 Source: RII 2013, and Xcel CER 2016

Focusing on commercial and industrial building energy use is a potentially high-impact strategy for capturing the city’s efficiency resource; a single successful efficiency investment could reap the efficiency benefits of dozens of residential successes. Residential building efficiency opportunities tend to be more standardized than commercial use, even if the efficiency resource is distributed across many buildings rather than being concentrated in relatively few. Residential efficiency opportunities are in building envelopes, heating and cooling equipment, lighting, appliances, and plug loads. These uses have efficiency solutions that do not need to be customized, and can reduce typical residential household use by 20-25%.

Xcel Energy offers incentives to residential and business customers to help increase energy efficiency action. Participation rates for these programs can be found in the Community Energy Reports. For Hopkins, 2016 participation rates by businesses and residents are summarized in **Table D1.2**.

<b>Table D1.2 – Participants in Xcel Energy’s Rebate Program</b>		
<b>Sector</b>	<b>Rebates Given</b>	<b>Electricity Savings (kWh)</b>
Business	46	2,688,030
Residential	139	93,763

Transportation efficiency is another significant resource, as travel comprises 25% of the city’s GHG emissions. GHG emissions can be reduced with three distinct strategies:

- fuel switching to a low-carbon or carbon-free fuel;
- improved efficiency (miles per gallon) or right-sizing vehicles to the vehicle use;
- mode shifting, or increased use of non-motorized or transit options.

Electric vehicle markets are poised for rapid expansion over the next decade and the city has opportunities to accelerate market transformation and reduce GHG emissions associated with transportation fuels and vehicle use. For example, including EVs in city fleets, investing in public charging stations, and promoting EV benefits can help drive consumers to choose electric vehicles.

Improved efficiency in vehicles is likely to occur via increased use of hybrid models. These still burn gasoline, but have long-ranges and now come in a variety of vehicle types used by residents and businesses.

Hopkins is already well attuned to creating opportunities for mode-shifting, particularly related to creating pedestrian and bicycle friendly transportation infrastructure and urban design. There will be additional opportunities for the city to expand transit-oriented development as Metro Transit expands light rail service through the community.

## Solar Resource

The University of Minnesota developed a high-resolution statewide solar resource map that allows cities to calculate how much electricity they could potentially receive from locally installed solar energy systems. These data (see map, next page) were used to calculate Hopkins’ solar resource, or the city’s “solar reserves.” The solar reserves are how much solar energy is reasonably economically available for development, similar to how oil or gas reserves are measured. The solar map shows the good sites for solar installations and helps identify where there may be land use conflicts with solar development.

**Table D1.3** shows the amount of solar energy reasonably available for development in Hopkins. The gross potential includes the total available resource, regardless of location; rooftop capacity and generation include only the resource available on the rooftops of commercial buildings located in the city.

Table D1.3 – Hopkins Gross and Rooftop Solar Generation Potential	
Total Generation Potential (MWh/year)	5,402,574
Rooftop Potential (MWh/year)	1,115,902
Gross Generation Potential (MWh/year)	540,257
Roof Generation Potential (MWh/year)	111,590
Commercial Rooftop Potential (MWh/year)	86
Top 10 Rooftop Potential	30,195

The total capacity of the commercial rooftop solar resource in Hopkins is 86 MW, equal to approximately 55% of all the electricity consumed in the city. This means that if the city wanted to maximize its entire commercial rooftop solar resource, it could set a solar generation goal of up to 55% on-site solar generation (this is an upper limit, and does not consider individual site limitations due to roof structure, ownership, or local regulations that might limit solar installations). If buildings undergo high levels of energy efficiency investment, the solar resource could meet a higher percentage of electric needs. The efficiency and solar resources are, in this analysis, calculated independently of each other.

Solar installations are not limited to rooftop applications. This analysis does not include ground-mount systems, but the city will want to develop criteria for where they would and would not allow solar installations. For instance, commercial parking lots may make good solar resources, or public right of ways; while areas planned for future development or park space may not. These criteria can be used to recalculate potential solar generation and redefine future solar goals for local development. The implementation section of this plan provides guidance for the potential future development of more specific goals and benchmarks around solar and other renewable energy usage in Hopkins.

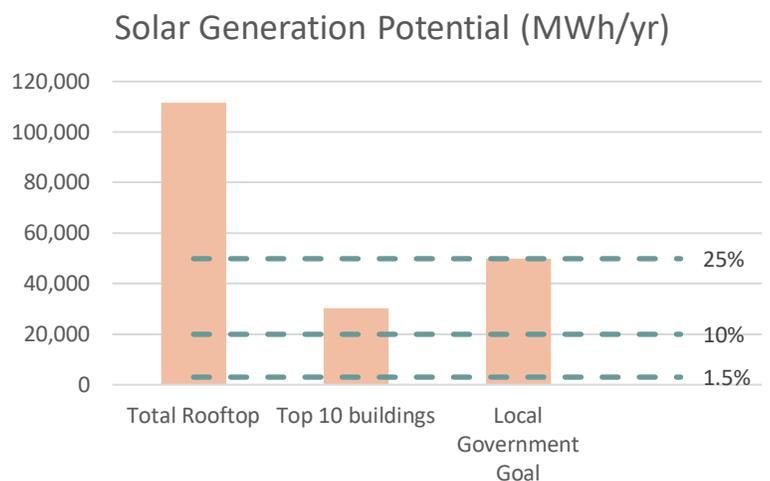


Figure 8 City of Hopkins solar generation potential

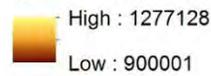
# Gross Solar Potential City of Hopkins, Hennepin County



12/20/2016



### Gross Solar Potential (Watt-hours per Year)



-  Solar Potential under 900,000 watt-hours per year
-  County Boundaries
-  City and Township Boundaries
-  Wetlands and Open Water Features

Source: University of Minnesota U-Spatial Statewide Solar Raster.

## Wind Resource

### Wind Resource

A good wind energy site needs to meet a number of characteristics, the most important of which is a good wind resource. Other characteristics include soils that can support the weight of the turbine; a site large enough to accommodate safety setbacks from neighboring properties, structures, or other uses; and surrounding land uses for which the visual impact and potential nuisances will not create a conflict. Regarding the wind resource, the height of the rotor needs to be above any disturbance within an ideal radius of 500 feet. The Distributed Wind Energy Association offers this guidance:

The industry guidance on minimum wind turbine height states that the lowest extension of a wind turbine rotor must be 60 feet above the ground, assuming no surrounding obstacles. Where obstacles are present, the wind turbine rotor should be at least 30 feet above the tallest obstacle within a 500-foot radius. If trees are not fully grown, then the tower height must be adjusted for the growth over the next two or so decades, the life of the wind turbine.

Hopkins is a suburban community with small town characteristics and varying suitability for towers above a certain height. The Minnesota Department of Commerce developed wind speed maps at a 500-meter resolution to give a general sense of the wind resource at various tower heights. These maps are not adequate for a specific site assessment (Figure 10).

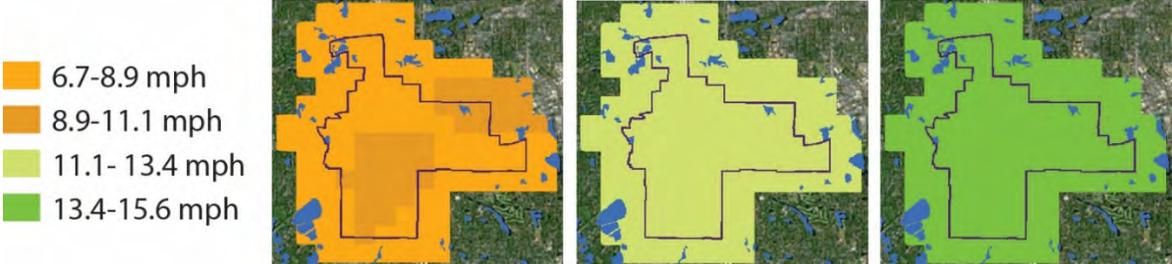


Figure 10 Wind speeds at different tower heights, 30 meters, 80 meters, and 100 meters from left to right. Source: MN Department of Commerce

A good rule of thumb is that 12 mph is typically the minimum average annual wind speed for a good wind resource. At 30 meters, much of Hopkins has an average wind speed of less than 9 miles per hour, below the optimal speed needed for a productive wind energy system, suggesting that taller towers would be necessary from a production standpoint. At 80 meters, wind speeds are between 11 and 13 mph, and at 100 meters, wind speeds are up to 13-15 mph. While there may be some opportunity to capture the resource at taller tower heights, it may not be feasible in Hopkins. The taller towers would require deeper foundation, which may not work in areas where the water table is too high. Additionally, the community may run into resistance if residents do not agree that tall wind turbines fit the community’s character.

While the city does not have many opportunities for wind energy development, residents and businesses can participate in Xcel Energy’s Windsourse® or Renewable\*Connect programs. These

programs provide the clean energy benefit of having local wind (and solar) energy, although the economic benefits of clean energy development are realized elsewhere. According to Xcel Energy, two businesses are subscribed to a total of 16,207 kWh of wind energy, 296 residences are subscribed to a total of 609,390 kWh of wind energy.

## Biomass Resource

Fuel derived from biomass can be used in several processes as a source of renewable energy, including electricity, waste heat, and renewable gas. Minnesota has several facilities that use biomass to generate electricity and/or heat. Biomass resources include municipal solid waste, landfill gas, wood waste, and agricultural byproducts, food processing residue and other organic waste. Much of the biomass resource can come from the metropolitan area, particularly for solid waste and landfill gas, as well as yard and urban forest waste.

Information about the type of biomass resources at the community level is difficult to acquire; there is little standardized assessment of potential biomass resources, and the types of resources vary across communities. All of the refuse that is not recycled or composted in Hopkins goes to one of two waste-to-energy facilities: Hennepin Energy Resource Company or NRG Elk River (NSP) Resource Recovery. In its draft master solid waste management plan, Hennepin County seeks to expand organics recycling by adding capacity to receive, transfer, and process organics close to where the materials are generated and collected. Organic materials are the largest portion of trash, making up approximately 25% of the waste stream. As part of its strategies, the County will release a request for proposals for an anaerobic digestion project to be in operation no later than the end of 2022. The County is looking at technologies to create renewable, bio-based energy and green chemicals.

### **Biomass as Renewable Energy**

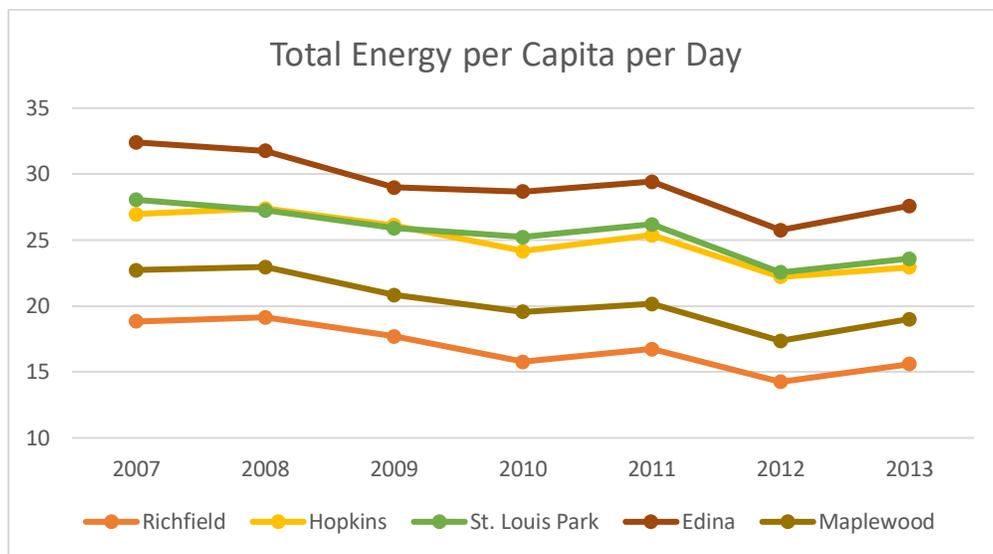
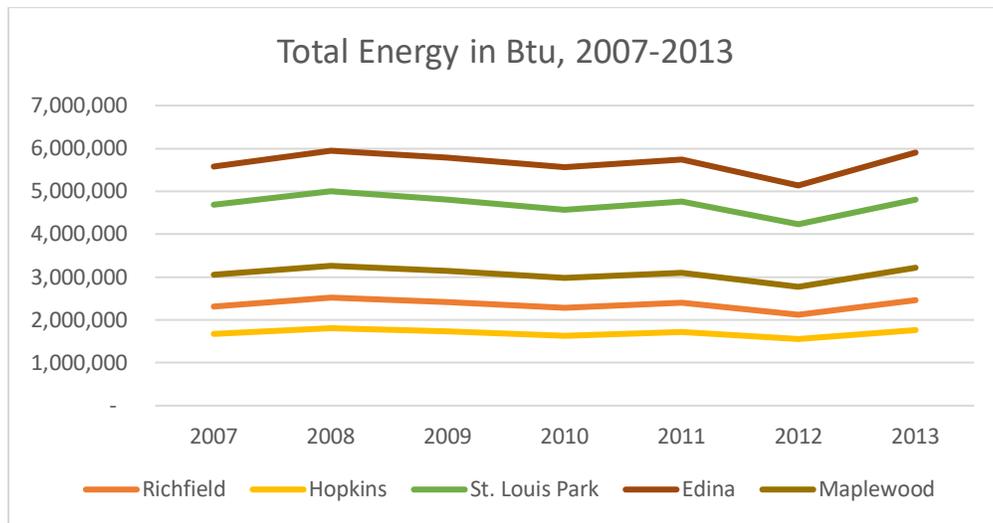
Anaerobic digestion is a process that uses captured biogas (methane and carbon dioxide) from the decomposition of organic material to generate heat and/or electricity. Biogas generated from this process can also be cleaned to remove carbon dioxide and other impurities to produce a renewable product equivalent to conventional natural gas, referred to as renewable natural gas. Renewable natural gas (or biogas) can serve as a replacement for any natural gas application and can also be compressed to provide a source of transportation fuel in place of conventional natural gas.

Biogas can be used to generate electricity in a process called combined heat and power. Combined heat and power (CHP) systems simultaneously generate electricity and thermal energy within a single system. By using the thermal energy, CHP systems efficiency is much greater than conventional power generating systems. While this system is well established in Minnesota, there is still great potential to harness this resource. Benefits CHP application include:

- Power is produced at a cost below retail electricity
- Enhance local power reliability
- Produces more useful energy than biogas that is used solely for thermal loads
- Reduces greenhouse gas emissions and other air pollutants

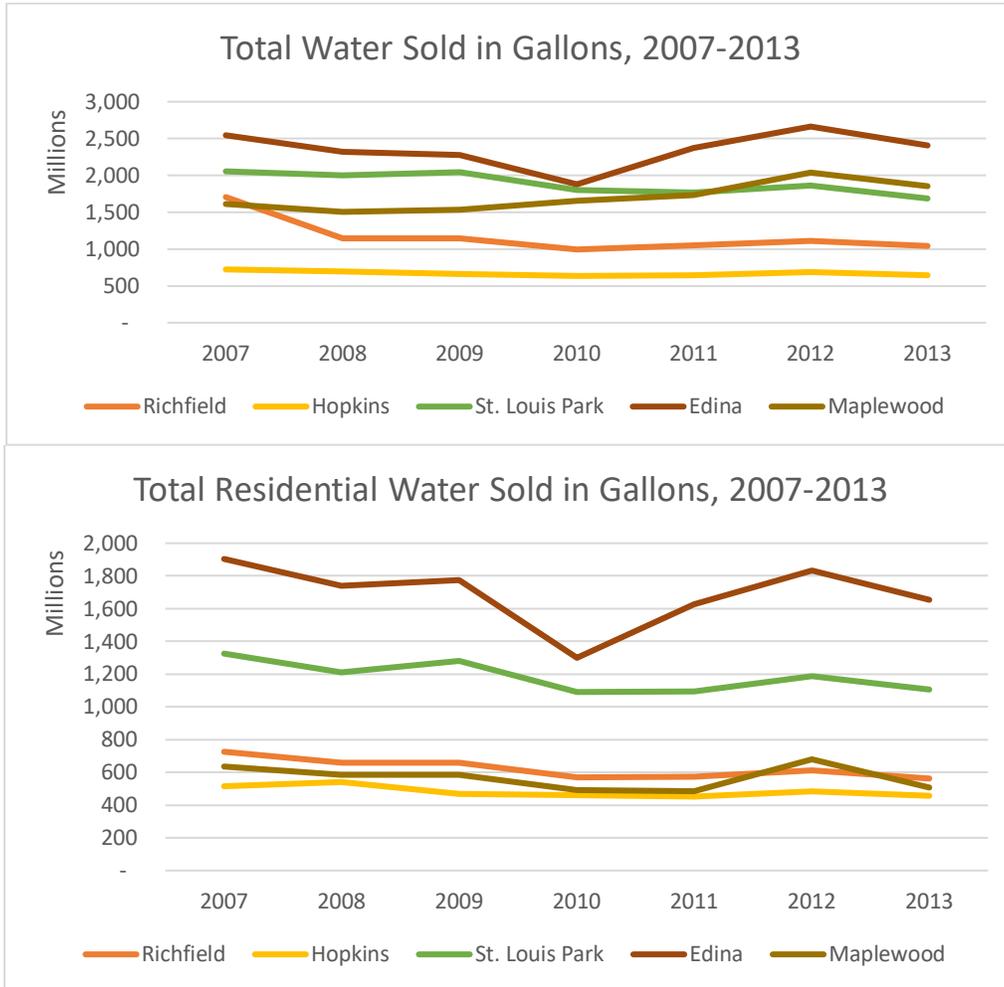
## Energy Comparisons to Other Cities

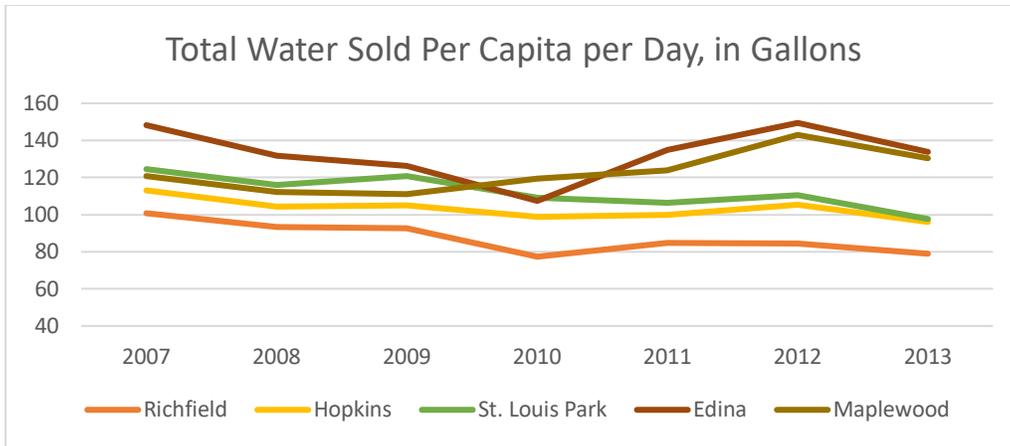
Hopkins has the lowest total energy use among comparable and neighboring communities. Energy use in Hopkins gradually decreased between 2008 and 2012 and saw an increase in use in 2013; this trend is also seen in neighboring and comparable communities. Hopkins' commercial energy use is greater than its residential energy use. However, Hopkins has a somewhat higher per capita/per day energy use than comparable and neighboring communities. In 2013, the average Hopkins household consumed 174.5 kBtu of energy per day, which is about 14 tonnes of CO<sub>2</sub>.



## Water Use

Hopkins has the lowest water use among comparable and neighboring cities. Hopkins' water use has gradually decreased since 2007. Unlike energy, residential water use is higher than commercial/ industrial water use. In 2013, water use in Hopkins was about 96 gallons per capita per day.

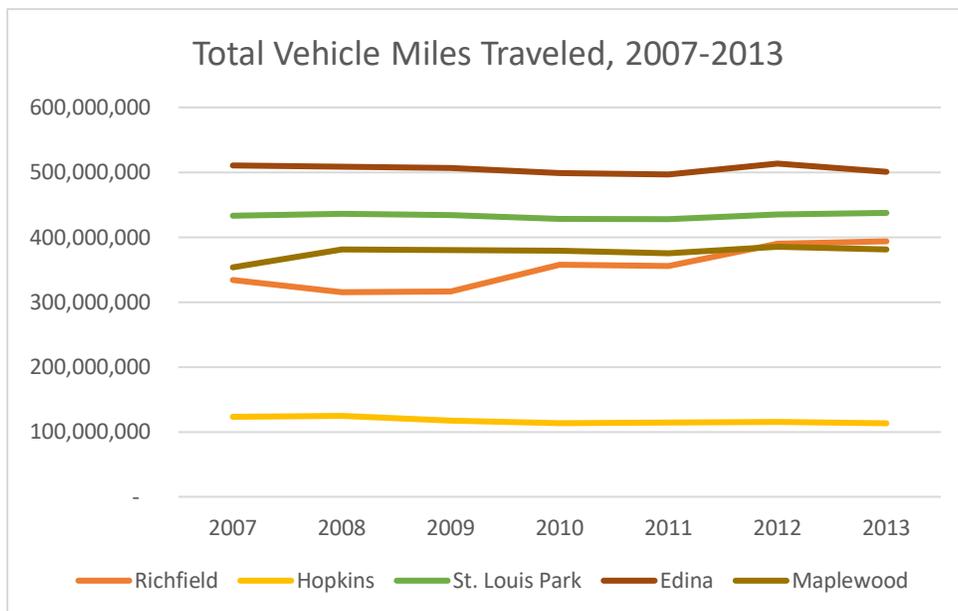


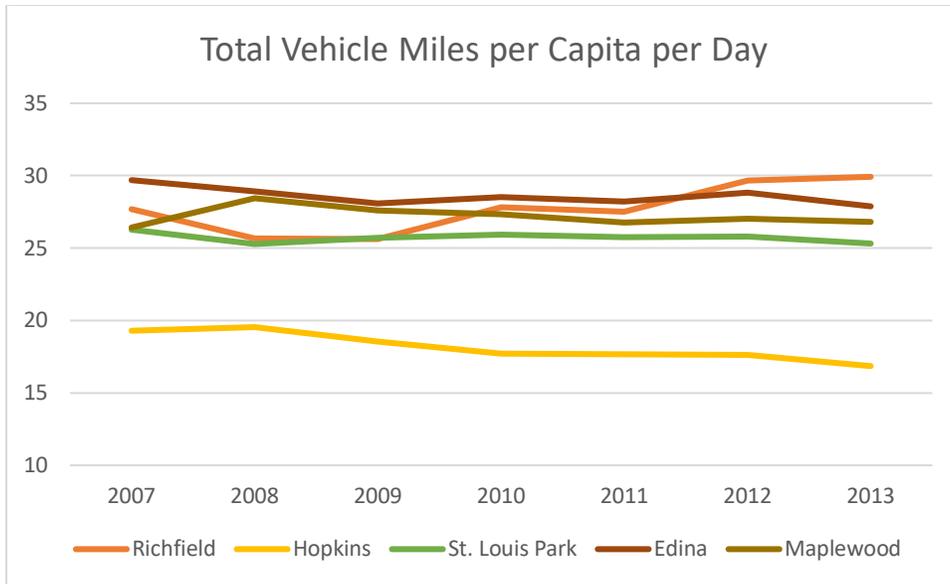


### Vehicle Miles Traveled

Hopkins residents travel much fewer vehicle miles annually than residents in nearby and comparable cities. As a result, Hopkins has fewer CO<sub>2</sub> emissions due to vehicle travel. Interestingly, per capita vehicle miles traveled by Hopkins residents has been decreasing since 2007. Most other comparable cities have remained at a fairly constant rate, except Edina, who has also decreased per capita vehicle miles. The low vehicle miles traveled may be a testament to the strength of public transit routes in Hopkins. If so, vehicles miles traveled and their respective CO<sub>2</sub> emissions will likely continue to decrease with the opening of the Green Line Extension LRT.

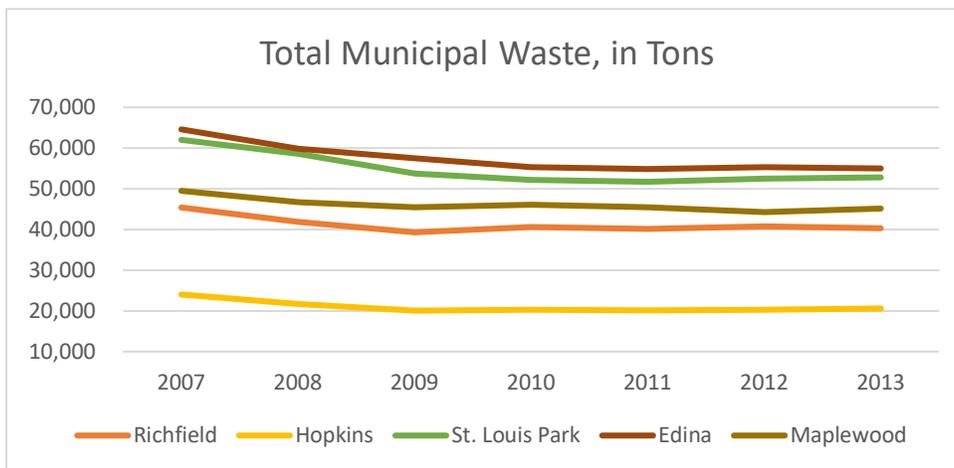
In both 2013 and 2015, about 5% of Hopkins households lacked access to a vehicle. Most households have 1-2 cars (American Community Survey, 2009-2013; 2011-2015.). An On The Map analysis of Hopkins residents commuting patterns in 2013 shows about 74% of Hopkins residents lived less than 10 miles from their work, which helps reduce total vehicles miles traveled regardless of mode of transportation used.

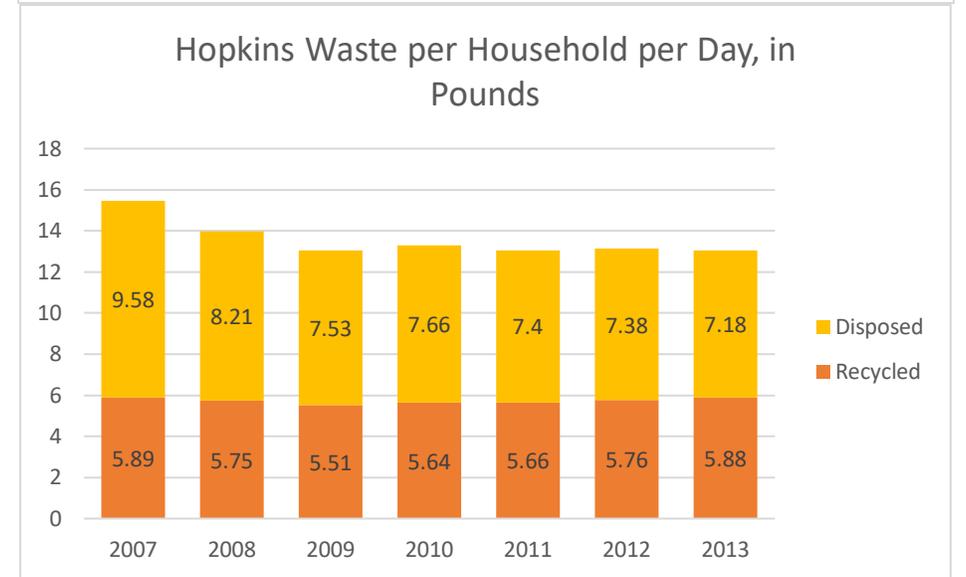
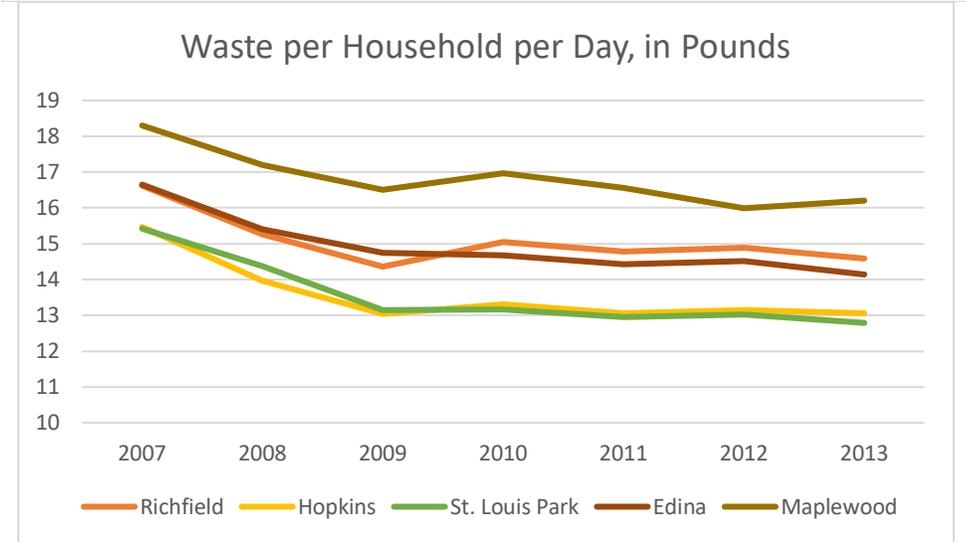
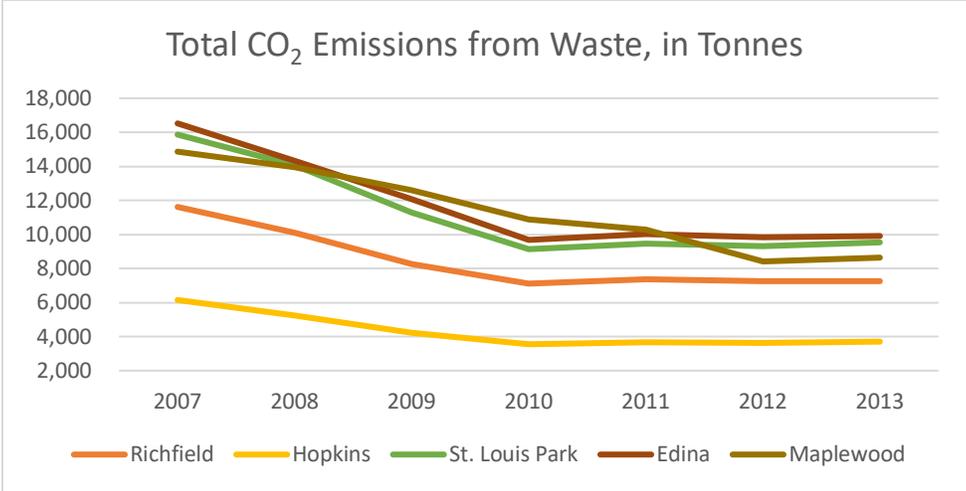




## Waste Production

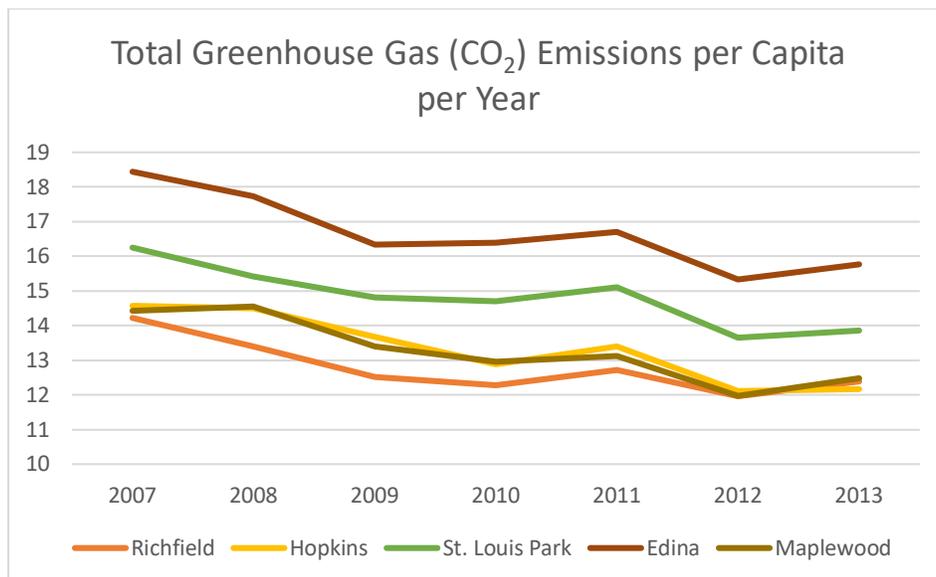
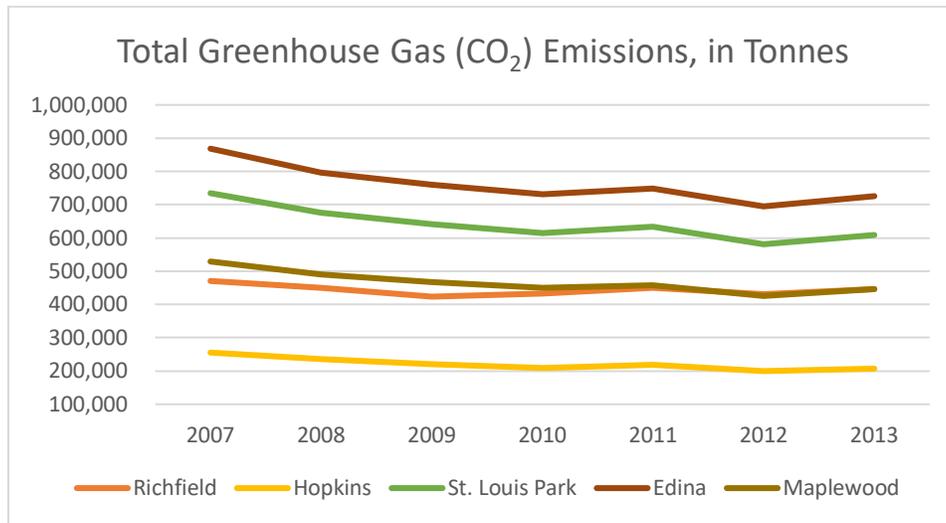
Hopkins has much less municipal waste than neighboring and comparable communities. As a result, the City has fewer CO<sub>2</sub> emissions from waste. The trends in available data witnessed in Hopkins are also seen in other neighboring and comparable communities. Most communities have somewhat plateaued in waste reduction efforts. Most communities cut tons of waste and tonnes of CO<sub>2</sub> emitted from 2007-2009/2010 but have struggled to make further reductions. Waste per household per day has decreased in Hopkins and other neighboring and comparable communities, but the rate of reductions decrease after 2009. In Hopkins, the amount of landfilled and incinerated trash has decreased while the amount of recycled trash has remained fairly constant.





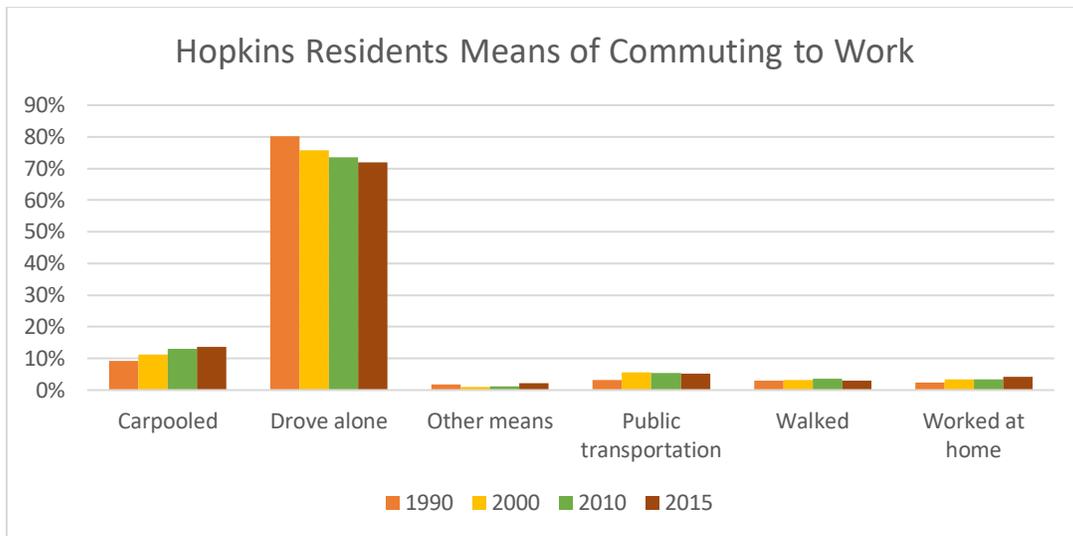
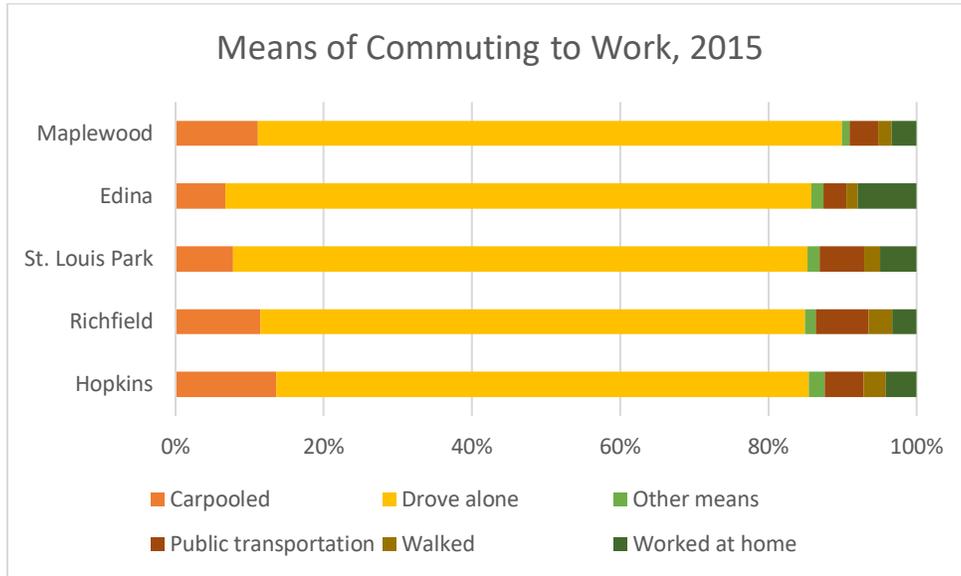
## Greenhouse Gas Emissions

Hopkins has the lowest total greenhouse gas emissions among neighboring and comparable cities. This holds for all categories considered: energy, waste, travel, and other sources. However, Hopkins has comparable emissions per capita per year compared to neighboring and comparable communities. The City's lower emissions are likely a result of having a smaller population than other cities used in this comparison.



## Journey to Work

Hopkins has the lowest percentage of commuters driving alone to work and the highest percentage of carpooling among neighboring and comparable cities. This shift from solo to shared driving is the most noticeable trend in Hopkins for available data years. There has been a small increase in the number of residents working from home between 1990 and 2015. Hopkins is similar to compared communities for all other modes of transportation considered.





# APPENDIX D2: PARKS AND TRAILS



Cultivate Hopkins Comprehensive Plan

APPROVED 11/17/20 DRAFT

# Existing Conditions

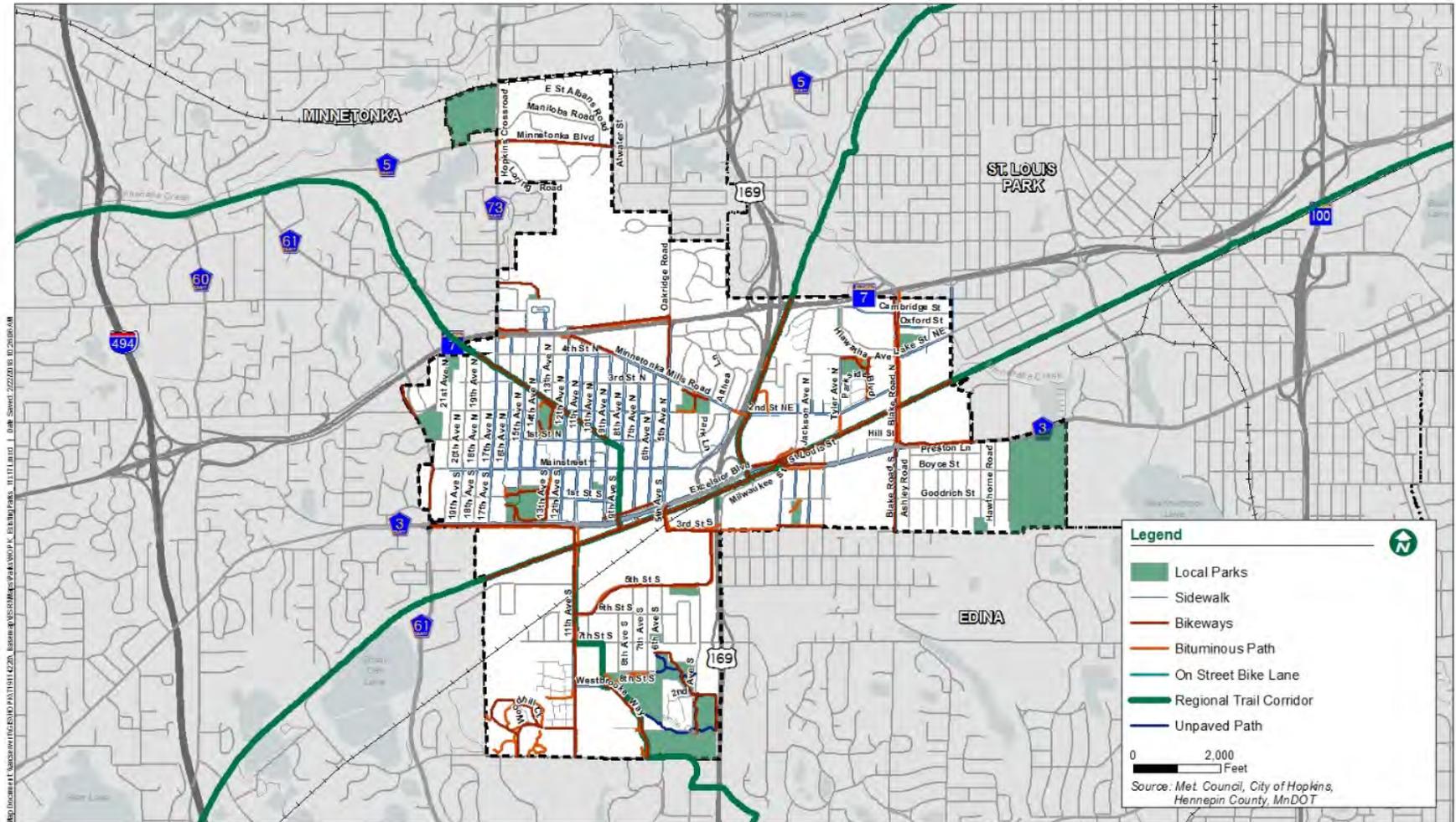
## Local Parks and Trails

Figure D2.1 shows the existing park and trail system in Hopkins. The City of Hopkins maintains 19 parks and nature areas in Hopkins. Additionally, there are facilities at three schools, as well as a couple golf course areas. Locations and details on amenities for each are provided below.

An inventory of the amenities available at each local park is in Table D2.1.

Table D3.1 - Hopkins Park System Inventory																										
Park Name	Size (Acres)	Park Type	Play Areas	Ball Fields	Open Field	Picnic Area	Outdoor Open Space	Picnic Shelter	Basketball Courts	Tennis Courts	Soccer Fields	Outdoor Skating Rink	Sledding Hill	Restrooms	Volleyball	Football Field	Indoor Ice Arena	Canoe Launch	Golf Course	Archery Range	Community Garden	Track & Field	Skateboard Park	Swimming Beach	Horseshoes	
Alice Smith Elementary	9.82	School - Park	*	*	*																					
Blake School	47.94	School - Park	*	*	*					*	*						*					*				
Buffer Park	3.1	Neighborhood Park		*	*								*													
Burnes Park	7	Neighborhood Park	*	*	*	*	*	*	*	*	*	*		*												*
Central Park	18	Community Park	*	*	*	*	*	*	*	*	*	*		*	*		*									
Cottageville Park	4.1	Neighborhood Park	*		*		*	*	*					*							*					
Downtown Park	0.91	Neighborhood Park				*																				
Eisenhower Elementary Community Center	24.97	School - Park	*	*	*					*	*															
Elmo Park	0.62	Neighborhood Park	*						*																	
Harley Hopkins Park	2.89	Neighborhood Park		*	*		*	*				*														
Hiawatha Oaks	0.9	Natural Resource Area					*																			
Hilltop Park	3.5	Neighborhood Park	*	*	*	*	*					*	*													
Interlachen Park	2.4	Neighborhood Park	*	*		*	*		*			*		*												
Maetzold Field	10.1	Community Park	*	*			*				*			*		*										
Meadowbrook Golf Course	65.6	Special Use Facility																	*							
Minnehaha Creek Preserve	26	Special Use Facility																*								
Oakes Park	5.7	Neighborhood Park	*	*		*	*	*	*	*	*	*	*	*												
Park Valley Playground	1.14	Neighborhood Park	*		*			*	*																	
Shady Oak Nature Area	6.8	Special Use Facility					*																			
Shady Oak Beach	5.44	Community Park	*			*		*							*		*								*	
Skateboard Park	1	Special Use Facility																					*			
Stein Park Preserve	33.34	Natural Resource Area					*																			
Valley Park	33	Community Park	*	*	*	*	*	*	*	*	*	*	*	*	*					*	*					
<b>TOTAL</b>	<b>314.27</b>		<b>14</b>	<b>12</b>	<b>11</b>	<b>8</b>	<b>10</b>	<b>9</b>	<b>6</b>	<b>6</b>	<b>5</b>	<b>7</b>	<b>4</b>	<b>7</b>	<b>3</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>

Figure D2.1 – Existing Parks and Trails



## Recreation Programs

Since 1967, the Cities of Hopkins and Minnetonka have jointly planned and provided community recreation for their residents. A Joint Recreation Board, consisting of Hopkins and Minnetonka residents, directs recreation programming and services. Of the net cost required to operate the joint recreation program, the City of Hopkins is responsible for 33 percent and the City of Minnetonka pays 66 percent. Current recreational offerings include:

- Community Events
- Preschool Programs
- Youth Programs
- Teen Programs
- Adult Athletics and Programs
- Senior Services



- Williston Fitness Center (in Minnetonka)
- Fitness
- Tennis
- Aquatics
- Ice Skating

Youth classes are offered in several areas of interest including tennis, golf, swimming, ball skills, and arts & crafts. Youth sports leagues are offered in basketball and soccer. Adult classes are offered in several areas of interest, and team sports are offered in soccer, softball, basketball, volleyball, hockey, broomball and football.

Joint Recreation provides 14 supervised outdoor ice rinks throughout Hopkins & Minnetonka. Each site is staffed with rink attendants from mid-December through mid-February dependent on weather conditions.

Hopkins-specific facilities include:

- The City of Hopkins owns Overpass Skate Park, which provides skateboarders, bikers, and inline skaters age 10 or older with a safe, fun and challenging place to improve their skills.
- The Hopkins Pavilion is an arena used for a multitude of activities including ice skating, broomball, soccer, lacrosse, inline skating, rugby, baseball, softball, concerts, company picnics and other community and private events.
- The Hopkins Activity Center is a gathering place for older adults to participate in organized as well as unorganized recreational, social, educational, nutritional, fitness, and volunteer activities.

## Regional Parks

There are no existing or planned regional parks located within Hopkins. However, the regional trail network that runs through Hopkins provides connections to numerous regional park facilities in nearby communities, including Lake Minnetonka Regional Park, Minneapolis Chain of Lakes Regional Park, Carver Park Reserve, Bryant Lake Regional Park, and Minnesota Valley State Recreation Area.

**Minnetonka Facilities**  
See map on page 76.

- 39 Family Gardens-Kelly Park  
17500 Excelsior Blvd.
- 12 Glen Lake Activity Center  
14350 Excelsior Blvd.
- 12 Glen Lake Skate Plaza  
14350 Excelsior Blvd.
- 14 Glen Lake School Warming House/Tennis Courts  
13850 Bellevue Dr.
- 57 Gray's Bay Marina  
2831 County Rd. 101
- 34 Arts Center on 7  
18301 Highway 7
- 19 Lindbergh Center  
2400 Lindbergh Dr.
- 33 Minnetonka Ice Arena  
3401 Williston Rd.
- 33 Minnetonka City Hall  
14600 Minnetonka Blvd.
- 33 Minnetonka Community Center  
14600 Minnetonka Blvd.
- 52 Williston Fitness Center  
14509 Minnetonka Dr.

**Hopkins Facilities**  
See map on page 76.

- 55 Depot Coffee House  
9451 Excelsior Blvd.
- 43 Family Gardens - Valley Park  
801 7<sup>th</sup> Ave. S.
- 20 Hopkins Pavilion Ice Arena  
11000 Excelsior Blvd.
- 18 Hopkins Activity Center (Seniors)  
33 14<sup>th</sup> Ave. N.
- 10 Hopkins Center for the Arts  
1111 Mainstreet
- 17 Hopkins City Hall  
1010 1<sup>st</sup> St. S.

**Minnetonka School District**  
See map on page 76.

- 6 Clear Spring Elementary  
5701 Highway 101
- 34 Minnetonka High School  
18301 Highway 7
- 32 Minnetonka Middle School East  
17000 Lake St. Ext.
- 53 Scenic Heights Elementary  
5650 Scenic Heights Dr.

**Hopkins School District**  
See map on page 76.

- 1 Alice Smith Elementary  
801 Minnetonka Mills Rd.
- 9 Eisenhower Elementary  
1001 State Highway 7
- 11 Gatewood Elementary  
14900 Gatewood Dr.
- 13 Glen Lake Elementary  
4801 Woodridge Rd.
- 16 Harley Hopkins  
125 Monroe Ave. S.
- 44 Hopkins West Jr. High  
3830 Baker Rd.
- 35 Hopkins North Jr. High  
10700 Cedar Lake Rd.
- 19 Hopkins High School  
2400 Lindbergh Dr.
- 42 Tanglen Elementary  
10901 Hillside Ln.

# Park Classification System

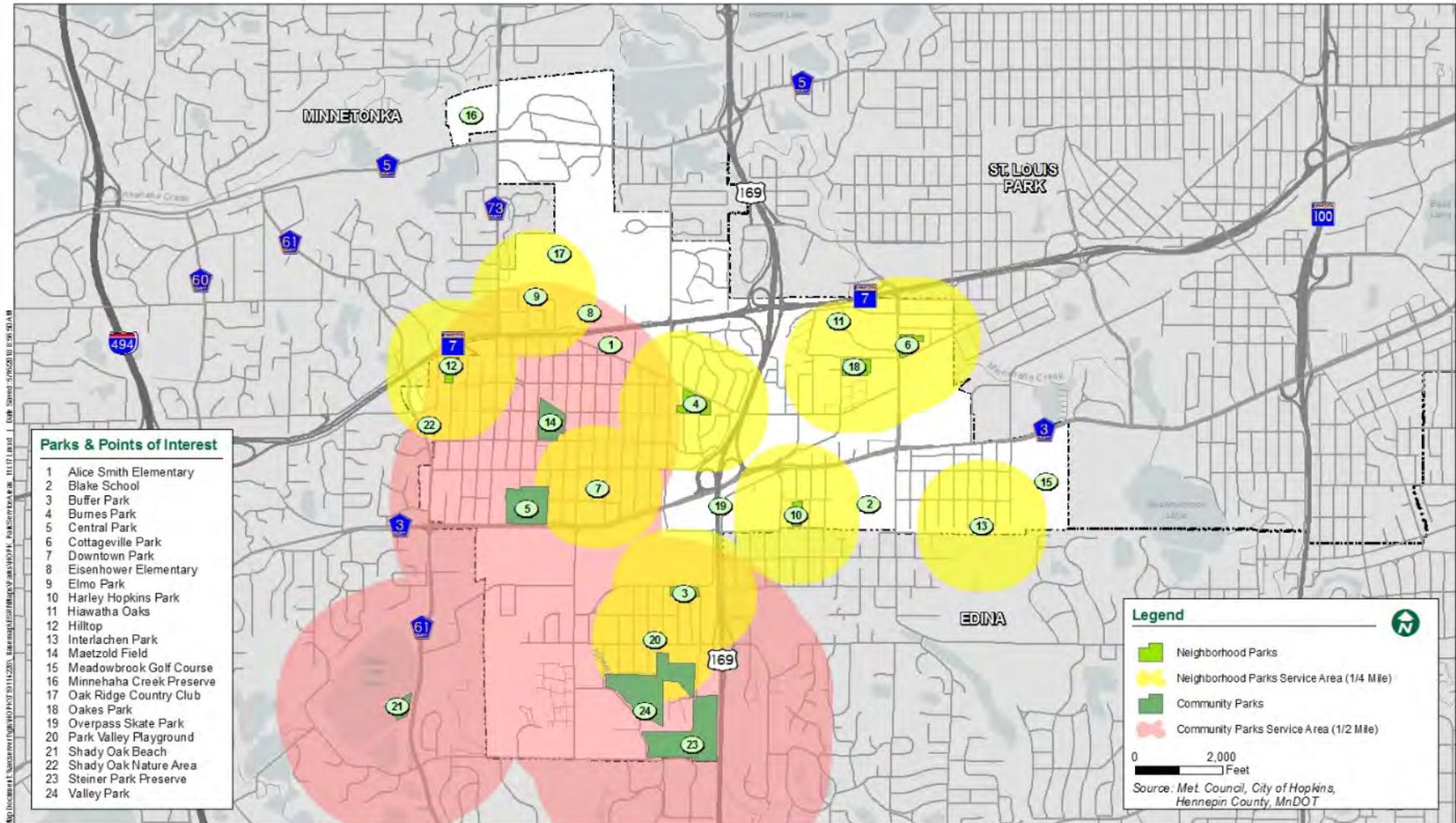
Hopkins has a variety of parks that are components of the overall park system. To examine existing parks and to project future park needs, a uniform classification system is used in this plan. **Table D2.2** provides categories have been established, consistent the system used in the 2030 plan.

Table D2.2 – Park Classification System			
Classification	Description	Location Criteria	Size Criteria
Neighborhood Park	Basic unit of the park system; serve as the recreational focus of neighborhoods; emphasize informal active and passive recreation	¼ to ½ mile distance and uninterrupted by non- residential roads and other physical barriers	Usually between 5 and 10 acres
School-Park	Combining parks with school sites can fulfill the space requirements for other classes of parks such as neighborhood, community, sports complex and special use	Determined by location of school district property	Variable
Community Park	Serves a broader purpose than neighborhood parks; focus is on meeting community-based recreational needs as well as preserving unique open space	½ mile to 3-mile distance and typically uninterrupted by non-residential roads and other physical barriers. Determined by the quality and usability of the site	Usually between 20 and 50 acres
Special Use Park and Recreation Facilities	May be privately or publicly owned; private facilities can offer either indoor or outdoor recreation opportunities, usually on a membership or fee basis	Variable, depends on specific use	Variable
Natural Resource Areas	Lands set aside for preservation of significant natural resources, remnant landscapes, open space and visual aesthetics	Depends on resource availability and opportunity	Variable

Parks and recreational facilities are typically utilized based on the distance residents are willing to travel to access amenities. The location criteria set above provides general guidelines on the intended service areas a park should serve. Using these guidelines can provide a useful tool when analyzing the existing park system and determining areas that are underserved.

**Figure D2.2** provides a visual assessment of Hopkins park system and its service areas. Service areas have been mapped for neighborhood and community parks. Overall the service area analysis shows the City of Hopkins to be well served by its existing system. There are areas for improvement; however, these areas are not likely to see new park construction, unless they are through redevelopment initiatives.

Figure D2.2 – Park Service Areas



# Park System Needs

On the recreational side, Hopkins needs to determine whether the amount and location of parks in the city are sufficient to meet the needs of the city's population. This standard is expressed as a number of acres of park land per one thousand people and is used to provide a general guideline for the assessment of existing and future park needs. For the Hopkins comprehensive plan, a standard of 7 acres of municipal park land per 1,000 people has been used as a benchmark for planning purposes. This standard is consistent with a range of standards offered by the National Park and Recreation Association. Additionally, the overall standard has been broken down into the following components:

- Neighborhood Park – 2 acres per 1,000 people
- Community Park/Sports Complex – 5 acres per 1,000 people

Standards have not been directly applied to the other classifications used in this plan including school parks, natural resource areas, trails, or private park and recreation facilities. Neighborhood and community park needs can be satisfied in combination with the development of school facilities provided that facilities are available to both groups. Trail corridors are very site specific and are not included in overall acreage calculations because they serve as links between various components of the park system. Private facilities are also not included in the overall standard because in many cases, they do not have the same longevity enjoyed by public park uses.

The results of the application of these standards are summarized in **Table D2.3**.

<b>Table D3.3 - Parks Assessment of Need</b>					
<b>Assessment of Need - 2010 (Population 17,591)</b>					
<b>Component</b>	<b>Existing Acres</b>	<b>Standard Acres</b>	<b>Per Population</b>	<b>Std. Applied to 2010 pop.</b>	<b>Net 2010 Acres</b>
Park System	97.9	7	1,000	123.137	-25.237
Neighborhood Park	31.36	2	1,000	35.182	-3.822
Community Park	66.54	5	1,000	87.955	-21.415
School Park	82.73	*	*	*	*
Natural Resource Area	34.24	*	*	*	*
<b>Assessment of Future Need - 2020 (Population 18,900)</b>					
<b>Component</b>	<b>Existing Acres</b>	<b>Standard Acres</b>	<b>Per Population</b>	<b>Std. Applied to 2010 pop.</b>	<b>Net 2020 Acres</b>
Park System	97.9	7	1,000	132.3	-34.4
Neighborhood Park	31.36	2	1,000	37.8	-6.44
Community Park	66.54	5	1,000	94.5	-27.96
School Park	82.73	*	*	*	*
Natural Resource Area	34.24	*	*	*	*
<b>Assessment of Future Need - 2030 (Population 19,600)</b>					
<b>Component</b>	<b>Existing Acres</b>	<b>Standard Acres</b>	<b>Per Population</b>	<b>Std. Applied to 2010 pop.</b>	<b>Net 2030 Acres</b>
Park System	97.9	7	1,000	137.2	-39.3
Neighborhood Park	31.36	2	1,000	39.2	-7.84
Community Park	66.54	5	1,000	98	-31.46
School Park	82.73	*	*	*	*
Natural Resource Area	34.24	*	*	*	*
<b>Assessment of Future Need - 2040 (Population 20,100)</b>					
<b>Component</b>	<b>Existing Acres</b>	<b>Standard Acres</b>	<b>Per Population</b>	<b>Std. Applied to 2010 pop.</b>	<b>Net 2040 Acres</b>
Park System	97.9	7	1,000	140.7	-42.8
Neighborhood Park	31.36	2	1,000	40.2	-8.84
Community Park	66.54	5	1,000	100.5	-33.96
School Park	82.73	*	*	*	*
Natural Resource Area	34.24	*	*	*	*

## Neighborhood Parks

**Standard:** 2 acres per 1,000 people

**Comments:** Neighborhood parks are recreational facilities that are intended to serve populations residing within a ¼ - ½ mile radius of the site. These facilities typically contain open space areas, which accommodate uses such as field games, court games, play equipment and other uses. Although five acres is generally recognized as a minimum size for neighborhood parks, smaller tracts of land can be used due to natural conditions or in areas where larger land parcels are not available.

**Existing Supply/Need:** Hopkins currently has ten sites that are categorized as neighborhood parks ranging in size from .5 acres to 7 acres. Application of the recommended standard for neighborhood parks results in a deficiency of nearly 9 acres by 2040. The standards indicate the need for additional

neighborhood park areas; however, closer examination of Hopkins reveals that the city probably does not need to add park areas to serve existing and future needs. Hopkins contains three public school sites that accommodate neighborhood park needs. These sites along with Alder Park in Edina provide convenient access for all residents. As shown in the service area analysis, almost every home in Hopkins is located within ½ mile of an existing neighborhood park. The only exception is the extreme northern portion of the community lying north of the Oak Ridge Golf Course. This area is completely developed, precluding the potential of adding an additional neighborhood park. If the golf course is ever redeveloped in the future, an additional park site could be acquired at that time. Residents in this area do have the opportunity to access bike routes and local trails via Minnetonka Blvd. that provide access to other local facilities within the City of Minnetonka.

## Community Parks

**Standard:** 5 acres per 1,000 people

Comments: Community parks are recreational facilities that serve as focal points of community recreational systems. As such, they typically provide facilities that appeal to a broad spectrum of users. Activities may include athletic complexes, archery, fishing, nature study, hiking, picnicking and other uses. Community parks commonly contain facilities that are designed to appeal to both active and passive users within one park site. The location of community parks is usually established based on topography and other natural features and on accessibility via the local road network.

**Existing Supply/Need:** Hopkins currently has four sites that are classified as community parks. They include Central Park, Maetzold Field, Shady Oak Beach, and Valley Park. Central Park and Maetzold Field consist predominately of athletic field areas. Both of these sites are used intensively for adult and youth sports programs.

Additionally, Central Park is the home of the Hopkins Pavilion that accommodates indoor ice hockey and indoor soccer. Valley Park contains passive and natural areas in addition to active pursuits such as volleyball, basketball and archery. Shady Oak Beach, a facility run jointly with the City of Minnetonka, is an area that accommodates swimming, fishing, water oriented play areas and picnicking.

Application of the standard for community parks shows the city does not meet needs, and the deficiency of land will increase with population. Because of the developed nature of the community, adding community park land will be difficult; however, some future opportunities exist. The southern portion of Hopkins contains a landfill site that has been closed for a long time. At the present time the site has not been cleared by state agencies for any type of use. As a result, the property is fully fenced and it contains a methane collection system. At some point in the future, the property may become available for public use. When this occurs, the site could be developed as a community park. Additionally, there are existing golf course areas that could transition to more general parks and open space over time, perhaps in coordination with additional development. Finally, the development of Minnehaha Creek Preserve (classified currently as a special use facility) provides passive recreational opportunities, particularly in connection with the recently completed Nine Mile Creek Regional Trail connection.

# Trails and Sidewalks

## Overview

A well-developed bicycle and pedestrian network provides a way for people of all ages and abilities to travel in a way that is safe, comfortable, accessible, and active. It connects people to community destinations, improves bicycle and pedestrian safety, increases multimodal opportunities, encourages active living, and provides a community amenity.

In the context of parks and open space, trails provide access to recreation, physical activity, and opportunities to meet and connect with others. From a transportation perspective, they also provide an important component of a multimodal transportation network – both as a separate mode, and as a way to connect other types of trips (like transit) to destinations. The transportation function of these facilities is being covered more extensively in the transportation element of the plan. This section will focus on the recreational use of trails and sidewalks, particularly in terms of how they connect to parks and open spaces.

The bicycle and pedestrian network in Hopkins needs to operate on at least a couple scales.

- **Locally**, it should connect to neighborhoods and destinations within the city, to allow for convenient and safe travel by area residents. The traditional urban form of a significant portion of Hopkins provides good opportunities for walking and bicycling. Redevelopment in key locations can further expand those areas. However, major corridors and barriers exist that can be challenges to safety and connectivity.
- **Regionally**, it should connect to county and state trail networks, to provide for longer distance travel and linkages to nearby communities outside of Hopkins. Hopkins has developed as a downtown of the southwest metro, and likewise is a hub of trail corridors and connections – including multiple regional trails. This provides a high level of access for both residents and visitors to the entire system, and suggests possibilities for local connections, wayfinding, and amenities that complement the regional network.

The local and regional bicycle and pedestrian network is shown on **Figure D1.1**.

## Regional Trails

In addition to a network of local sidewalks, trails, and bicycle lanes, Hopkins is the site of trailheads for five Three Rivers Park regional trails, described in the following section. Three Rivers Park District (the entity managing regional trails in Hennepin County) operates the regional trails for spring, summer, and fall usage. Some portions of the regional trails are maintained by cities during the winter, as indicated in their descriptions. As the trails generally have fairly flat grades, they are well suited for recreational bicycling, walking, and running.

- **Minnesota River Bluffs LRT Regional Trail** is a limestone aggregate trail that heads southwest west from Hopkins to Chanhassen and Chaska along an old railroad route. It connects Shady Oak Lake, Miller Park, Riley Lake Park, and forested land along the Minnesota River Valley. There are connections to the downtowns of both Hopkins and Chaska. During the winter, the trail is plowed by the cities of Eden Prairie, Hopkins and Minnetonka. It is not plowed in Chanhassen. The total trail length is around 12 miles.
- **Cedar Lake LRT Regional Trail** is a popular, wide, paved trail that heads east from Hopkins to Minneapolis, following the former railroad lines of the Great Northern Railway and the

Minneapolis and St. Louis Railway. During the winter, the trail is fully plowed by the cities of St. Louis Park and Hopkins. The total trail length is around 3.8 miles.

- **North Cedar Lake Regional Trail** is a paved trail that runs northeast from Hopkins to Minneapolis. It passes through neighborhoods in Hopkins and St. Louis Park, connecting to the trails around Cedar Lake in Minneapolis. During the winter, the trail is fully plowed by the cities of St. Louis Park and Hopkins. The total trail length is around 4.4 miles.
- **Lake Minnetonka LRT Regional Trail** is a limestone aggregate path that runs west from Hopkins to Carver Park Reserve in Victoria, passing alongside Lake Minnetonka on the way. It connects Hopkins to the communities of Minnetonka, Deephaven, Greenwood, Excelsior, Shorewood, and Victoria. Camping opportunities in Carver Park Reserve provide another option for trail users. During the winter, the trail is plowed in the cities of Deephaven, Excelsior, Hopkins, Minnetonka, Shorewood, and Victoria. It is not plowed in Greenwood and Tonka Bay. The total trail length is around 15.8 miles.
- **Nine Mile Creek Regional Trail** is a paved trail following the meandering path of Nine Mile Creek, as well as passing through some wetland and woodland areas. It includes 1.7 miles of wooden boardwalk and 14 miles of paved trail, connecting from Minnesota River Bluffs LRT Regional Trail in Hopkins to the cities of Edina and Richfield. In Richfield, it provides access to the Nokomis-Minnesota River Regional Trail, and other park destinations. The trail is around 15 miles total in length.

At this time, no additional regional trails are planned in Hopkins. For additional information on planned improvements to local bicycle and pedestrian facilities, see **Appendix B2**.

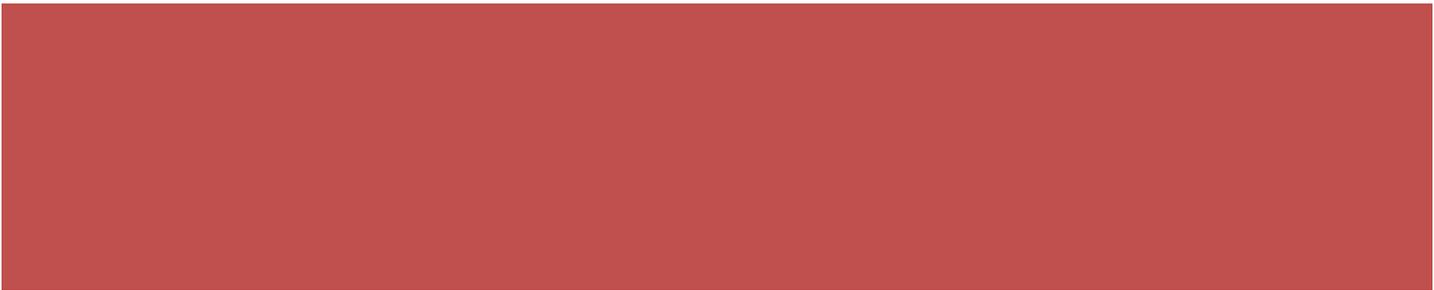
There are no existing or planned regional parks or other protected county, regional, or state open spaces in Hopkins. This emphasizes the importance of connecting Hopkins to the larger regional parks network via trails, waterways, and open spaces.

# Recommendations

There are currently no planned improvements to the regional trail network in Hopkins, besides incremental improvements and routine maintenance. For additional information on planned improvements to local bicycle and pedestrian facilities, see **Appendix B2**.

Based on the analysis presented previously, input from the public and the Hopkins Park Board, and overall goals of this plan, the following recommendations are offered:

1. **Expand open space opportunities.** Develop the landfill site and/or other open space areas in Hopkins as community parks if the opportunity presents itself. If the landfill becomes available for public use, it could accommodate needed soccer fields and other active facilities. Should other areas, such as existing golf courses, become available, these should be considered as well. Master plans should be prepared for any potential park site prior to park development.
2. **Local connections for regional trails.** Work to establish a series of local trails that connect to the regional trails. Incorporate trails as part of all major road improvement projects such as Excelsior Boulevard. Examine higher volume local roadways for potential off-street trail installation.
3. **Accessibility.** Upgrade and improve all park buildings to ensure Americans with Disabilities Act (ADA) accessibility.
4. **Flexibility.** Evaluate the use of open fields, ball fields and outdoor hockey rinks to determine opportunities for flexible uses, such as soccer and lacrosse, depending on demand from the community.
5. **Maintenance.** Regularly invest in park and trail improvements, in accordance with the capital improvement program. Improve lighting and sidewalks in park and recreation areas to make areas more pedestrian friendly.



# APPENDIX E1: ECONOMIC ENVIRONMENT

Cultivate Hopkins Comprehensive Plan

APPROVED 11/17/20



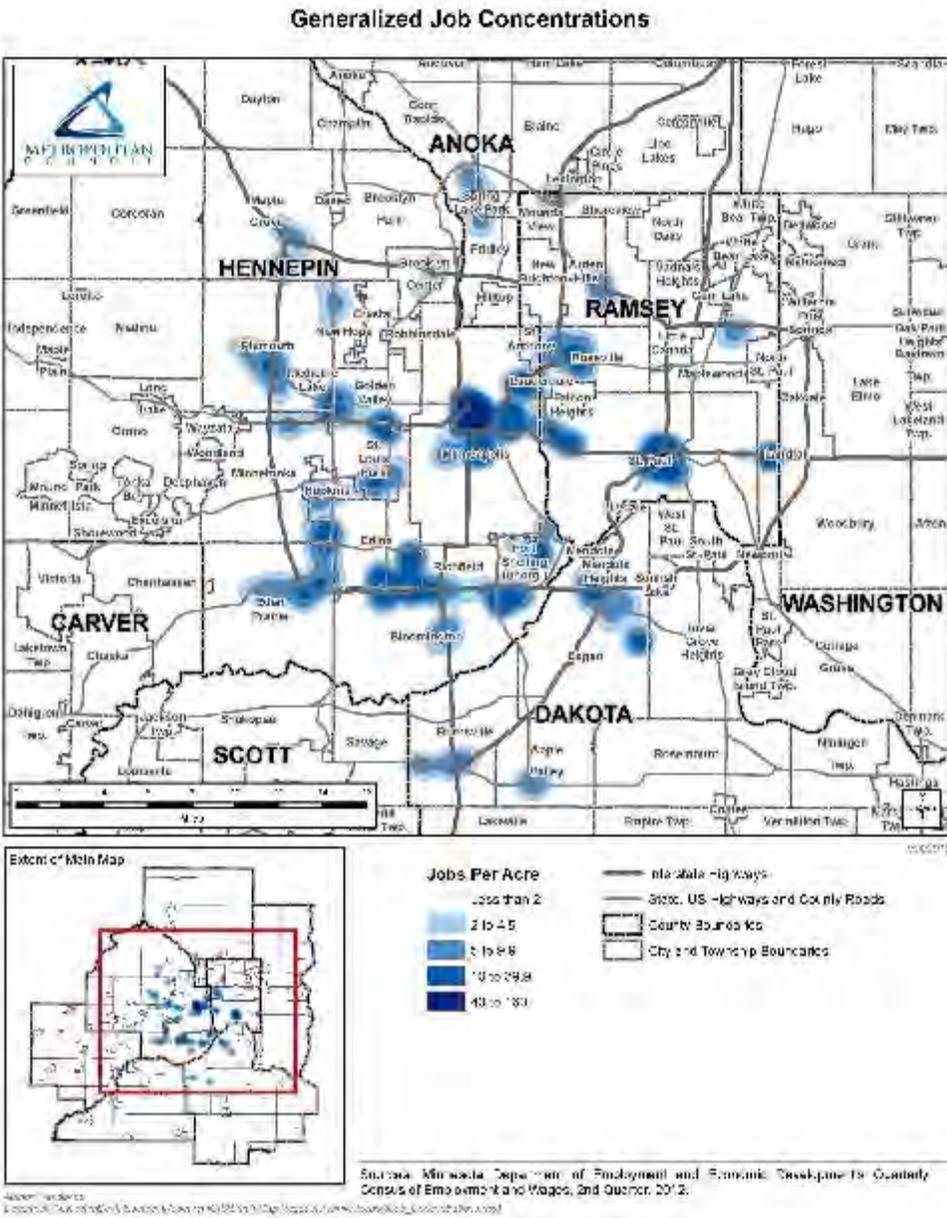
# Existing Conditions

This section describes existing conditions in the economic environment.

## Role in the Region

### Job Concentrations

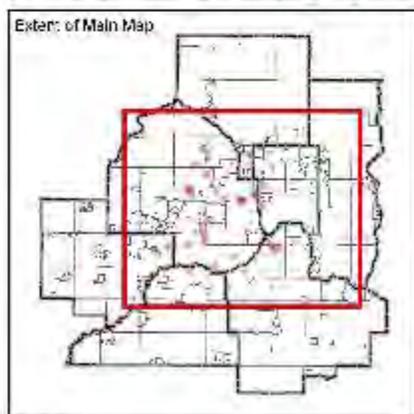
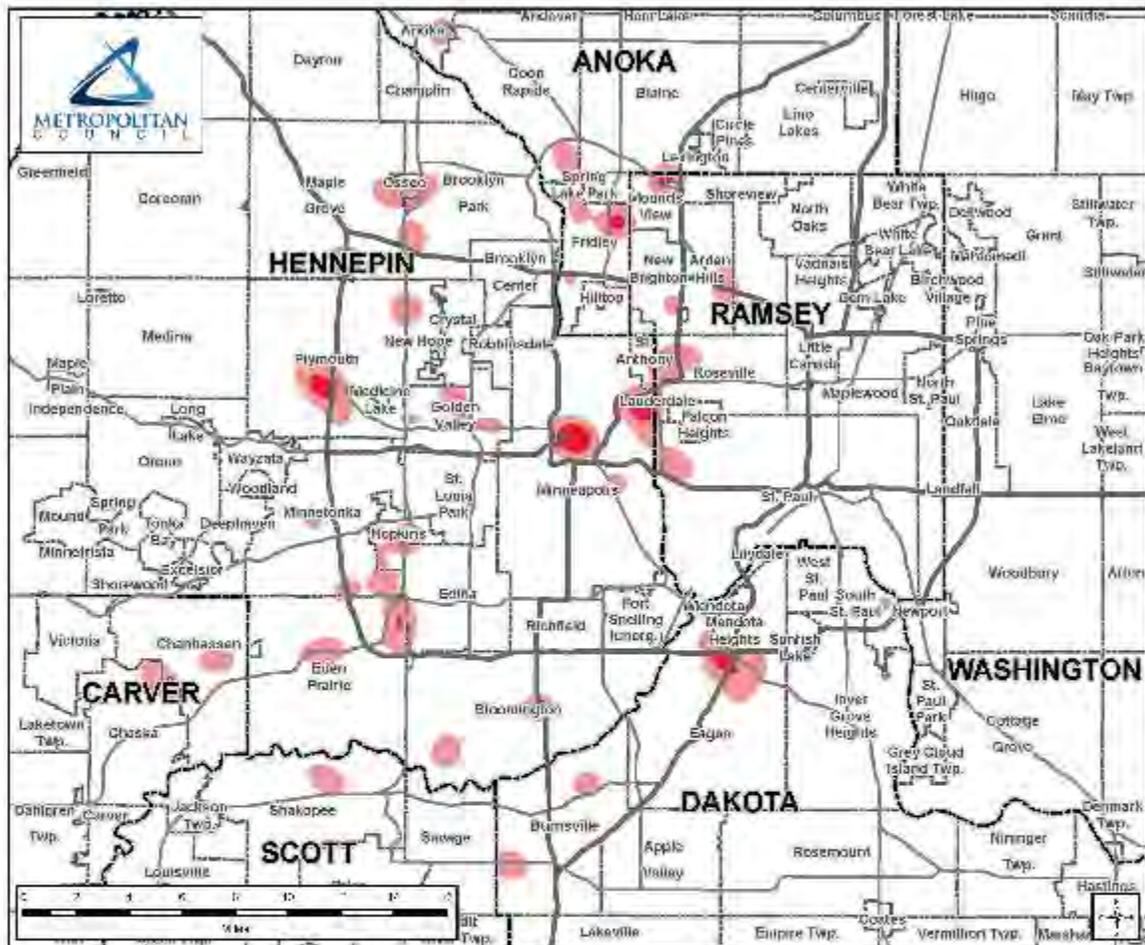
The Metropolitan Council has defined employment centers as areas with more than 7,000 jobs and more than 10 jobs per acre. The central employment area of Hopkins is part of a corridor of job concentrations in the Southwest Metro, following major highway corridors between St. Louis Park and Eden Prairie.



## Manufacturing and Distribution Centers

Hopkins is also part of a subset of that area with a cluster of manufacturing and distribution centers, primarily along the Highway 169 corridor.

**Generalized Manufacturing and Distribution Centers**



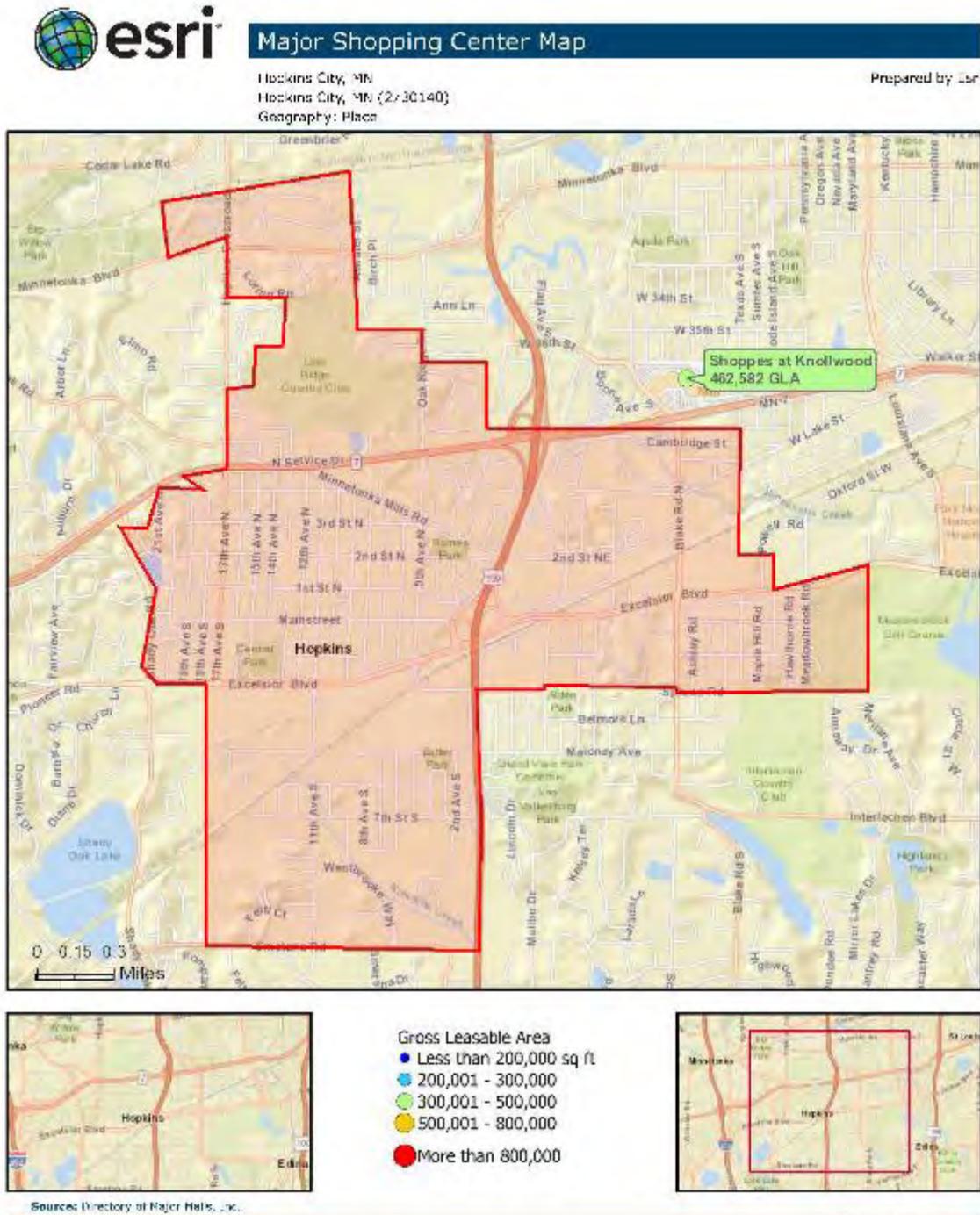
- Jobs Per Acre**
- Less than 2
  - 2 to 4.9
  - 5 to 9.5
- Interstate Highways  
 — State, US Highways and County Roads  
 — County Boundaries  
 - - - City and Township Boundaries

Sources: Minnesota Department of Employment and Economic Development's Quarterly Census of Employment and Wages, 2nd Quarter 2012.

Author: Jennifer  
 Date: 11/14/2012

## Retail Shopping Centers

Besides the downtown retail district, Hopkins has no major shopping center areas. There are several in nearby communities, however. The closest is the Shoppes at Knollwood in St. Louis Park.



## Employment and Commuting

### Industry Clusters

The Metropolitan Council has identified Key Industry Clusters which serve as the engines that drive growth in employment and wages, innovation in industrial practices, processes, and products and the attraction of new businesses within the 7-County Metro Region. The Key Industry Clusters, detailed below, represent groups of industries as defined by the North American Industrial Classification System (NAICS).

- Finance and Insurance – includes banks and creditors, securities and commodities, electronic wholesale markets, funds, trusts, and insurance firms.
- Advanced Manufacturing – includes producers, manufacturers and wholesalers of machinery and equipment, as well as natural gas and electric power utilities and petroleum products manufacturers and wholesalers. This cluster does not include medical devices and controls (see the Health, Science, and Water Tech Cluster).
- Information Technology – includes wholesalers computers and software, software publishing, telecommunications, data processing and hosting, and the design and management of information systems.
- Headquarters and Advanced Business Services - In addition to Corporate Headquarters, this industry group is comprised of industries such as legal, accounting, design, and marketing services, consulting, architecture and engineering, and employment services, and similar support services.
- Health, Science, and Water Tech – includes manufacturers of pharmaceuticals, manufacturers of medical devices and control technologies, manufacturers of medical equipment and supplies, research and development firms, testing labs, and medical labs in health services.
- Food Manufacturing and Wholesaling – includes food and beverage manufacturers and wholesalers as well as farm commodities wholesalers and manufacturers of pesticides and fertilizers.
- Freight and Logistics – includes firms whose primary business involves air transportation, rail transportation, water shipping transportation, truck transportation, as well as support services for each of those industries and warehousing and storage firms.

### Top Employers in Hopkins

The city has acquired a dataset of employers within the city. Though this information is based on surveys and is not officially verified, it provides some insight into size and type of employers in the city. **Table E1.1** shows the industry type and estimated employment of the 20 largest employers in Hopkins.

Comparing this to the top industry clusters in the region, there is representation in finance and insurance (Car Val, US Bank), advanced manufacturing (Thermotech), information technology (Sun Gard), food wholesaling (Supervalu), and freight and logistics (Uni-Select). Since it is part of a larger economic region, these clusters do not exist entirely within Hopkins. However, knowing what industry types are driving growth can provide direction to the City's economic development policy and approach.

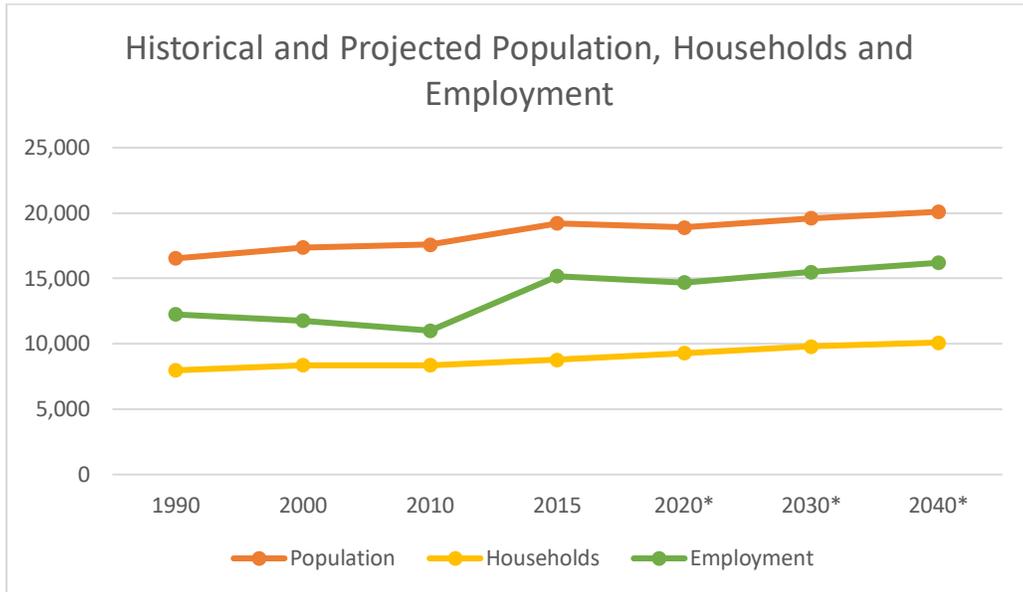
Just as notable is the fact that the vast majority of businesses in Hopkins are small – everything besides

the top 20 has less than 100 employees, and most have less than 10. Many of the smaller ones are connected to the industry clusters as well, sometimes as specialty firms, or as newer businesses or startups. Most business growth comes from smaller firms, rather than the biggest ones.

<b>Table E1.1 – 20 Largest Employers in Hopkins</b>			
<b>Company Name</b>	<b>Estimated Employment</b>	<b>Primary Industry Type</b>	<b>Secondary Industry Type (if applicable)</b>
Cargill Inc.	1,517	Engineers	Merchandise Brokers
SUPERVALU Distribution Center	1,282	Grocers-Retail	Distribution Centers (Wholesale)
Appliance Recycling Centers of America ARCA	445	Recycling Centers (Wholesale)	
Thermotech Inc.	400	Plastics-Mold-Manufacturers	
Augustana Chapel View	185	Residential Care Homes	Nursing & Convalescent Homes
Car Val Investors LLC	185	Investments	
Oakridge Country Club	185	Recreation Centers	
US Bank	185	Banks	
EDCO Products Inc.	170	Building Materials-Wholesale	Steel Works/Blast Furnaces/Rolling Mills
Harley Hopkins Family Center	165	Child Development-Parent/Child Education	
Golden Living Hopkins Care	150	Skilled Nursing Care Facilities	Physical Therapists
Luther Hopkins Honda	150	Automobile Dealers-New Cars	
Sun Gard	110	Data Processing Service	
Pizza Luce	106	Pizza	Foods-Carry Out
Eisenhower Community Center	100	Education Centers	Schools
Grace Homes	100	Nursing & Convalescent Homes	General Contractors
T E Ibberson Co	100	General Contractors	
Uni-Select USA Middle Atlantic	100	Automobile Parts & Supplies-Retail-New	Distribution Centers (Wholesale)
Walser Chrysler Jeep	100	Automobile Dealers-New Cars	
Alice Smith Elementary	95	Schools	

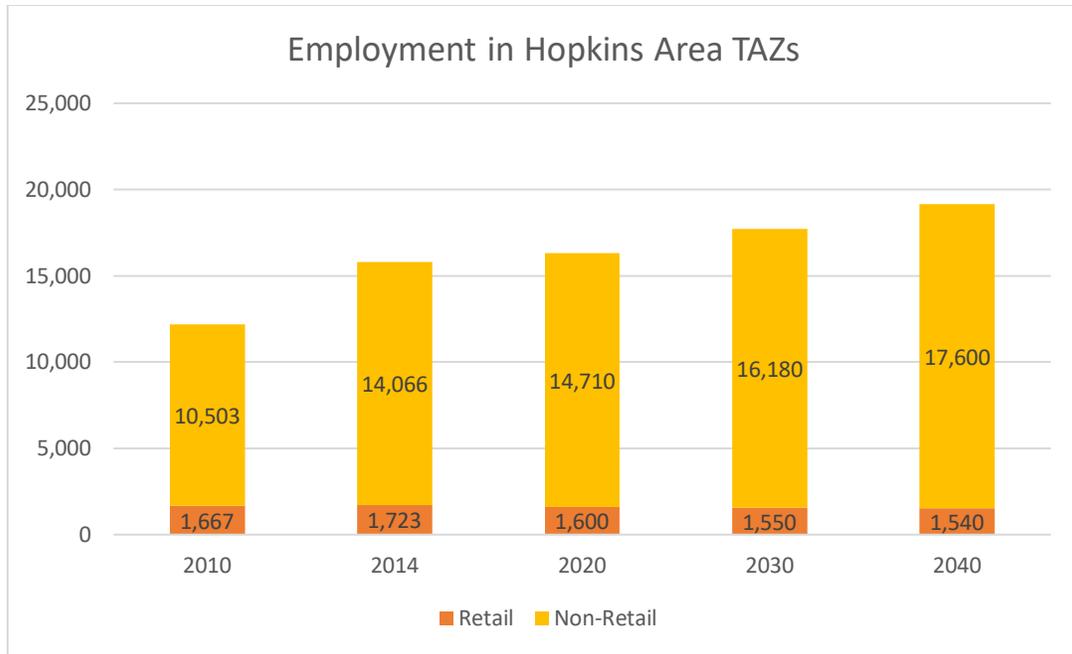
## Jobs in Hopkins

Jobs in Hopkins showed a decline in the most recent decennial Census from 2000-2010 (reflecting the impacts of the Great Recession). However, estimates since then show jobs have rebounded, and moderate growth is expected through 2040.



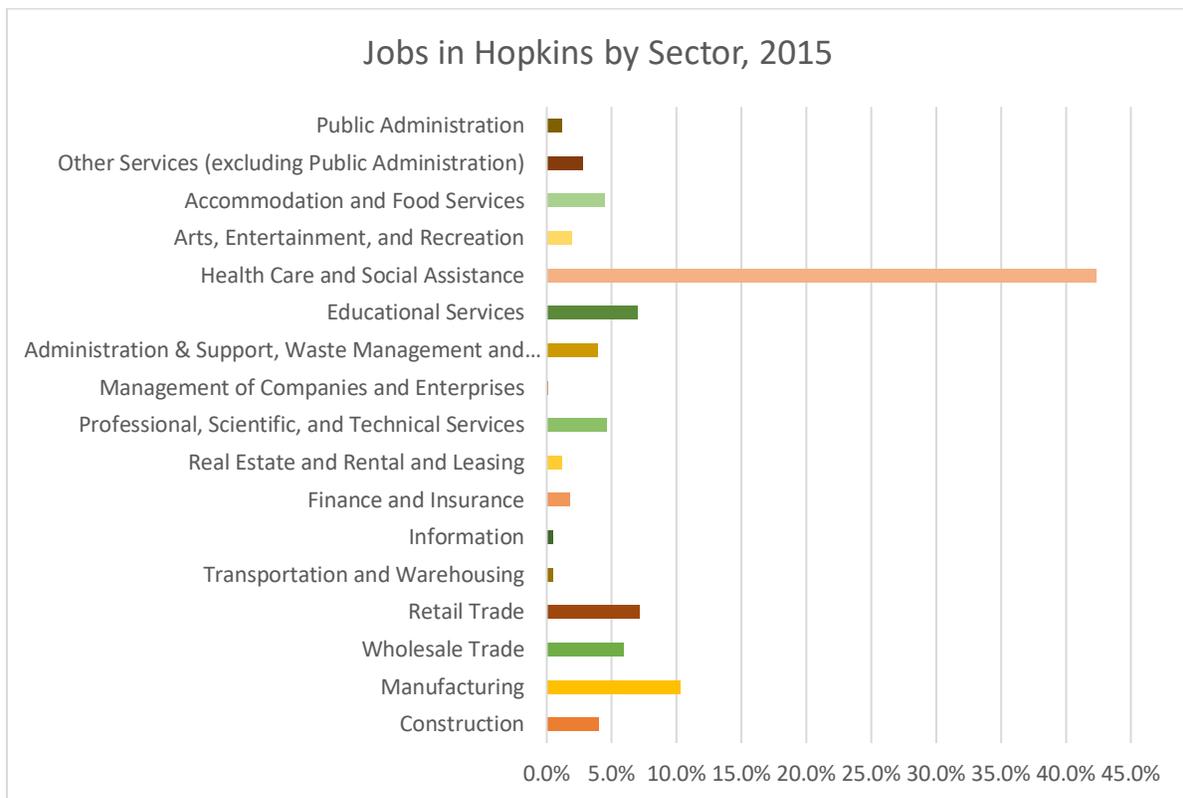
Source: US Census and Metropolitan Council

The Metropolitan Council did employment projections by TAZ as well. They don't line up perfectly with Hopkins' city limits, but the ones that best approximate it are summarized below. The projections show that most of the expected growth in jobs will be in non-retail sectors.



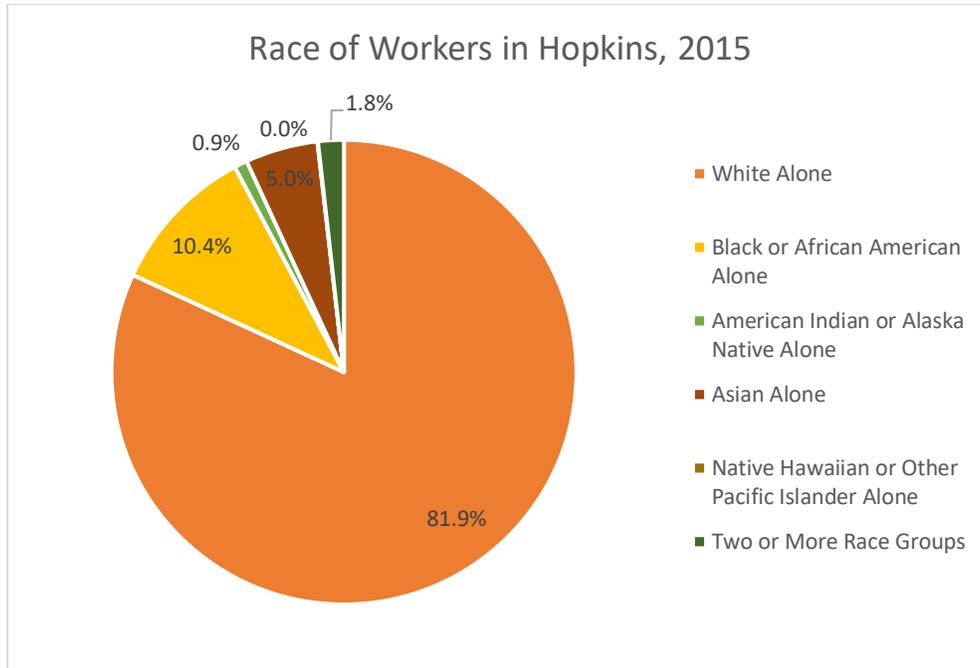
Source: Metropolitan Council

Health care and social assistance is by far the largest category of jobs in Hopkins in 2015.



Source: US Census

Workers in Hopkins are somewhat less diverse than the population as a whole, though some of that is attributable to the fact that more diverse residents are often younger. Around 3.5% of the workers are Hispanic/Latino, and 55.5% are female.



Source: US Census

## Workers Living in Hopkins

### Unemployment

In 2015, the estimated labor force participation rate in Hopkins was 72.8%, comparable to the Hennepin County average. The unemployment rate was around 6.6%, slightly higher than the countywide 5.0% average. There is some variation by race, as shown in **Table E1.2**.

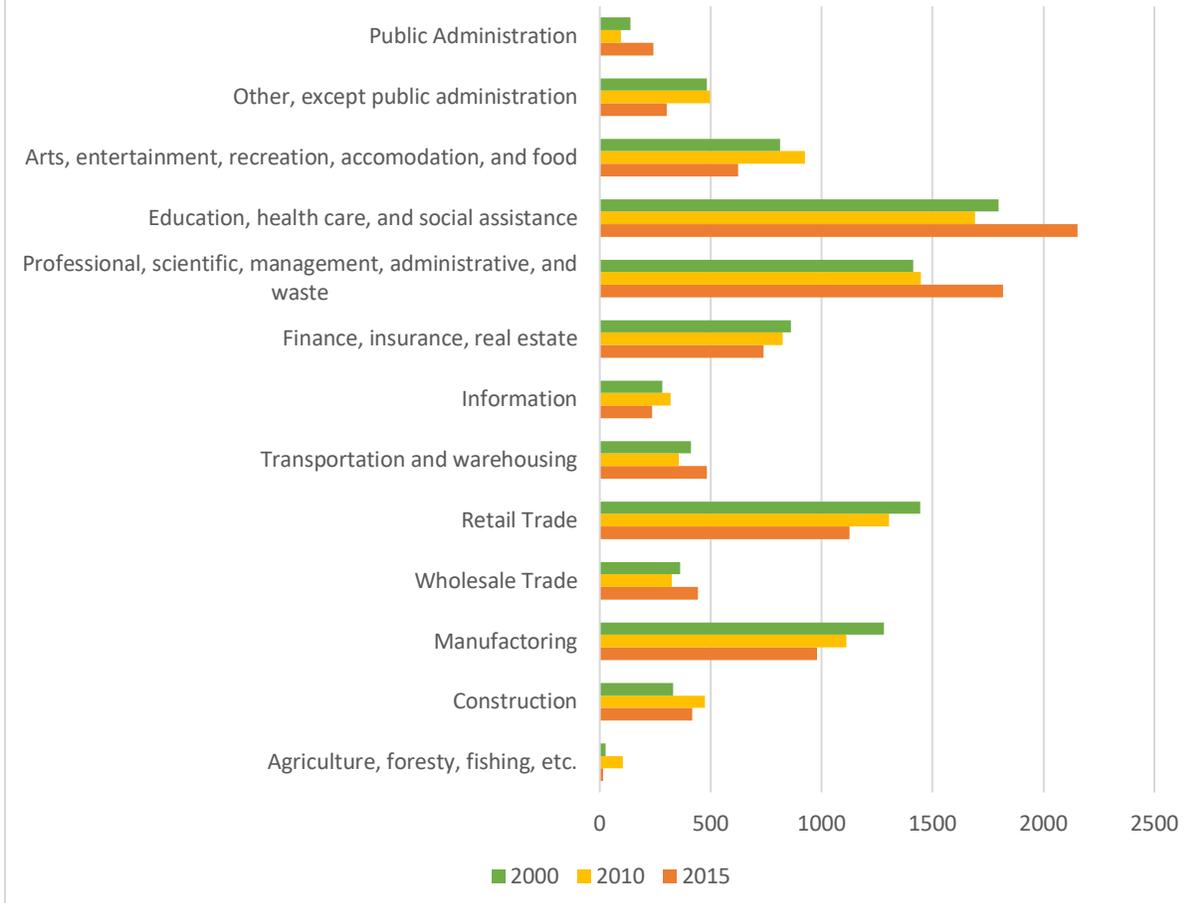
Table E1.2 – Employment by Race, 2015			
	Total Workers	Labor Force Participation Rate	Unemployment Rate
Population 16 years and over	14,098	72.8%	6.6%
White alone	9,319	73.5%	7.1%
Black or African American alone	2,308	68.5%	9.9%
American Indian and Alaska Native alone	63	92.1%	0.0%
Asian alone	1,216	78.8%	2.8%
Native Hawaiian and Other Pacific Islander alone	47	100.0%	0.0%
Some other race alone	706	64.3%	0.0%
Two or more races	439	70.4%	3.2%

Source: US Census

## Industry

In 2015, the most common industries worked by Hopkins residents were education, health care, and social assistance; professional, scientific, management, administrative, and waste services; and retail trade. Given the Great Recession during 2010, it is hard to note trends over time since many industries fluctuated. However, employment in the following industries grew between 2000 and 2015 among Hopkins residents: professional, scientific, management, administrative, and waste services. Employment in the following industries declined between 2000 and 2015 among Hopkins residents: finance, insurance, and real estate; retail trade; and manufacturing. **Table E1.3** shows employment by industry.

### Employment by Industry, 2000-2015



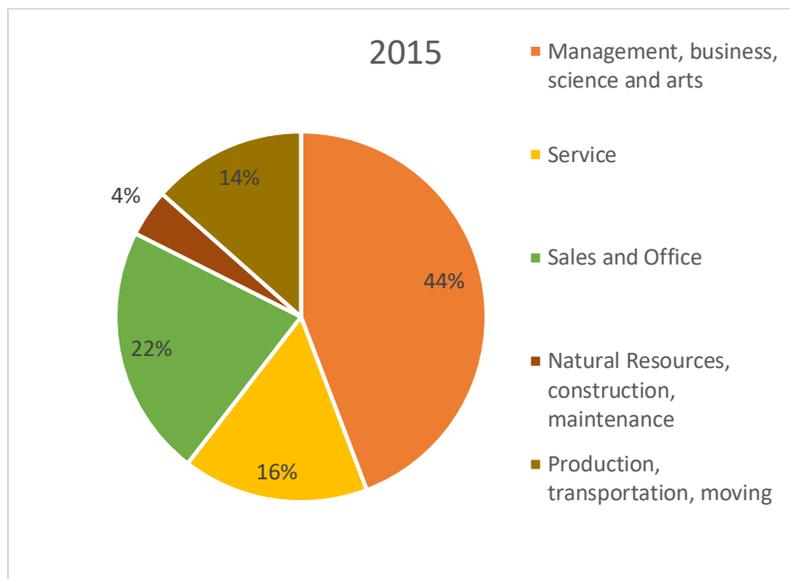
Source: US Census

Table E1.3 – Employment by Industry					
Industry	2000	2010	2015	% Change 00-15	% Change 10-15
Agriculture, forestry, fishing, etc.	26	104	16	-38%	-85%
Construction	332	474	416	25%	-12%
Manufacturing	1,281	1,111	979	-24%	-12%
Wholesale Trade	362	326	442	22%	36%
Retail Trade	1,444	1,303	1,126	-22%	-14%
Transportation and warehousing	412	356	483	17%	36%
Information	283	319	237	-16%	-26%
Finance, insurance, real estate	861	825	739	-14%	-10%
Professional, scientific, management, administrative, and waste	1,412	1,448	1,819	29%	26%
Education, health care, and social assistance	1,797	1,692	2,154	20%	27%
Arts, entertainment, recreation, accommodation, and food	813	926	623	-23%	-33%
Other, except public administration	484	497	301	-38%	-39%
Public Administration	137	95	243	77%	156%

Source: US Census

### Occupation

In 2015, the most common occupational group for workers living in Hopkins was management, business, science, and the arts. This reflects a white collar class of workers.

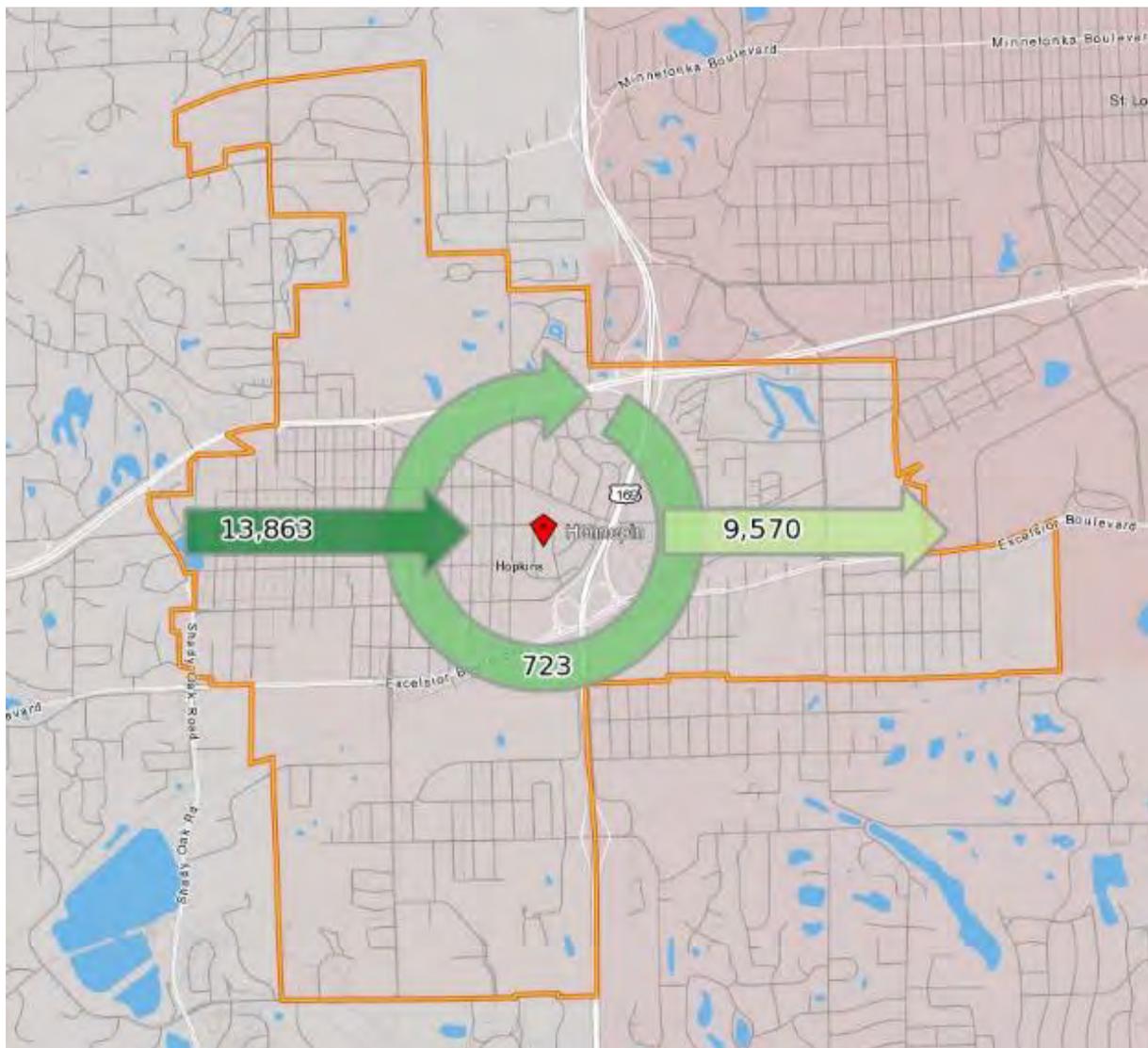


Source: US Census

## Daytime Population

The 2017 estimated daytime population of Hopkins is around 22,000 – around 13,000 (60%) of which is workers (60%), and the remaining 40% residents. This is over and above the baseline population of the area, which is closer to 17,000. Daytime population is an indicator of who is present during a typical workday, and is a good indicator of customer base for retail and services in the area.

The area is also a net importer of jobs, with moderately more people coming to work here than leaving here for a job. There is a fairly small number of people who both live and work here, which is not unusual for a metropolitan community with numerous other job centers nearby.



Source: US Census On the Map

## Job Access

The map below shows distribution of low wage workers and jobs across the region. Hopkins has concentrations of both, which is more balanced than many areas. That said, there's no guarantee that the jobs will be available to local workers, and vice versa.

Twin Cities Metropolitan Area

### Low-Wage Jobs and Low-Wage Workers, 2010



Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamic (LEHD), 2010.  
Low wage is equivalent to \$40,000 or less in annual wages per job.

May 29, 2013

#### Low-Wage Jobs / Acre



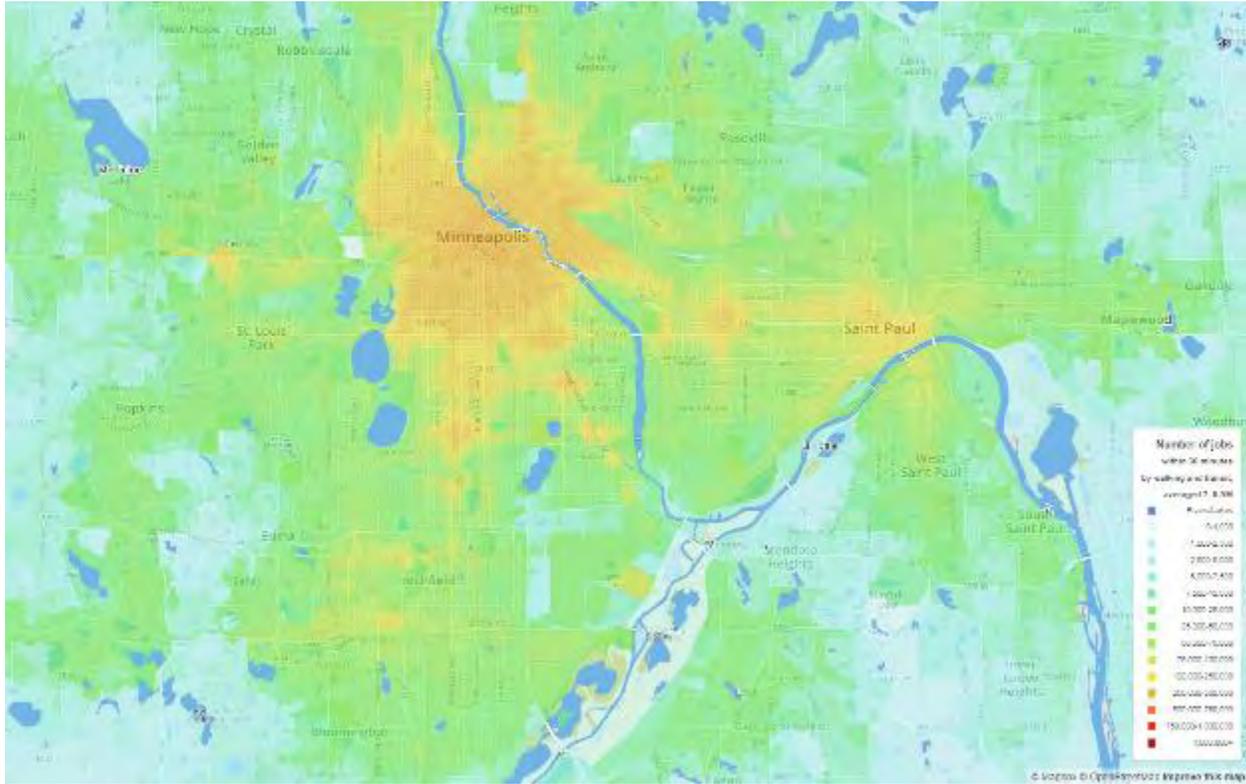
#### Low-Wage Workers / Acre



## Transit Accessibility

The Accessibility Observatory at the University of Minnesota has done an analysis to see the number of jobs accessible from all points in the region by transit. The measurement is based on the jobs that can be reached by a 30 minutes of transit travel (including waiting, riding, and transfers).

Hopkins has a moderate amount of accessibility, compared to other areas in the suburbs.



Source: U of M Accessibility Observatory

## Walk Score

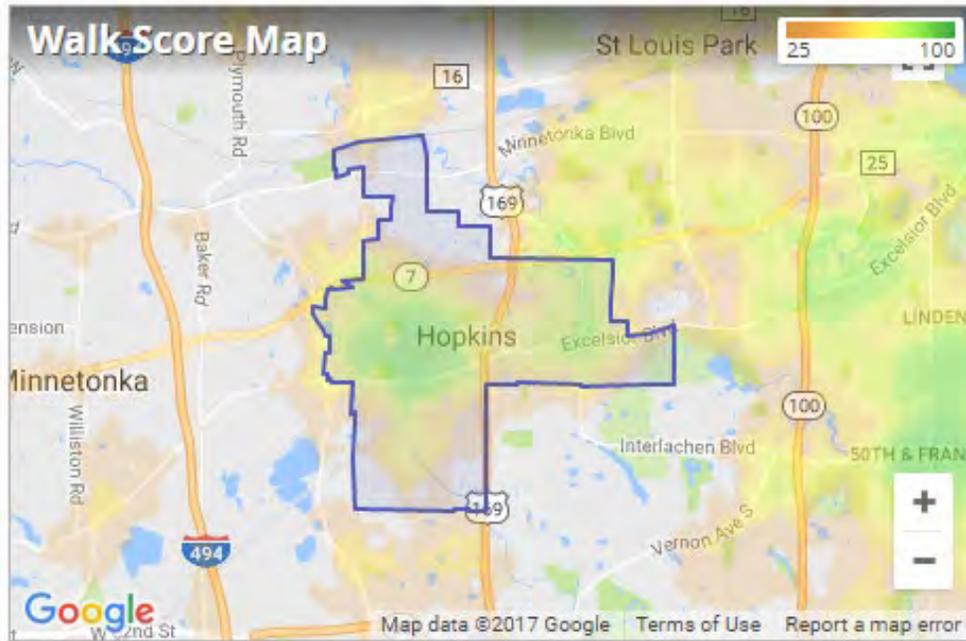
Walk Score is a methodology to determine the walkability of a community or neighborhood. It is based on walking proximity to destinations, such as dining, groceries, shopping, parks, schools, errands, and culture and entertainment.

The overall Walk Score for Hopkins is 55 (out of 100), making it moderately walkable. This is actually averaged over a fairly wide range of conditions, to not at all walkable, to very walkable. The area with the highest Walk Score in the city is around Downtown – where the score is over 80.

Walk Score  
**55**

## Hopkins is Somewhat Walkable

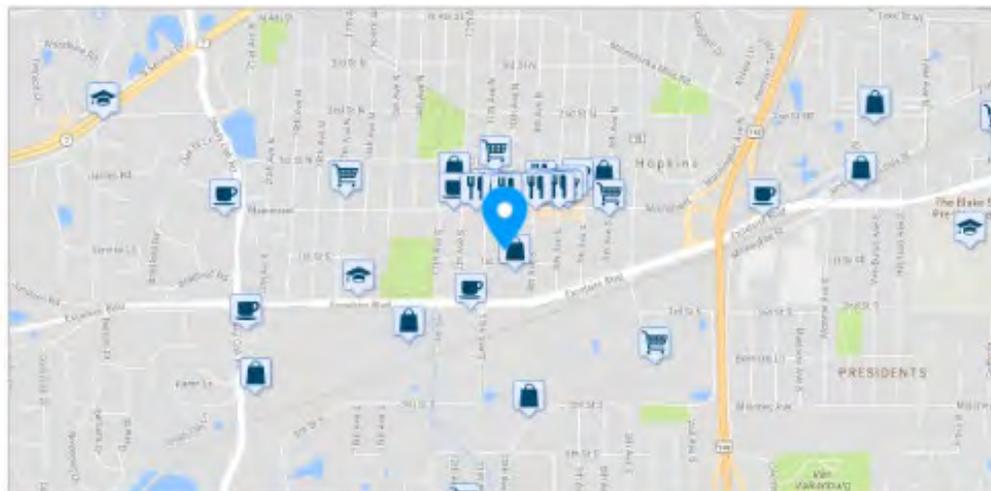
Some errands can be accomplished on foot.



Walk Score  
**82**

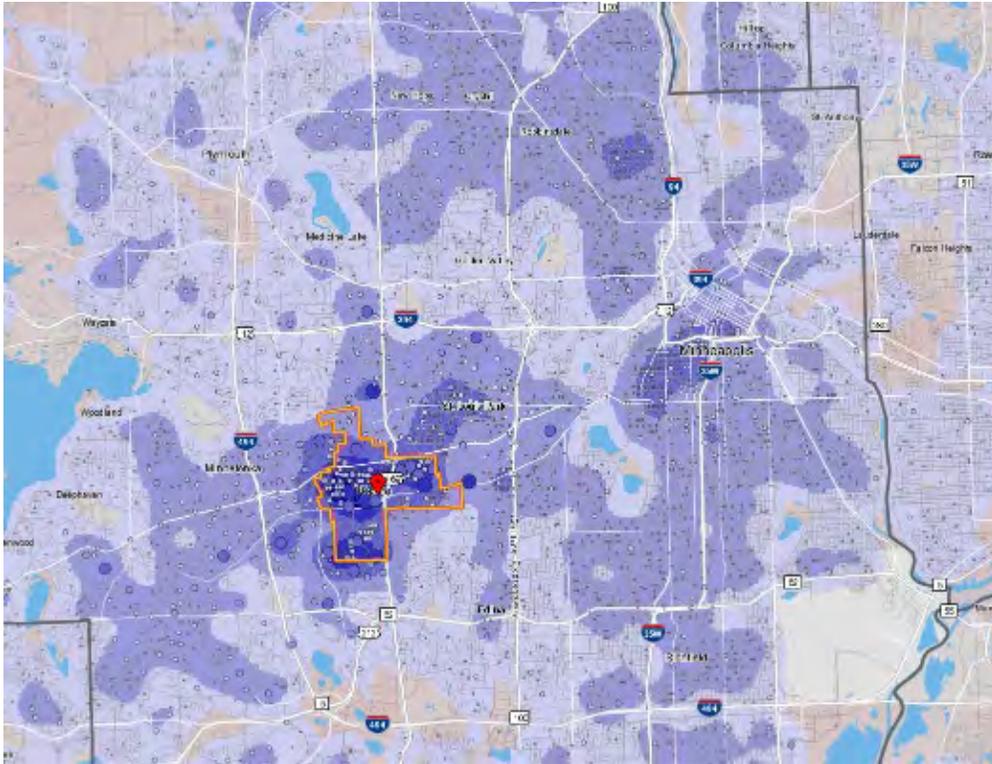
## Very Walkable

Most errands can be accomplished on foot.

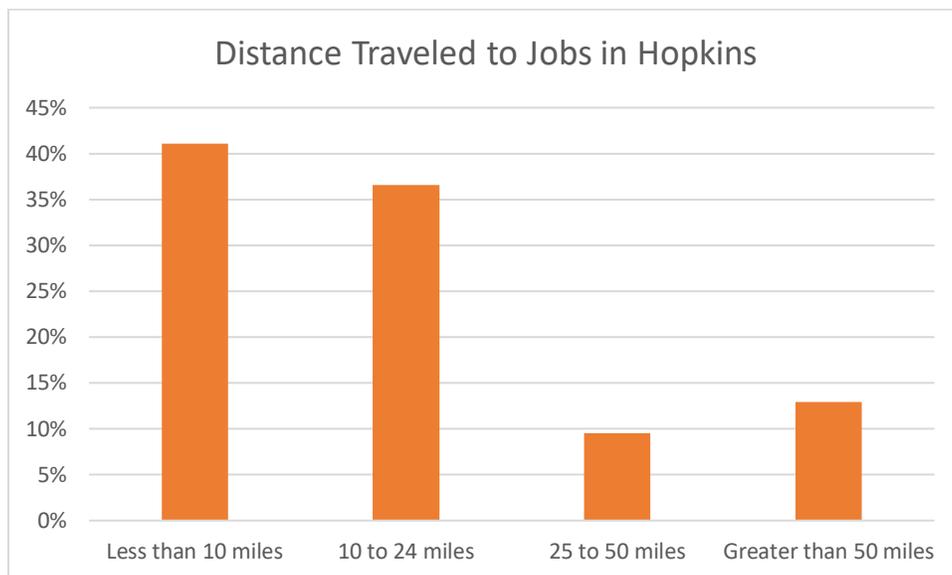


## Where Workers Live

Workers in Hopkins come from a widely dispersed area throughout the metro. Around 10% of workers come from Minneapolis, 5% from Minnetonka, and 5% from within Hopkins itself.



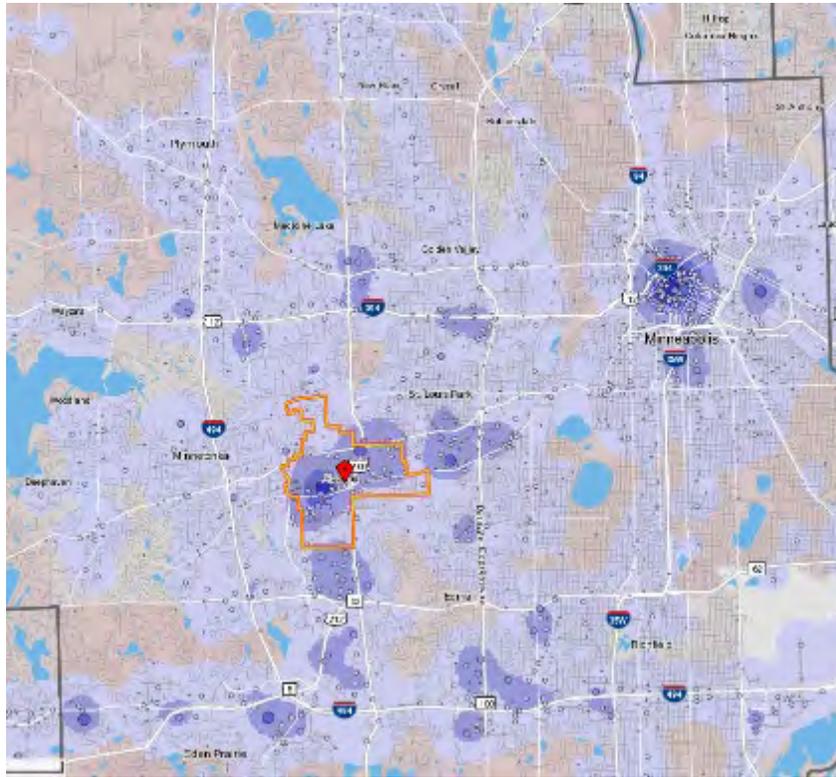
Source: US Census On the Map



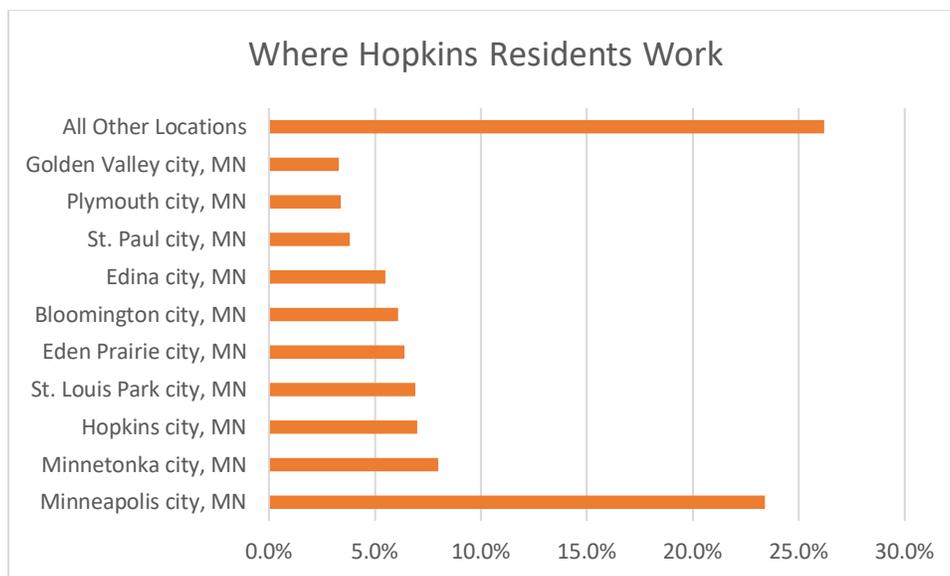
Source: US Census On the Map

## Where Residents Work

Workers who live in Hopkins tend to work fairly close by – 75% travel less than ten miles to work. Destinations outside the city include Downtown Minneapolis, the University of Minnesota, Minnetonka, St. Louis Park, and Eden Prairie.



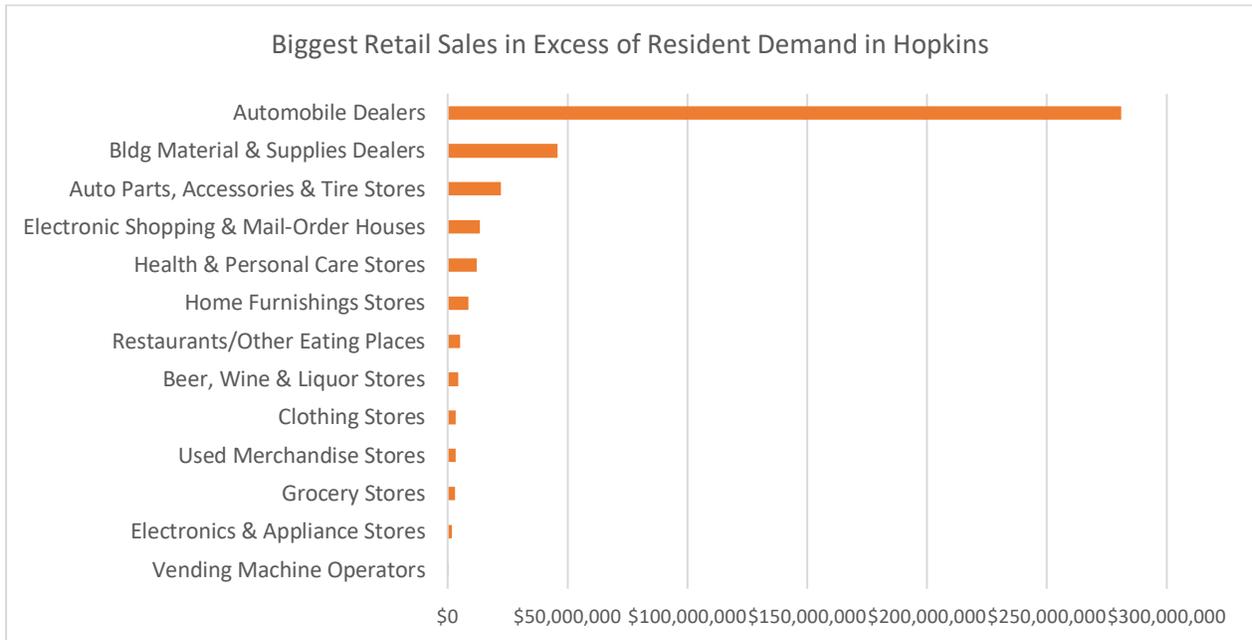
Source: US Census On the Map



Source: US Census On the Map

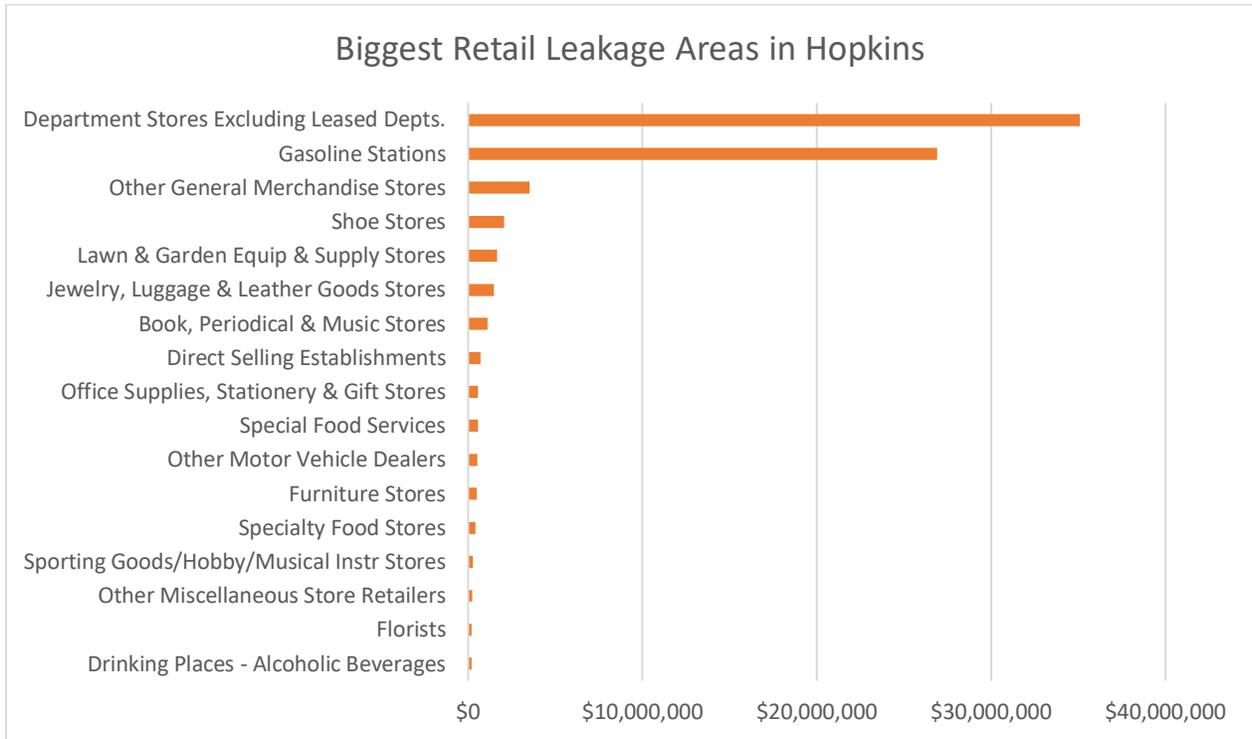
## Retail Market

Due to its position as the “downtown” of suburban southwest metro communities, Hopkins plays a role as a retail destination. While residents in Hopkins represent around \$300 million annually in demand, Hopkins businesses generate sales over \$600 million annually – with the rest coming from customers outside of city limits. The biggest areas where they attract outside customers are in the chart below – with automobile dealers clearly leading in terms of overall sales.



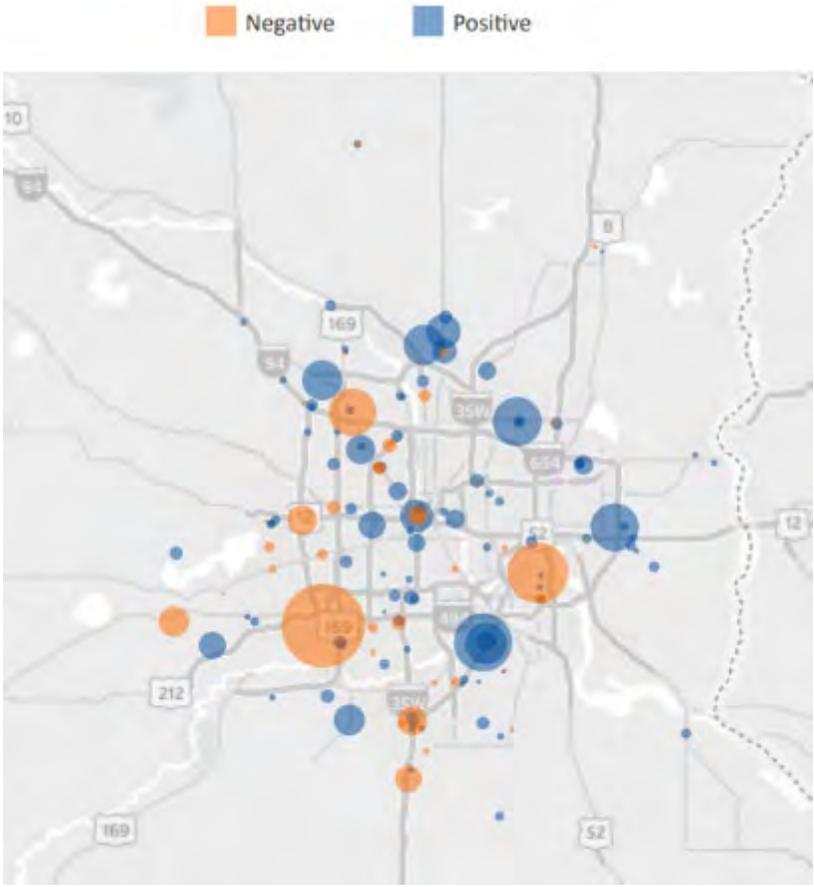
Source: ESRI

Alternatively, there are some businesses where residents leave the city to do some of their shopping. They are shown below, with department and other general merchandise stores being dominant.



Source: ESRI

In terms of retail real estate, Hopkins overall has a relatively stable retail market compared to some other areas, with some modest positive/negative changes (map is retail absorption from 1<sup>st</sup> quarter 2017). Major changes in retail (related to shifts in shopping patterns, closure of some major stores, etc.) are impacting other areas more substantially at present.



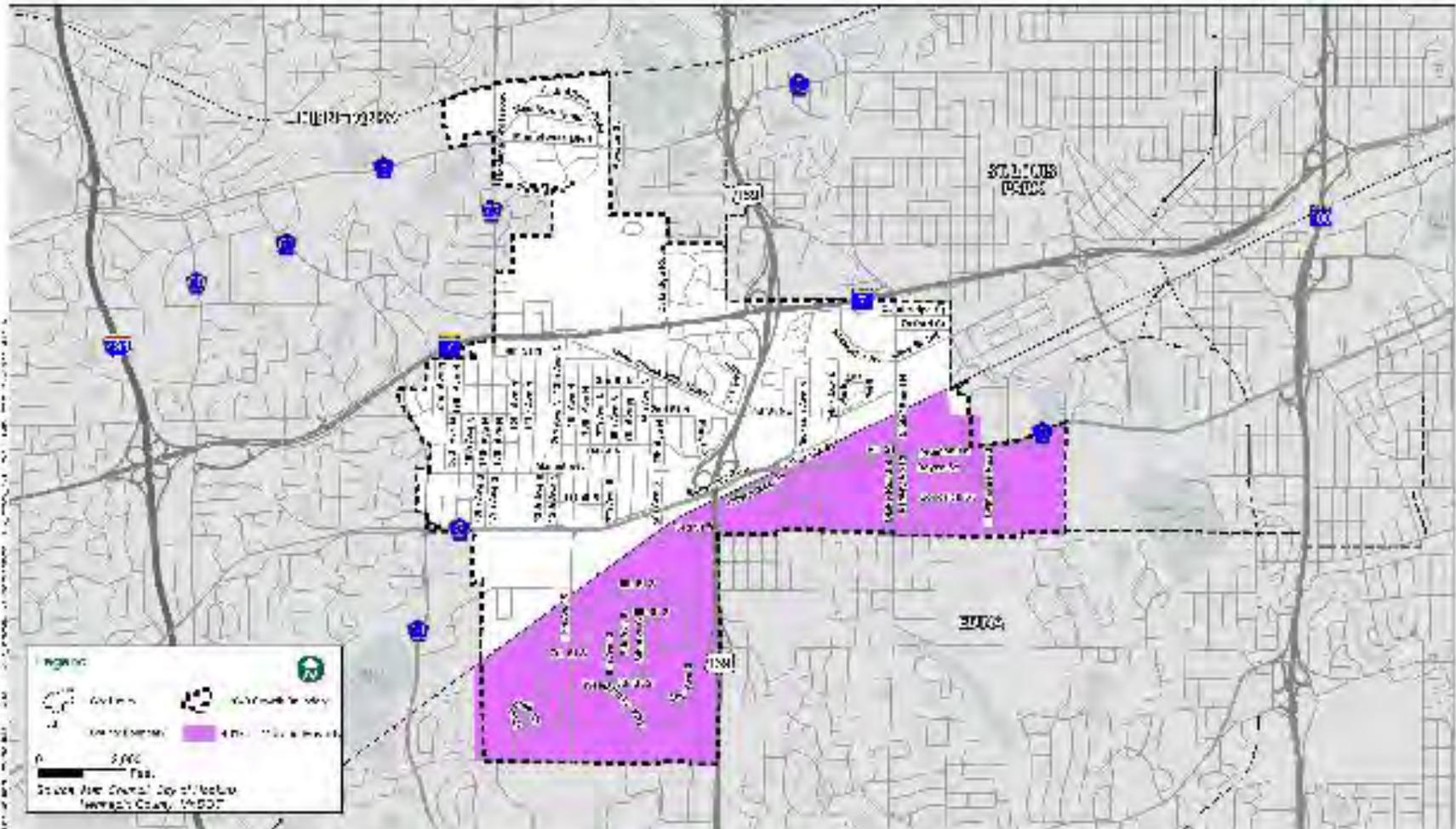
## **Areas of Concentrated Poverty**

As part of Thrive 2040, the Metropolitan Council developed designation called Areas of Concentrated Poverty (ACP). These are defined as Census Tracts where 40% or more of the residents live with incomes below 185% of the federal poverty threshold. These areas tend to have more residents that lack a high school diploma or GED, are less likely to own a home/more likely to rent, and are more likely to be an immigrant or have English as second language.

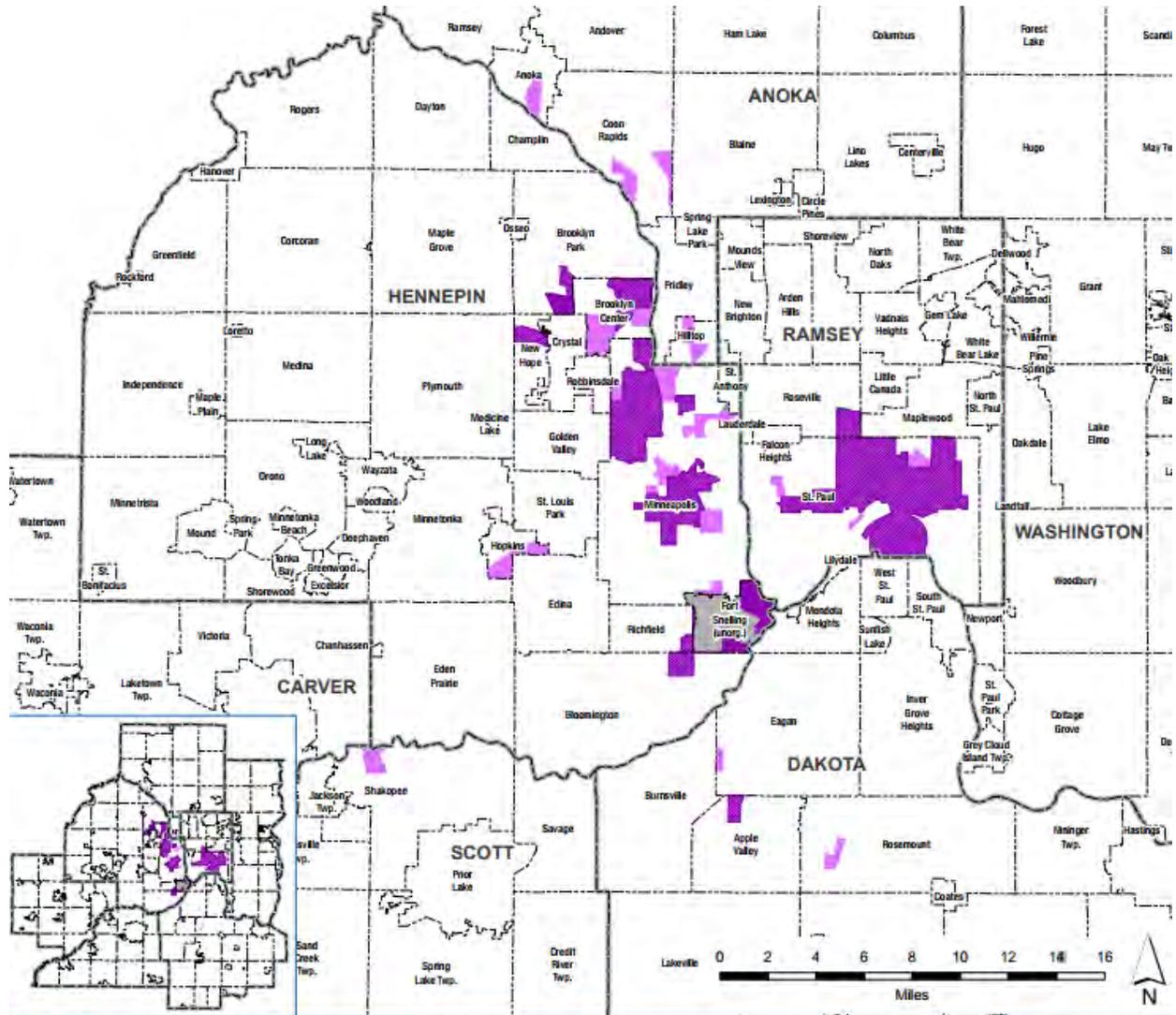
One Census tract in Hopkins is designated as an ACP. It covers the entire area in the city south of the railroad tracks, across the southernmost area of the city, and its southeastern corner near Blake Road. It's worth noting that the entire area within the Census tract isn't low income, as it covers a range of neighborhoods.

The Metropolitan Council also designated a subset of the ACP where at least half the residents are people of color. There are none of these areas in Hopkins.

Figure E1.1 – Areas of Concentrated Poverty



The following map shows all the designated areas in the region.



**Areas of Concentrated Poverty by Census Tract, 2011-2015**

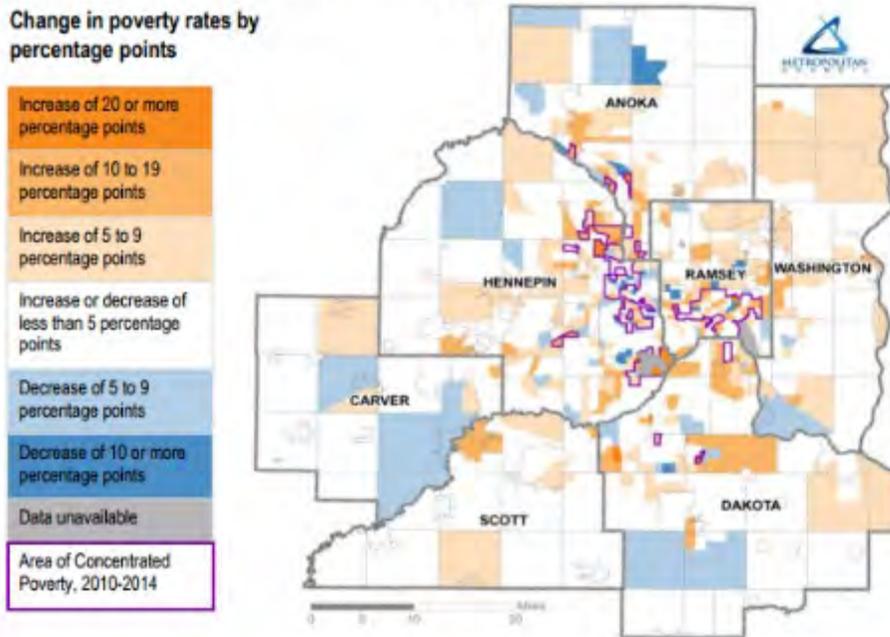
- Area of Concentrated Poverty
- Area of Concentrated Poverty where at least half the residents are people of color
- Cities and townships
- Counties
- Airports

Source: Metropolitan Council analysis of U.S. Census Bureau, American Community Survey Five-Year Estimates, 2011-2015.



This designation is based on Census five-year estimate data for 2011-2015. The 2009-2013 analysis did not show an ACP, so it's a recent addition. This trend toward increasing poverty in a suburb is not an isolated one: the Metropolitan Council noted that in an analysis they did of the region, summarized the map below. The five-year rolling average numbers certainly are taking into account some years during the recession and recovery. However, the trend is robust enough to note that it's likely to be persistent.

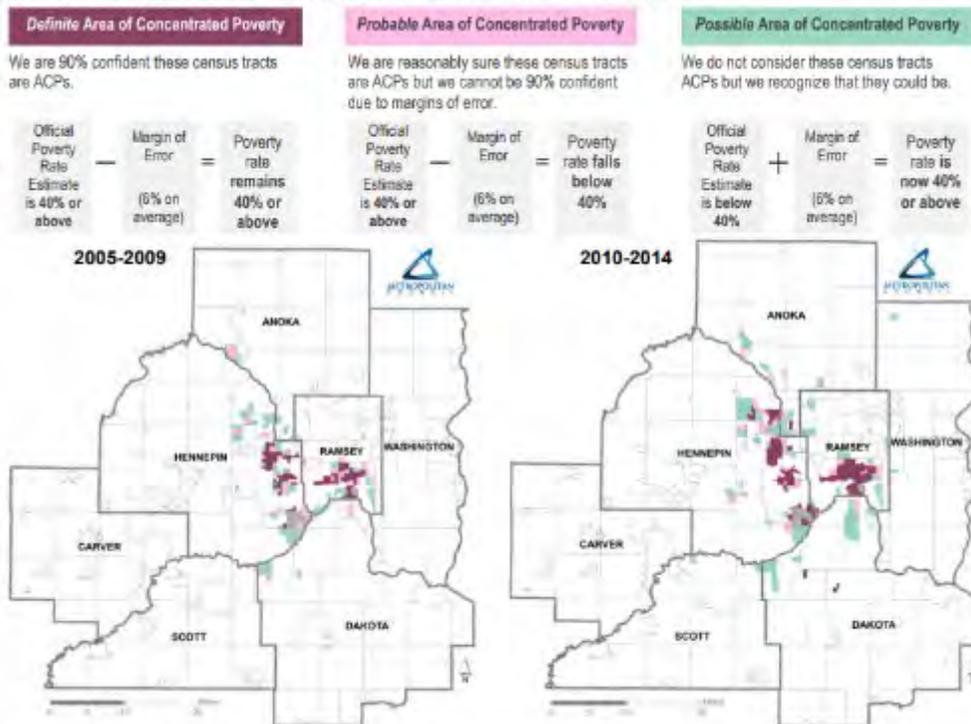
Figure 3. Change in poverty rates between 2005-2009 and 2010-2014 by census tract



Source: U.S. Census Bureau, American Community Survey 5-year estimates, 2005-2009 and 2010-2014. Note: Some census tract boundaries changed between these two datasets. When that occurred, we converted 2005-2009 to 2010-2014 boundaries. While we did not examine the statistical significance of all changes in poverty rates, changes of less than 10 percentage points are unlikely to be statistically meaningful.

The study’s analysis also noted that when poverty becomes concentrated, it’s unlikely to fall. It may also spread to surrounding areas. The study (which predated the recent ACP designation in Hopkins) suggested this tract as a probable ACP, and a couple more in Hopkins (shown on the map below) as possible ACPs.

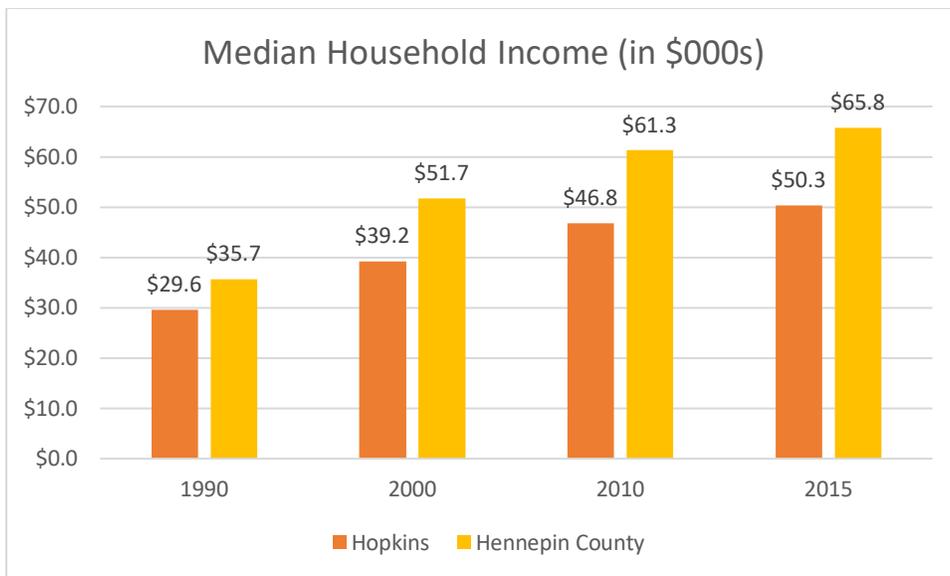
Figure 4. Calculating Areas of Concentrated Poverty (ACPs) using American Community Survey data



Source: U.S. Census Bureau, American Community Survey 5-year estimates, 2005-2009 and 2010-2014.

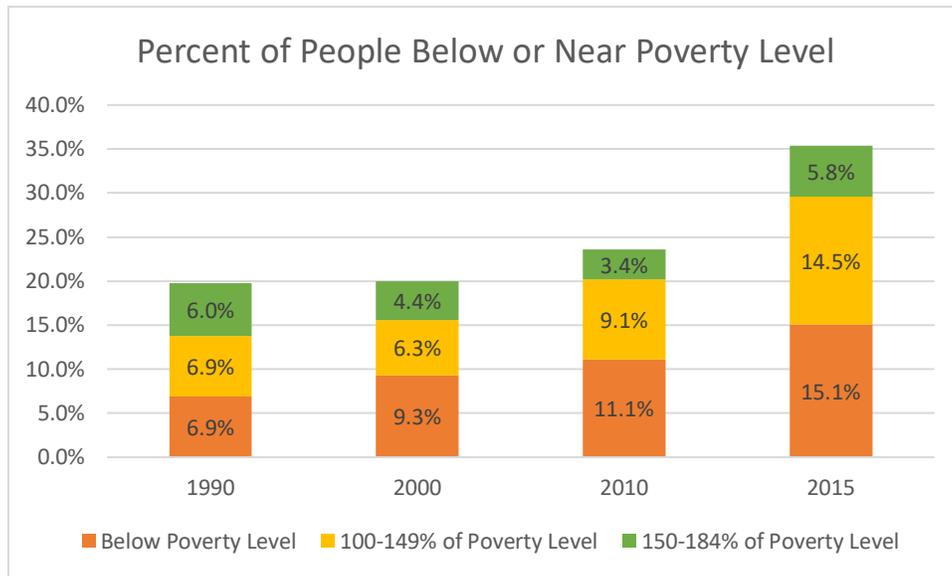
## Household Income and Poverty

In addition to housing values, household income is a determining factor in housing affordability. Median income in Hopkins, while steadily increasing since 1990, has remained lower than countywide averages.



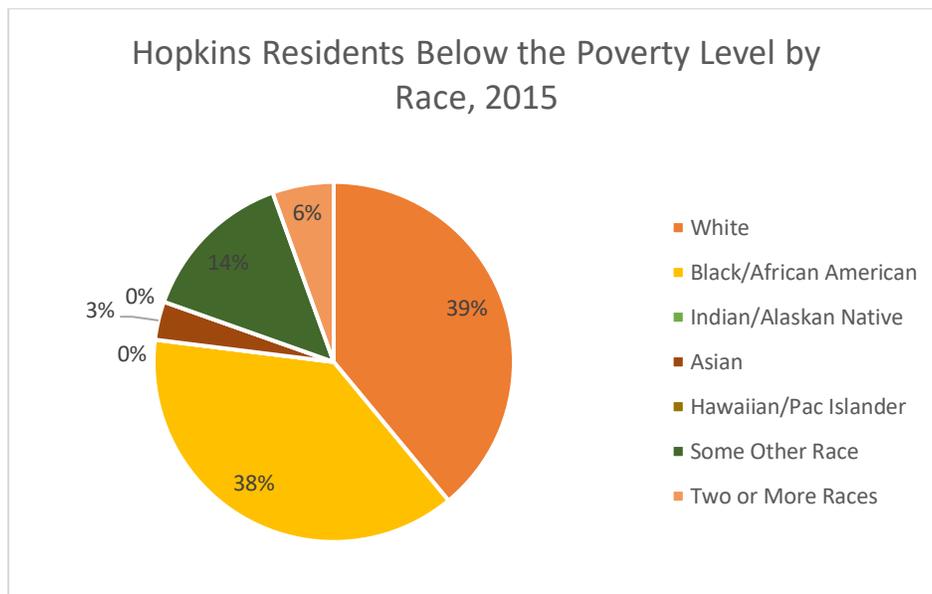
Source: US Census

At the same time, the percentage of Hopkins residents in poverty has also increased, as well as the percentage near the poverty line, as shown in the chart below. Compared with Hennepin County, this percentage has fluctuated – sometimes above County averages and sometimes below. As of 2015, Hennepin County’s poverty rate was 12.5%, slightly lower than Hopkins’ rate.



Source: US Census

There are some distinct racial disparities in terms of poverty. While 60% of the population overall is white, only 39% of the population in poverty is white.



Source: US Census

For more information on housing affordability and its impacts on households, see the Housing Element.



# APPENDIX F1: IMPLEMENTATION

Cultivate Hopkins Comprehensive Plan

APPROVED 11/17/20



# Official Controls

This section provides additional information about the existing zoning and subdivision ordinances for the City of Hopkins, and required amendments.

## Zoning Ordinance

The City of Hopkins Zoning Ordinance, along with the official zoning map, regulates land use and development within the city. The City's adopted Comprehensive Plan serves as overarching policy guidance for these regulations. The City will continue to administer the Zoning Ordinance on an ongoing basis, as guidance for decisions on development and redevelopment projects within the city.

## Purpose

The purpose of the Hopkins Zoning Ordinance is described in Section 515.03 as:

- a) To protect and provide for the public health, safety and general welfare of the city;
- b) To guide the future growth and development of the city in accordance with the comprehensive guide plan, the official map and the capital improvement plan of the city;
- c) Divide the city into zones and districts restriction and regulation therein the location, construction, reconstruction, alteration and use of structures and land;
- d) To protect the character and the social and economic stability of all areas of the city and to encourage the orderly and beneficial development of all areas of the city;
- e) To provide for adequate light, air and privacy, to secure safety of the land and undue congestion of population;
- f) To provide the most beneficial relationship between the uses of land and buildings and the circulation of traffic throughout the city having particular regard to the avoidance of congestion in the streets and highways, and the pedestrian traffic movements appropriate to the various uses of land and buildings and to provide for the proper location and width of streets and building line;
- g) To guide public and private policy and action in order to provide adequate and efficient transportation, water sewerage, schools, parks, playgrounds, recreation and other public requirements and facilities;
- h) Provide for the compatibility of different land uses and the most appropriate use of the land through the city;
- i) Provide for the administration of this code;
- j) Define the powers and duties of city administrative offices and bodies in the administration of this code;
- k) Identify land within the flood plain to regulate development therein to minimize erosion, pollution, flooding, loss of life and property;
- l) To prevent the pollution of air, streams, ponds; to assure the adequacy of drainage facilities; to

safeguard the water table; and to encourage the wise use and management of natural value of the land;

- m) To preserve the natural beauty and topography of the city and to ensure appropriate development with regard to these natural features;
- n) To provide for open spaces through the most efficient design layout of the land;
- o) To preserve open land; and
- p) To promote the availability of housing affordable to all persons and families of all income levels.

## Contents

The Zoning Code includes the following sections, with applicability to land use and development:

- Policy Definitions
- General Provisions
- Administration and Enforcement
- Site Plan Review
- Residential Districts
- Manufactured Home Parks
- Business Districts
- Industrial Districts
- Business Park
- Institutional District
- Mixed Use
- Floodplain District
- Storm Water Management
- Off-street Parking
- Performance Standards
- Downtown Overlay District
- West Mainstreet Overlay District
- Additional Requirements
- Planned Unit Developments
- Signs
- Appendices

## Zoning Map and District Descriptions

**Map F1.1** shows the current zoning districts in the City of Hopkins. **Table F1.1** shows corresponding measures of intensity by district.

Table F1.1 – Zoning District Descriptions								
District	Lot Area Min (sf)*	Lot Width Min (ft)	Front Yard (ft)	Side Yard (ft)	Max Coverage or FAR	Rear Yard (ft)	Dwelling Floor Area (sq ft)	Height (ft)
<b>Residential</b>								
R-1-A	3,500-20,000	50	25	8-10	35%	25	700	35
R-1-B	8,000-20,000	60	30	8-10	35%	30	800	35
R-1-C	12,000-20,000	80	30	10-14	35%	35	1,000	35
R-1-D	20,000	100	35	10-14	35%	40	1,200	35
R-1-E	40,000	100	35	10-14	35%	40	1,200	35
R-2	3,500-20,000	100	35	10-14	35%	35	520-800	35
R-3	2,600-20,000	150	35	Greater of 15' or ½ height	35%	Greater of 25' or ½ height	520-720	35
R-4	1,600-20,000	150	30		30%		520-720	40
R-5	1,000-24,000	150	30		30%		520-720	4 story
R-6	2,600-20,000	150	35		35%		520-720	4 story
<b>Commercial</b>								
B-1	5,000	50	20	10	1.0	10-20		25
B-2		20	1	0	6.0	10		70
B-3	3,000	25	1-20	0-10	1.5	15		45
B-4			1	10		10		45-60
<b>Institutional</b>								
Institut.	20,000	10	35	35		35		35
<b>Industrial</b>								
I-1	10,000	100	20-75	20-40	0.6	12-40		35-45
I-2	12,000	100	20-50	20-40	0.6	12-40		35-45
<b>Business Park</b>								
BP	43,560	100	20-50	20-50	85%, 1.0	20-50		45
Mixed Use	Varies by location and sub-district							
Flood Plain	Varies by location and base zoning							

\*For residential districts, lower range is for single family, and upper range is for non-residential uses

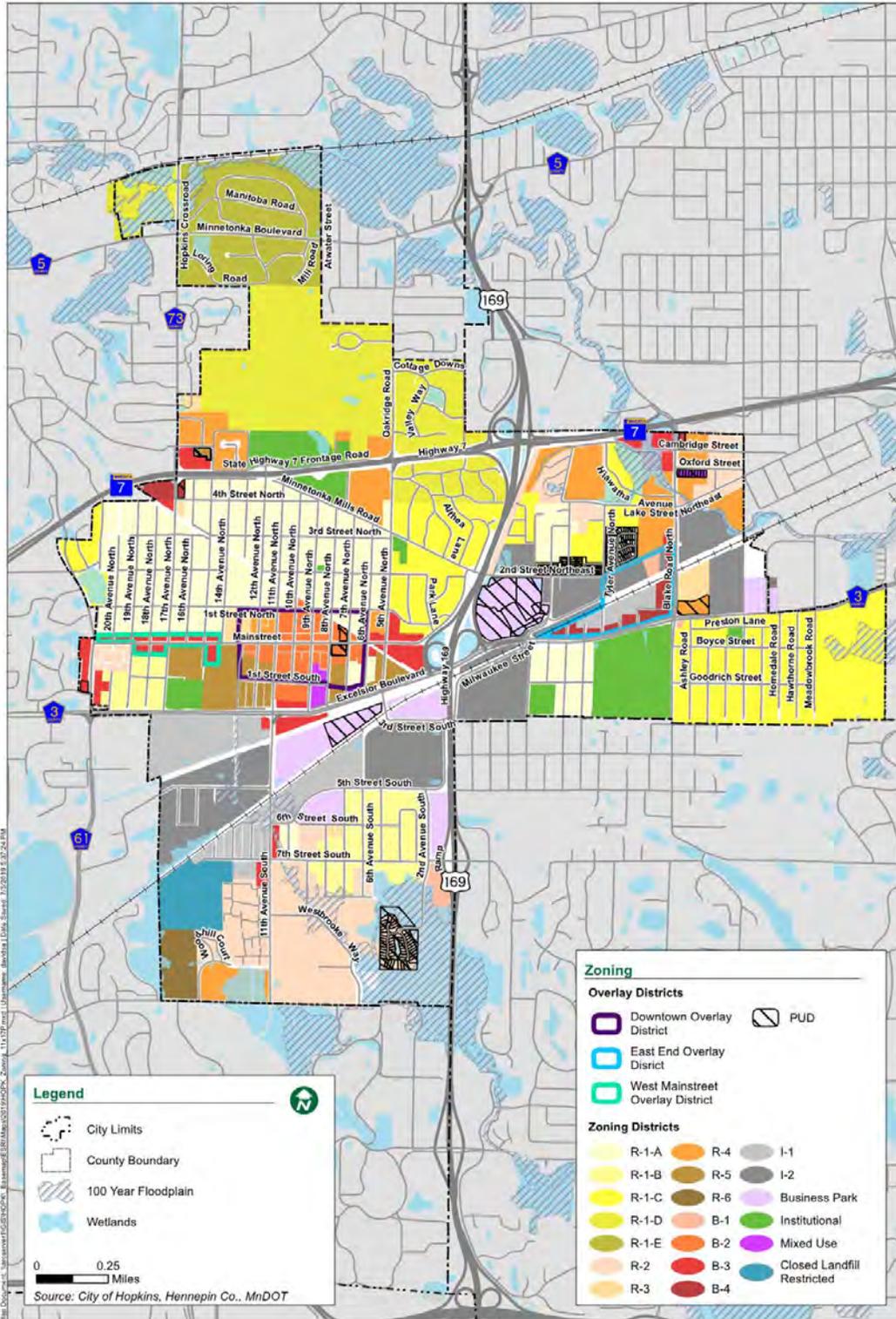
The Zoning Ordinance also contains storm water management regulations, off-street parking standards, overlay districts for West Mainstreet and Downtown, planned unit development guidelines, signage regulations, and additional guidance.

## Recommendations

The Zoning Ordinance is periodically reviewed to ensure consistency with the Comprehensive Plan and overall goals/objectives as defined by the City. The City Council may amend the ordinance provided the Council adheres to constitutional, statutory, and other lawful procedures. The City shall not approve zoning ordinance amendments which conflict with the current Comprehensive Plan.

To ensure consistency between the Zoning Ordinance and the Comprehensive Plan the Planning Commission and Council will within nine (9) months after approving the Comprehensive Plan amend the zoning ordinance to ensure it is consistent with the comprehensive plan. This will include, but not be limited to making any necessary changes to the zoning map and related district guidelines to match modifications to the future land use guidance.

Figure F1.1: Existing Zoning



## Subdivision Ordinance

### Purpose and Content

The City of Hopkins' Subdivision Ordinance regulates the division or platting of land within its corporate limits. As with the Zoning Ordinance, the City is required by state statute to ensure that there is consistency between the Subdivision Ordinance and the comprehensive plan. The current ordinance contains provisions that:

- Define key terms in the ordinance
- Direct content and procedures for filing, submittal, and review of preliminary and final plats
- Establish minimum design standards for subdivisions in the city, including streets, sidewalks, utilities, drainage, trees, blocks, and other standards.
- Require improvements according to city standards for streets, sanitary sewer, water distribution, and other public improvements.
- Dictate parks and open space dedication requirements.
- Other provisions for the application and enforcement of the ordinance.

### Recommendations

The Subdivision Ordinance is periodically reviewed to ensure consistency with the City's Comprehensive Plan and overall goals/objectives as defined by the City. The City Council may amend the Ordinance provided the Council adheres to constitutional, statutory and other lawful procedures. The City shall not approve Subdivision Ordinance amendments which conflict with the current Comprehensive Plan.

To ensure the Subdivision Ordinance is consistent with this Comprehensive Plan, the Planning Commission and Council will within nine (9) months after approving the Comprehensive Plan review the Subdivision Ordinance to ensure it is consistent with this plan, and make any needed amendments.

## Capital Improvement Plan

The City of Hopkins maintains a Capital Improvement Plan (CIP) which identifies and prioritizes expenditures on public projects. The CIP is a five-year forecast of project needs in the City of Hopkins that is intended to alert the City Council and citizens to upcoming major capital needs. The overall objective of the CIP is to provide a flexible tool to guide the efficient use of resources in funding future capital expenses.

The annual CIP update process allows for adjustments based on changes in priority and resource availability. Along with planned expenditures, the CIP includes proposed sources of funding. Categories of funding include: such as general fund (current revenues and reserves), communication, economic development fund, federal and state grant-in-aid, municipal state aid streets, general obligation bonds, private sector funding, other governmental units, revenue bonds, real estate sales fund, special

assessment, tax increment financing, water funds, sanitary sewer funds, storm sewer utility revenues, and the Pavilion fund.

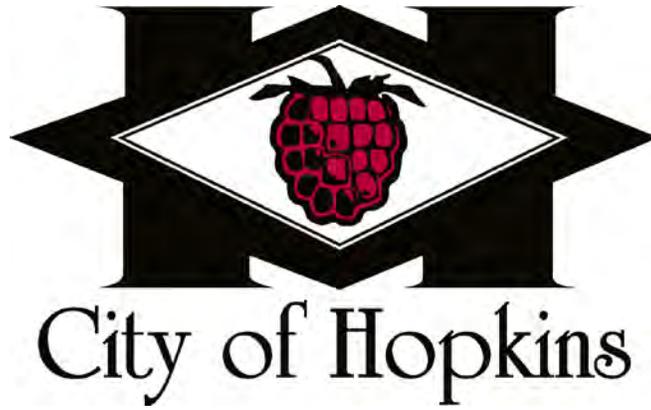
Expenditures are divided into four program categories: (1) utilities, (2) transportation, (3) parks, forestry and Pavilion, and (4) general public buildings.

A summary of the Capital Improvement Plan as adopted by the City Council is attached. The CIP will be used on an ongoing basis to support the implementation of the comprehensive plan.

## Housing Plan

The Metropolitan Council requires the inclusion of a housing plan as a part of the implementation element of the comprehensive plan. The housing element of the plan (both the chapter and supporting appendices) include policies, strategies, tools, and programs to achieve the city's housing goals and objectives. For more information, see these sections.

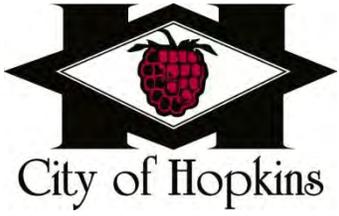
As part of its Thrive MSP 2040 Housing Policy Plan, The Metropolitan Council, identified an allocation of affordable housing need for all communities in the region. They have recommended that the City of Hopkins has a need for 197 new affordable units between 2021 and 2030. The comprehensive plan guides land at sufficient densities to meet or exceed affordable housing goals within the established time period. Furthermore, the plan's implementation plan supports the development and implementation of strategies to support the development and maintenance of affordable housing.



# CAPITAL IMPROVEMENT PLAN

## 2020-2024





DATE: October 15, 2019  
TO: Honorable Mayor and Members of the City Council  
FROM: Mike Mornson, City Manager  
SUBJECT: **2020-2024 CAPITAL IMPROVEMENT PLAN**

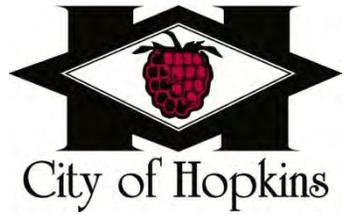
With this letter I respectfully submit the 2020-2024 Capital Improvement Plan. This five-year planning document represents the combined efforts of city staff, advisory commissions, citizens and the City Council.

The Capital Improvement Plan is a five-year forecast of project needs in the City of Hopkins. It is intended to alert the Council and citizens to the major capital needs on the horizon. The first year of the plan becomes an adopted capital budget and relates almost completely to the operating budget that is approved on a yearly basis. The remaining four year represents an estimate of project needs and funding capabilities of the city. This plan does not include proposed equipment purchases. A document relating specifically to equipment replacement needs has been developed into a separate document.

The Capital Improvement Plan is intended to serve as a planning tool and is therefore structured to present a meaningful, long-range perspective of the city's capital programming needs. At the same time, sufficient projected detail is provided to enable those who review the information to make informed decisions on the programming of projects over the next several years.

Please use the information provided to formulate plans, projects and questions. The Capital Improvement Plan can serve the community best by provoking thoughts and actions.

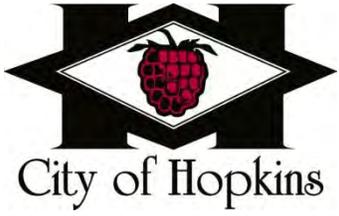
This document was developed by the Finance Department with assistance of all city departments. I want to especially thank all those involved in the development of the Capital Improvement Plan and especially Steve Stadler, Public Works Director, Nate Stanley, City Engineer, Kersten Elverum, Planning and Economic Development Director, Ari Lenz, Assistant City Manager and Nick Bishop, Finance Director for their hard work and dedication.



**CAPITAL IMPROVEMENT PLAN  
2020-2024**

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# **Introduction**

## **INTRODUCTION AND PURPOSE**

The Capital Improvement Plan is a flexible plan based upon long-range physical planning and financial projections, which schedules the major public improvements that may be incurred by the City over the next five years. Flexibility of the Capital Improvement Plan is established through annual review, and revision if necessary. The annual review assures that the program will become a continuing part of the budgetary process and that it will be consistent with changing demands as well as changing patterns in cost and financial resources. Funds are appropriated only for the first year of the program, which is then included in the annual budget.

The Capital Improvement Plan serves as a tool for implementing certain aspects of the City's comprehensive plan; therefore, the program describes the overall objectives of City development, the relationship between projects with respect to timing and need, and the City's fiscal capabilities.

The Capital Improvement Plan can help assure:

1. A systematic approach to planning and initiating capital projects affording the opportunity to plan the location, timing, and financing of needed public improvements;
2. The development of a realistic program of capital spending within the City's projected fiscal capability to finance such projects, avoiding sharp change in the tax levy or bonded indebtedness;
3. The coordination of public and private improvement projects permitting adequate time for design and engineering to eliminate duplication of effort and expense;
4. The expenditure of public funds that is compatible with the City's adopted Comprehensive Plan;
5. That the public is kept informed of the proposed future projects and expenditures;
6. That private investors are aware of the City's long-range development program so that they may guide their development in a way that is compatible with the City's program;
7. Aid in achieving federal and/or state participation by providing the necessary planning and lead time necessary for a successful application in addition to meeting prerequisites needed for certain federal and state grants.

## **PROGRAM DESCRIPTIONS**

In order to effectively plan for and manage the projects contained in a Capital Improvement Plan, it is necessary to group similar activities into "Program Categories". The City of Hopkins' activities are divided into four program categories which are 1) Utilities, 2) Transportation, 3) Parks, Forestry and Pavilion, and 4) General Public Buildings. The City also includes an outline of proposed expenditures for unscheduled projects. Program categories are explained in the following sections.

### **UTILITIES PROGRAM**

Program Description: The Utilities Program includes the municipal water, municipal sanitary sewer, storm sewer and refuse systems.

Program Goal: Provide reliable, efficient, and safe utility service to all parts of the City with a minimum of adverse effects on the environment.

Subprograms: Water, sanitary sewer, storm sewer, and refuse service.

#### **I. Municipal Water System Subprogram (WA)**

A. Subprogram Goal: The goal of the Municipal Water System subprogram is to provide water in sufficient quantities at sufficient pressure, with a high degree of reliability and safety to all parts of the City so as to satisfy the normal demands of the general public for water while at the same time providing sufficient reserves in case of fire emergency or power outages.

#### **B. Objectives:**

1. Water quality shall meet the purity standards of the Minnesota Department of Health.
2. Any hydrant on the system shall, under maximum condition, deliver no less than 500 gallons per minute with a residual pressure of 20 pounds per square inch.
3. The system shall be looped to provide maximum reliability.
4. The supply and storage system shall be designed and maintained to have maximum reliability.

## II. Municipal Sanitary Sewer Subprogram (SA)

A. Subprogram Goal: The goal of the Municipal Sanitary Sewer subprogram is to promote a healthful environment by collecting all sewage from existing and projected development in a sanitary and economic manner.

B. Objectives:

1. Provide sewer lines of adequate size and grade to collect and transmit all discharge sewage.
2. Prevent sewage from overflowing into the natural environment.
3. Prevent sewage back-ups.
4. Encourage or promote connection of all generators of sewage to the Municipal system.
5. Meet the effluent and infiltration standards of the Metropolitan Waste Control Commission.

## III. Storm Sewer Subprogram (SS)

A. Subprogram Goal: Manage and control surface and ground waters in order to protect the man-made and natural environment in a safe and efficient manner.

B. Objectives:

1. Prevent flooding.
2. Prevent damage to property due to erosion.
3. Meet water quality standards established by the controlling regulatory law or authority.

## TRANSPORTATION PROGRAM

Program Description: This program includes streets, walkways, traffic signs and signals, vehicular parking facilities, and street lighting.

Program Goal: Provide for the safe and efficient movement of people and goods throughout the city.

Subprograms: Streets, Walkways/Sidewalks, Signs/Signals, Parking Facilities, and Street Lights.

**I. Streets Subprogram (ST)**

A. Subprogram Goal: The goal of the Streets subprogram is to provide safe, convenient, economic public streets to best facilitate the movement of vehicular traffic.

B. Objectives:

1. Streets should be constructed with permanent surfaces, concrete curb and gutter, and with ancillary storm drainage, to standards established by the City.
2. Streets should be of a size and load capacity consistent with their functional classifications.
3. Timely major repair to preserve the basic capital investment in streets.

**II. Walkways/Sidewalks Subprogram (WS)**

A. Subprogram Goal: To provide a safe and convenient pedestrian system with incidental recreational benefits.

**III. Signs/Signals Subprogram (SI)**

A. Subprogram Goal: The goal of the Signs/Signals subprogram is to provide an efficient and orderly system of street and traffic signing so as to promote safe, convenient travel throughout the City.

B. Objectives:

1. Signs and signals should be installed in conformity with the Minnesota Manual on Uniform Traffic Control Devices.
2. Periodic surveys and studies should be made to document the effectiveness of City signing patterns.

**IV. Parking Facilities Subprogram (PA)**

A. Subprogram Goal: To provide such supporting facilities as will promote maximum use of public parking spaces by employers, employees, customers, and visitors.

B. Objectives:

1. Provide parking facilities for present and anticipated needs of the City of Hopkins.

V. **Street Lights Subprogram (SL)**

A. Subprogram Goal: To provide a system of street lighting within the City that will promote safe and convenient vehicular and pedestrian travel on City Streets.

B. Objectives:

1. To provide lighting at each street intersection within the City.
2. To provide mid-block street lighting in conformance with the City's street lighting policy, in order to provide equitable, cost efficient lighting.
3. To continually update the system so as to provide energy and cost efficient lighting.

**PARKS, FORESTRY AND PAVILION PROGRAM**

Program Description: This program includes community parks, neighborhood parks, open spaces, recreational structures and facilities.

Program Goal: The goal of the Park and Recreation Program is to provide facilities for safe, stimulating, and comprehensive leisure time activities of Hopkins citizens.

Subprograms: Neighborhood Facilities, Community Facilities

I. **Neighborhood Facilities Subprogram (NF)**

A. Subprogram Goals: To acquire ownership or use rights of park sites located to provide convenient walking access to all Hopkins citizens and to develop such sites to provide optimum recreational serviceability consistent with the preservation and enhancement of pleasing aesthetic qualities.

B. Objectives:

1. Acquire property or use rights on those neighborhoods that do not have convenient walking access to neighborhood park facilities.
2. Develop neighborhood park facilities to meet the needs of various user groups.

3. Preserve and maintain existing structures and facilities in order to retain current service and safety levels.

4. Preserve and enhance the aesthetic qualities of neighborhood parks.

## II. **Community Facilities Subprogram (CF)**

A. **Subprogram Goals:** The goal of the Community Facilities subprogram is to develop, or acquire ownership or use rights of sites which serve the entire City and to provide facilities that serve community-wide needs.

B. **Objectives:**

1. Acquire sites that have valuable and unique natural characteristics to preserve irreplaceable community resources.

2. Preserve by acquisition, gift, or other arrangement properties that have valuable historic-cultural qualities.

3. Preserve and maintain existing structures and facilities in order to retain current service and safety levels.

4. Construct or acquire structures and facilities necessary to meet the changing needs of the community.

## **GENERAL PUBLIC BUILDINGS PROGRAM**

**Program Description:** The General Public Buildings Program includes all municipal buildings except those provided for in the Utility and Park Facilities Program.

**Program Goal:** Provide buildings that are adequate and convenient for the efficient accommodation of City functions.

**Subprograms:** Administrative Offices, Maintenance Facilities, Fire Facilities, Community Center.

### I. **Administrative Offices Subprogram (AO)**

A. **Subprogram Goal:** The goal of the Administrative Offices subprogram is to provide facilities for the efficient and safe conduct of legislative and administrative functions of the City.

B. Objectives:

1. Maintain current facilities in a state of good repair so as to maximize cost effectiveness and avoid costly repair.
2. Upgrade facilities as necessary to provide for the efficient, safe, and effective provision of the City services.

**II. Maintenance Facilities Subprogram (MF)**

A. Subprogram Goal: The goal of the Maintenance Facilities subprogram is to provide facilities for the efficient and safe conduct of City maintenance functions.

B. Objectives:

1. Maintain current facilities in a state of good repair so as to maximize cost effectiveness and avoid costly repair.
2. Upgrade facilities as necessary to provide for the efficient, safe, and effective provision of City services.

**III. Fire Facilities Subprogram (FF)**

A. Subprogram Goal: To provide a fire station, or stations, for storage of Fire Department equipment and for the training and meetings of volunteer fire fighters to provide prompt and efficient protection to life and property.

B. Objectives:

1. Provide a maximum four-minute daytime and three-minute nighttime response to all points within the City.
2. Meet objective 1 through the use of volunteers.

**IV. Community Center Subprogram (CC)**

A. Subprogram Goal: To provide a community facility, or facilities, which meet the social, recreational, and cultural needs of all citizens, particularly senior citizens.

B. Objectives:

1. Maintain current facilities in a state of good repair so as to maximize cost effectiveness and avoid costly repairs.

2. Construct or acquire structures and facilities necessary to meet the changing needs of the City.
3. Upgrade facilities as necessary to provide for efficient, safe, and effective provision of City services.

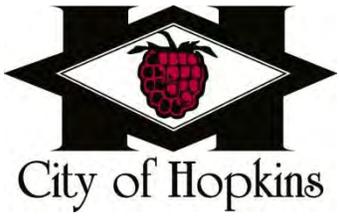
### **ECONOMIC DEVELOPMENT PROGRAM**

Program Description: This program includes redevelopment projects that have been identified through adopted plans and goals of the City of Hopkins.

Program Goal: To facilitate the redevelopment of key sites in order to achieve the state objectives of the project.

Objectives:

1. Elimination of blight or blighting conditions
2. Creation of jobs
3. Increase property value(s)
4. Catalyst of additional redevelopment
5. Environmental clean-up
6. Increase transit-oriented development around LRT stations



# **Sources of Funding**

## **SOURCES OF FUNDING**

In order to fund the anticipated Capital Improvements, the City must draw upon a variety of sources. Many of these sources have a specific or "dedicated" purpose (i.e., the water utility fund will finance water main installation but not a street overlay). Therefore, it is important to identify the uses and limitations of the various revenue sources.

### **CURRENT REVENUES - GENERAL FUND (GR)**

This represents funding from current year revenue collections in the General Fund that support operations and capital outlay expenditures. Revenue sources include property tax levies, state aid payments, and various permit and license fees. This source of funding is generally used only for operations and small capital purchases.

### **GENERAL FUND RESERVES (GR)**

Reserves of the general fund are the funds remaining after subtracting cash flow and emergency amounts from the City's cash balance, sometimes referred to as "fund balance". The use of General Fund Reserves is not recommended for Capital Improvements without significant staff and Council review.

### **COMMUNICATION (formerly Cable TV) FUND (CT)**

This funding source consists of franchise fees received from the local Cable TV company, in excess of the amounts earmarked for the access programming and commission budgets. Expenditures are limited to cable-related facilities, or must have a cable related purpose.

### **ECONOMIC DEVELOPMENT FUND (ED)**

This funding source was established by the Housing and Redevelopment Authority (HRA) and the City of Hopkins, to provide funding for the purpose of promoting development and redevelopment within the City. The Economic Development fund is a revolving fund administered by the HRA, intended to provide an ongoing funding source used to reduce or extend the long term debt involved with development and redevelopment activities. The HRA reviews all proposed uses of this fund on an individual basis.

### **GRANT-IN-AID (GA)**

This is aid received from either the Federal or State government. In many cases, grants are made on matching basis, which means the City shares a portion of the costs of the project being funded.

### **MUNICIPAL STATE AID STREETS (MS)**

This funding source represents funds received from the State of Minnesota to support construction and maintenance of State Aid classified municipal streets. State law defines the types and limits of State Aid Streets expenditures.

### **PERMANENT IMPROVEMENT REVOLVING/GENERAL OBLIGATION BONDS (PI)**

Improvements with a life of several years may be financed from the proceeds of a General Obligation Bond Issue. Law limits the total debt that can be incurred under this method of financing.

With some exception, General Obligation Bonds are generally subject to a referendum process. Examples of projects, which may not require a referendum, are those financed through the use of special assessments where at least 20 percent of the project cost is assessed to the benefiting property owners. The remaining portion not assessed can be financed through general obligation bonds repaid by a tax levy.

### **PRIVATE SECTOR FUNDING (PF)**

This funding source consists primarily of payments made by developers for the purchase of land, the installation of water, sewer, or streets or other related expenditures. It can also refer to donations made to the City by individuals or groups.

### **OTHER GOVERNMENTAL UNITS (GU)**

These are funds received from Hennepin County, adjacent communities, etc. for projects that also benefit a jurisdiction other than the City of Hopkins.

### **REVENUE BONDS (RB)**

These are bonds issued for improvements made for specific revenue producing facility or operation. The debt incurred is repaid from the revenue generated by the facility. If the revenue generated is insufficient, then the difference becomes an annual obligation of the taxpayers and becomes an additional tax levy. These are generally not subject to referendum.

### **REAL ESTATE SALES FUND (RE)**

This funding source consists primarily of funds built up from the sale of City owned property. To date, the fund has been used for building improvements. Because the sale of both general City property and park/recreation property are accumulated into this fund, earmarking a portion for recreational purposes may be justified.

### **SPECIAL ASSESSMENT (SA)**

A number of projects may be realistically financed using Special Assessment to pay the ultimate cost. Almost any project can potentially be financed using the assessment process. In each case it is necessary to make a determination that the assessed property will benefit by the amount of the assessment.

The cost of street reconstruction is shared by the property owner and the City. Special assessments to individual properties are capped per city policy. Concurrent improvement costs to the utility systems are assumed by the respective utility funds.

### **TAX INCREMENT FINANCING (TF)**

This funding source results from the tax value of new development that is "incrementally" greater than the existing tax value. Typically, bonds are sold based on the assumption that the higher tax receipts will retire the bonds. However, the use of TIF funds through a "pay as you go" method has become more common. This type of funding can be used for public improvements within a redevelopment district to support the goals of redevelopment, specifically the elimination of blighted conditions. Approval of the Hopkins HRA should be anticipated prior to the commitment of these funds. State law strictly regulates the use of these funds.

### **WATER FUNDS (WF)**

Water funds consist of revenue generated from the sale of water. The cost of operations plus system (capital) improvements determines the ultimate charge levied for the service provided.

### **SANITARY SEWER FUNDS (SF)**

Sanitary sewer funds consist of revenue generated from charges made for sewage disposal. The cost of operations plus system (capital) improvements determines the ultimate charge levied for the service provided.

### **STORM SEWER UTILITY REVENUES (SU)**

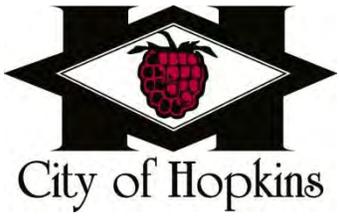
Storm sewer funds consist of revenue generated by charging storm water drainage fee to parcels of land for the availability and use of municipal storm sewer facilities. Expenditures from this funding source are related to drainage facilities.

### **PAVILION FUND (PA)**

Pavilion Funds consist of revenues generated from rental fees collected from users of the Pavilion. These funds are utilized to pay for operating, and capital expenditures.

## Funding Sources

Communication (formerly Cable TV) Fund	CT
Current Revenues – General Fund	CR
General Fund Reserves	GR
Economic Development Fund	ED
Grant-In-Aid	GA
Housing and Redevelopment Authority	HRA
Municipal State-Aid Streets	MS
Other Government Units	GU
Park Dedication Fund	PDF
Pavilion Fund	PA
Permanent Improvement Revolving/General Obligation Bonds	PI
Private Sector Funds	PF
Real Estate Sales Fund	RE
Revenue Bonds	RB
Sanitary Sewer Fund	SF
Special Assessment	SA
Storm Sewer Fund	SU
Tax Increment Financing	TF
Water Fund	WF



# **Summary of Impacts on Major Funding Sources**

## **SUMMARY OF PROJECT IMPACTS ON MAJOR FUNDING SOURCES**

### **CURRENT REVENUES/GENERAL FUND RESERVES**

Expenditures for 2020 are budgeted at an increase of 6.6% over the 2019 budget. The 2020 budget has no levy limits and the City will receive approximately \$735,000 in LGA. The tax levy is the major source of revenues (82%) for the General Fund and therefore presents a challenge when levy limits are in place.

Fund balance in the General Fund totals \$5,617,686 at the end of 2018 and is projected to remain at that level for 2019 or increase slightly. The State Auditor's Office recommends no less than five month of operating expenditures in reserves. For 2019 five months of expenditures would total \$6,400,715 or 41.7%. At January 1, 2019 the unassigned fund balance was at 36.6% of budgeted expenditures.

### **PERMANENT IMPROVEMENT REVOLVING FUND, (P.I.R.) - G.O. DEBT**

Funding from bonds is used to reimburse the P.I.R. fund for public improvement projects, which have been previously expended. The debt is funded by special assessment collections and city tax levies over a ten to fifteen year period. Bonds totaling \$5,805,300, were sold in 2019 to fund the portions of Blake Road and 2019 street improvement projects. The next bond sale is scheduled for 2020 and will be for the first half of the 2020/2021 street improvement project. These bonds are expected to total approximately \$5,600,000.

The P.I.R. fund has completed substantial projects over the last five years and this pace is expected to continue with scheduled projects for 2020 totaling \$6,157,000 and future projects in the years 2021-2024 approximately \$18 million. Projects scheduled for 2020 include the Interlachen Park street reconstruction project, pedestrian and bicycle access improvements, along with street overlay and street sign management programs. The funding is provided for these projects by special assessments and PIR/Bonding.

In the years 2020-2024 as mentioned above, the city has an aggressive residential street improvement schedule planned, all of which will require bonding.

### **MUNICIPAL STATE AID FUND**

Funding for municipal state aid road projects comes from state MSA funding and is drawn down as projects are done. State funding is not sufficient for current planned projects as the City has been aggressive in doing MSA projects. In the queue for reimbursement is a request for the Shady Oak project. In late 2014 we received an advance on the Shady Oak project which essentially cleared up our receivable backlog for Excelsior Blvd and Minnetonka Mills Road. This leaves Shady Oak Road as the only project in the funding queue.

Currently two MSA projects are scheduled. They are street improvements on County Road 3 from Shady Oak Road to Meadowbrook Road in 2023 and 17<sup>th</sup> Avenue in 2024.

### **CAPITAL IMPROVEMENT FUND**

The Capital Improvement Fund received only tax levy support from 2005 through 2018. Gas and electric franchise fees were increased beginning in 2019, to support the capital improvement fund. The franchise fees are expected to generate \$360,000 annually for the fund. The fund will continue to receive tax levy support. Projects scheduled in 2019 total \$107,250 for various improvements at the Police Station, Activity Center and Fire Station.

#### PARK IMPROVEMENT FUND

The source of funding for this fund is development fees charged to developers for park development, in addition to franchise fees from gas and electric services. The franchise fees are expected to supply approximately \$305,000 to the fund for much needed park projects. Developer payments are uncertain as they are dependent on future development and redevelopment in the city. The only significant revenue being projected is \$750,000 for the development of the cold storage site at 325 Blake Road in 2021. Projects scheduled for 2020 total \$128,500 for projects at Valley Park, Shady Oak Beach and Downtown Park.

#### WATER FUND

Increasing consumption charges and bond proceeds in 2020 provide the funding needed for projects scheduled for 2020. Bonds will need to be sold each year thereafter in which there are water projects associated with the residential street improvement program.

Projects planned for 2020 total \$1,651,000 and include water main improvements done in conjunction with the 1<sup>st</sup> half of the Interlachen Park Street Improvement project.

#### SANITARY SEWER FUND

Increasing consumption charges and bond proceeds in 2020 provide the funding needed for projects scheduled for 2020. Bonds will need to be sold each year thereafter in which there are sanitary sewer projects associated with the residential street improvement program.

Projects planned for 2020 total \$1,557,000 and include water main improvements done in conjunction with the 1<sup>st</sup> half of the Interlachen Park Street Improvement project.

#### STORM SEWER FUND

Bonds will be sold in 2020 for the 2020 storm water management project. These bonds issues along with current revenues should provide the needed funding for scheduled projects. Bonds will need to be sold each year thereafter in which there are storm sewer projects associated with the residential street improvement program.

Projects planned for 2020 total \$843,000 in storm sewer improvements done in conjunction with the 1<sup>st</sup> half of the Interlachen Park Street Improvement project.

The most recent rate increase pursuant to the 2007 Utility Master Plan was done in 2009. This rate increase is expected to support the storm sewer system well into the future and currently no additional rates increases are proposed.

## PAVILION FUND

This facility completed a significant upgrade project in 2018, with a total project cost of approximately \$5,700,000. The new expanded facility has a new refrigeration system and was expanded to better meet the needs of the community. The project received contributions from the Park Improvement Fund along with outside organizations. A bond was issued for the remaining costs of approximately \$3,200,000. The fund will begin to receive tax levy support in 2020 to pay ongoing debt service costs.

A Financial Management Plan was developed in 2014 to address the growing capital needs of the Pavilion along with other funds. A levy was put in place for 2015 and 2016 to address the growing capital needs and will be continued in 2020 based on the additional debt service requirements related to the 2018 project.

# **Cash Flow Statements**

**City of Hopkins**  
Park Capital Improvements Fund (301)

	<b>ACTUAL 2018</b>	<b>PROJECTED 2019</b>	<b>BUDGET 2020</b>	<b>BUDGET 2021</b>	<b>BUDGET 2022</b>	<b>BUDGET 2023</b>	<b>BUDGET 2024</b>
Working Capital Begin Year	1,088,355	78,084	(75,734)	(16,212)	629,510	710,627	765,755
Revenues							
Franchise Fees	305,022	305,022	305,022	305,022	305,022	305,022	-
Dedication Fees-Creekview Apartments	-	-	-	-	-	-	-
Dedication Fees-Cold Storage	-	-	-	750,000	-	-	-
Dedication Fees-Sanctuary at Oakridge	27,000	-	-	-	-	-	-
Interest earnings	-	781	-	-	6,295	7,106	7,658
Hennepin County Grants	-	-	-	-	-	-	-
Donations	-	-	-	-	-	-	-
Transfer In	120,000	-	-	-	-	-	-
Bond Proceeds	-	-	-	-	-	-	-
Total Revenues	<u>452,022</u>	<u>305,803</u>	<u>305,022</u>	<u>1,055,022</u>	<u>311,317</u>	<u>312,128</u>	<u>7,658</u>
Expenditures							
Current	7,000	7,000	7,000	7,000	7,000	7,000	7,000
Capital Projects	745,293	342,621	128,500	292,300	108,200	130,000	53,300
Transfer Out	600,000	-	-	-	-	-	-
Bond Payment Contribution (2015)	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Bond Payment Contribution (2016)	100,000	100,000	100,000	100,000	105,000	110,000	110,000
Bond Payment Contribution (2017)	-	-	-	-	-	-	-
Total Expenditures	<u>1,462,293</u>	<u>459,621</u>	<u>245,500</u>	<u>409,300</u>	<u>230,200</u>	<u>257,000</u>	<u>180,300</u>
Working Capital Ending Balance <i>(Unrestricted Net Position)</i>	<u>78,084</u>	<u>(75,734)</u>	<u>(16,212)</u>	<u>629,510</u>	<u>710,627</u>	<u>765,755</u>	<u>593,113</u>

**City of Hopkins**  
Capital Improvements Fund (305)

	<b>ACTUAL 2018</b>	<b>PROJECTED 2019</b>	<b>BUDGET 2020</b>	<b>BUDGET 2021</b>	<b>BUDGET 2022</b>	<b>BUDGET 2023</b>	<b>BUDGET 2024</b>
Working Capital Begin Year	(145,647)	(404,874)	182,126	149,876	(124)	66,876	6,876
Revenues from charges							
Tax Levy per FMP	73,528	100,000	75,000	175,000	100,000	100,000	100,000
Interest earnings	44	-	-	-	-	-	-
Other revenues	3,240	-	-	-	-	-	-
Bond Proceeds	-	-	-	-	-	-	-
Franchise Fees	-	360,000	360,000	360,000	360,000	360,000	360,000
Interfund Loan or Bond Proceeds	-	-	-	-	-	-	-
City Hall Bond Proceeds	-	4,245,000	-	-	-	-	-
Total Revenues	<u>76,812</u>	<u>4,705,000</u>	<u>435,000</u>	<u>535,000</u>	<u>460,000</u>	<u>460,000</u>	<u>460,000</u>
Expenditures							
Current	17,035	-	-	-	-	-	-
Capital Projects	319,004	4,118,000	107,250	325,000	33,000	160,000	82,000
City Hall Debt Service			360,000	360,000	360,000	360,000	360,000
Total Expenditures	<u>336,039</u>	<u>4,118,000</u>	<u>467,250</u>	<u>685,000</u>	<u>393,000</u>	<u>520,000</u>	<u>442,000</u>
Working Capital Ending Balance <i>(Unrestricted Net Position)</i>	<u>(404,874)</u>	<u>182,126</u>	<u>149,876</u>	<u>(124)</u>	<u>66,876</u>	<u>6,876</u>	<u>24,876</u>

**City of Hopkins**  
 Permanent Improving Revolving Fund (501)

	<b>ACTUAL 2018</b>	<b>PROJECTED 2019</b>	<b>BUDGET 2020</b>	<b>BUDGET 2021</b>	<b>BUDGET 2022</b>	<b>BUDGET 2023</b>	<b>BUDGET 2024</b>
Working Capital Begin Year	1,655,606	(925,676)	547,921	316,400	372,564	431,290	365,603
Revenues							
Tax Levy per FMP	391	-	-	-	-	-	-
Special Assessments (Prepaid)	197,395	250,000	320,000	320,000	100,000	210,000	109,200
Grants	6,388,346	2,938,700	-	-	-	-	-
Reimbursements	-	1,570,829	-	-	-	-	-
Investments	155,284	(9,257)	5,479	3,164	3,726	4,313	3,656
Bond Proceeds	3,753,461	5,805,300	5,600,000	5,600,000	1,750,000	5,100,000	4,675,000
	-	-	-	-	-	-	-
<b>Total Revenues</b>	<b>10,494,877</b>	<b>10,555,572</b>	<b>5,925,479</b>	<b>5,923,164</b>	<b>1,853,726</b>	<b>5,314,313</b>	<b>4,787,856</b>
Expenditures							
Current	-	-	-	-	-	-	-
Residential Street Improvements	3,278,682	3,510,000	4,592,000	4,672,000	1,150,000	3,220,000	3,520,000
8th Avenue Construction	391,242	-	-	-	-	-	-
County Rd 3	-	-	-	-	-	1,600,000	-
Light Rail Transit Stations	-	-	800,000	-	-	-	-
Pedestrian & Bicycle Access Improvements	-	25,000	125,000	200,000	25,000	25,000	25,000
Blake Road Corridor Improvements	9,336,410	5,201,975	-	-	-	-	-
Street Overlay Improvements	-	325,000	350,000	375,000	400,000	425,000	450,000
Street Sign Management	-	20,000	20,000	20,000	20,000	20,000	20,000
Street Lighting Projects	-	-	210,000	230,000	200,000	90,000	225,000
Park Projects	-	-	60,000	370,000	-	-	-
Minnetonka Mills Signal Replacement	-	-	-	-	-	-	590,000
Transfer Out	69,825	-	-	-	-	-	-
<b>Total Expenditures</b>	<b>13,076,159</b>	<b>9,081,975</b>	<b>6,157,000</b>	<b>5,867,000</b>	<b>1,795,000</b>	<b>5,380,000</b>	<b>4,830,000</b>
Working Capital Ending Balance <i>(Unrestricted Net Position)</i>	<b>(925,676)</b>	<b>547,921</b>	<b>316,400</b>	<b>372,564</b>	<b>431,290</b>	<b>365,603</b>	<b>323,459</b>

**City of Hopkins**  
Municipal State Aid Fund (302)

	<u>ACTUAL 2018</u>	<u>BUDGET 2019</u>	<u>BUDGET 2020</u>	<u>BUDGET 2021</u>	<u>BUDGET 2022</u>	<u>BUDGET 2023</u>	<u>BUDGET 2024</u>
Working Capital Begin Year	(650,590)	98,489	589,293	1,085,005	1,585,674	2,091,350	1,902,083
Revenues							
State MSA Funds, projects	489,819	489,819	489,819	489,819	489,819	489,819	489,819
Community Works Grant - County	222,994						
Interest Earnings	-	985	5,893	10,850	15,857	20,914	19,021
Total Revenues	<u>712,813</u>	<u>490,804</u>	<u>495,712</u>	<u>500,669</u>	<u>505,676</u>	<u>510,733</u>	<u>508,840</u>
Expenditures							
CIP State Aid Projects	<u>(36,266)</u>	-	-	-	-	700,000	500,000
Total Expenditures	<u>(36,266)</u>	-	-	-	-	700,000	500,000
Working Capital Ending Balance <i>(Unrestricted Net Position)</i>	<u>98,489</u>	<u>589,293</u>	<u>1,085,005</u>	<u>1,585,674</u>	<u>2,091,350</u>	<u>1,902,083</u>	<u>1,910,923</u>

**Water Fund - Working Capital Projection**

	<b>ACTUAL 2017</b>	<b>ACTUAL 2018</b>	<b>BUDGET 2019</b>	<b>BUDGET 2020</b>	<b>BUDGET 2021</b>	<b>BUDGET 2022</b>	<b>BUDGET 2023</b>	<b>BUDGET 2024</b>
Working Capital Begin Year	(1,109,720)	(874,824)	(865,324)	(798,524)	(650,869)	(458,771)	(221,895)	88,912
Revenues								
Operating Revenues	1,690,426	1,829,354	1,993,826	2,099,254	2,242,003	2,394,459	2,557,283	2,731,178
Other	147,158	125,628	174,730	156,750	159,885	163,083	166,344	169,671
Bond Proceeds	2,092,903	1,040,548	1,800,000	1,700,000	2,070,000	2,450,000	1,430,000	1,430,000
	1,307							
Total Revenues	<u>3,931,794</u>	<u>2,995,530</u>	<u>3,968,556</u>	<u>3,956,004</u>	<u>4,471,888</u>	<u>5,007,542</u>	<u>4,153,627</u>	<u>4,330,849</u>
Expenditures								
Operating Expenditures	1,449,904	1,336,994	1,532,956	1,554,660	1,601,300	1,649,339	1,698,819	1,749,784
Interest/Fiscal Agent Expense	62,709	71,065	78,000	78,100	54,486	48,128	47,851	47,351
Capital Outlay	1,866,978	1,124,672	1,830,000	1,669,000	2,071,000	2,468,000	1,430,000	1,430,000
Bond Payments	145,000	210,000	228,300	229,250	240,200	245,200	256,150	257,100
Transfer Out - Bond Payments	172,910	232,476	232,500	277,339	312,805	360,000	410,000	450,000
Total Expenses	<u>3,697,501</u>	<u>2,975,207</u>	<u>3,901,756</u>	<u>3,808,349</u>	<u>4,279,790</u>	<u>4,770,666</u>	<u>3,842,819</u>	<u>3,934,234</u>
Inventory Change	4,977	(4,230)						
Bond Premium/Discount Expense	(4,374)	(6,593)						
Working Capital Ending Balance	<u>(874,824)</u>	<u>(865,324)</u>	<u>(798,524)</u>	<u>(650,869)</u>	<u>(458,771)</u>	<u>(221,895)</u>	<u>88,912</u>	<u>485,528</u>
<i>(Unrestricted Net Position)</i>								

**Sewer Fund - Working Capital Projection**

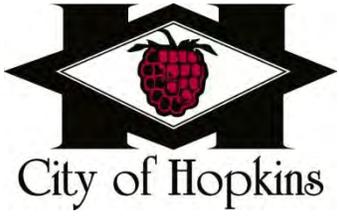
	<b>ACTUAL 2018</b>	<b>BUDGET 2019</b>	<b>BUDGET 2020</b>	<b>BUDGET 2021</b>	<b>BUDGET 2022</b>	<b>BUDGET 2023</b>	<b>BUDGET 2024</b>
Working Capital Begin Year	278,565	406,288	433,578	526,677	591,861	741,303	895,113
Revenues							
Operating Revenues	2,764,350	3,104,032	3,037,340	3,199,534	3,370,389	3,550,368	3,739,957
Other	15,940	15,000	15,000	15,300	15,606	15,918	16,236
Interest	-	-	-	5,267	5,919	7,413	8,951
Intergovernmental Grants	520	-	-	-	-	-	-
Bond Proceeds	884,032	1,175,000	1,500,000	1,700,000	950,000	1,400,000	700,000
Total Revenues	<u>3,664,842</u>	<u>4,294,032</u>	<u>4,552,340</u>	<u>4,920,101</u>	<u>4,341,914</u>	<u>4,973,699</u>	<u>4,465,145</u>
Expenditures							
Operating Expenditures	2,082,156	2,591,642	2,389,970	2,461,669	2,535,519	2,611,585	2,689,932
Interest/Fiscal Agent Expense	74,880	61,750	73,621	68,848	64,052	59,004	53,623
Capital Outlay	1,103,554	1,250,000	1,575,000	1,757,000	965,500	1,418,000	728,000
Bond Payments	105,000	164,600	168,500	177,400	177,400	191,300	195,200
Transfer Out - Bond Payments	163,831	198,750	252,150	390,000	450,000	540,000	670,000
Total Expenses	<u>3,529,421</u>	<u>4,266,742</u>	<u>4,459,241</u>	<u>4,854,917</u>	<u>4,192,471</u>	<u>4,819,889</u>	<u>4,336,755</u>
Inventory Change	550						
Bond Premium/Discount Expense	(8,248)						
Working Capital Ending Balance <i>(Unrestricted Net Position)</i>	<u><u>406,288</u></u>	<u><u>433,578</u></u>	<u><u>526,677</u></u>	<u><u>591,861</u></u>	<u><u>741,303</u></u>	<u><u>895,113</u></u>	<u><u>1,023,503</u></u>

**Storm Sewer Fund - Working Capital Projection**

	<b>ACTUAL 2018</b>	<b>BUDGET 2019</b>	<b>BUDGET 2020</b>	<b>BUDGET 2021</b>	<b>BUDGET 2022</b>	<b>BUDGET 2023</b>	<b>BUDGET 2024</b>
Working Capital Begin Year	1,393,731	1,508,578	1,798,370	2,076,707	2,356,403	2,519,497	2,660,740
Revenues							
Operating Revenues	800,869	779,332	779,332	779,332	779,332	779,332	779,332
Other	5,736	6,000	6,000	6,000	6,000	6,000	6,000
Interest	4,356	8,200	8,200	20,767	23,564	25,195	26,607
Intergovernmental Grants	129	-	-	-	-	-	-
Bond Proceeds	334,397	800,000	820,000	950,000	385,000	480,000	1,100,000
<b>Total Revenues</b>	<b>1,145,487</b>	<b>1,593,532</b>	<b>1,613,532</b>	<b>1,756,099</b>	<b>1,193,896</b>	<b>1,290,527</b>	<b>1,911,939</b>
Expenditures							
Operating Expenditures	134,314	109,640	115,705	119,176	122,751	126,434	130,227
Interest/Fiscal Agent Expense	48,396	56,000	56,300	15,827	12,651	9,300	6,562
Capital Outlay - Construction	456,122	852,000	861,000	964,000	428,000	506,000	1,104,000
Bond Payments	115,000	122,100	127,250	127,400	127,400	132,550	47,700
Transfer Out - Bond Payments	275,504	164,000	174,940	250,000	340,000	375,000	420,000
<b>Total Expenses</b>	<b>1,029,336</b>	<b>1,303,740</b>	<b>1,335,195</b>	<b>1,476,403</b>	<b>1,030,802</b>	<b>1,149,284</b>	<b>1,708,489</b>
Inventory Change	-						
Bond Premium/Discount Expense	(1,304)						
<b>Working Capital Ending Balance</b> <i>(Unrestricted Net Position)</i>	<b>1,508,578</b>	<b>1,798,370</b>	<b>2,076,707</b>	<b>2,356,403</b>	<b>2,519,497</b>	<b>2,660,740</b>	<b>2,864,190</b>

**Pavilion Fund - Working Capital Projection (308) & (747)**

	<b>PROJECTED 2018</b>	<b>BUDGET 2019</b>	<b>BUDGET 2020</b>	<b>BUDGET 2021</b>	<b>BUDGET 2022</b>	<b>BUDGET 2023</b>	<b>BUDGET 2024</b>
Working Capital Begin Year	19,240	(91,305)	(266,839)	(292,595)	(264,583)	(245,492)	(60,542)
Revenues							
Property Taxes	81	40,383	290,000	340,383	340,383	490,383	490,383
Operating Revenues	392,966	471,720	473,700	483,174	492,837	502,694	512,748
Other	2,767	7,280	7,800	7,956	8,115	8,277	8,443
Interest	192	-	-	-	-	-	-
Transfer In	5,858,280	-	-	-	-	-	-
Bond Proceeds	3,285,000	-	-	-	-	-	-
<b>Total Revenues</b>	<b>9,539,286</b>	<b>519,383</b>	<b>771,500</b>	<b>831,513</b>	<b>841,336</b>	<b>1,001,355</b>	<b>1,011,574</b>
Expenditures							
Operating Expenditures	461,542	482,146	475,535	489,801	504,495	519,630	535,219
Interest/Fiscal Agent Expense	127,615	53,371	100,021	91,700	85,750	79,775	79,775
Capital Outlay - Construction	5,858,281	88,000	6,500	-	-	-	-
Bond Payments	-	50,000	195,000	200,000	210,000	195,000	195,000
Transfer Out - Bond Payments	20,000	21,400	20,200	22,000	22,000	22,000	22,000
Transfer Out - Capital Contributions	3,182,393	-	-	-	-	-	-
<b>Total Expenses</b>	<b>9,649,831</b>	<b>694,917</b>	<b>797,256</b>	<b>803,501</b>	<b>822,245</b>	<b>816,405</b>	<b>831,994</b>
Bond Premium/Discount Expense							
<b>Working Capital Ending Balance</b> <i>(Unrestricted Net Position)</i>	<b>(91,305)</b>	<b>(266,839)</b>	<b>(292,595)</b>	<b>(264,583)</b>	<b>(245,492)</b>	<b>(60,542)</b>	<b>119,038</b>



# **Five Year Project Summaries**

City of Hopkins, MN - CIP  
*CAPITAL IMPROVEMENT PLAN*  
**2020 thru 2024**

**DEPARTMENT SUMMARY**

<b>Department</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
Comm Svcs - Activity Center	10,000	280,000	15,000	160,000		465,000
Comm Svcs - Arts Center	152,000	57,000	20,000	150,000		379,000
Fire	24,000	45,000			82,000	151,000
Pavilion	191,000			90,000	105,000	386,000
Police	73,250					73,250
Public Works: Bldg/Equip Serv			90,000			90,000
Public Works: Parks	160,000	700,000	100,000	130,000	50,000	1,140,000
Public Works: Streets/Traffic	9,275,000	10,215,000	3,020,000	9,353,000	7,820,000	39,683,000
Public Works: Transportation	800,000					800,000
Public Works: Utilities	73,000	74,000	4,032,500	81,000	87,000	4,347,500
Recreation	85,000	185,000	25,000	10,000	10,000	315,000
<b>TOTAL</b>	<b>10,843,250</b>	<b>11,556,000</b>	<b>7,302,500</b>	<b>9,974,000</b>	<b>8,154,000</b>	<b>47,829,750</b>

City of Hopkins, MN - CIP  
**CAPITAL IMPROVEMENT PLAN**  
 2020 thru 2024

**PROJECTS BY DEPARTMENT**

Department	Project #	Priority	2020	2021	2022	2023	2024	Total
<b>Comm Svcs - Activity Center</b>								
Activity Center - Replace Gymnasium Roof	08-CIP-AC018	n/a		105,000				105,000
Activity Center - Raspberry Room Roof Replacement	08-CIP-AC024	n/a				80,000		80,000
Activity Center - Lower Roof Replacement	09-CIP-AC031	n/a				80,000		80,000
Activity Center - Facility Improvements	19-CIP-AC045	n/a	10,000	175,000				185,000
Activity Center - Gym Acoustical Panels	19-CIP-AC048	n/a			15,000			15,000
<b>Comm Svcs - Activity Center Total</b>			<b>10,000</b>	<b>280,000</b>	<b>15,000</b>	<b>160,000</b>		<b>465,000</b>
<b>Comm Svcs - Arts Center</b>								
Arts Center - Theater Curtains	17-CIP-AR004	3	80,000					80,000
Arts Center - Carpeting	19-CIP-AR001	2	22,000	22,000				44,000
Arts Center - Tile Flooring	19-CIP-AR003	n/a		15,000				15,000
Arts Center - Key Card Exterior & Interior Access	19-CIP-AR005	2	20,000	20,000	20,000			60,000
Arts Center - Fire Panel	19-CIP-AR006	2	30,000					30,000
Arts Center - Roof Replacement	19-CIP-AR007	2				150,000		150,000
<b>Comm Svcs - Arts Center Total</b>			<b>152,000</b>	<b>57,000</b>	<b>20,000</b>	<b>150,000</b>		<b>379,000</b>
<b>Fire</b>								
Fire Station: Replace 25 Ton AHU	08-CIP-B121	n/a					82,000	82,000
Fire Station - Replace Boilers	08-CIP-FD123	n/a		45,000				45,000
Fire - Garage Door Openers	19-CIP-FD001	2	24,000					24,000
<b>Fire Total</b>			<b>24,000</b>	<b>45,000</b>			<b>82,000</b>	<b>151,000</b>
<b>Pavilion</b>								
Pavilion - Indoor Turf System Replacement	19-CIP-PV330	2	90,000					90,000
Pavilion - Arena Lighting Replacement	19-CIP-PV331	2	12,000					12,000
Pavilion - Pav/Cent Park Sound System	19-CIP-PV332	2	89,000					89,000
Pavilion - Mezzanine Flooring Replacement	20-CIP-PV333	3				90,000		90,000
Pavilion - Arena Exit Door Replacement	20-CIP-PV334	3					105,000	105,000
<b>Pavilion Total</b>			<b>191,000</b>			<b>90,000</b>	<b>105,000</b>	<b>386,000</b>
<b>Police</b>								
Replace Carpet - Police Station	08-CIP-PD016	n/a	73,250					73,250
<b>Police Total</b>			<b>73,250</b>					<b>73,250</b>
<b>Public Works: Bldg/Equip Serv</b>								
Public Works - Replace Overhead Doors	08-CIP-B023	n/a			90,000			90,000
<b>Public Works: Bldg/Equip Serv Total</b>					<b>90,000</b>			<b>90,000</b>
<b>Public Works: Parks</b>								
Oakes Park - Tennis Courts	13-CIP-P044	n/a				130,000		130,000

Department	Project #	Priority	2020	2021	2022	2023	2024	Total
Maetzold Field - Pavilion	13-CIP-P063	n/a			100,000			100,000
Shady Oak Beach - Picnic Shelter	13-CIP-P066	3		150,000				150,000
Valley Park - Picnic Shelter	13-CIP-P068	3	60,000					60,000
Downtown Park - Lighting	13-CIP-P070	n/a					50,000	50,000
Minnehaha Creek Overlook - Blake Rd/Lake St Pedest	16-CIP-P002	n/a	60,000	350,000				410,000
Downtown Park Rehab	17-CIP-P004	3	40,000	200,000				240,000
<b>Public Works: Parks Total</b>			<b>160,000</b>	<b>700,000</b>	<b>100,000</b>	<b>130,000</b>	<b>50,000</b>	<b>1,140,000</b>
<b>Public Works: Streets/Traffic</b>								
Residential Street Improvements and Utilities	01-CIP-S101	n/a	8,570,000	9,390,000	2,375,000	6,493,000	6,500,000	33,328,000
County Road 3	01-CIP-S104	n/a				2,300,000		2,300,000
Pedestrian & Bicycle Access Improvements	13-CIP-S040	n/a	25,000	100,000	25,000	25,000	25,000	200,000
Street Rehabilitation Improvements	16-CIP-S041	n/a	350,000	375,000	400,000	425,000	450,000	2,000,000
Street Sign Management	16-CIP-S042	n/a	20,000	20,000	20,000	20,000	20,000	100,000
Central Business District Lighting Upgrades	20-CIP-S001	n/a	100,000	40,000				140,000
City Street Lighting Upgrades	20-CIP-S002	n/a	110,000	190,000	200,000	90,000	225,000	815,000
Hopkins Crossroads (CSAH 73) Trail Segments	20-CIP-S004	5	100,000					100,000
Minnetonka Mills/5th St N Signal Replacement	20-CIP-S005	5					600,000	600,000
Trail Segment - Placeholder	20-CIP-S006	n/a		100,000				100,000
<b>Public Works: Streets/Traffic Total</b>			<b>9,275,000</b>	<b>10,215,000</b>	<b>3,020,000</b>	<b>9,353,000</b>	<b>7,820,000</b>	<b>39,683,000</b>
<b>Public Works: Transportation</b>								
Light Rail Transit Stations (3)	01-CIP-S502	n/a	800,000					800,000
<b>Public Works: Transportation Total</b>			<b>800,000</b>					<b>800,000</b>
<b>Public Works: Utilities</b>								
Storm Drainage System Maintenance - Alley Repairs	01-CIP-U002	n/a	23,000	24,000	25,000	26,000	27,000	125,000
Sewer Lining	18-CIP-U016	2	50,000	50,000	52,500	55,000	60,000	267,500
Trunk Water Main Rehabilitation	19-CIP-U017	2			3,955,000			3,955,000
<b>Public Works: Utilities Total</b>			<b>73,000</b>	<b>74,000</b>	<b>4,032,500</b>	<b>81,000</b>	<b>87,000</b>	<b>4,347,500</b>
<b>Recreation</b>								
Shady Oak Beach Improvements	16-CIP-R003	3	85,000	185,000	25,000	10,000	10,000	315,000
<b>Recreation Total</b>			<b>85,000</b>	<b>185,000</b>	<b>25,000</b>	<b>10,000</b>	<b>10,000</b>	<b>315,000</b>
<b>GRAND TOTAL</b>			<b>10,843,250</b>	<b>11,556,000</b>	<b>7,302,500</b>	<b>9,974,000</b>	<b>8,154,000</b>	<b>47,829,750</b>

City of Hopkins, MN - CIP  
*CAPITAL IMPROVEMENT PLAN*  
 2020 thru 2024

**FUNDING SOURCE SUMMARY**

<b>Source</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
AC - Arts Center Fund	152,000	57,000	20,000	150,000		379,000
CI - Capital Improvement Fund	107,250	325,000	33,000	160,000	82,000	707,250
GU - Other Governmental Units	56,500	222,700	16,800	1,606,700	306,700	2,209,400
MS - Municipal State Aid Streets				700,000	500,000	1,200,000
PA - Pavilion Fund	191,000			90,000	105,000	386,000
PDF- Park Dedication Fund	128,500	292,300	108,200	133,300	53,300	715,600
PI - PIR/General Obligation Bonds	4,557,000	4,267,000	2,745,000	2,730,000	4,284,000	18,583,000
RF - Refuse Fund			18,000			18,000
SA - Special Assessment	1,600,000	1,600,000	500,000	1,050,000	546,000	5,296,000
SF - Sanitary Sewer Fund	1,557,000	1,757,000	965,500	1,418,000	728,000	6,425,500
SU - Storm Sewer Fund	843,000	964,000	428,000	506,000	1,104,000	3,845,000
WF - Water Fund	1,651,000	2,071,000	2,468,000	1,430,000	445,000	8,065,000
<b>GRAND TOTAL</b>	<b>10,843,250</b>	<b>11,556,000</b>	<b>7,302,500</b>	<b>9,974,000</b>	<b>8,154,000</b>	<b>47,829,750</b>

City of Hopkins, MN - CIP  
**CAPITAL IMPROVEMENT PLAN**  
**2020 thru 2024**

**PROJECTS BY FUNDING SOURCE**

Source	Project #	Priority	2020	2021	2022	2023	2024	Total
<b>AC - Arts Center Fund</b>								
Arts Center - Theater Curtains	17-CIP-AR004	3	80,000					80,000
Arts Center - Carpeting	19-CIP-AR001	2	22,000	22,000				44,000
Arts Center - Tile Flooring	19-CIP-AR003	n/a		15,000				15,000
Arts Center - Key Card Exterior & Interior Access	19-CIP-AR005	2	20,000	20,000	20,000			60,000
Arts Center - Fire Panel	19-CIP-AR006	2	30,000					30,000
Arts Center - Roof Replacement	19-CIP-AR007	2				150,000		150,000
<b>AC - Arts Center Fund Total</b>			<b>152,000</b>	<b>57,000</b>	<b>20,000</b>	<b>150,000</b>		<b>379,000</b>
<b>CI - Capital Improvement Fund</b>								
Activity Center - Replace Gymnasium Roof	08-CIP-AC018	n/a		105,000				105,000
Activity Center - Raspberry Room Roof Replacement	08-CIP-AC024	n/a				80,000		80,000
Public Works - Replace Overhead Doors	08-CIP-B023	n/a			18,000			18,000
Fire Station: Replace 25 Ton AHU	08-CIP-B121	n/a					82,000	82,000
Fire Station - Replace Boilers	08-CIP-FD123	n/a		45,000				45,000
Replace Carpet - Police Station	08-CIP-PD016	n/a	73,250					73,250
Activity Center - Lower Roof Replacement	09-CIP-AC031	n/a				80,000		80,000
Activity Center - Facility Improvements	19-CIP-AC045	n/a	10,000	175,000				185,000
Activity Center - Gym Acoustical Panels	19-CIP-AC048	n/a			15,000			15,000
Fire - Garage Door Openers	19-CIP-FD001	2	24,000					24,000
<b>CI - Capital Improvement Fund Total</b>			<b>107,250</b>	<b>325,000</b>	<b>33,000</b>	<b>160,000</b>	<b>82,000</b>	<b>707,250</b>
<b>GU - Other Governmental Units</b>								
Residential Street Improvements and Utilities	01-CIP-S101	n/a					300,000	300,000
County Road 3	01-CIP-S104	n/a				1,600,000		1,600,000
Shady Oak Beach - Picnic Shelter	13-CIP-P066	3		100,000				100,000
Shady Oak Beach Improvements	16-CIP-R003	3	56,500	122,700	16,800	6,700	6,700	209,400
<b>GU - Other Governmental Units Total</b>			<b>56,500</b>	<b>222,700</b>	<b>16,800</b>	<b>1,606,700</b>	<b>306,700</b>	<b>2,209,400</b>
<b>MS - Municipal State Aid Streets</b>								
Residential Street Improvements and Utilities	01-CIP-S101	n/a					500,000	500,000
County Road 3	01-CIP-S104	n/a				700,000		700,000
<b>MS - Municipal State Aid Streets Total</b>						<b>700,000</b>	<b>500,000</b>	<b>1,200,000</b>
<b>PA - Pavilion Fund</b>								
Pavilion - Indoor Turf System Replacement	19-CIP-PV330	2	90,000					90,000
Pavilion - Arena Lighting Replacement	19-CIP-PV331	2	12,000					12,000
Pavilion - Pav/Cent Park Sound System	19-CIP-PV332	2	89,000					89,000
Pavilion - Mezzanine Flooring Replacement	20-CIP-PV333	3				90,000		90,000

Source	Project #	Priority	2020	2021	2022	2023	2024	Total
Pavilion - Arena Exit Door Replacement	20-CIP-PV334	3					105,000	105,000
<b>PA - Pavilion Fund Total</b>			<b>191,000</b>			<b>90,000</b>	<b>105,000</b>	<b>386,000</b>

### PDF- Park Dedication Fund

Oakes Park - Tennis Courts	13-CIP-P044	n/a				130,000		130,000
Maetzold Field - Pavilion	13-CIP-P063	n/a			100,000			100,000
Shady Oak Beach - Picnic Shelter	13-CIP-P066	3		50,000				50,000
Valley Park - Picnic Shelter	13-CIP-P068	3	60,000					60,000
Downtown Park - Lighting	13-CIP-P070	n/a					50,000	50,000
Minnehaha Creek Overlook - Blake Rd/Lake St Pedest	16-CIP-P002	n/a		180,000				180,000
Shady Oak Beach Improvements	16-CIP-R003	3	28,500	62,300	8,200	3,300	3,300	105,600
Downtown Park Rehab	17-CIP-P004	3	40,000					40,000
<b>PDF- Park Dedication Fund Total</b>			<b>128,500</b>	<b>292,300</b>	<b>108,200</b>	<b>133,300</b>	<b>53,300</b>	<b>715,600</b>

### PI - PIR/General Obligation Bonds

Residential Street Improvements and Utilities	01-CIP-S101	n/a	2,992,000	3,072,000	650,000	2,170,000	2,974,000	11,858,000
Light Rail Transit Stations (3)	01-CIP-S502	n/a	800,000					800,000
Pedestrian & Bicycle Access Improvements	13-CIP-S040	n/a	25,000	100,000	25,000	25,000	25,000	200,000
Minnehaha Creek Overlook - Blake Rd/Lake St Pedest	16-CIP-P002	n/a	60,000	170,000				230,000
Street Rehabilitation Improvements	16-CIP-S041	n/a	350,000	375,000	400,000	425,000	450,000	2,000,000
Street Sign Management	16-CIP-S042	n/a	20,000	20,000	20,000	20,000	20,000	100,000
Downtown Park Rehab	17-CIP-P004	3		200,000				200,000
Trunk Water Main Rehabilitation	19-CIP-U017	2			1,450,000			1,450,000
Central Business District Lighting Upgrades	20-CIP-S001	n/a	100,000	40,000				140,000
City Street Lighting Upgrades	20-CIP-S002	n/a	110,000	190,000	200,000	90,000	225,000	815,000
Hopkins Crossroads (CSAH 73) Trail Segments	20-CIP-S004	5	100,000					100,000
Minnetonka Mills/5th St N Signal Replacement	20-CIP-S005	5					590,000	590,000
Trail Segment - Placeholder	20-CIP-S006	n/a		100,000				100,000
<b>PI - PIR/General Obligation Bonds Total</b>			<b>4,557,000</b>	<b>4,267,000</b>	<b>2,745,000</b>	<b>2,730,000</b>	<b>4,284,000</b>	<b>18,583,000</b>

### RF - Refuse Fund

Public Works - Replace Overhead Doors	08-CIP-B023	n/a			18,000			18,000
<b>RF - Refuse Fund Total</b>					<b>18,000</b>			<b>18,000</b>

### SA - Special Assessment

Residential Street Improvements and Utilities	01-CIP-S101	n/a	1,600,000	1,600,000	500,000	1,050,000	546,000	5,296,000
<b>SA - Special Assessment Total</b>			<b>1,600,000</b>	<b>1,600,000</b>	<b>500,000</b>	<b>1,050,000</b>	<b>546,000</b>	<b>5,296,000</b>

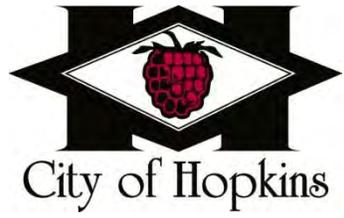
### SF - Sanitary Sewer Fund

Residential Street Improvements and Utilities	01-CIP-S101	n/a	1,507,000	1,707,000	500,000	1,363,000	668,000	5,745,000
Public Works - Replace Overhead Doors	08-CIP-B023	n/a			18,000			18,000
Sewer Lining	18-CIP-U016	2	50,000	50,000	52,500	55,000	60,000	267,500
Trunk Water Main Rehabilitation	19-CIP-U017	2			395,000			395,000
<b>SF - Sanitary Sewer Fund Total</b>			<b>1,557,000</b>	<b>1,757,000</b>	<b>965,500</b>	<b>1,418,000</b>	<b>728,000</b>	<b>6,425,500</b>

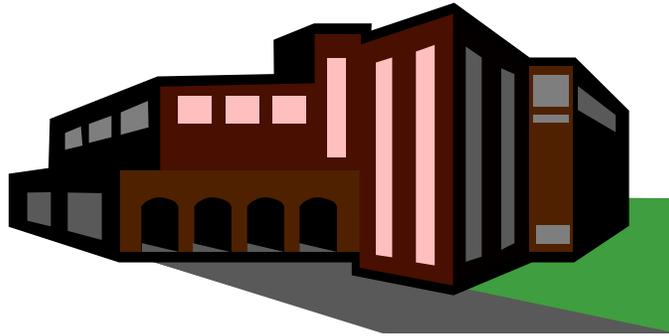
### SU - Storm Sewer Fund

<b>Source</b>	<b>Project #</b>	<b>Priority</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
Residential Street Improvements and Utilities	01-CIP-S101	n/a	820,000	940,000	225,000	480,000	1,067,000	3,532,000
Storm Drainage System Maintenance - Alley Repairs	01-CIP-U002	n/a	23,000	24,000	25,000	26,000	27,000	125,000
Public Works - Replace Overhead Doors	08-CIP-B023	n/a			18,000			18,000
Trunk Water Main Rehabilitation	19-CIP-U017	2			160,000			160,000
Minnnetonka Mills/5th St N Signal Replacement	20-CIP-S005	5					10,000	10,000
<b>SU - Storm Sewer Fund Total</b>			<b>843,000</b>	<b>964,000</b>	<b>428,000</b>	<b>506,000</b>	<b>1,104,000</b>	<b>3,845,000</b>
<b>WF - Water Fund</b>								
Residential Street Improvements and Utilities	01-CIP-S101	n/a	1,651,000	2,071,000	500,000	1,430,000	445,000	6,097,000
Public Works - Replace Overhead Doors	08-CIP-B023	n/a			18,000			18,000
Trunk Water Main Rehabilitation	19-CIP-U017	2			1,950,000			1,950,000
<b>WF - Water Fund Total</b>			<b>1,651,000</b>	<b>2,071,000</b>	<b>2,468,000</b>	<b>1,430,000</b>	<b>445,000</b>	<b>8,065,000</b>
<b>GRAND TOTAL</b>			<b>10,843,250</b>	<b>11,556,000</b>	<b>7,302,500</b>	<b>9,974,000</b>	<b>8,154,000</b>	<b>47,829,750</b>

# **Project Descriptions And Narratives**



# General Public Buildings



**CAPITAL IMPROVEMENT PLAN**

2020 *thru* 2024

**Department** Comm Svcs - Activity Center

**City of Hopkins, MN - CIP**

**Contact** Facilities Director

**Project #** 08-CIP-AC018  
**Project Name** Activity Center - Replace Gymnasium Roof

**Type** Improvement

**Useful Life** 25 years

**Category** Buildings: Activity Center

Future

**Priority** n/a

<b>Description</b>	<b>Total Project Cost: \$105,000</b>
Existing roof was installed in 1989 and is at the end of its projected useful life. Portion is cost share with Raspberry Ridge Condo Assn.	

<b>Justification</b>
Roof was installed in 1989 and is at the end of its 25 year useful life.

Expenditures	2020	2021	2022	2023	2024	Total
Construction/Maintenance		105,000				105,000
<b>Total</b>		<b>105,000</b>				<b>105,000</b>

Funding Sources	2020	2021	2022	2023	2024	Total
CI - Capital Improvement Fund		105,000				105,000
<b>Total</b>		<b>105,000</b>				<b>105,000</b>

<b>Budget Impact/Other</b>
Roof in good condition - move project from 2014 to 2016 and re-evaluate in 2 years. Moved again from 2016 to 2018 and all roof components will be done with one contract for better bids. Move again from 2018 to 2021.

**CAPITAL IMPROVEMENT PLAN**

2020 thru 2024

**Department** Comm Svcs - Activity Center

**City of Hopkins, MN - CIP**

**Contact** Facilities Director

**Project #** 08-CIP-AC024  
**Project Name** Activity Center - Raspberry Room Roof Replacement

**Type** Improvement

**Useful Life** 25 years

**Category** Buildings: Activity Center

Future

**Priority** n/a

<b>Description</b>	<b>Total Project Cost: \$80,000</b>
Built up asphalt roofing system covering Raspberry Rooms, Craft Room and Hallways at the Activity Center	

<b>Justification</b>
Existing roof was replaced in 1992. Following inspection in 2018, move out to 2023.

Expenditures	2020	2021	2022	2023	2024	Total
Construction/Maintenance				80,000		80,000
<b>Total</b>				<b>80,000</b>		<b>80,000</b>

Funding Sources	2020	2021	2022	2023	2024	Total
CI - Capital Improvement Fund				80,000		80,000
<b>Total</b>				<b>80,000</b>		<b>80,000</b>

<b>Budget Impact/Other</b>
Inspection, repair and upkeep of roofing systems prevent deterioration of interior building structure and damage to interior components of building. Variance from 20 year plan: Moved from 2018 to 2023 and all roof components will be done with one contract for better bids.

**CAPITAL IMPROVEMENT PLAN**

2020 *thru* 2024

**Department** Comm Svcs - Activity Center

**City of Hopkins, MN - CIP**

**Contact** Facilities Director

<b>Project #</b>	<b>09-CIP-AC031</b>
<b>Project Name</b>	<b>Activity Center - Lower Roof Replacement</b>

**Type** Improvement

**Useful Life** 25 years

**Category** Buildings: Activity Center

**Future**

**Priority** n/a

<b>Description</b>	<b>Total Project Cost: \$80,000</b>
Built up Roof on Activity Center Raspberry Rooms and Hallway.	

<b>Justification</b>
Existing roof was installed in 1992.

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
Construction/Maintenance				80,000		80,000
<b>Total</b>	<hr/>				<b>80,000</b>	<b>80,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
CI - Capital Improvement Fund				80,000		80,000
<b>Total</b>	<hr/>				<b>80,000</b>	<b>80,000</b>

<b>Budget Impact/Other</b>
Variance from 20 year plan: Moved from 2018 to 2023 and all roof components will be done with one contract for better bids.

**CAPITAL IMPROVEMENT PLAN**

**2020 thru 2024**

**Department** Comm Svcs - Activity Center

**City of Hopkins, MN - CIP**

**Contact** Asst City Manager

**Project #** 19-CIP-AC045  
**Project Name** Activity Center - Facility Improvements

**Type** Improvement

**Useful Life** 30 years

**Category** Buildings: Activity Center

**Future**

**Priority** n/a

**Description** **Total Project Cost: \$185,000**  
 Several projects have been proposed in previous CIPs. With the unknowns of the future of the Historical Society, we would like to combine several projects into one larger project and complete a facility needs assessment in 2020. Project dependent on status of Historical Society.

**Justification**  
 The project would aim to update several areas of the facility that have not been updated since 1990 (some areas were renovated in 2012) and address a few larger concerns: use of former historical society area, eastside room configurations (increases maximum capacity of the gymnasium), office/reception enhancements. We will spend 2019 gathering data on current programming usage, 2020 developing a plan and 2021 would be construction. We would also suggest to correlate AV updates to the facility with the project.

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
Construction	10,000	175,000				185,000
<b>Total</b>	<b>10,000</b>	<b>175,000</b>				<b>185,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
CI - Capital Improvement Fund	10,000	175,000				185,000
<b>Total</b>	<b>10,000</b>	<b>175,000</b>				<b>185,000</b>

**Budget Impact/Other**

**CAPITAL IMPROVEMENT PLAN**

2020 thru 2024

**Department** Comm Svcs - Activity Center

**City of Hopkins, MN - CIP**

**Contact** Activity Ctr Director

**Project #** 19-CIP-AC048  
**Project Name** Activity Center - Gym Acoustical Panels

**Type** Improvement

**Useful Life** 30 years

**Category** Buildings: Activity Center

**Future**

**Priority** n/a

**Description** **Total Project Cost: \$15,000**  
 Install additional acoustical panels in the gymnasium to enhance our guests hearing experiences when attending classes, lectures, health fairs, dinners, and recreational events.

**Justification**  
 We added 1 row of acoustical panels on the gym walls in 2017. Even though the panels have helped in the sound issues in the gym, more assistance is needed. Another row of acoustical panels will help our older participants when trying to listen to instructors, speakers, individual conversation at health fairs and dinners, enjoying musical and recreational events.

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
Construction			15,000			15,000
<b>Total</b>			<b>15,000</b>			<b>15,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
CI - Capital Improvement Fund			15,000			15,000
<b>Total</b>			<b>15,000</b>			<b>15,000</b>

**Budget Impact/Other**

**CAPITAL IMPROVEMENT PLAN**

2020 *thru* 2024

**Department** Comm Svcs - Arts Center

**City of Hopkins, MN - CIP**

**Contact** Arts Center Director

<b>Project #</b>	<b>17-CIP-AR004</b>
<b>Project Name</b>	<b>Arts Center - Theater Curtains</b>

**Type** Improvement

**Useful Life** 15 years

**Category** Buildings: Arts Center

Future

**Priority** 3 Important

<b>Description</b>	<b>Total Project Cost: \$80,000</b>
Replace main Theater front curtains	

<b>Justification</b>
Due to age of theater curtains, I am suggesting replacement. They have become frayed at the bottom. Estimated cost based on online research.

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
Construction/Maintenance	80,000					80,000
<b>Total</b>	<b>80,000</b>					<b>80,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
AC - Arts Center Fund	80,000					80,000
<b>Total</b>	<b>80,000</b>					<b>80,000</b>

<b>Budget Impact/Other</b>

**CAPITAL IMPROVEMENT PLAN**

2020 *thru* 2024

**Department** Comm Svcs - Arts Center

**City of Hopkins, MN - CIP**

**Contact** Asst City Manager

**Project #** 19-CIP-AR001  
**Project Name** Arts Center - Carpeting

**Type** Improvement

**Useful Life** 10 years

**Category** Buildings: Arts Center

**Priority** 2 Very Important

Future

**Total Project Cost: \$74,000**

**Description**

2019: Replace Arts Center's carpeting in spaces (Community room/Conference room/Green Room.)  
 Expected life span: 8-10 years  
 Estimate: \$30,000

2020: Various rooms as needed  
 Estimated life span: 8-10 years  
 Estimate: \$22,000

2021: Replace office carpet (Stages)  
 Estimated life span: 8-10 years  
 Estimate: \$22,000

**Justification**

Based on wear, replace in areas needed in order to maintain overall appearance of the Center.

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
Construction/Maintenance	22,000	22,000				44,000
<b>Total</b>	<b>22,000</b>	<b>22,000</b>				<b>44,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
AC - Arts Center Fund	22,000	22,000				44,000
<b>Total</b>	<b>22,000</b>	<b>22,000</b>				<b>44,000</b>

**Budget Impact/Other**

Presentability of Center - appealing to customers

**CAPITAL IMPROVEMENT PLAN**

2020 *thru* 2024

**Department** Comm Svcs - Arts Center

**City of Hopkins, MN - CIP**

**Contact** Arts Center Director

<b>Project #</b>	<b>19-CIP-AR003</b>
<b>Project Name</b>	<b>Arts Center - Tile Flooring</b>

**Type** Improvement

**Useful Life** 5 years

**Category** Buildings: Arts Center

Future

**Priority** n/a

<b>Description</b>	<b>Total Project Cost: \$15,000</b>
2020: Re-seal floors - Kitchen & restrooms Estimated life span: 5years Estimate: \$15,000 Annual maintenance done yearly at a cost of \$2000	

<b>Justification</b>
In order to keep tile flooring and grout looking clean and protected.

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
Construction/Maintenance		15,000				15,000
<b>Total</b>		<b>15,000</b>				<b>15,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
AC - Arts Center Fund		15,000				15,000
<b>Total</b>		<b>15,000</b>				<b>15,000</b>

<b>Budget Impact/Other</b>
Presentability of Center - appealing to customers

**CAPITAL IMPROVEMENT PLAN**

2020 thru 2024

**Department** Comm Svcs - Arts Center

**City of Hopkins, MN - CIP**

**Contact** Asst City Manager

**Project #** 19-CIP-AR005  
**Project Name** Arts Center - Key Card Exterior & Interior Access

**Type** Improvement

**Useful Life**

**Category** Buildings: Arts Center

**Future**

**Priority** 2 Very Important

<b>Description</b>	<b>Total Project Cost: \$78,000</b>
<p>Retrofitting Center exterior HCA and Stages staff entrances with keycard access. The estimate for the work to equip HCA back entrance, Stages back entrance, and Green Room street entrance is \$18,000 (2019.)</p> <p>Retrofitting interior doors over a series of 2-3 years and software upgrades is estimated at \$20,000 each year (2020 - 2022)</p>	

<b>Justification</b>	<p>Installing keycard access would allow better control of who is allowed to enter the building as well as the ability to track who is in the building. Stages Theatre Company has many staff members, and many who are contracted, working as needed on a project. The contracted employees are given keys when needed, however, from a building management standpoint, it is difficult to track and make sure that people don't have access to the building that shouldn't.</p> <p>Long-term the goal is to key all interior office and room doors with the same system, primarily to be able to keep key situation under better control and to allow for a safe lock-down procedure if ever needed.</p>
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Expenditures	2020	2021	2022	2023	2024	Total
Construction/Maintenance	20,000	20,000	20,000			60,000
<b>Total</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>			<b>60,000</b>

Funding Sources	2020	2021	2022	2023	2024	Total
AC - Arts Center Fund	20,000	20,000	20,000			60,000
<b>Total</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>			<b>60,000</b>

<b>Budget Impact/Other</b>	
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**CAPITAL IMPROVEMENT PLAN**

2020 *thru* 2024

**Department** Comm Svcs - Arts Center

**City of Hopkins, MN - CIP**

**Contact** Arts Center Director

<b>Project #</b>	<b>19-CIP-AR006</b>
<b>Project Name</b>	<b>Arts Center - Fire Panel</b>

**Type** Improvement

**Useful Life**

**Category** Buildings: Arts Center

Future

**Priority** 2 Very Important

<b>Description</b>	<b>Total Project Cost: \$30,000</b>
Replacing fire panel.	

<b>Justification</b>
Current system is outdated and obsolete. Additional cost has occurred when needed to repair due to age.

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
Construction	30,000					30,000
<b>Total</b>	<b>30,000</b>					<b>30,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
AC - Arts Center Fund	30,000					30,000
<b>Total</b>	<b>30,000</b>					<b>30,000</b>

<b>Budget Impact/Other</b>

**CAPITAL IMPROVEMENT PLAN**

**2020 thru 2024**

**Department** Comm Svcs - Arts Center

**City of Hopkins, MN - CIP**

**Contact** Arts Center Director

<b>Project #</b>	<b>19-CIP-AR007</b>
<b>Project Name</b>	<b>Arts Center - Roof Replacement</b>

**Type** Improvement

**Useful Life**

**Category** Buildings: Arts Center

**Future**

**Priority** 2 Very Important

<b>Description</b>	<b>Total Project Cost: \$150,000</b>
Replacement of Roof	

<b>Justification</b>
Facility originally built in 1997.

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
Construction				150,000		150,000
<b>Total</b>				<b>150,000</b>	<b>150,000</b>	

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
AC - Arts Center Fund				150,000		150,000
<b>Total</b>				<b>150,000</b>	<b>150,000</b>	

<b>Budget Impact/Other</b>

**CAPITAL IMPROVEMENT PLAN**

2020 *thru* 2024

**City of Hopkins, MN - CIP**

**Department** Fire  
**Contact** Facilities Director  
**Type** Improvement  
**Useful Life**  
**Category** Buildings: Fire Facilities  
**Priority** n/a

**Project #** 08-CIP-B121  
**Project Name** Fire Station: Replace 25 Ton AHU

Future

**Description** **Total Project Cost: \$82,000**  
 Replace 35 ton Air Handling Unit

**Justification**

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
Construction/Maintenance					82,000	82,000
<b>Total</b>					<b>82,000</b>	<b>82,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
CI - Capital Improvement Fund					82,000	82,000
<b>Total</b>					<b>82,000</b>	<b>82,000</b>

**Budget Impact/Other**

**CAPITAL IMPROVEMENT PLAN**

2020 *thru* 2024

**Department** Fire

**City of Hopkins, MN - CIP**

**Contact** Facilities Director

<b>Project #</b>	<b>08-CIP-FD123</b>
<b>Project Name</b>	<b>Fire Station - Replace Boilers</b>

**Type** Improvement

**Useful Life**

**Category** Buildings: Fire Facilities

Future

**Priority** n/a

<b>Description</b>	<b>Total Project Cost: \$45,000</b>
Replace boilers	

<b>Justification</b>

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
Construction/Maintenance		45,000				45,000
<b>Total</b>		<b>45,000</b>				<b>45,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
CI - Capital Improvement Fund		45,000				45,000
<b>Total</b>		<b>45,000</b>				<b>45,000</b>

<b>Budget Impact/Other</b>

**CAPITAL IMPROVEMENT PLAN**

2020 *thru* 2024

**City of Hopkins, MN - CIP**

**Department** Fire  
**Contact** Fire Chief  
**Type** Improvement  
**Useful Life** 10 years  
**Category** Buildings: Fire Facilities  
**Priority** 2 Very Important

**Project #** 19-CIP-FD001  
**Project Name** Fire - Garage Door Openers

Future

<b>Description</b>	<b>Total Project Cost: \$24,000</b>
Garage Door Openers for all station doors	

<b>Justification</b>
Door will be 16 years old in 2020. With constant use of the door the recommended life is 10 years.

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
Construction/Maintenance	24,000					24,000
<b>Total</b>	<b>24,000</b>					<b>24,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
CI - Capital Improvement Fund	24,000					24,000
<b>Total</b>	<b>24,000</b>					<b>24,000</b>

<b>Budget Impact/Other</b>

**CAPITAL IMPROVEMENT PLAN**

2020 *thru* 2024

**City of Hopkins, MN - CIP**

**Department** Pavilion  
**Contact** Pavilion Manager  
**Type** Improvement  
**Useful Life** 15 years  
**Category** Bldgs: Pavillion  
**Priority** 2 Very Important

**Project #** 19-CIP-PV330  
**Project Name** Pavilion - Indoor Turf System Replacement

Future

**Description** **Total Project Cost: \$90,000**  
 Purchase of a turf system for the Pavilion's arena turf programs.

**Justification**  
 The current system was purchased in 1998 and has exceeded its useful life. Seams have begun to fray, the velcro is worn, and areas torn have been patched.

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
Construction/Maintenance	90,000					90,000
<b>Total</b>	<b>90,000</b>					<b>90,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
PA - Pavilion Fund	90,000					90,000
<b>Total</b>	<b>90,000</b>					<b>90,000</b>

**Budget Impact/Other**  
 Possible resale of current turf system estimated between \$25,000 to \$30,000

**CAPITAL IMPROVEMENT PLAN**

2020 *thru* 2024

**City of Hopkins, MN - CIP**

**Department** Pavilion  
**Contact** Pavilion Manager  
**Type** Improvement  
**Useful Life** 15-20 years  
**Category** Bldgs: Pavillion  
**Priority** 2 Very Important

**Project #** 19-CIP-PV331  
**Project Name** Pavilion - Arena Lighting Replacement

Future

**Description** **Total Project Cost: \$12,000**  
 Replace the (60) T8 High Bay Lighting Fixtures used to light the arena with more energy efficient LED High Bay Fixtures.

**Justification**  
 LED lighting is more energy efficient and needs less maintenance. Several times a year we are replacing T8 bulbs and ballasts that burn out. LED bulbs last longer and will require less energy and have a much longer life cycle.

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
Construction/Maintenance	12,000					12,000
<b>Total</b>	<b>12,000</b>					<b>12,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
PA - Pavilion Fund	12,000					12,000
<b>Total</b>	<b>12,000</b>					<b>12,000</b>

**Budget Impact/Other**

**CAPITAL IMPROVEMENT PLAN**

2020 *thru* 2024

**City of Hopkins, MN - CIP**

**Department** Pavilion  
**Contact** Pavilion Manager  
**Type** Improvement  
**Useful Life** 15 years  
**Category** Bldgs: Pavillion  
**Priority** 2 Very Important

**Project #** 19-CIP-PV332  
**Project Name** Pavilion - Pav/Cent Park Sound System

Future

**Description** **Total Project Cost: \$89,000**  
 Replace and upgrade the current sound system and install audio/visual capabilities in the Warming House and other areas. Run new speaker, audio, and fiber optic cabling to the arena, warming house, and other areas. Replace sound system racks, components, and microphones. Replace and add speakers in the arena and install speakers in the lobby, warming house, and near the outdoor skating areas. Purchase a portable audio visual system the can be set up in serval locations in the arena and warming house and link into the main system.

**Justification**  
 The current system has not been upgraded since 2002 and does not currently allow for areas to operate independately. This upgrade would allow for inside arena announcing, lobby music, and outside rink music simultaneously. The project will also provide complete audio/visual capabilities for the new Warming House.

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
Construction/Maintenance	89,000					89,000
<b>Total</b>	<b>89,000</b>					<b>89,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
PA - Pavilion Fund	89,000					89,000
<b>Total</b>	<b>89,000</b>					<b>89,000</b>

**Budget Impact/Other**

**CAPITAL IMPROVEMENT PLAN**

2020 *thru* 2024

**City of Hopkins, MN - CIP**

**Department** Pavilion  
**Contact** Pavilion Manager  
**Type** Improvement  
**Useful Life** 20 years  
**Category** Bldgs: Pavillion  
**Priority** 3 Important

**Project #** 20-CIP-PV333  
**Project Name** Pavilion - Mezzanine Flooring Replacement

Future

**Description** **Total Project Cost: \$90,000**  
 Replace the mezzanine vinyl tile with rubber flooring.

**Justification**  
 Current flooring has cracks, gouges, and severe wear areas. Rubber floor is easier maintain and is more durable and versatile than vinyl tile.

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
Construction/Maintenance				90,000		90,000
<b>Total</b>				<b>90,000</b>		<b>90,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
PA - Pavilion Fund				90,000		90,000
<b>Total</b>				<b>90,000</b>		<b>90,000</b>

**Budget Impact/Other**

**CAPITAL IMPROVEMENT PLAN**

2020 *thru* 2024

**City of Hopkins, MN - CIP**

**Department** Pavilion  
**Contact** Pavilion Manager  
**Type** Improvement  
**Useful Life** 15-20 years  
**Category** Bldgs: Pavillion  
**Priority** 3 Important

**Project #** 20-CIP-PV334  
**Project Name** Pavilion - Arena Exit Door Replacement

Future

**Description** **Total Project Cost: \$105,000**  
 Replace the arena exit doors, frames, hinges, and closers.

**Justification**  
 The frames and hardware are original, installed during the construction of the facility. Frames are rusting and hardware is failing.

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
Construction/Maintenance					105,000	105,000
<b>Total</b>					<b>105,000</b>	<b>105,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
PA - Pavilion Fund					105,000	105,000
<b>Total</b>					<b>105,000</b>	<b>105,000</b>

**Budget Impact/Other**

**CAPITAL IMPROVEMENT PLAN**

2020 thru 2024

Department Police

**City of Hopkins, MN - CIP**

Contact Police Chief

Project # **08-CIP-PD016**  
 Project Name **Replace Carpet - Police Station**

Type Improvement

Useful Life 10 years

Category Buildings: Police Department

Future

Priority n/a

<b>Description</b>	<b>Total Project Cost: \$73,250</b>
Replace Police Station Carpeting	

<b>Justification</b>
Planned replacement at end of estimated 10 year useful life. This is a 24hour/day work center that requires the shorter carpet replacement cycle. Carpet replacement not needed as much as kitchen/office furniture. Moved out to 2020 rather than 2018.

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
Construction/Maintenance	73,250					73,250
<b>Total</b>	<b>73,250</b>					<b>73,250</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
CI - Capital Improvement Fund	73,250					73,250
<b>Total</b>	<b>73,250</b>					<b>73,250</b>

<b>Budget Impact/Other</b>
Received estimate in 2018 for project, costs \$69k & added 2 years of inflation @ 3% in 2020.

**CAPITAL IMPROVEMENT PLAN**

2020 *thru* 2024

**Department** Public Works: Bldg/Equip Ser

**City of Hopkins, MN - CIP**

**Contact** Facilities Director

<b>Project #</b>	<b>08-CIP-B023</b>
<b>Project Name</b>	<b>Public Works - Replace Overhead Doors</b>

**Type** Improvement

**Useful Life**

**Category** Buildings: Public Works

Future

**Priority** n/a

<b>Description</b>	<b>Total Project Cost: \$90,000</b>
Replace overhead doors	

<b>Justification</b>

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
Construction/Maintenance			90,000			90,000
<b>Total</b>			<b>90,000</b>			<b>90,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
CI - Capital Improvement Fund			18,000			18,000
RF - Refuse Fund			18,000			18,000
SF - Sanitary Sewer Fund			18,000			18,000
SU - Storm Sewer Fund			18,000			18,000
WF - Water Fund			18,000			18,000
<b>Total</b>			<b>90,000</b>			<b>90,000</b>

<b>Budget Impact/Other</b>
Inspected in 2019, will move from 2020 to 2022.

# Parks and Recreation



**CAPITAL IMPROVEMENT PLAN**

2020 *thru* 2024

**Department** Public Works: Parks

**City of Hopkins, MN - CIP**

**Contact** Public Works Director

**Project #** 13-CIP-P044  
**Project Name** Oakes Park - Tennis Courts

**Type** Improvement

**Useful Life**

**Category** Parks/Fores/Pav.: Comm. Facil.

**Future**

**Priority** n/a

<b>Description</b>	<b>Total Project Cost: \$150,000</b>
Repair tennis courts - \$20,000	
2023 - Tennis Courts Reconstruct = \$130,000 (2 courts)	

<b>Justification</b>
Periodic repairs needed to ensure quality safe playing surface

Expenditures	2020	2021	2022	2023	2024	Total
Construction/Maintenance				130,000		130,000
<b>Total</b>				<b>130,000</b>		<b>130,000</b>

Funding Sources	2020	2021	2022	2023	2024	Total
PDF- Park Dedication Fund				130,000		130,000
<b>Total</b>				<b>130,000</b>		<b>130,000</b>

<b>Budget Impact/Other</b>
Revised estimated costs to \$130k (from \$180k)

**CAPITAL IMPROVEMENT PLAN**

2020 *thru* 2024

**Department** Public Works: Parks

**City of Hopkins, MN - CIP**

**Contact** Public Works Director

**Project #** 13-CIP-P063  
**Project Name** Maetzold Field - Pavilion

**Type** Improvement

**Useful Life**

**Category** Parks/Fores/Pav.: Comm. Facil.

**Future**

**Priority** n/a

<b>Description</b>	<b>Total Project Cost: \$100,000</b>
Warming House - Roofing, timber structure maintenance, restroom upgrades.	

<b>Justification</b>

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
Construction/Maintenance			100,000			100,000
<b>Total</b>			<b>100,000</b>			<b>100,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
PDF- Park Dedication Fund			100,000			100,000
<b>Total</b>			<b>100,000</b>			<b>100,000</b>

<b>Budget Impact/Other</b>
2019 - Moved project from 2020 to 2022 w/ \$20k increase in expenditures

**CAPITAL IMPROVEMENT PLAN**

2020 *thru* 2024

**City of Hopkins, MN - CIP**

**Department** Public Works: Parks  
**Contact** Public Works Director  
**Type** Improvement  
**Useful Life**  
**Category** Parks/Fores/Pav.: Comm. Facil.  
**Priority** 3 Important

**Project #** 13-CIP-P066  
**Project Name** Shady Oak Beach - Picnic Shelter

Future

<b>Description</b>	<b>Total Project Cost: \$150,000</b>
Replace/Rehab existing picnic shelter.	

<b>Justification</b>
Existing picnic shelter is 30+ years old and deteriorated.

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
Construction		150,000				150,000
<b>Total</b>		<b>150,000</b>				<b>150,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
GU - Other Governmental Units		100,000				100,000
PDF- Park Dedication Fund		50,000				50,000
<b>Total</b>		<b>150,000</b>				<b>150,000</b>

<b>Budget Impact/Other</b>

**CAPITAL IMPROVEMENT PLAN**

2020 *thru* 2024

**City of Hopkins, MN - CIP**

**Department** Public Works: Parks  
**Contact** Public Works Director  
**Type** Improvement  
**Useful Life**  
**Category** Parks/Fores/Pav.: Comm. Facil.  
**Priority** 3 Important

**Project #** 13-CIP-P068  
**Project Name** Valley Park - Picnic Shelter

Future

**Description** **Total Project Cost: \$150,000**  
 Replace the two existing picnic shelters to architecturally complement the warming house/restroom facility. The new picnic shelters would match the shelter at Oakes Park.

**Justification**  
 The two existing park shelters are 30+ years old and are in need of replacement/upgrade.

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
Construction	60,000					60,000
<b>Total</b>	<b>60,000</b>					<b>60,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
PDF- Park Dedication Fund	60,000					60,000
<b>Total</b>	<b>60,000</b>					<b>60,000</b>

**Budget Impact/Other**

**CAPITAL IMPROVEMENT PLAN**

2020 *thru* 2024

**Department** Public Works: Parks  
**Contact** Public Works Director  
**Type** Improvement  
**Useful Life**  
**Category** Parks/Fores/Pav.: Comm. Facil.  
**Priority** n/a

**City of Hopkins, MN - CIP**

**Project #** 13-CIP-P070  
**Project Name** Downtown Park - Lighting

Future

**Description** **Total Project Cost: \$50,000**  
 Lighting

**Justification**

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
Construction/Maintenance					50,000	50,000
<b>Total</b>					<b>50,000</b>	<b>50,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
PDF- Park Dedication Fund					50,000	50,000
<b>Total</b>					<b>50,000</b>	<b>50,000</b>

**Budget Impact/Other**

**CAPITAL IMPROVEMENT PLAN**

**2020 thru 2024**

**Department** Public Works: Parks

**City of Hopkins, MN - CIP**

**Contact** Public Works Director

**Project #** 16-CIP-P002  
**Project Name** Minnehaha Creek Overlook - Blake Rd/Lake St Pedest

**Type** Improvement

**Useful Life**

**Category** Parks/Fores/Pav.: Comm. Facil.

**Future**

**Priority** n/a

<b>Description</b>	<b>Total Project Cost: \$410,000</b>
Improvements to the area adjacent to Minnehaha Creek, Blake Road and Lake Street to include a creek overlook area, creek interpretation/education feature, pedestrian plaza area to match the Blake Road corridor improvements.	

<b>Justification</b>
City is committed to upgrade this area via a cooperative agreement with the Minnehaha Creek Watershed District. The area needs to be upgraded commensurate with the Cottageville Park improvements, Blake Road corridor upgrades and upcoming Cold Storage site redevelopment.

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
Planning/Design	60,000					60,000
Construction/Maintenance		350,000				350,000
<b>Total</b>	<b>60,000</b>	<b>350,000</b>				<b>410,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
PDF- Park Dedication Fund		180,000				180,000
PI - PIR/General Obligation Bonds	60,000	170,000				230,000
<b>Total</b>	<b>60,000</b>	<b>350,000</b>				<b>410,000</b>

<b>Budget Impact/Other</b>

**CAPITAL IMPROVEMENT PLAN**

2020 thru 2024

Department Public Works: Parks

**City of Hopkins, MN - CIP**

Contact PW Director

Project #	<b>17-CIP-P004</b>
Project Name	<b>Downtown Park Rehab</b>

Type Improvement

Useful Life 25 years

Category PW - Parks

Priority 3 Important

Future

<b>Description</b>	<b>Total Project Cost: \$240,000</b>
A general upgrade of this urban-setting park to include: lighting, landscaping, signage. Plus, the addition of some play equipment for 2-5 yr olds.	

<b>Justification</b>
This is a heavily used urban park serving the city's central business district which has a growing population due to redevelopments and increased housing. Park has not been upgraded for several decades, is used as a venue for entertainment and is in need of revitalization.

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
Planning/Design	40,000					40,000
Construction/Maintenance		200,000				200,000
<b>Total</b>	<b>40,000</b>	<b>200,000</b>				<b>240,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
PDF- Park Dedication Fund	40,000					40,000
PI - PIR/General Obligation Bonds		200,000				200,000
<b>Total</b>	<b>40,000</b>	<b>200,000</b>				<b>240,000</b>

<b>Budget Impact/Other</b>

**CAPITAL IMPROVEMENT PLAN**

**2020 thru 2024**

**Department** Recreation

**City of Hopkins, MN - CIP**

**Contact** PW Director

**Project #** 16-CIP-R003  
**Project Name** Shady Oak Beach Improvements

**Type** Improvement

**Useful Life** 10-20 years

**Category** PW - Parks

**Priority** 3 Important

Future

<b>Description</b>	<b>Total Project Cost: \$515,000</b>
<p>The joint recreation agreement in place between the cities of Hopkins and Minnetonka provides for the sharing of operational and maintenance expenses for Shady Oak Beach. These expenses are split 33% city of Hopkins and 67% city of Minnetonka. Shady Oak Beach is operated from June - August annually; however the park is available for use year round.</p>	

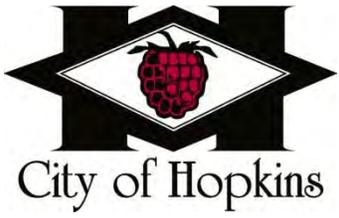
<b>Justification</b>
<p>Since last undergoing a renovation in 1998, Shady Oak Beach continues to be a primary park destination for residents of Hopkins and Minnetonka. Scheduled items are intended to keep the park in excellent appearance, establish a gateway to the park, and to provide park users with a quality recreational experience.</p> <p>2020: Water play inflatable amenities                  2021: Dock maintenance and replacement of picnic shelter                  2022: Miscellaneous building components                  2023: Miscellaneous building maintenance                  2024: Miscellaneous building components</p>

Expenditures	2020	2021	2022	2023	2024	Total
Construction/Maintenance	85,000	185,000	25,000	10,000	10,000	315,000
<b>Total</b>	<b>85,000</b>	<b>185,000</b>	<b>25,000</b>	<b>10,000</b>	<b>10,000</b>	<b>315,000</b>

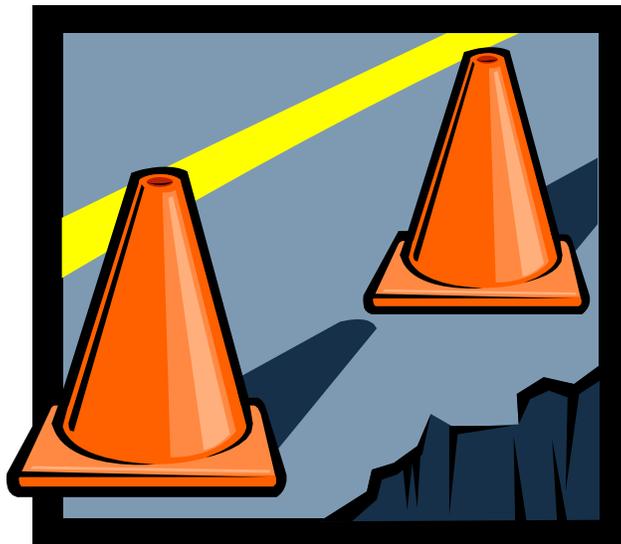
  

Funding Sources	2020	2021	2022	2023	2024	Total
GU - Other Governmental Units	56,500	122,700	16,800	6,700	6,700	209,400
PDF- Park Dedication Fund	28,500	62,300	8,200	3,300	3,300	105,600
<b>Total</b>	<b>85,000</b>	<b>185,000</b>	<b>25,000</b>	<b>10,000</b>	<b>10,000</b>	<b>315,000</b>

<b>Budget Impact/Other</b>



# Streets, Traffic & Transportation



# CAPITAL IMPROVEMENT PLAN

2020 thru 2024

Department Public Works: Streets/Traffic

## City of Hopkins, MN - CIP

Contact Public Works Director

**Project #** 01-CIP-S101  
**Project Name** Residential Street Improvements and Utilities

**Type** Improvement

**Useful Life** Unassigned

**Category** Trans: Streets

**Priority** n/a

Future

**Total Project Cost: \$57,742,000**

**Description**

Locations to be determined consistent with the street reconstruction program. Program includes reconstruction of deteriorated water main, sanitary sewer and storm sewer in conjunction with street improvement projects. Utility improvements are consistent with the Storm Water Management Plan, Water and Sewer Utility Master Plan, and televised inspections.

2020-2021: Interlachen Park Reconstruction Project  
 2022: 6th Ave South/7th Ave South  
 2023: Central Avenues Reconstruction  
 2024: 17th Avenue

**Justification**

In most cases where street reconstruction takes place, storm sewer facilities either need upgrading or need to be installed new. In most cases, water main and sanitary sewer need to be rehabilitated in conjunction with street reconstruction. The costs assume the city funding 100% of major storm sewer, water main, and sanitary sewer improvements.

Expenditures	2020	2021	2022	2023	2024	Total
Construction/Maintenance	8,570,000	9,390,000	2,375,000	6,493,000	6,500,000	33,328,000
<b>Total</b>	<b>8,570,000</b>	<b>9,390,000</b>	<b>2,375,000</b>	<b>6,493,000</b>	<b>6,500,000</b>	<b>33,328,000</b>

Funding Sources	2020	2021	2022	2023	2024	Total
GU - Other Governmental Units					300,000	300,000
MS - Municipal State Aid Streets					500,000	500,000
PI - PIR/General Obligation Bonds	2,992,000	3,072,000	650,000	2,170,000	2,974,000	11,858,000
SA - Special Assessment	1,600,000	1,600,000	500,000	1,050,000	546,000	5,296,000
SF - Sanitary Sewer Fund	1,507,000	1,707,000	500,000	1,363,000	668,000	5,745,000
SU - Storm Sewer Fund	820,000	940,000	225,000	480,000	1,067,000	3,532,000
WF - Water Fund	1,651,000	2,071,000	500,000	1,430,000	445,000	6,097,000
<b>Total</b>	<b>8,570,000</b>	<b>9,390,000</b>	<b>2,375,000</b>	<b>6,493,000</b>	<b>6,500,000</b>	<b>33,328,000</b>

**Budget Impact/Other**

Public Hearing - year prior to planned construction  
 Plans and specifications - year prior to planned construction  
 Bid - year of planned construction

Consistent with the Storm Water Management Plan, Water and Sewer Utility Master Plan, and television inspections.

Consistent with the City Council adopted Roadway Improvement Policy, Street Ratings, Pavement Management Program, Storm Water Management Plan, Water and Sewer Utility Master Plan, and televised inspections.

**CAPITAL IMPROVEMENT PLAN**

2020 *thru* 2024

**Department** Public Works: Streets/Traffic

**City of Hopkins, MN - CIP**

**Contact** Public Works Director

**Project #** 01-CIP-S104  
**Project Name** County Road 3

**Type** Improvement

**Useful Life** Unassigned

**Category** Trans: Streets

**Priority** n/a

Future

**Total Project Cost: \$2,300,000**

**Description**  
 County Road 3 from Shady Oak Road to Meadowbrook Road.  
 Lighting, landscaping, street, etc. improvements along Excelsior Boulevard from the east to west city limits.  
 GO Bond payments to be financed by a combination of existing TIF revenue, Municipal State Aid road funds, additional TIF revenue created by economic development, grant funds, and, as a last resort, general city revenue  
 Project has been delayed pending county funding for remaining 4th segment.

**Justification**  
 Deficiencies in terms of roadway condition, traffic/pedestrian movement, safety and aesthetics appear in remaining segment of County Road 3.  
 - Segment 4 from Blake Road to Meadowbrook Road; upgrade roadway, implement beautification program.

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
Construction/Maintenance				2,300,000		2,300,000
<b>Total</b>				<b>2,300,000</b>		<b>2,300,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
GU - Other Governmental Units				1,600,000		1,600,000
MS - Municipal State Aid Streets				700,000		700,000
<b>Total</b>				<b>2,300,000</b>		<b>2,300,000</b>

**Budget Impact/Other**  
 GO bond payments to be financed by a combination of existing TIF revenue, Municipal State Aid road funds, additional TIF revenue created by economic development, grant funds, and, as a last resort, general city revenue.  
 Segment 4: Planning and acquisition - Not in County Funding Plan, when funded city will complete our portion.  
 Consistent with Hennepin County CIP and City Council action.

**CAPITAL IMPROVEMENT PLAN**

2020 thru 2024

Department Public Works: Streets/Traffic

**City of Hopkins, MN - CIP**

Contact PW Director

Project # **13-CIP-S040**  
 Project Name **Pedestrian & Bicycle Access Improvements**

Type Improvement

Useful Life 20 years

Category Trans: Streets

Future

Priority n/a

**Description** **Total Project Cost: \$350,000**  
 Painting bike lanes, constructing trails and sidewalks, safety improvements and other general pedestrian and bicycle improvements to the system.  
 2020: ADA Upgrades in the Central Business District  
 2021: Upgrade of the 11th Avenue South pedestrian crossings in the Westbrooke Area to pedestrian activated RRFB.

**Justification**  
 Council adopted plan to increase pedestrian and bicycle access and safety, these improvements begin to implement that plan. The existing overhead flushers provide very little benefit. Pedestrian activated rectangular rapid flushing beacons (RRFB) have shown to provide very high compliance for motorists and increases pedestrian safety and comfort.

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
Construction/Maintenance	25,000	100,000	25,000	25,000	25,000	200,000
<b>Total</b>	<b>25,000</b>	<b>100,000</b>	<b>25,000</b>	<b>25,000</b>	<b>25,000</b>	<b>200,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
PI - PIR/General Obligation Bonds	25,000	100,000	25,000	25,000	25,000	200,000
<b>Total</b>	<b>25,000</b>	<b>100,000</b>	<b>25,000</b>	<b>25,000</b>	<b>25,000</b>	<b>200,000</b>

**Budget Impact/Other**

**CAPITAL IMPROVEMENT PLAN**

2020 thru 2024

**Department** Public Works: Streets/Traffic

**City of Hopkins, MN - CIP**

**Contact** Public Works Director

**Project #** 16-CIP-S041  
**Project Name** Street Rehabilitation Improvements

**Type** Improvement

**Useful Life**

**Category** Trans: Streets

**Priority** n/a

Future

**Total Project Cost: \$3,150,000**

**Description**  
 Location to be determined based on Pavement Management Program. Program includes mill and overlay of deteriorated pavements to extend the useful life of the street. Streets for this method of rehabilitation have usually been rehabilitated or reconstructed within the last 20 years.  
 2020: 1st St N, North CBD Avenues  
 2021: Knollwood Neighborhood  
 2022: 1st St. N, Lot 700, Maetzold Field Lot  
 2023: 2nd Ave S.  
 2024: 1st St. S, South CBD Avenues

**Justification**  
 Properly timed mill and overlay projects can significantly extend the life of a street and delay the need for reconstruction. Mill and overlay projects also require less disturbance and are shorter in duration than reconstruction, which results in less impact of the traveling public.

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
Construction/Maintenance	350,000	375,000	400,000	425,000	450,000	2,000,000
<b>Total</b>	<b>350,000</b>	<b>375,000</b>	<b>400,000</b>	<b>425,000</b>	<b>450,000</b>	<b>2,000,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
PI - PIR/General Obligation Bonds	350,000	375,000	400,000	425,000	450,000	2,000,000
<b>Total</b>	<b>350,000</b>	<b>375,000</b>	<b>400,000</b>	<b>425,000</b>	<b>450,000</b>	<b>2,000,000</b>

**Budget Impact/Other**  
 Annual pavement rehabilitation category.

**CAPITAL IMPROVEMENT PLAN**

**2020 thru 2024**

**Department** Public Works: Streets/Traffic

**City of Hopkins, MN - CIP**

**Contact** Public Works Director

**Project #** 16-CIP-S042  
**Project Name** Street Sign Management

**Type** Improvement

**Useful Life**

**Category** Trans: Streets

**Priority** n/a

Future

<b>Description</b>	<b>Total Project Cost: \$180,000</b>
Replacement of aged regulatory and warning signs that have lost minimum retroreflectivity and replacement of posts, when needed.	

<b>Justification</b>
The city is required to have a sign management program which includes a sign replacement strategy to ensure regulatory and warning signs provide adequate retroreflectivity. Sign replacement cycle is 8 years. Estimated costs assume sign replacements by contract. Parking signs will be replaced as needed due to age, fading, etc. Sign inventory data base will be updated to reflect install date/sign age.

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
Construction/Maintenance	20,000	20,000	20,000	20,000	20,000	100,000
<b>Total</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>100,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
PI - PIR/General Obligation	20,000	20,000	20,000	20,000	20,000	100,000
Bonds						
<b>Total</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>100,000</b>

<b>Budget Impact/Other</b>

**CAPITAL IMPROVEMENT PLAN**

2020 *thru* 2024

**Department** Public Works: Streets/Traffic

**City of Hopkins, MN - CIP**

**Contact** PW Director

**Project #** 20-CIP-S001  
**Project Name** Central Business District Lighting Upgrades

**Type** Improvement

**Useful Life**

**Category** Trans: Street Lights

**Future**

**Priority** n/a

Description	Total Project Cost: \$140,000
Upgrade existing lighting in the Central Business District to newer LED fixtures, replace light poles and electrical service feed cabinets, as needed.	
2020: Mainstreet East of 5th Ave - 20 fixtures 10th, 11th and 12th Ave N & S of Mainstreet - 52 fixtures Parking Lots 500 and 600 - 15 fixtures	
2021: 7th, 8th and 9th Ave N & S of Mainstreet - 28 fixtures Parking Lots 700 and 750 - 8 fixtures	

**Justification**  
 There is a need to continue the upgrade of lighting in the Central Business District. The Mainstreet lights were all upgraded to LED fixtures in 2015. An upgrade to LED fixtures will provide energy savings, maintenance savings and create a more uniform lighting appearance throughout the downtown area.

Expenditures	2020	2021	2022	2023	2024	Total
Construction	100,000	40,000				140,000
<b>Total</b>	<b>100,000</b>	<b>40,000</b>				<b>140,000</b>

Funding Sources	2020	2021	2022	2023	2024	Total
PI - PIR/General Obligation Bonds	100,000	40,000				140,000
<b>Total</b>	<b>100,000</b>	<b>40,000</b>				<b>140,000</b>

**Budget Impact/Other**

**CAPITAL IMPROVEMENT PLAN**

**2020 thru 2024**

**Department** Public Works: Streets/Traffic

**City of Hopkins, MN - CIP**

**Contact** Public Works Director

**Project #** 20-CIP-S002  
**Project Name** City Street Lighting Upgrades

**Type** Improvement

**Useful Life**

**Category** Trans: Street Lights

**Priority** n/a

**Future**

**Total Project Cost: \$815,000**

**Description**  
 Street lighting upgrades are needed to replace deteriorated poles, electrical feedpoints and old, energy inefficient fixtures.  
 2020: Feltl Court street lighting: replace 10 lights, poles and electrical feedpoint.  
 2021: 11th Ave S, south of 7th St S, replace 18 poles and fixtures and one electrical feedpoint.  
 2022: Hobby Acres neighborhood streets, replace 17th poles and fixtures to match Xcel Energy upgraded poles/lights and three electrical feedpoints.  
 2023: Westbrooke Way street lighting, upgrade 22 lights, poles and wiring via new Xcel Energy agreement to replace expired 30-year agreement  
 2024: Excelsior Boulevard street lighting, upgrade lighting to LED fixtures via Xcel Energy upgrade program.

**Justification**  
 A replacement plan is needed as these lighting and electrical feed systems are reaching the end of their useful life, with out-dated electrical cabinets, poles and bases and old, energy inefficient light fixtures.

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
Construction	110,000	190,000	200,000	90,000	225,000	815,000
<b>Total</b>	<b>110,000</b>	<b>190,000</b>	<b>200,000</b>	<b>90,000</b>	<b>225,000</b>	<b>815,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
PI - PIR/General Obligation Bonds	110,000	190,000	200,000	90,000	225,000	815,000
<b>Total</b>	<b>110,000</b>	<b>190,000</b>	<b>200,000</b>	<b>90,000</b>	<b>225,000</b>	<b>815,000</b>

**Budget Impact/Other**

**CAPITAL IMPROVEMENT PLAN**

**2020 thru 2024**

**Department** Public Works: Streets/Traffic

**City of Hopkins, MN - CIP**

**Contact** Public Works Director

**Project #** 20-CIP-S004  
**Project Name** Hopkins Crossroads (CSAH 73) Trail Segments

**Type** Improvement

**Useful Life**

**Category** Trans: Streets

**Future**

**Priority** 5 Future Consideration

<b>Description</b>	<b>Total Project Cost: \$100,000</b>
<p>Residents in the Bellgrove Neighborhood have made requests over the years for better pedestrian connectivity to the core of Hopkins. The typical request has been to construct a trail along Hopkins Crossroad between Minnetonka Boulevard and Highway 7. That project presents several challenges, most notably for approximately half the distance along this route Hopkins has no road frontage; the Hopkins Crossroad right-of-way is wholly contained within ?? . Also, both city staffs from Minnetonka and Hopkins agree that any major trail project should take place in conjunction when Hennepin County improves the roadway, as design can be better coordinated and the trail construction costs could take advantage of economy of scale. Hennepin County has not indicated a significant project is on the horizon for this stretch of Hopkins Crossroad, so staff has looked at what it would cost to extend trail connections between the sidestreet intersections, Manitoba Road and Loring Road, to Minnetonka Boulevard. At this intersection there are trail extensions to the north, east and west and providing these short connections would allow neighborhood residents an off-road option to get to the intersection.</p> <p>2020: Construct off-road trail segment from Minnetonka Boulevard to Manitoba Road</p>	

<b>Justification</b>
<p>Providing an off-road pedestrian connectivity along high-volume roads increases user safety, participation and comfort.</p>

Expenditures	2020	2021	2022	2023	2024	Total
Construction/Maintenance	100,000					100,000
<b>Total</b>	<b>100,000</b>					<b>100,000</b>

Funding Sources	2020	2021	2022	2023	2024	Total
PI - PIR/General Obligation Bonds	100,000					100,000
<b>Total</b>	<b>100,000</b>					<b>100,000</b>

<b>Budget Impact/Other</b>

**CAPITAL IMPROVEMENT PLAN**

2020 *thru* 2024

**Department** Public Works: Streets/Traffic

**City of Hopkins, MN - CIP**

**Contact** PW Director

**Project #** 20-CIP-S005  
**Project Name** Minnetonka Mills/5th St N Signal Replacement

**Type** Improvement

**Useful Life**

**Category** Trans: Sign/Signals

**Future**

**Priority** 5 Future Consideration

<b>Description</b>	<b>Total Project Cost: \$600,000</b>
Replacement and upgrading of traffic signal infrastructure including poles, mast arms, cabinets and controls, signal heads, pedestrian heads, and push. The work will also include upgrading the pedestrian ramps and crossings to meet ADA standards.  2024: Removal and replacement of signal and ADA upgrades	

<b>Justification</b>
The existing signal is old and reaching the end of it's service life. Pedestrian crossing and ADA improvements should be completed as there are increased levels of both pedestrian and vehicular traffic through the intersection since the development of the Excelsior Crossings office park and improvements to Burnes Park.

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
Construction/Maintenance					600,000	600,000
<b>Total</b>					<b>600,000</b>	<b>600,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
PI - PIR/General Obligation					590,000	590,000
Bonds						
SU - Storm Sewer Fund					10,000	10,000
<b>Total</b>					<b>600,000</b>	<b>600,000</b>

<b>Budget Impact/Other</b>

**CAPITAL IMPROVEMENT PLAN**

2020 *thru* 2024

Department Public Works: Streets/Traffic

**City of Hopkins, MN - CIP**

Contact

Project #	<b>20-CIP-S006</b>
Project Name	<b>Trail Segment - Placeholder</b>

Type Unassigned

Useful Life

Category Unassigned

Future

Priority n/a

<b>Description</b>	<b>Total Project Cost: \$100,000</b>
Future Trail Segment	

<b>Justification</b>

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
Construction/Maintenance		100,000				100,000
<b>Total</b>		<b>100,000</b>				<b>100,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
PI - PIR/General Obligation		100,000				100,000
Bonds						
<b>Total</b>		<b>100,000</b>				<b>100,000</b>

<b>Budget Impact/Other</b>

**CAPITAL IMPROVEMENT PLAN**

2020 *thru* 2024

**Department** Public Works: Transportation

**City of Hopkins, MN - CIP**

**Contact** Public Works Director

**Project #** 01-CIP-S502  
**Project Name** Light Rail Transit Stations (3)

**Type** Improvement

**Useful Life** Unassigned

**Category** Trans: Streets

**Priority** n/a

Future

**Total Project Cost: \$1,420,000**

**Description**  
 Supplemental improvements to 3 Light Rail Transit (LRT) station areas in the proposed locations, which includes accommodations for the relocation of proposed storm water facilities, extension of municipal utilities, traffic signal adjustments and other miscellaneous aesthetic items.

**Justification**  
 Three stations along the Southwest Corridor in Hopkins. The proposed expenditures would be in addition to the funds expended by the Metropolitan Council. The additional funds would be used to ensure the stations are high quality in appearance, and maximize redevelopment potential in the station areas. These improvements came out of recent transit oriented development planning recommendations.

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
Construction/Maintenance	800,000					800,000
<b>Total</b>	<b>800,000</b>					<b>800,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
PI - PIR/General Obligation Bonds	800,000					800,000
<b>Total</b>	<b>800,000</b>					<b>800,000</b>

**Budget Impact/Other**  
 Dependent on Metropolitan Council plans.  
 Consistent with LRT and station plans.

# Utilities



**CAPITAL IMPROVEMENT PLAN**

2020 *thru* 2024

**Department** Public Works: Utilities

**City of Hopkins, MN - CIP**

**Contact** Public Works Director

**Project #** 01-CIP-U002  
**Project Name** Storm Drainage System Maintenance - Alley Repairs

**Type** Improvement

**Useful Life** Unassigned

**Category** Utilities: Municipal Sanitary Se

Future

**Priority** n/a

<b>Description</b>	<b>Total Project Cost: \$336,000</b>
Annual concrete repairs and patching of existing alleys.	

<b>Justification</b>
Annual alley pavement concrete slab repairs are needed.

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
Construction/Maintenance	23,000	24,000	25,000	26,000	27,000	125,000
<b>Total</b>	<b>23,000</b>	<b>24,000</b>	<b>25,000</b>	<b>26,000</b>	<b>27,000</b>	<b>125,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
SU - Storm Sewer Fund	23,000	24,000	25,000	26,000	27,000	125,000
<b>Total</b>	<b>23,000</b>	<b>24,000</b>	<b>25,000</b>	<b>26,000</b>	<b>27,000</b>	<b>125,000</b>

<b>Budget Impact/Other</b>
Consistent with the Storm Water Management Plan.

**CAPITAL IMPROVEMENT PLAN**

**2020 thru 2024**

**Department** Public Works: Utilities

**City of Hopkins, MN - CIP**

**Contact** Public Works Director

<b>Project #</b>	<b>18-CIP-U016</b>
<b>Project Name</b>	<b>Sewer Lining</b>

**Type** Improvement

**Useful Life**

**Category** Utilities: Municipal Sanitary Se

**Future**

**Priority** 2 Very Important

<b>Description</b>	<b>Total Project Cost: \$367,500</b>
<p>This will help us line our sanitary sewers to eliminate infiltration root intrusion and avoid expensive repairs and sewer backups.</p>	

<b>Justification</b>
<p>We have an old collection system that needs immediate attention. Continuously cleaning the sewer does not stop roots or infiltration from going into the pipes, we need a more permanent fix. The majority of our sanitary sewer pipe is made out of clay pipe and has reached its life expectancy.</p>

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
Construction/Maintenance	50,000	50,000	52,500	55,000	60,000	267,500
<b>Total</b>	<b>50,000</b>	<b>50,000</b>	<b>52,500</b>	<b>55,000</b>	<b>60,000</b>	<b>267,500</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Total</b>
SF - Sanitary Sewer Fund	50,000	50,000	52,500	55,000	60,000	267,500
<b>Total</b>	<b>50,000</b>	<b>50,000</b>	<b>52,500</b>	<b>55,000</b>	<b>60,000</b>	<b>267,500</b>

<b>Budget Impact/Other</b>

**CAPITAL IMPROVEMENT PLAN**

2020 thru 2024

**Department** Public Works: Utilities

**City of Hopkins, MN - CIP**

**Contact** Public Works Director

**Project #** 19-CIP-U017  
**Project Name** Trunk Water Main Rehabilitation

**Type** Improvement

**Useful Life**

**Category** Utilities: Municipal Water Syst

**Future**

**Priority** 2 Very Important

<b>Description</b>	<b>Total Project Cost: \$3,955,000</b>
<p>Program includes rehabilitation of trunk water mains around the city. Staff has conducted some non-destructive condition assessment testing of various trunk lines around the city. The testing determines a level of deterioration based on a calculated reduction of thickness of the pipe wall. Review of how critical the line is, break records, pipe age, and soil conditions are also considered in determining projects.</p> <p>2022: Replacement of trunk main along North TH 7 Service Drive from Oakridge Road to west of Hopkins Crossroad and trunk main from Water Treatment Plant to North Service Drive.</p>	

<b>Justification</b>
<p>Trunk water mains are large diameter, high capacity lines that are critical to supply water to and from the water treatment plant, water towers, and distribution lines around the city and cannot easily be taken out of service. Public Works staff has been managing the trunk main system as a standalone asset, as these mains cannot always be included for rehabilitation with street reconstruction projects. Much of the city's trunk system was constructed over 50 years ago and is approaching the end of its service life.</p>

Expenditures	2020	2021	2022	2023	2024	Total
Construction/Maintenance			3,955,000			3,955,000
<b>Total</b>			<b>3,955,000</b>			<b>3,955,000</b>

Funding Sources	2020	2021	2022	2023	2024	Total
PI - PIR/General Obligation Bonds			1,450,000			1,450,000
SF - Sanitary Sewer Fund			395,000			395,000
SU - Storm Sewer Fund			160,000			160,000
WF - Water Fund			1,950,000			1,950,000
<b>Total</b>			<b>3,955,000</b>			<b>3,955,000</b>

<b>Budget Impact/Other</b>



# APPENDIX G1: COMPREHENSIVE PLAN COMMENT TRACKER

Cultivate Hopkins Comprehensive Plan

APPROVED 11/17/20



## Comprehensive Plan Comments

Notifications were sent to the following affected jurisdictions for the required comprehensive plan six-month comment period, which ran from **September 12, 2018 to March 12, 2019**. This matches the list of jurisdictions provided by the Metropolitan Council through the Local Planning Handbook website. Comments received, and responses to those comments, are attached. If no comment is provided, it is because the jurisdiction did not respond within the six-month comment period.

The following summary also includes comments and responses from the Metropolitan Council’s preliminary review of the draft plan, which was initiated during the six-month review period, as well as comments from the August 28, 2018 public hearing.

Agency/Jurisdiction	Contact Name	Response Received?
City of Edina	Cary Teague	No
City of Minnetonka	Julie Wischnack	No
City of St. Louis Park	Karen Barton	No
Hennepin County	Katie Walker	No
Hopkins School District #270	Rhoda Mhiripiri-Reed	No
Edina School District #273	John Schultz	No
St. Louis Park School District #283	Astein Osei	No
Minnehaha Creek Watershed District	James Wisker	Yes
Nine Mile Creek Watershed District	Randy Anhorn	Yes
Three Rivers Park District	Ann Rexine	Yes
Minnesota Department of Natural Resources (MN DNR)	Martha Vickery	Yes
Minnesota Department of Transportation (MnDOT)	Development Reviews Coordinator	Yes

In addition to the responses noted above, the City of Hopkins received comments from:

- Great Plains Institute
- Center for Economic Inclusion
- Several residents who commented via the City’s online comment portal

These are included in the following summary.

Following the completion of the interjurisdictional review, the plan was updated based on comments received. The plan was brought before a Planning Commission public hearing on **May 28, 2019**, and a resolution for plan submittal was approved by the City Council on **June 18, 2019**. See **Appendix H1** for documentation of those meetings.

## City of Hopkins Comprehensive Plan Comment Tracker

Comments from six-month interjurisdictional review, Metropolitan Council preliminary review, agency review, and 8/28/18 public hearing

<b>Introduction</b>			
Advisory Comments			
<b>Number</b>	<b>Comment</b>	<b>From</b>	<b>Response</b>
1.	<p>Page 6 describes the public engagement tools and strategies that informed the comprehensive plan. The Center supports the City for designing a process intended to engage all segments of the community. In particular the “Take It To Them” meetings were focused on reaching people who are usually underrepresented in public engagement processes. The Center encourages the City to go beyond the descriptions of the strategies and their intent by reporting --in the plan’s narrative» how effective these efforts were at engaging all segments of the community. Appendix A2 notes that only 10% of respondents to the Cultivate Hopkins survey were POC, while 27% of respondents to the Race &amp; Equity survey were non-white. In both cases, the participation falls short of the City’s 40% share of People of Color. Also, what is the significance of the demographics of the survey samples and the other engagement activities? How might it have affected the themes identified in the plan?</p> <p>The Center applauds the plan’s assertion (on page 9) that the City’s diversity “isn’t just a change in composition — it’s driving growth.” This statement is followed by a discussion of demographics, recognizing that population growth in Hopkins is driven by People of Color. The Center urges the City to expand this discussion of growth beyond population to economic growth: including everyone in the economy is the path to prosperity for all.</p>	Center for Economic Inclusion	Added preface to Appendix A2 to describe city’s approach to engagement, identifying current shortcomings and clarifying that the city has a commitment to ongoing progress in this area.
2.	Molly Van Avery is a friend/neighbor of mine – I love the poetry wagon!	Great Plains Institute	Comment acknowledged
3.	Include numbers in table of contents	8/28/18 Planning	Numbers have been added

		Commission public input	
4.	Let's keep calling out that this is the land of indigenous people. The phrasing at the top of the plan can be read as if the treaties establishing US settlement were fair. In telling the history we have got to call out the war on native Americans and the conquest of America.	Nathan Miller, online comment portal	The plan currently acknowledges that this is originally the land of indigenous people

Forecasts																																													
Advisory Comments																																													
Number	Comment	From	Proposed Response																																										
1.	<p>Council staff find that recent population and employment growth have significantly exceeded what was expected in the current decade. Council staff recommends making the following immediate adjustment to the population and employment forecasts, as follows:</p> <table border="1"> <thead> <tr> <th rowspan="2"></th> <th rowspan="2">Census 2010</th> <th rowspan="2">Estimates 2017</th> <th colspan="3">City Preliminary Plan Forecasts</th> <th colspan="3">Council Staff Recommended Forecasts</th> </tr> <tr> <th>2020</th> <th>2030</th> <th>2040</th> <th>2020</th> <th>2030</th> <th>2040</th> </tr> </thead> <tbody> <tr> <td>Population</td> <td>17,591</td> <td>19,079</td> <td>18,900</td> <td>19,600</td> <td>20,100</td> <td>20,100</td> <td>21,000</td> <td>21,800</td> </tr> <tr> <td>Households</td> <td>8,366</td> <td>8,765</td> <td>9,300</td> <td>9,800</td> <td>10,100</td> <td>9,300</td> <td>9,800</td> <td>10,100</td> </tr> <tr> <td>Employment</td> <td>11,009</td> <td>16,825</td> <td>14,700</td> <td>15,500</td> <td>16,200</td> <td>17,000</td> <td>18,000</td> <td>19,000</td> </tr> </tbody> </table>		Census 2010	Estimates 2017	City Preliminary Plan Forecasts			Council Staff Recommended Forecasts			2020	2030	2040	2020	2030	2040	Population	17,591	19,079	18,900	19,600	20,100	20,100	21,000	21,800	Households	8,366	8,765	9,300	9,800	10,100	9,300	9,800	10,100	Employment	11,009	16,825	14,700	15,500	16,200	17,000	18,000	19,000	Met Council	Forecasts adjusted in Appendix B2 and throughout plan to be consistent with recommended values
	Census 2010				Estimates 2017	City Preliminary Plan Forecasts			Council Staff Recommended Forecasts																																				
		2020	2030	2040		2020	2030	2040																																					
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## BUILT ENVIRONMENT

Land Use			
Incomplete Comments			
Number	Comment	From	Proposed Response
1.	On pages 32 and B1-20, the Plan states that the 2040 Transportation Policy Plan (TPP) recommends higher minimum residential densities of 50 units/acre in transit station areas. This is incorrect. It is not a recommendation, but rather a minimum requirement related to the regional transportation system for cities with the community designation of Urban Center. The areas identified in the Plan for redevelopment within the City's three station areas are guided with ranges of 20–100 units/acre for the Downtown Hopkins station area (Downtown Center guiding	Met Council	Modified text to describe that sites adjacent to station platform areas are guided for higher densities (50-120 units/acre) as opposed to the periphery (25-50 u/a)

<b>Land Use</b>			
	<p>land use) and a range of 20—60 units/acre in the Shady Oak Road and Blake Road station areas (Activity Center guiding land use).</p> <p>On pages 32 and B1-20, the Plan suggests that the density range is lower and broader than otherwise would be because of its application city-wide. The Plan also states that there is an “expectation that densities like these are achievable and encouraged on redevelopment parcels in the station area, and that the City will work to support this.” However, figures in the Plan that identify redevelopment areas and guiding land use (Figures 81.7, 81.8, 81.9, and B1 .11) indicate that most of these areas fall within the 1/2 mile station area. Our records show that most recent development in Hopkins’ station areas meet the minimum 50 units/acre; and in some cases, recent projects likely exceed the maximum density of 100 units/acre, such as the Gallery Flats project at 135 units/acre.</p> <p>On pages 32 and B1-20, the Plan states that it will “work to support” higher density development. While the City has clearly demonstrated this, such a statement is not sufficient to ensure that sites near the region’s transit system are preserved by the comprehensive plan for projects at densities that are consistent with the regional investment, market context, and the minimum density required by the TPP.</p> <p>Staff offer some suggestions for rectifying these inconsistencies. Please keep in mind that the minimum density is an average of the minimum density of planned land uses for areas guided for development and redevelopment. The City could guide some locations at higher minimum densities (e.g., 75 units/acre) and some with lower (e.g., 40 units/acre). Aside from creating a new land use category, the Plan could differentiate among minimum densities based on location (eg, within 1/4 mile of the station or along certain corridors).</p>		
<b>Advisory Comments</b>			
<b>Number</b>	<b>Comment</b>	<b>From</b>	<b>Proposed Response</b>
1.	On page B1-36, and in Table B1.13, the Plan describes zoning that is inconsistent with the policies related to densities that are proposed in the Plan. The zoning indicates that less dense development (as low as 10 units/acre in the Downtown Center, Activity Center, and Neighborhood Center) is possible under these	Met Council	Clarified that zoning will be updated to match future land use guidance after plan completion

<b>Land Use</b>			
	regulations, but that higher densities “could be approved” through the City’s planned unit development and conditional use permit processes. This contradicts the policy intent of the guiding land use, creates an inconsistency between the comprehensive plan and official controls, and appears to contradict the Recommendations section on page F1-5, which relates to implementation of zoning changes.		B1pg 7 and F1pg 5
2.	Based on recent housing market analysis for the three transit station areas, the Plan suggests (Page B1-4) that a forecast increase may be warranted through a comprehensive plan amendment. We encourage the City to propose a forecast adjustment now as part of the formal Plan submittal, and to consult staff before doing so. The 2014 Marquette Advisor’s study that the Plan cites suggests a market-driven capacity of 2,424 units for the three station areas combined. This is much higher than the forecasted growth, which can be accommodated by the Plan at minimum guided densities (notwithstanding the inconsistency of guiding densities being lower than minimum requirements of the TPP).	Met Council	Incorporate forecast adjustment in the plan as recommended
3.	On page B1-40, the Plan states that the aspiration for density in station areas is “closer to 75-100 units per acre.” This statement conforms to and supports land use policy in the TPP, but it does not align with the guiding densities in two of the station areas (Activity Center 20—60du/acre.)	Met Council	Modified text to clarify that areas closer to station will be guided for higher densities
4.	On page B1-40, Table B1.17 identifies incorrect time ranges. Presumably, the timeframes should be 2015-2020, 2021—2030, and 2031-2040. Please clarify and note related comments under Housing.	Met Council	Made corrections to time ranges where appropriate
5.	On page 28, include reference to the fact that the land use approach is different than in other communities, and add percentages of land use acreages.	8/28/18 Planning Commission public input	Made changes as suggested
6.	On page 31, du/ac should be spelled out “dwelling units per acre”	8/28/18 Planning Commission public input	Made change as suggested Table B.17 and B1.5
7.	On page 36, clarify policy on preserving and enhancing existing housing units to make it clear it is not intended to imply direct subsidy	8/28/18 Planning	Made change as suggested

<b>Land Use</b>			
		Commission public input	
8.	<p>I work for Cargill at Excelsior Crossings and live in The Moline. Graduated college in 2015 with a Business &amp; Technology degree. I'm from Wichita, Kansas originally. High-level thoughts: I love increasing density and diversity. I wish my home town planned like this. This makes me want to invest in Hopkins.</p> <p>General rule: Kill the golf courses! Kill the parking lots! Love seeings this as a transformational plan in terms of zoning Side note: I want to see rooftop patios and incredible green spaces. For inspiration of making the arts community work with small businesses: See Douglas Design District in Wichita How do we attract a Spyhouse coffee location to Hopkins? I think that we have to consider many of the ways this plan could fail. How do we prevent implementation of the plan under delivering? How do we protect from Developers taking advantage of Hopkins? How do we ensure ethics and accountability?</p>	Nathan Miller, online comment portal	Comment acknowledged

<b>Transportation</b>			
<b>Incomplete Comments</b>			
Number	Comment	From	Proposed Response
1.	Identify the future number of lanes for principal and A—minor arterial roadways.	Met Council	Included in Figure B2.1
2.	Map current heavy commercial traffic volumes on principal and A-minor arterials.	Met Council	Volumes are already shown on Figure B2-11
3.	Identify any local roadway issues or problem areas for goods movement, such as weight—restricted roads or bridges, bridges with insufficient height or width clearances, locations with unprotected road crossings of active rail lines, or intersections with inadequate turning radii.	Met Council	Provided information as requested
<b>Advisory Comments</b>			
Number	Comment	From	Proposed Response
1.	Page 197, paragraph 3, consider the following replacement language The station area includes the platform, passenger drop-off, and a large surface park-and-ride facility with parking options north and south of the station platform with up to 1070 stalls. In coordination with the Shady Oak Station Area	Met Council	Updated language as suggested

<b>Transportation</b>			
	Development Strategy, the parking lot north of the station has been designed to accommodate future development and a potential future parking structure.		
2.	Page 201 of pdf, paragraph 1, make the following correction: "Figure 81.8 shows the location of the <del>Blake Road</del> <u>Downtown Hopkins</u> LRT station."	Met Council	Made correction
3.	Page 204, make the following correction: The station area, located along the south side of the Cedar Lake LRT Regional Trail, includes the platform, bus stop, <del>an 89-stall park-and-ride lot...</del>	Met Council	Made correction
4.	Page 234 / Appendix 82, Blake Road Station, make the following correction: The SWLRT project includes an <u>89-stall park and ride lot.</u>	Met Council	Made correction
5.	Page 234 / Appendix 82, Shady Oak Station, consider the following language: A large surface park-and-ride facility with parking options north and south of the station platform with up to 1,070 stalls is planned for opening clay. In coordination with the Shady Oak Station Area Development Strategy, the parking lot north of the station has been designed to accommodate future development and a potential future parking structure. A Wayfinding will guide users to the variety of uses in the station area.	Met Council	Added language; needed to clarify "Wayfinding" suggestion
6.	Page 266, the Bus Route 12 paragraph, add the following: Bus Route 12 is a regular local route operated by Metro Transit. It travels between Minnetonka, Hopkins, St. Louis Park, and Minneapolis. In Hopkins, it travels mainly along Excelsior Boulevard, Mainstreet, and 11 <sup>th</sup> Avenue south of Mainstreet. This route runs on weekdays primarily during peak hours.	Met Council	Updated language as suggested
7.	Page 266 the Bus Route 612 paragraph make the following changes. This route runs on weekdays off-peak and, <del>primarily during peak hours, with more limited hours</del> on weekends and holidays	Met Council	Updated language as suggested
8.	Page 266, the <b>Bus Route 615</b> paragraph make the following change: <b>Bus Route 615</b> is a regular local route <del>operated by Metro Transit.</del>	Met Council	Updated language as suggested
9.	Page 266, add a paragraph for Bus Route 667 as follows: <b>Bus Route 667</b> is an express bus route operated by Metro Transit. The route runs east/west connecting Minnetonka, Hopkins, St. Louis Park, and Minneapolis. In Hopkins, it travels on CSAH 7. This route runs eastbound in morning peak hours and westbound in afternoon peak hours on weekdays.	Met Council	Updated language as suggested
10.	Page 266, the <b>Bus Route 670</b> paragraph, make the following changes: <b>Bus Route 670</b> is an express bus route <del>operated by Metro Transit.</del> The route runs	Met Council	Updated language as suggested

<b>Transportation</b>			
	east/west connecting Excelsior, Minnetonka, Hopkins, <del>St Louis Park</del> , and Minneapolis. In Hopkins, it travels primarily on <del>CSAH 7</del> , Excelsior Boulevard and Mainstreet.		
11.	Page 266, add a paragraph for Bus Route 671 as follows: <b>Bus Route 671</b> is an express bus route. The route runs east/west connecting Orono, Excelsior, Minnetonka, Hopkins and Minneapolis. In Hopkins, it travels on Minnetonka Boulevard. This route runs eastbound in morning peak hours and westbound in afternoon peak hours on weekdays.	Met Council	Updated language as suggested
12.	Page 266 under Transit Facilities The park-ride at 10201 Excelsior Boulevard is a 52 vehicle lot, not 300.	Met Council	Made correction
13.	On page 45, add transit policy language that supports the development of a bus circulator between LRT stations and Downtown; also clarify the definition of demand responsive transit and include examples	8/28/18 Planning Commission public input	Made changes as suggested
14.	I love the shift to complete communities and getting rid of the automobile. How do we move Hopkins towards being a dutch-style car-free community? <a href="https://www.forbes.com/sites/carltonreid/2019/02/21/wealth-guru-plans-dutch-style-car-free-bicycle-friendly-city-near-boulder-colorado/#54488e9ed91d">https://www.forbes.com/sites/carltonreid/2019/02/21/wealth-guru-plans-dutch-style-car-free-bicycle-friendly-city-near-boulder-colorado/#54488e9ed91d</a> Could we get sponsorship and support from organizations exploring new urban design in America? Are there streets where we would entirely remove automobiles and just turn in to walkways enabling entirely new development and use? Trees, green spaces, pop-up shops, parkways.  Happy to see ridesharing design called out. More bike lanes! Make sure the shopping and attractions are bike friendly - pull people in to Hopkins on their bikes. Trailheads concept - how can we make the whole town of Hopkins a trailhead. Bike shops, gear outfitters, art, coffee, beer, healthy food. Hopkins is here to encourage you to bike from your downtown apartment to lake Wayzata. Or from your suburban home into the city. As we look at transit - could we make it simpler and ask: How could this plan help to encourage more people o ride the bus? For buses - where do people who live in Hopkins work?	Online comment portal	The plan currently addresses a range of multimodal options, including how to encourage more nonmotorized travel

<b>Housing</b>			
<b>Incomplete Comments</b>			
<b>Number</b>	<b>Comment</b>	<b>From</b>	<b>Proposed Response</b>
1.	As described in under the Land Use comments above, there are inconsistencies between the minimum densities described in zoning (Table B1.13) and other elements of the Plan, which describe a higher minimum density.	Met Council	Updated Table B1.13 to make consistent with rest of plan
2.	in Table B1.17, decades overlap by using rounded years (e.g., 2020-2030 and 2030-2040). Please differentiate the decades as 2021-2030 and 2031-2040.	Met Council	Made change to date ranges on Table B1.17 as requested
3.	The City’s allocation of affordable housing need is forecasted for the 2021-2030 decade. The Plan needs to identify how many high density units are possible in that exact time range.	Met Council	Added clarifying language regarding unit counts to affordable housing section on page 20
3.	On page B3-20, Table B3.9 includes numerical recommendations for new rental housing by affordability for each LRT station area (from the “SWLRT Housing Study”). The preceding text states that the LRT station areas can “accommodate a significant amount of affordable units...” While this possibility exists, the Council does not consider a “recommendation” by station area to meet the need. The Council evaluates the accommodation of affordable housing need by the amount of land the Plan guides for development or redevelopment at minimum densities. Council staff recommend a modified version of Table B1.17 that includes the 2021-2030 decade.	Met Council	These are just results from a study, not a response to the affordable housing allocation. Added language to clarify this to page 20 of appendix.
4.	The Housing Implementation Plan on pages 20-22 of Appendix B3 does not include circumstances and sequence in which tools would be used. The narrative that precedes the table refers to a range of approaches by which the City can meet the goals. However the Plan needs to include a description of what roles the City can play (eg, apply, promote, refer, administer, fund) and under what circumstances the City would consider doing so (eg, near transit, serving large families, etc). An example is shown in the Local Planning Handbook -	Met Council	Added more detail on pages 20-22 of appendix regarding roles, circumstances, and sequences for housing implementation
5.	On page 16 of Appendix B3, the Plan states on “a case-by-case basis, Hopkins will consider financial participation in housing redevelopment projects when projects provide demonstrable public benefits consistent with this Comprehensive Plan and City redevelopment policies.” The purpose of the implementation plan is to lay out	Met Council	Added language on page 16 of appendix regarding what criteria the city uses to determine appropriate

<b>Housing</b>			
	what types of projects the City would prioritize when considering those tools so that community members and developers know what projects to explore in the City.		financial participation in redevelopment projects
6.	<p>Housing tools that are mentioned, but are not paired with a description of circumstance and situation of use include:</p> <ul style="list-style-type: none"> <li>• Tax Abatement (include circumstances of use and AMI)</li> <li>• Tax increment financing (include circumstances of use and AMI)</li> <li>• Opportunities for partnership with Hennepin County to use HOME or CDBG funds (include circumstances of use and AMI)</li> <li>• Livable Community Act programs (include circumstances of use and AMI)</li> <li>• Site Assembly, including partnership with Land Bank Twin Cities (include when site assembly might be used, AMI of developments that site assembly is preferred to support, and when partnership with Land Bank Twin Cities would be considered)</li> <li>• Date/sequence of zoning and subdivision ordinance adoption (e.g., 2020 or within 2 years after comprehensive plan adoption)</li> <li>• Preservation strategies, like community land trusts, low-interest rehab programs, and tools that preserve private unsubsidized housing (4d) (include circumstances of use and AMI)</li> </ul>	Met Council	Added more detail regarding circumstances and situation of use for each tool
7.	<p>Implementation Plan Table 83.11 successfully links tools to needs, but does not consistently link to household AMI/levels of affordability or mention all widely accepted tools, which are required to be considered consistent. These include:</p> <ul style="list-style-type: none"> <li>• Tax abatement</li> <li>• TIF</li> <li>• First-time homebuyer programs</li> <li>• Livable Community Act programs</li> <li>• Site Assembly</li> <li>• Community land trusts</li> <li>• Low-interest rehab programs</li> </ul>	Met Council	Added detail on applicable levels of affordability in relation to housing tools
8.	To be consistent, all widely used tools must be acknowledged. Some widely used tools to address housing needs aren't included:	Met Council	Added details on all widely used housing tools

<b>Housing</b>			
	<ul style="list-style-type: none"> <li>• Support for or application of various funding sources within Minnesota Housing's Consolidated RFP</li> <li>• Partnership with Hennepin County to use Affordable Housing Incentive Fund (AHIF)</li> <li>• Housing Bond Issuance</li> <li>• <a href="https://metro council.org/Handbook/Files/Resources/Fact-Sheet/HOUSING/Municipal-Bond-Issuance.aspx">https://metro council.org/Handbook/Files/Resources/Fact-Sheet/HOUSING/Municipal-Bond-Issuance.aspx</a></li> <li>• Partnership, possibly with Land Bank Twin Cities for site assembly and vacant and abandoned property control through First Look. <a href="https://metro council.org/Handbook/Files/Resources/Fact-Sheet/HOUSING/Site-Assembly.aspx">https://metro council.org/Handbook/Files/Resources/Fact-Sheet/HOUSING/Site-Assembly.aspx</a></li> <li>• Participation in housing-related organizations, partnerships, and initiatives <a href="https://metro council.org/Handbook/Files/Resources/Fact-Sheet/HOUSING/Collaborating-on-Housing-Strategies.aspx">https://metro council.org/Handbook/Files/Resources/Fact-Sheet/HOUSING/Collaborating-on-Housing-Strategies.aspx</a></li> <li>• Encourage or advocate for the creation of a community land trust to increase affordable homeownership option</li> <li>• Preservation tools, including monitoring expiration of LIHTC properties, and preserving public housing.</li> <li>• A local Fair Housing policy (more info provided below)</li> <li>• All widely used tools are included in Housing Tools <a href="https://metro council.org/Handbook/Files/Resources/Fact-Sheet/HOUSING/Recognized-Tools-and-Resources.aspx">https://metro council.org/Handbook/Files/Resources/Fact-Sheet/HOUSING/Recognized-Tools-and-Resources.aspx</a></li> </ul>		
9.	All housing tools described should be linked clearly and consistently to stated housing needs. An example is shown in the Local Planning Handbook <a href="https://metro council.org/Handbook/Files/Resources/Fact-Sheet/HOUSING/Linking-Tools-to-Needs.aspx">https://metro council.org/Handbook/Files/Resources/Fact-Sheet/HOUSING/Linking-Tools-to-Needs.aspx</a>	Met Council	Added detail linking housing tools to stated housing needs
<b>Advisory Comments</b>			
<b>Number</b>	<b>Comment</b>	<b>From</b>	<b>Proposed Response</b>
1.	This Plan would be stronger if there was a clearer connection between data and policies. Staff appreciates a Plan where the main body is very readable and supplemented by data in the appendices. However, there are very few connections between the appendix and the policies in the body of the Plan. For instance, how	Met Council	Added reference on page 50 to link to Appendix B2

<b>Housing</b>			
	does the information about housing and transportation costs inform Hopkins' policy? Staff suggests referring to the housing implementation appendix in the housing chapter.		
2.	<p>With respect to a Fair Housing policy, local housing policies do not mean that cities should or can manage or administer Fair Housing complaints. A local fair housing policy rather ensures the City is aware of fair housing requirements with regard to housing decisions and provides sufficient resources to educate and refer residents who feel their fair housing rights have been violated. This can be as simple as having links to resources on the City's website. The Metropolitan Council will require a local Fair Housing policy as a requirement to draw upon Livable Communities Act (LCA) awards beginning in 2019. To learn more, and review a template local fair housing policy, please refer to the following resources:</p> <p>Creating a Local Fair Housing Policy webinar  <a href="https://www.youtube.com/watch?v=38JY4pNGnZ8&amp;feature=youtu.be">https://www.youtube.com/watch?v=38JY4pNGnZ8&amp;feature=youtu.be</a>            Best Practices  <a href="https://metrocouncil.org/Handbook/PlanIt/Files/Webinar-Fair-Housing-Handout2.aspx">https://metrocouncil.org/Handbook/PlanIt/Files/Webinar-Fair-Housing-Handout2.aspx</a>            Policy Template (Click on Handout 1 under the implementing A Local Fair Housing Policy at the bottom of the screen)  <a href="https://metrocouncil.org/Handbook/Training/Webinars.aspx">https://metrocouncil.org/Handbook/Training/Webinars.aspx</a></p>	Met Council	<p>Clarified City's intention and policy direction on fair housing</p> <p>Table B13.14</p>
3.	Council staff encourages the City to consider an Accessory Dwelling Unit (ADU) policy or allow them as a permitted use. This is a unique way to diversify housing choices within existing single-family neighborhoods.	Met Council	Included language that says the city will evaluate the potential to incorporate ADUs
4.	Council staff encourages the City to consider a formal Inclusionary Housing policy, which have recently been adopted in Brooklyn Park, Golden Valley, and Richfield.	Met Council	Included language that the city will evaluate the potential to adopt a formal inclusionary zoning policy
5.	Council staff encourages the City to consider tenant protection policies to support efforts to preserve naturally occurring affordable housing.	Met Council	Added language regarding city's ongoing work on developing tenant protection policies

<b>Housing</b>			
6.	All of the existing housing data (including the map of ownership units above and below the price affordable to households earning 80% AMI) sourced from the Metropolitan Council have been updated with 2016 data. Consider reviewing the updated Existing Housing Assessment on Hopkins' community page in the Local Planning Handbook and updating any relevant data. <a href="https://metrocouncil.org/Handbook/Files/Existing-Housing-Assessment/02394417HopkinsExistingHsg.aspx">https://metrocouncil.org/Handbook/Files/Existing-Housing-Assessment/02394417HopkinsExistingHsg.aspx</a>	Met Council	There have not been any significant changes to the data since then. No change.
7.	On page 4 of Appendix B3, text refers to "the table above," but there is no table above that text.	Met Council	Made correction
8.	On page 19 of Appendix B3, because the Plan defines household income at AMI with descriptions on page 19, these terms can be used in the Implementation Plan to be consistent,	Met Council	Made suggested language change
9.	On page 19 of Appendix BS, text refers to the allocation of affordable housing need as a goal. The allocation is a forecast of actual households expected to come to the region at various income levels. Cities must plan for that allocation per the Metropolitan Land Planning Act, but are not responsible for creating those units. Since the Council negotiates affordable housing goals with cities that participate in Livable Communities Act programs, we prefer that the allocation of need not be referred to as a goal, which can confuse the different purposes of the two measures.	Met Council	Made suggested language changes
10.	Council staff recommend generalizing the columns in Table 83.11 (implementation Opportunity, Policy and Fiscal) into a single "Tools" category. Since the table needs more detail as to how and when the City might use these tools, further differentiating the type of tool is not necessarily helpful and can make the information seem more complicated than it needs to be.	Met Council	Made suggested formatting changes
11.	The City of Hopkins 2040 Comprehensive provides a solid framework to guide the community for years come. The community is strong, diverse and ripe for investment because of the local economy, sound decisions made by local leaders and the approved METRO Green Line Extension. At the same time, Hopkins experiences many of the same racial and economic disparities as the rest of the region. The disparities in our region are not by accident. They are the result of deliberate actions by policy-makers, private citizens and business leaders. Two examples are the use of racial housing covenants and redlining used to preserve	Larry Hiscock	Comment Acknowledged

<b>Housing</b>			
	<p>and build white wealth while denying opportunity and disinvesting in communities of color.</p> <p>It is vital that the City of Hopkin’s 2040 Comprehensive Plan incorporates stronger language related to racial equity, and include explicit actions and indicators to ensure Hopkins is an inclusive community in the future.</p> <p><b>Bold Action Required</b>  City of Hopkins is at 100% risk of gentrifying according to a 2019 study published by the Center for Urban and Regional (CURA) at the University of Minnesota. In the study all three census tracts were considered vulnerable in 2000. Since 2000, the census tract for downtown Hopkins has already begun the process of gentrification. The other two vulnerable census tracts are at greater risk of gentrification “given the demonstrated impact of transit investment on gentrification, the rate of conversion of vulnerable neighborhoods into gentrified neighborhoods may accelerate in the future (Goets and Damiano, 2019).”</p> <p>It is vital that the stronger policy language be included in the Comprehensive Plan to provide latitude for the City Council and City Staff to approve ordinances, policies, and development agreements that will preserve existing naturally occurring affordable housing units, require long-term affordable housing units in new construction, protect the rights of renters and mitigate the harm to people renting caused by displacement.</p>		
12.	On page 55, clarify that enforcing housing and yard maintenance is not intended to represent a change in practice that is more proactive than the current system; also clarify what it means to protect single family neighborhoods from “encroachment” – ensure that new description references specifically development	8/28/18 Planning Commission public input	Made clarifications and provide descriptions as suggested
13.	There is an intersection between affordability in Hopkins and keeping older buildings up to date. Renovated properties may increase in value/rent, making them less affordable. Plan should acknowledge the challenge in balancing these priorities.	8/28/18 Planning Commission public input	Language added to assure the plan reflects the need to balance priorities
14.	The plan addresses both ownership and rental housing. From experience with the community, it seems that renters are typically here because they are committed to	8/28/18 Planning	Comment acknowledged

<b>Housing</b>			
	this community and want to stay here. Some have rented in the area for many years.	Commission public input	
15.	<p>The region has entrenched racial and economic disparities, which reflect past actions by cities – which in turn have a responsibility to address them</p> <p>The comprehensive plan generally reflects values around equity and disparities, though it may need stronger language in terms of policies and more clarification as to roles and responsibilities. Policies should reflect that 66% of housing is currently rental, so rental-related policies benefit the majority of the community. Need more clarification in terms of new public sources for preserving existing housing stock and policies for new housing such as inclusionary zoning and right of first refusal. (note: individual indicated afterwards that more specific comments to this effect will be forwarded to the City during the comment period – these comments are included here as well)</p>	8/28/18 Planning Commission public input	Language added to ensure the plan reflects a range of housing tools to benefit renters
16.	<p>Thanks for this opportunity. As a member of the Blake Road Corridor Collaborative and the director of a local non-profit (ICA Food Shelf) I am pleased with the overall Comprehensive Plan. This is hard work and I commend all the community members, city council and city staff on the work that went into this. Thank you. As housing is part of this plan (Section 4), and especially as it relates to Hopkins large number of naturally occurring affordable housing units, the fact that the SWLRT will be coming through is a huge factor in the housing of Hopkins. In section 4 there is mention of "Continue to explore public policy that provides protection against tenant displacement.". It really sounds like a "plan to plan" which typically is something to steer clear of in strategic planning (or in this case Comprehensive Planning). There is no mention of tracking this or a goal knowing if this has been done. How will you know how many people have been displaced but found other housing in Hopkins? How will you know if people had to move to other communities? How will you know if those displaced are our low-income residents? What indicator will be used - a policy was created or not? Or a policy was created and this is the number/% of residents displaced. A starting point might be to change "Continue to explore public policy that provides protection against tenant displacement." to "Create a public policy that provides protection against tenant displacement." and then a</p>	Peg Keenan, online comment portal	At this time, the City is considering a tenant protection policy. The specific policy will help determine the appropriate indicators to track.

<b>Housing</b>			
	corresponding indicator that tracks displacement. Not easy, but in my opinion the item has no depth without some actionable item.		
17.	Thank you for the work on this plan. Here are a few thoughts: The narrative section of the update to the plan notes the potential for displacement and gentrification to occur in the city, and the importance of steps to prevent this. For example, in Section 4 Housing, a policy listed under Goal 2 (on page 53) is to "Continue to explore public policy that provides protection against tenant displacement." Could this be carried through and reflected in the implementation section of the plan as well? To this end, add an action step reflecting the desire to protect against displacement and gentrification, and create a way to track whether (and to what extent) displacement is occurring in the city in order to have a corresponding indicator.	Online comment portal	At this time, the City is considering a tenant protection policy. The specific policy will help determine the appropriate indicators to track.
18.	How we will we make the townhome south of Excelsior boulevard into a complete neighborhood that meets the aesthetic standards laid out in the plan? Should there be more in this plan that encourages development of additional units on single family lots? See the Minneapolis Plan - building and renting back house and additional units is an affordable wealth building strategy and enables senior living and affordable housing options.	Nathan Miller, online comment portal	The future land use plan includes new mixed use districts that may help contribute to complete communities

## SOCIAL ENVIRONMENT

<b>Quality of Life</b>			
Advisory Comments			
<b>Number</b>	<b>Comment</b>	<b>From</b>	<b>Proposed Response</b>
1.	On page 69, do not specifically call out affordable housing for artists; artist housing is not consistent with racial equity goals due to typical tenant mix; if it is included emphasize the need for diverse residents; in general, focus should be on affordable housing for everyone; counterpoint: artists bring vibrancy and unique perspectives that add value to the community and so should still encourage artists to live here	8/28/18 Planning Commission public input	Updated policy to include focus on encouraging diversity in artist housing, with a goal of affordable options for all
2.	55% of ICA Food Shelf participants come from Hopkins. ICA also serves multiple communities between Hopkins and Shorewood. This means that around 17.8% of	8/28/18 Planning	Acknowledged the need for food security and assistance in narrative.

<b>Quality of Life</b>			
	Hopkins residents at least occasionally use the food shelf – though not all are regulars.	Commission public input	
3.	<p>As we discuss Equity and Inclusion: Can we promote new means of ownership? Community financed and owned projects? How do we enable the diverse citizens we bring in to invest in and become wealthy in Hopkins? I want more co-op community owned apartments. I want more co-op employee owned businesses. This plan will make developers rich. How could it grow the stable wealth of our diverse citizens?</p> <p>How could we learn how to organize civic life from new residents? Lets learn from citizens who were born or educated elsewhere how they would provide city services, lay out the physical environment, or ensure accountability. We need to build a new Hopkins community of everyone who has found their way to living here. We need to define new ways to celebrate together, mourn together, and progress towards a shared vision of the future. What holidays do we need to add to the public calendar to celebrate with our whole community? How could mainstream Hopkins reflect all of these? Could the city of Hopkins be a pioneer in community policing? Radically change the role of police in the community. Hold the police accountable to community boards. Educate police officers as social workers and treat community health issues as health issues that we can help heal. Do we need to pay our police officers more and then hold them to higher standards and expect more education, community engagement, and working together to make a stronger community?</p>	Nathan Miller, online comment portal	This plan provides a policy framework for exploring options for affordable housing and commercial space

<b>Sense of Community</b>			
Advisory Comments			
Number	Comment	From	Proposed Response
1.	<p>The Center applauds the City for incorporating racial equity and economic inclusion into several of the plan’s foundational statements, including:</p> <p>1. “Race and Equity” was identified through the planning process as one of the eight focus areas (priorities for policy and plan implementation): “Proactively identify and address racial disparities in the community and promote equity for everyone.”</p>	Center for Economic Inclusion	Comment acknowledged

<b>Sense of Community</b>			
	<p>2. The Cultivate Hopkins vision statement includes “equity” as one of the three guiding principles (together with sustainability and resilience).</p> <p>3. The Economic Competitiveness section provides “direction for a healthy, robust and equitable economy,” including a goal to “promote economic equity in Hopkins, to benefit residents regardless of identity or background.”</p> <p>4. The Sense of Community section provides “direction for community connections, equity and inclusiveness, and culture and identity,” including a goal to “proactively support the development and maintenance of an equitable and inclusive community.”</p> <p>Equity and accessibility are also addressed in a goal within “Parks and Trails.”</p> <p>Additionally, a theme of openness to change pervades the plan, which can support the achievement of racial equity goals.</p>		
2.	<p>The Center supports the data disaggregation by race in many of the plan’s appendices. Examples include: poverty, unemployment, labor force participation, household income, health insurance and homeownership. Similarly, the Race and Equity Survey data are disaggregated by race, illuminating differences in the lived experience among whites and People of Color. The Center encourages this type of data analysis because it enables the City to identify where racial disparities exist, a necessary step towards closing them. Opportunities exist to disaggregate other data in the plan by race; one example is housing cost burden. Also, by disaggregating the Cultivate Hopkins Survey data and Online Issues Mapping by race, the City could identify any specific needs and opportunities expressed by People of Color. The City might also consider including data on vehicle-free households in the plan and disaggregating it by race. The plan’s appendices include spatial analyses such as a dot map showing the residences of People of Color, and a map of the City’s Area of Concentrated Poverty. Also included is a map that shows job access (low-wage jobs and low-wage workers in 2010) and a map of regional transit accessibility. The Center supports these spatial analyses by race and income and encourages the City to replicate this approach on a local basis. For example, the City could map People of Color and the ACP in relation to community assets, investments and challenges. This would enable the City to identify opportunities to advance equity and evaluate past efforts.</p>	Center for Economic Inclusion	<p>Disaggregation of data was done where possible. In some cases, the data sets were too small to make meaningful distinctions by race and geography, or data were not complete enough.</p> <p>Added implementation step to Page 123 regarding spatial analysis recommendation and other analysis.</p>

<b>Sense of Community</b>			
3.	The plan contains several policies and action steps to promote racial equity and economic inclusion, most notably within the Sense of Community, Economic Competitiveness and Implementation sections. The Center supports these policies and strategies and offers suggestions to strengthen them in the “Additional Comments” section below. In general, the Center encourages more specificity in language, leveraging existing resources for more efficient implementation, and an asset—based approach to economic inclusion.	Center for Economic Inclusion	Comment acknowledged
4.	Several parts of the plan state the City’s intent to evaluate the impact of policies and strategies on People of Color in Hopkins. For example, Goal 2 under Sense of Community contains a policy about using a racial equity toolkit, and the Implementation section includes an action step to “assess equity impact of specific City policies and regulations.” The Center supports these evaluation plans and encourages the City to feature them more prominently in the plan. One way to do this would be to add an additional section in the “Implementation Tools” section under the “Public Program and Tools” with the subtitle “Racial Equity Evaluation.” This section could describe in detail how a racial equity tool will be applied to decisions and investments within the City. By doing so, the City would demonstrate that racial equity evaluation is a high priority and that it will apply across everything the City does, not only in the predictable areas such as workforce diversity. Racial equity evaluation works best when a diverse set of stakeholders provide input into criteria and goals. These processes can provide learning opportunities for community members, staff members and others. Therefore, the Center encourages the City to commit resources to form strong, collaborative partnerships with the community and regional partners to ensure the most effective evaluation of its investments.	Center for Economic Inclusion	Added language to implementation step on page 123 regarding investigating potential to use a racial equity toolkit as a next step on the City’s Race and Equity Initiative.
5.	Goal 2 under “Sense of Community” outlines four policies intended to “proactively support the development and maintenance of an equitable and inclusive community.” The first policy under this goal is “celebrate, respect, and represent the diverse social and cultural backgrounds of the community and its members and seek to address any disparities in outcomes.” Recognizing that this policy contains a multiplicity of related but distinct actions, the Center suggests that the City break this policy into two: one policy focused on process (celebrate, respect and	Center for Economic Inclusion	Clarified and strengthen language of policies on Page 66 as recommended. Divided the first policy statement into two parts, and reworded the second to be stronger.

<b>Sense of Community</b>			
	<p>represent) and the other focused on outcomes (address disparities in outcomes). Also, the Center suggests that the outcomes-focused policy should refer to the racial disparities that the plan has already uncovered and describe how it will address them. For example, a revised outcomes-based policy could read: “close racial disparities in outcomes [link to appendix] through dedicated resources, partnership, ongoing evaluation and continuous improvement.”</p> <p>The second policy under this goal is “explore the development of a race and equity toolkit to evaluate public and private projects.” Rather than developing a new toolkit, the Center encourages the City to move more quickly by leveraging one or more of the many existing high-quality tools, such as GARE’s Racial Equity Toolkit and the Equitable Development Principles and Scorecard. Also, the Center encourages the City to apply the tool to ongoing programs and investments as well as discrete projects. Finally, these tools are most effective when used by a group with diverse perspectives, that includes staff, residents and other partners. A revised policy might read: “systematically and collaboratively apply a racial equity tool to public and private investments at multiple decision points, transparently report the results, and make adjustments accordingly.”</p>		
6.	<p>Second, in the Quality of Life Goal # 6, it uses the phrase "residents as empowered partners". I love that phrase!!! While this was used while talking about crime/safety, it would be great to use that phrase in other community engagement areas that occur in the Sense of Community Goal 1 area. And of course ensuring residents are empowered partners is not an easy thing to do, I think you can see it done in the Blake Road Corridor Collaborative work. It can be done. It has been done in Hopkins. But even in this feedback form, have you made this easy for all residents to respond to? You may have and congratulations if you have been able to ensure a diverse group could respond. Like senior residents without computers or technology expertise, or those whose primary language is not English, but have lived in this community for years or decades and are part of the amazing quilted fabric that makes Hopkins what it is. I did not see where if this form was able to be online in the other major languages used by Hopkins residents. Was the plan translated into different languages. So even now you may not be getting the feedback from the plan you need. With adding "residents as empowered partners" to this part of the plan, it means not only gathering the ideas and empowering of</p>	<p>Peg Keenan, online comment portal</p>	<p>The plan documents a range of community engagement opportunities that were provided throughout the planning process in addition to the online comment portal.</p>

<b>Sense of Community</b>			
	some of the community, but all segments of the community. Then, not only getting ideas, but using them! It is so easy for those in positions of power to say, "oh, but that won't work because..." How do those of us in power move outside our boxes and utilize the collective wisdom of all our residents? Then not only using ideas from different parts of the community, but having an indicator in this area - ex. outcomes, processes, programs, plans, projects, etc. that reflect the needs and interests of all residents. Thank you for this opportunity to respond.		
7.	In the implementation section of the plan, Quality of Life Goal #6 describes collaborating with "residents as empowered partners" to prevent and reduce crime and increase perceptions of safety (page 122). I would suggest adding this description of collaborating with "residents as empowered partners" to other areas of the implementation section as well - particularly the areas that discuss community engagement. One example would be Sense of Community Goal 1 - expand the idea of "everyone participating" as currently stated in this goal to include collaborating with "residents as empowered partners." In turn, in addition to "level of involvement in community events and programs", add a potential indicator to include "outcomes, processes, programs, plans, projects, etc. that reflect the needs and interests of all residents."	Online comment portal	Added reference to residents as empowered partners to Sense of Community Goal 1, and amend potential indicators as noted.

## NATURAL ENVIRONMENT

<b>Sustainability and Natural Resources</b>			
Advisory Comments			
<b>Number</b>	<b>Comment</b>	<b>From</b>	<b>Proposed Response</b>
1.	Overall, the resilience and solar access protection and development components are quite impressive. Staff recommend including policies that quantitatively link solar energy protection and development with greenhouse gas emissions. The following policies from the City of Farmington's draft 2040 plan may be helpful: <ul style="list-style-type: none"> <li>• Policy 4.1: Follow the state energy goal guidelines of reducing greenhouse gas emissions to 20% of the City's 2015 baseline levels by the year 2050.</li> <li>• Policy 4.2: Establish interim goals every 5 to 10 years.</li> </ul>	Met Council	Added language to Appendix D1 page 18 to clarify plans to develop more specific metrics already addressed in implementation plan.

<b>Sustainability and Natural Resources</b>			
2.	<p>Land Use. We encourage you to discuss the importance of enhancing access to nature for your city’s residents. As the city intensifies development, the quality of public and private green spaces becomes especially important. We recommend including policies that encourage private and public developments to be planted with native flowers, grasses, shrubs and tree species. Species such as monarchs rely on these plants, and it does not take many plants to attract butterflies, other beneficial pollinators as well as migrating and resident birds. Adding more native plants into landscaping, not only enhances the health and diversity of pollinators and wildlife populations, these plants can also help filter and store storm water, a policy that is consistent with other goals in your plan. For more information consult DNR’s pollinator page.</p> <p>Plant lists and suggestions for native plants can be incorporated into:</p> <ul style="list-style-type: none"> <li>• Landscape guidelines to improve the aesthetics in for commercial and industrial areas</li> <li>• Street tree planting plans</li> <li>• City gateway features</li> <li>• Along ponds and waterways.</li> <li>• Small nature play areas in children’s parks</li> <li>• Along the edges of ballfield complexes.</li> <li>• o Riparian areas</li> </ul>	DNR	Added reference on Page 79 to encouraging use of native plants in public and private development
3.	<p>Development / Transportation Policies to Protect wildlife. Consider adding policies that take wildlife into consideration as transportation and redevelopment projects occur on private as well as public lands. To enhance the health and diversity of wildlife populations, encourage developers of lands to retain natural areas or restore them with native species after construction. One larger area is better than several small “islands” or patches; and connectivity of habitat is important. Animals such as frogs and turtles need to travel between wetlands and uplands throughout their life cycle. Consult DNR’s Best Practices for protection of species and Roadways and Turtles Flyer for self-mitigating measures to incorporate into design and construction plans. Examples of more specific measures include:</p> <ul style="list-style-type: none"> <li>• Preventing entrapment and death of small animals especially reptiles and amphibians, by specifying biodegradable erosion control netting (“bio-</li> </ul>	DNR	Added language to policy on Page 79 regarding considering wildlife in transportation and development projects.

<b>Sustainability and Natural Resources</b>			
	<p>netting’ or ‘natural netting’ types (category 3N or 4N)), and specifically not allow plastic mesh netting. (p. 25)</p> <ul style="list-style-type: none"> <li>• Providing wider culverts or other passageways under paths, driveways and roads while still considering impacts to the floodplain.</li> <li>• Including a passage bench under bridge water crossings. (p. 17) because typical bridge riprap can be a barrier to animal movement along streambanks.</li> <li>• Use curb and storm water inlet designs that don’t inadvertently direct small mammals and reptiles into the storm sewer. (p. 24). Installing “surmountable curbs” (Type D or S curbs) allows animals (e.g., turtles) to climb over and exit roadways. Traditional curbs/gutters tend to trap animals on the roadway. Another option is to install/create curb breaks every, say, 100 feet (especially important near wetlands).</li> <li>• Using smart salting practices to reduce impacts to downstream aquatic species.</li> <li>• Fencing could be installed near wetlands to help keep turtles off the road (fences that have a j-hook at each end are more effective than those that don’t).</li> </ul>		
4.	<p>Open Spaces and Natural Resources. A map of the city’s natural resources would help illustrate the concept that cities with significant urban development also contain natural resources – some of which may not be as visible. Such a map could include and label Minnehaha and Nine Mile Creeks, watershed boundaries, remaining wetlands and could also show tree canopy density using a data source such as the National Land Cover Database. The DNR’s data layer Pollution Sensitivity of Near-Surface Materials on the MN Geospatial Commons would show the areas in Hopkins with high sensitivity (a large band in the middle of the city).</p>	DNR	<p>Many of these features are mapped in the Natural Environment element, particularly the local water management plan.</p>
5.	<p>Personal Autonomous Vehicles have the potential to increase emissions, where shared vehicles would result in few emissions. I think it is important to connect this back to climate and ensure the city (and other cities) doesn’t enable unintended consequences w/ AVs.</p> <ul style="list-style-type: none"> <li>• EVs &amp; EV infrastructure are not mentioned until much later and only very briefly – they would fit in here; I don’t see any implementation strategies related either</li> </ul>	Great Plains Institute	<p>Added implementation strategy on Page 109 regarding tracking development of EVs and AVs.</p>

<b>Sustainability and Natural Resources</b>			
6.	Consider adding resilience policies to Emergency Response: micro-grid, back-up power to critical infrastructure, etc. This could fit better under hazard management and mitigation	Great Plains Institute	Added policy to Page 85 emergency response section regarding resilience.
7.	Add stormwater management, vegetation to Greener Development – addressed nicely in stormwater management.	Great Plains Institute	Added policy to Page 74 regarding stormwater and landscaping
8.	Strong building section	Great Plains Institute	Comment acknowledged
9.	Wind is probably not a good resource w/in Hopkins, might be careful about including it here	Great Plains Institute	Removed reference to encouraging wind energy use in policy on Page 75
10.	In addition to renewable energy targets – consider carbon emissions reduction targets	Great Plains Institute	Added policy statement to Page 75 that city will follow the state energy guide to work towards reducing emissions.
11.	On page 74, need to define how “environmentally sensitive” areas are determined	8/28/18 Planning Commission public input	Added reference to information in Appendix D1 to page 74
12.	Can we commit to having an organic recycling option in place? Language on that goal is pretty loose.	Nathan Miller, online comment portal	At this time, the city is still exploring options as to how this could be provided

<b>Surface Water Management</b>			
<b>Incomplete Comments</b>			
<b>Number</b>	<b>Comment</b>	<b>From</b>	<b>Proposed Response</b>
1.	The Plan needs to include drainage areas, volumes, rates, and paths of stormwater runoff. This information is required for a local water resources management plan and can be incorporated by reference if available from another source, but the source needs to be clearly stated.	Met Council	Added information in Section 5.3 and on Figure SW-10

<b>Surface Water Management</b>			
2.	The stormwater runoff from the City drains to Minnehaha Creek and Nine Mile Creek, which are impaired for chloride, dissolved oxygen, and fish and aquatic invertebrate bioassessments. The Plan should discuss how the City's surface runoff affects those impaired waters and what the City's role is or will be in fulfilling current and future TMDL allocations, including related implementation projects and funding sources needed to address these impairments.	Met Council	Section 7.2, Policy 2.8 has been added to address this comment
3.	Finally, the Plan referred to a few figures, but all figures numbered as "WRX.X" are not found either in the Water Resources Management Plan or in the City's Comprehensive Plan. Please update or indicate where those figures can be found,	Met Council	The plan figure numbers have been updated
4.	Regulatory Authority. There are references in the SWMP to application of NMCWD regulatory criteria, but the SWMP also appears to rely on implementation of unspecified city ordinances to protect water resources and mitigate flood risk. The draft SWMP includes a reference to updating city ordinances "to stay compliant with the NPDES and MS4 permits, "but otherwise, the draft SWMP observes that the city, watershed districts, state agencies, Hennepin County and the US. Corps of Engineers "hav[e] some level of administration responsibility. "At the same time, under the heading "Permitting," the draft SWMP incorrectly summarizes the existing relationship between NMCWD and the city with regard to exercise of regulatory authority, stating that NMCWD serves to advise the city as to regulation. (NMCWD recognizes the SWMP's clear affirmation, in the Goal 4: Wetlands section, that NMCWD will continue to serve as the Wetland Conservation Act Local Government Unit for that portion of the city within NMCWD's jurisdiction.) Other than with regard to the exercise of WCA jurisdiction, the SWMP does not include a clear statement of the city's intent with regard to exercise of regulatory jurisdiction to protect water resources and mitigate flood risk, as required to ensure consistency with section 6.2 of the NMCWD Plan. Further, if the city intends to exercise sole regulatory authority itself, the draft SWMP lacks the detailed, specific updates to the city's ordinances that would be necessary for NMCWD to find that the city will protect water resources and prevent flooding to the same degree that the NMCWD rules do. <u>At a minimum, the SWMP must be revised to include a clear statement of the city's intent with regard to the exercise of regulatory jurisdiction to protect water resources from degradation and mitigate flood risk.</u> (See Minnesota Rules 8410.0160, subpart 3(4), and the NMCWD Plan, subsection 6.2.1.)	Nine Mile Creek Watershed	Added language to Section 3.4 Permitting, that includes a statement that the City defers its permitting authority over to NMCWD. Also, a sentence was added to this section that states "MCWD and NMCWD will continue to exercise regulatory authority in accordance with Minnesota Statute 103B.211, Subd. 1 (a) (3) (ii)."

## Surface Water Management

	<p>In making revisions to clarify its intent, the city needs to consider subsection 6.2.1 of the NMCWD Plan, which provides a very specific framework to ensure implementation of a cohesive and protective regulatory program, as well as specifics on local-water—plan elements needed for NMCWD approval, if the city intends to exercise sole regulatory authority. The SWMP must not only commit to submitting ordinances for a determination by NMCWD that they are at least as protective as NMCWD rules, but also that they will be amended within six months of notice of amendment of the NMCWD rules. The SWMP would also have to note that the plan and ordinances would have to provide that variances from standards adopted to achieve consistency with watershed organization rules will be provided to NMCWD for review (when applicable to land within NMCWD’s jurisdiction). (Minnesota Statutes section 103B.211, subdivision 1(a)(3)(ii).) Alternatively, if the city intends to re-authorize NMCWD to continue to exercise regulatory authority, the SWMP should specify how the city will direct potentially regulated parties to NMCWD to proceed through the permitting process. It is not for NMCWD to direct the city as to what its decision on this point should be. But the SWMP must be clear and complete on this point. NMCWD recommends that the city revise the SWMP to state that NMCWD will continue to exercise regulatory authority in accordance with Minnesota Statutes section 103B.211, subd. 1(a)(3)(ii). Hopkins always has the option to amend the plan later and provide for exercise of sole regulatory jurisdiction by the city if it later determines that such an approach is best.</p>		
5.	<p>The draft SWMP includes no information on the Nine Mile Creek Bank Stabilization and Habitat Enhancement Project and the cooperative agreement between the city and NMCWD that provided the legal framework for its completion. The amended and restated agreement was fully executed by the parties on December 7, 2011. Most important, section 3.2.7 of the agreement makes Hopkins responsible for the ongoing ordinary maintenance of the project; <u>this commitment should be reflected in this section and must be shown in Table WR-6 with designation of a funding source for the work.</u></p>	Nine Mile Creek Watershed	This agreement has expired and is no longer valid and is therefore no included in the plan. However, the table has been updated to plan for ongoing channel maintenance.
6.	<p>The water-quality goal for the SWMP is stated, “Achieve water quality standards in lakes, creeks, and wetlands consistent with their intended use and established classification,” which appears to be a reference to state-set goals. <u>But the SWMP</u></p>	Nine Mile Creek Watershed	Section 7.2, Policy 2.8 has been added to address this comment.

<b>Surface Water Management</b>			
	<u>should address how the city will work to achieve NMCWD standards for lakes, wetlands and the creek with the Nine Mile Creek watershed in the city.</u>		
7.	Goal 5: Groundwater. The Goal 5 section on groundwater management policies could be greatly improved by the specification of specific groundwater-conservation steps the city will take in implementing its new plan. (NMCWD Plan subsection 7.1.1.) This section also includes discussion of the city’s continued implementation of its wellhead protection plan, though <u>the most recent update is not included as an appendix to the plan as it should be.</u> Also, in accordance with the relevant requirement in subsection 7.1.1 of the NMCWD Plan, the city needs to commit to providing NMCWD with any future updates of its wellhead protection plan.	Nine Mile Creek Watershed	The WHPP is included in the Appendix. Section 7.5, Policy 5.6 has been added to address this comment.
8.	<u>As noted above with regard to water resource management-related agreements. Hopkins' commitment to and funding for maintenance of the Nine Mile Creek Bank Stabilization and Habitat Enhancement Project must be shown in Table WR-6.</u>	Nine Mile Creek Watershed	This agreement has expired and is no longer valid and is therefore no included in the plan. However, the table has been updated to plan for ongoing channel maintenance.
9.	<u>Table WR-6 must be revised to include prioritization of the city’s implementation work, as required by Minnesota Rules 8410.0106. subpart 2E.</u>	Nine Mile Creek Watershed	Prioritization has been added to Table 9.4: Proposed Implementation Program.
10.	Identify MCWD data systems in the local plan and describe their application to LGU activity in order for the District to ensure that the LGU is aware of these systems and that they are being used for common intended purposes. <b>Partially meets requirements.</b> The Summary (Page 2) indicates the City will utilize MCWD’s updated Plan and notes the City will continue to work to ensure that its goals, policies and development standards are consistent with MCWD’s Plan and rules. Functional assessment of wetlands (FAW) is not mentioned in the Plan nor is the District’s H&H study, although several water resources studies carried out as feasibility reports are listed in Table WR1.2.	Minnehaha Creek Watershed	FAW and H & H study have been included in Table 5.3
11.	Maps of current land use and land use at the LGU planning horizon. <b>Partially meets requirements.</b> Figure SW—OS provides a land cover map and Figure SW-O8 provides existing land use. A future land use map is not provided in the Water Resources Management Plan. A future land use plan is included in the Comprehensive Plan. Please include or reference in the Water Resources Plan.	Minnehaha Creek Watershed	The future land use map has been referenced on Pg. 7, Section 3.1.

<b>Surface Water Management</b>			
12.	Maps of drainage areas under current and future planned land use with paths, rates and volumes of stormwater runoff. <b>Partially meets requirements.</b> Figure SW-01 depict HHPLS subwatersheds and City “drainage districts,” but does not indicate subwatershed flow direction. On page 7 the Plan notes that the City has been delineated into 60 subwatersheds, but none are depicted on a figure. Figure SW—OZ depicts drainage districts and storm sewers with sewer flow direction. The District’s HHPLS study, which encompasses about a third of the City, is not referenced. Some small areas have been modeled. Please provide stormwater rate and volume information. Please provide a map of major watershed boundaries and written description of their geographical and physical characteristics	Minnehaha Creek Watershed	Subwatershed flow direction is shown on Figure SW-01. The City’s subwatersheds are shown on Figure SW-08. The HHPLS study is referenced in Table 5.3. Rate and volume information has been included in Section 5.3 and Figure SW-10.
13.	A stormwater conveyance map meeting standards of the current MS4 general permit and indicating an outfall or a connection at the LGU boundary. <b>Partially meets requirements.</b> Figure 5W-02 depicts storm sewers with flow direction. M54 permit requires stormwater flow direction in the pipes, outfalls with unique ID numbers and geographic coordinates, structural stormwater BMPs and receiving waters. These details are not included in Figure 5W—02. City's M54 Permit indicates the storm sewer system map and inventory are in compliance with M54 requirements — figure from M54 permit should be included in the Water Resources Plan or at a minimum be referenced; Figure 5W-02 could also be updated.	Minnehaha Creek Watershed	NPDES Inventory Map, Figure SW-08 has been added.
14.	An inventory of public and private stormwater management facilities including the location, facility type and party responsible for maintenance (e.g., landowner, homeowner’s association, LGU, other third party). <b>Partially meets requirements.</b> Table WR1.6 on Page 22 indicates a storm sewer maintenance program and storm sewer pond maintenance & cleanout as being funded by a stormwater utility fund — these are assumed to be for public facilities. Policy 1.3 on Page 12 notes that the City will maintain and inspect stormwater management facilities to assure they function as designed. Page 20 indicates the stormwater utility fund is used for expenses associated with maintaining and improving the stormwater system. However, private stormwater facilities are not mentioned, and an actual inventory of public and private stormwater facilities is not presented.	Minnehaha Creek Watershed	Section 7.1.1., Policy 1.3 has been added regarding private pond management. A pond inventory table has been included in Figure SW-08.
15.	A listing and summary of existing or potential water resource—related problems wholly or partly within LGU corporate limits. A problem assessment consistent with	Minnehaha Creek Watershed	The Proposed Implementation Program, Table 9.4 has been prioritized.

<b>Surface Water Management</b>			
	<p>Minnesota Rules 8410.0045, subpart 7, is to be completed for each. This includes but is not limited to:</p> <ul style="list-style-type: none"> <li>• Areas of present or potential future local flooding.</li> <li>• Landlocked areas.</li> <li>• Regional storage needs.</li> </ul> <p><b>Partially meets requirements.</b> An Assessment of Problems that addresses water resource-related problems begins on Page 17. Water quantity and water quality issues are the first two problems listed. Per MN Rules 8410.0045 subpart 7, problems are identified, and funding levels addressed in Table WR1.6 (Page22), but prioritization of problems to be addressed is not addressed. A specific flooding area is described on Page 9, and flood control is the stated purpose of the Stormwater Management Goal (Page11). Page7 states that there are several landlocked areas in the City that need to be addressed. Storage needs are touched on in the floodplain management policies (Page16) and with the Stormwater Management Goal on an on-site basis (Page11).</p>		
16.	<p>Inventory of real property owned by the LGU, including discussion of (i) water resource issues and opportunities associated with its properties, and (ii) potential opportunities to coordinate with the District or other partners. <b>Partially meets requirements.</b> Water resource issues are presented beginning Page 17 — the Assessment of Problems. However, an inventory of real property (municipal buildings, lots, etc.) owned by the City is not provided and the water resource issues within the context of City properties are not addressed. Coordination with MCWD is included in several portions of the Plan.</p>	Minnehaha Creek Watershed	Section 8.8 - NPDES MS4 Permit was added, along with a copy of the City's SWPPP in the appendix.
17.	<p>Incorporates the inventory and description of practices from its SWPPP regarding facilities that it owns or operates and municipal operations that may contribute pollutants to groundwater or surface waters. <b>Does not meet requirements.</b> City's M54 Permit states that the City will complete a facilities inventory within 12 months of permit extension. An inventory is not provided in the Plan.</p>	Minnehaha Creek Watershed	Figure SW-08: NPDES Inventory and Figure SW-09: City Owned Property were added.
18.	<p>Include map and inventory of stormwater management facilities, including responsible party and maintenance condition and schedule. See #7 above.</p>	Minnehaha Creek Watershed	Figure SW-08: NPDES Inventory and a copy of the SWPPP were added.

<b>Surface Water Management</b>			
19.	A description of the LGU's approach to maintenance of stormwater management practices constructed in conjunction with private development. <b>Partially meets requirements.</b> Policy 1.3 on Page 12 states the City shall maintain and periodically inspect stormwater management facilities and structures. Page 20 states the stormwater utility fund is used for expenses associated with maintaining the City's stormwater system, and Table WR1.6 addresses maintenance. However, the Plan does not describe how the City approaches maintenance of stormwater management practices in conjunction with private development.	Minnehaha Creek Watershed	Section 7.1, Policy 1.3 was added to address private stormwater facilities.
20.	Information related to the issue of deferred maintenance of public and private stormwater management practices, to inform a cooperative approach to addressing the issue (optional). Not addressed. Land Use Planning and Development Regulation	Minnehaha Creek Watershed	Comment acknowledged
21.	Identify those areas within or adjacent to the LGU that the LGU has designated in its CLUP for potential development or redevelopment within the CLUP planning horizon. This includes planned rezoning, land assembly, and infrastructure extension or expansion. <b>Partially meets requirements.</b> Summary on Page 2 and Future Land Use paragraph on Page 4 both indicate that the City is fully developed and land use changes will be a result of redevelopment. City's emphasis on permitting (Page 5), design criteria (Page 10), stormwater management (Page 11), and wetlands (Page 14) as they pertain to development and redevelopment are clear. However, the Plan discusses development and redevelopment in general terms and does not discuss the areas in which these activities are anticipated. The City's Comp Plan indicates that redevelopment plans "focus on several key opportunity areas in the city, namely the Green Line Extension station areas, including adjacent areas in Downtown Hopkins and the Blake Road Corridor." These too could be called out in this Plan and indicate that those are stormwater management opportunities.	Minnehaha Creek Watershed	Redevelopment opportunities have been called out in Section 3.1 Future Land Use.
22.	Describe the procedures by which the LGU plans, programs and implements each of the following: <ul style="list-style-type: none"> <li>• Transportation infrastructure</li> <li>• Sewer and water infrastructure</li> <li>• Park and recreation land acquisition and management</li> <li>• Conservation land acquisition and management</li> </ul>	Minnehaha Creek Watershed	Section 9.3, addressing the City's Capital Improvement Program has been added.

<b>Surface Water Management</b>			
	<ul style="list-style-type: none"> <li>The description should include the date of the most recent approved capital implementation or land acquisition and management program, the frequency of program updating, the internal procedures to develop and approve the implementation program and to implement specific actions, and how programming and implementation is coordinated with other LGU activities.</li> </ul> <p><b>Partially meets requirements.</b> A Transportation Plan is included as Chapter 8 of the City’s Comprehensive Plan, and park and recreation planning are outlined in Chapter 7 of the same document — Plan should reference these chapters/plans specifically. The example of 13th Ave N (Page 9) provides a glimpse into how sewer and water infrastructure are planned and implemented; Page 10 addresses how future storm sewer collection systems are evaluated and designed. Conservation land acquisition is not addressed and no existing conservation lands are mentioned — with the City being fully developed, acquisition would not be expected. The date of the most recently—approved implementation plan is not provided, and no hyperlink is provided. Table WR1.6 suggests that the City’s stormwater utility fund has provided and will continue to provide the majority of funding for implementation.</p>		
23.	Provide links to small area/redevelopment plans, capital implementation programs, and land acquisition and management plans listed pursuant to item 17. <b>Partially meets requirements.</b> Whereas redevelopment is addressed in several areas of the plan, links for capital implementation programs and land acquisition/management plans are not provided.	Minnehaha Creek Watershed	A hyperlink to the City’s current CIP has been added in Section 9.3.
24.	<p>Evaluation of LGU’s official controls with respect to the integration of water resource and conservation protection.</p> <ul style="list-style-type: none"> <li>Explain regulatory tools that create incentives to consolidate development footprint to protect resources (e.g., conservation development, clustering, density credit, transfer of development rights) –</li> <li>Dedication or development fees applied to support acquisition or consolidation of public park, recreation or conservation land, particularly as directed toward acquiring or protecting priority water resource areas-</li> </ul>	Minnehaha Creek Watershed	Table 9.1 -Ordinances and Official Controls has been added that show City ordinances that deal with wetlands and tree retention. Being that the City is fully developed, they do not have incentives to consolidate development footprints or park dedication fees.

<b>Surface Water Management</b>			
	<ul style="list-style-type: none"> <li>• Setbacks and/or other vegetated buffer requirements with respect to wetland or other surface waters, reconciled with other terms of its development code that restrict development footprint</li> <li>• Tree preservation policy</li> </ul> <p><b>Partially meets requirements.</b> Page 5 states the City reviews, approves and permits stormwater management plans on projects that meet the City’s ordinance requirements and that watershed permits are required for projects that meet district requirements. Policy 2.1 on Page12 states developments must meet City erosion control ordinance and Policy 3.2 on Page 13 refers to the same erosion control ordinance. Goal 6 on Page 15 refers to the City’s ordinance as it pertains to floodplain management. A summary/table of all the City’s official controls would be helpful. Policy 4.4 on Page 15 refers to the City’s Engineering Design Guidelines, which provide standards for protective vegetative buffers around wetlands. However, details on regulatory tools that create incentives to consolidate development footprints to protect resources, dedication of fees for park or conservation land, and tree preservation are not covered in the Plan.</p>		
25.	<p>Identify other regulatory mandates concerning water resources under which the LGU operates, including LGU's role, responsibility, and compliance status. Include procedures for enforcement. Specifically addressing the following:</p> <ul style="list-style-type: none"> <li>• NPDES MS4 stormwater program</li> <li>• TMDL program impaired waters referend and TMDL framework incorporated</li> <li>• State and Federal anti-degradation requirements</li> <li>• Safe drinking water act/wellhead protection program</li> <li>• NFIP, State floodplain management law</li> <li>• State Shoreland Management Law</li> <li>• WCA</li> </ul> <p><b>Partially meets requirements.</b> Water resource management related agreements and agencies with administrative responsibility in the City are presented on Page2</p> <ul style="list-style-type: none"> <li>• Page2 lists the M54 permit as one with which the City must comply.</li> </ul>	Minnehaha Creek Watershed	Information about nondegradation was added in Section 8.2.

<b>Surface Water Management</b>			
	<ul style="list-style-type: none"> <li>• Pages 19&amp;20 provide information on TMDLs and impaired waters within the City; Page 20 underscores the City’s willingness to work with MPCA and MCWD in the TMDL process.</li> <li>• State and Federal anti-degradation requirements are not referenced in the Plan.</li> <li>• Page15 refers to the City’s Wellhead Protection Plan and outlines the purpose, goal and policies.</li> <li>• Pages 4&amp;5 outline the City’s floodplain ordinance and indicate MCWD’s role in regulation as well.</li> <li>• Page4 indicates the City does not have a shoreland ordinance; the Summary on Page 2 suggests this is because the City has no lakes.</li> <li>• Policy 4.1 on Page 14 indicates the MCWD shall administer wetland protection and mitigation in accordance with WCA—no changes to that structure proposed.</li> </ul>		
26.	<p>Describe how regulatory activities are coordinated with the District.</p> <ul style="list-style-type: none"> <li>• How are potential permit applicants made aware of District permitting requirements</li> <li>• Provide department(s) and positional contact information for regulatory coordination and how this coordination will be initiated by LGU</li> </ul> <p><b>Partially meets requirements.</b> Page 5 states that MCWD serves in an advisory role on development/redevelopment and holds permitting authority—District staff review development proposals and make recommendations—MCWD permits are required for projects that meet the district’s rule criteria. Department and positional contact information is not provided, and notation on how coordination will be initiated is not stated.</p>	Minnehaha Creek Watershed	Information was added in Section 3.4 about the permitting process and Table 3.1 was added listing City Contact Information.
27.	<p>Sets forth a coordination plan that connects the LGU and District in ways that efficiently provide for timely coordination.</p> <ul style="list-style-type: none"> <li>• Annual meeting to review SWMP implementation</li> <li>• Transmittal of M54 report</li> <li>• Describes how the District can receive notice of and consult with the LGU on its land use planning, infrastructure, park and recreation, and CIP efforts</li> </ul>	Minnehaha Creek Watershed	Policies 7.5, 7.6, 7.7 and 7.8 have been added to address these comments.

**Surface Water Management**

	<ul style="list-style-type: none"> <li>• Describes when and how LGU will provide notice on small area plans and other focused development or redevelopment actions</li> <li>• Regulatory coordination — describe how LGU will share information and coordinate on the following:             <ul style="list-style-type: none"> <li>○ Pre—application and permit reviews</li> <li>○ Construction site inspection and compliance</li> <li>○ WCA where LGU is WCA authority</li> <li>○ Implementation of District Rules where LGU is rule authority for any of MCWD rules</li> </ul> </li> <li>• Discussion of coordination opportunities now, on the horizon and/or requested in the future</li> </ul> <p><b>Does not meet requirements.</b> MCWD Water Resources Plan, Appendix A, Paragraph 5 details an outline for the required, stand-alone, coordination plan. MCWD staff are available to assist the City in creating this framework. Goals and Policies of the Plan start on Page 11; Assessment of Problems starts on Page 17; both sections outline several opportunities for coordination.</p> <ul style="list-style-type: none"> <li>• An annual meeting with the District is not proposed.</li> <li>• Goal 7 (Page 16) discusses holding at least one public meeting per year to address the SWPPP annual report, but transmittal of the M54 report to MCWD is not discussed.</li> <li>• Coordination efforts with MCWD regarding potential projects are set forth in several areas throughout the Plan. However, the Plan does not provide details on how the District will receive notice regarding planning, infrastructure, park and rec, and CIP efforts.</li> <li>• The Plan does not specifically address when and how notice will be provided on small area plans and other development/redevelopment actions.</li> </ul> <p>As stated in previous bullet, the Plan either states or suggests that coordination for the listed elements will occur, but it does not cover how that coordination will look</p>		
28.	For each element in 24 above, describe when and how the communication will occur and indicate the department and position for proposed communication plan.	Minnehaha Creek Watershed	Language was added to Section 3.4 Permitting. Policy 7.8 was added.

<b>Surface Water Management</b>			
	<b>Does not meet requirements.</b> While coordination with MCWD is referenced throughout the Plan, it does not cover when and how communication will occur regarding points in #24 above. The Plan does not provide the department or position responsible for the communication plan.		
29.	P. 18, Impaired Waters section The description “Minnehaha Creek, from Porter Creek to the Minnesota River” is incorrect. Minnehaha Creek flows from Grey’s Bay to the Mississippi River.	Minnehaha Creek Watershed	This was corrected in Section 8.2., Impaired Waters.
30.	Throughout Plan. In a number of locations text referring to figures in the Water Resources Plan do not match numbering on the figures themselves. There are also figures (such as SW—03) that are not described or called out in the Plan.	Minnehaha Creek Watershed	The figures have been renumbered and referenced accordingly in the text.
31.	30. 1. The Plan needs to include drainage areas, volumes, rates, and paths of stormwater runoff. This information is required for a local water resources management plan and can be incorporated by reference if available from another source but needs to be clearly stated 2. The stormwater runoff from the City drains to Minnehaha Creek and Nine Mile Creek which are impaired for chloride, dissolved oxygen, and fish and aquatic invertebrate bioassessments. The Plan should discuss how the City’s surface runoff affects those impaired waters and what the City’s role is or will be in fulfilling current and future TMDL allocations, including related implementation projects and funding sources needed to address these impairments. 3. Finally, the Plan referred to a few figures, but all figures numbered as “WRx.x” are not found either in the Water Resources Management Plan or in the City’s Comprehensive Plan. Please update or indicate where those figures can be found. November 8, 2018	Met Council	1. Subwatershed flow direction is shown on Figure SW-01. The City’s subwatersheds are shown on Figure SW-08. The HHPLS study is referenced in Table 5.3. Rate and volume information has been included in Section 5.3 and Figure SW-10. 2. Addressed in Section 7.2, Policy 2.8 3. The figures have been renumbered and referenced accordingly in the text.
Advisory Comments			
Number	Comment	From	Proposed Response
1.	if available at the time the City formally submits its Plan for review, we request the City provide the final LWMP in an Appendix with a summary in the body of the Plan, incorporating any recommended revisions from the Council and two Watershed Districts’ reviews of the draft LWMP. if available at the time the Plan is formally submitted, we also request that the City provide the dates that the two Watershed Districts approved the final LWMP, and the date the City adopted the final LWMP.	Met Council	Comment acknowledged

<b>Surface Water Management</b>			
2.	<p>Compliance with state rule. The SWMP briefly touches on the basic requirements of Minnesota Rules 8410.016, but needs to be expanded in several areas; this memo describes both required and suggested additions, revisions and clarifications to will be needed for the SWMP to comply with the state rule and achieve consistency with the NMCWD Plan. The SWMP is short on details, and addresses several requirements in a very minimalistic manner, and would be improved by the addition of detail on several points noted below. Performance standards and, areas and elevations for stormwater storage adequate to meet them are needed. (Indeed, the SWMP lacks performance standards throughout.) Drainage areas and volume, rates and paths of stormwater have not been defined; the SWMP notes<sup>2</sup> that the city has been delineated into roughly 60 subwatersheds, but no map or figure showing these areas or description of their features is provided. Water quality protection methods adequate to meet performance standards are not identified. NMCWD finds that while the SWMP’s goal and policy statement are generally consistent with the NMCWD Plan (with certain specific changes noted below), the city should consider referencing and/or incorporating policies and goals from relevant watershed district plans, including the NMCWD Plan, to bolster the scope and comprehensiveness of the city’s goals and policies. Further, the city can significantly improve the comprehensiveness and implementation effectiveness of the SWMP by clarifying its deference to the exercise of regulatory authority by NMCWD for the portion of the city within the Nine Mile Creek watershed, as discussed in more detail below.</p>	Nine Mile Creek Watershed	Comment acknowledged
3.	<p><i>Mechanical, typographical specifics.</i> A table of contents and section numbering would make the SWMP more readily navigated and would facilitate future reference by city staff and partners in water-resources protection and flood-mitigation efforts. In light of the lack of such reference points in the draft SWMP, NMCWD supplements the significant issues identified in this memo with comments and suggested (Roman text) or required (underlined) revisions as notes in the attached Adobe Acrobat file.<sup>0</sup> Also, the SWMP as presented in draft form has confusing and seemingly disconnected references and cross-references to tables and figures (e.g., there is a reference on page 16 to “Table 1.0,” but it appears that</p>	Nine Mile Creek Watershed	A Table of Contents and section numbering has been added. References have been updated.

<b>Surface Water Management</b>			
	instead, perhaps, the reference should be to Table WR—4; there are references to Figure SW—01 in a few places in the draft plan but no such figure is readily found). <sup>0</sup> The SWMP notes that because the city is effectively completely developed, “future land[—]use changes will be a result of redevelopment activities,” which strikes NMCWD as a sound statement of an important background fact. From here, though, the SWMP often incongruously refers to how “development” will affect stormwater and flood-flow management. The SWMP should generally address water resource issues in redevelopment, consistent with the characterization of future land-use early in the SWMP.		
4.	<i>Baseline data update needed.</i> The City should consider updating its hydrologic hydraulic modeling.	Nine Mile Creek Watershed	Rate and volume information has been included in Section 5.3 and Figure SW-10. Updating the model has been added as an implementation item.
5.	<i>Land-Use Planning Coordination.</i> Section 1.4 of the NMCWD Plan discusses NMCWD’s interests in coordinating closely with not only city water—resource and public works staffs, but with individuals and departments focused on planning and economic development as well. The stated goal and continued intention is to ensure integration of water-resource management and protection into city redevelopment initiatives. The draft SWMP does not address this opportunity, but NMCWD encourages Hopkins to consider at least a general commitment in the SWMP that would reflect projects such as the effort to coordinate integration of stormwater-management features into the construction of and redevelopment along the Southwest Light Rail corridor.	Nine Mile Creek Watershed	Added language in Section 3.1 – Future Land Use
6.	NMCWD’s flood-management elevations along the creek should be referenced.	Nine Mile Creek Watershed	The flood panel hyperlink is included in Section 3.3.
7.	<b>Modeling &amp; Studies.</b> A brief description of stormwater issues in the 13th Avenue area is presented. Other problem areas within the Hopkins, if any, should be identified and described here as well.	Nine Mile Creek Watershed	Comment acknowledged. The 13 <sup>th</sup> Ave summary is provided in Table 5.3, because it was the only study with results not fully implemented.

<b>Surface Water Management</b>			
8.	<b>Rain Gages.</b> The draft SWMP states that Hopkins has a precipitation gage located at the city public works facility. It should be noted that this gage is operated and maintained by NMCWD.	Nine Mile Creek Watershed	Section 6.2 has been updated to recognize this comment.
9.	<i>Goal 2: Water Quality.</i> Policy 2.7 states Hopkins' intent to adopt policies to minimize chloride contamination through attention to road-maintenance practices. The SWMP notes that Nine Mile Creek is impaired for chloride and that a Total Maximum Daily Load study has been approved for chloride reduction/management. No further discussion is provided for the implementation of chloride reduction in Hopkins. The language in the draft SWMP should be expanded to state awareness of NMCWD's chloride—management education and training efforts, as well as the chloride-reduction requirement added to NMCWD's rules in 2018.	Nine Mile Creek Watershed	Section 7.2, Policy 2.9 has been added to address this comment.
10.	<i>Goal 4: Wetlands.</i> The SWMP mentions that a protective buffer strip must be retained arounds wetlands. But no specific buffer—width requirements or standards are identified and no reference to the standards establish in NMCWD Rule 3.0: Wetland Management.	Nine Mile Creek Watershed	Policy 4.4 has been updated in Section 7.4.
11.	<i>Goal 6: Floodplain Management.</i> As required to harmonize the SWMP with the NMCWD Plan (subsection 7.1.1), the city must commit to coordinating with NMCWD to develop floodplain information and set consistent flood elevations, as well as maintaining critical 100-year flood-storage volumes. The SWMP states that city ordinance will regulate development adjacent to the floodplain districts, but should reference regulation of land-uses allowed by the city to ensure no encroachment in or into the floodplain, to ensure no loss of floodplain storage, and to ensure no structures are built without adequate freeboard. (The policy statements do address these requirements.) This section of the draft SWMP does not reference or discuss NMCWD's floodplain-protection rule or the role of NMCWD in regulating to mitigate flood risk.	Nine Mile Creek Watershed	Comment acknowledged
12.	An executive summary stating highlights of the local water plan. <b>Meets requirements.</b> Plan is organized according to MR 8410 and includes the general requirements.	Minnehaha Creek Watershed	Comment acknowledged
13.	A summary of water resource management—related agreements, including joint powers agreements, into which the LGU has entered with watershed management organizations, adjoining LGUs, private parties or others. <b>Meets requirements.</b> Page	Minnehaha Creek Watershed	Comment acknowledged

<b>Surface Water Management</b>			
	2 lists the agencies that have some level of administrative responsibility in the City, including MCWD.		
14.	A statement of the process to amend the local plan, consistent with Minnesota Statutes §1038.23S. <b>Meets requirements.</b> The amendment process is covered in a section that begins on Page 4. This paragraph should clearly set forth the types of amendments that would be considered minor and would not require WMO review and approval, and those that would adhere to the statutory amendment process.	Minnehaha Creek Watershed	Comment acknowledged
15.	List and describe completed or programmed small area plans and similar planning activities to assess the LGU's role with respect to defined—area redevelopment. <b>Meets requirements.</b> No small area plans are listed. However, the Design Criteria section that starts on Page 9 notes the rate control requirements for redevelopment. Page 10 states that redevelopment must include facilities to provide water quality treatment and runoff control. Page 5 notes that MCWD will serve in an advisory role and permitting authority for redevelopment.	Minnehaha Creek Watershed	Comment acknowledged
16.	21. Identify District assistance or coordination that would benefit any of these programs. <b>Meets requirements.</b> Coordination with MCWD is stated and implied throughout the Plan.	Minnehaha Creek Watershed	Comment acknowledged
17.	Contains an implementation program, consistent with MN Rules 8410.0160. <b>Meets requirements.</b> Table WR 1.6 on Page 22 provides an implementation plan with estimated costs and funding sources. Please include priorities.	Minnehaha Creek Watershed	Comment acknowledged
18.	Identify any District rules for which the LGU wishes to assume sole regulatory authority, and provide the supplementary information required under Section 3.6.4 of the WMP. <b>Meets requirements.</b> Policy 4.1 on Page 14 indicates the MCWD shall administer wetland protection and mitigation in accordance with WCA—no changes to that structure proposed—no changes to that structure or to any MCWD authority proposed.	Minnehaha Creek Watershed	Comment acknowledged
19.	State whether the LGU intends to assume the role of "local government unit" responsible to implement the Minnesota Wetlands Conservation Act (WCA) or whether it chooses for the District to assume that role.	Minnehaha Creek Watershed	Comment acknowledged

<b>Surface Water Management</b>			
	<b>Meets requirements.</b> Policy 4.1 on Page 14 indicates the MCWD shall administer wetland protection and mitigation as LGU in accordance with WCA—no changes to that structure proposed.		

<b>Water Supply</b>			
<b>Incomplete Comments</b>			
<b>Number</b>	<b>Comment</b>	<b>From</b>	<b>Proposed Response</b>
1.	The Council has not yet reviewed the City’s Water Supply Plan that was submitted to the Minnesota Department of Natural Resources (DNR) on March 19., 2018. if changes are made to the water supply plan resulting from the DNR's review of the plan or from changes as a result of revisions to the full comprehensive plan, such as changes to forecasts, the City will need to provide the Council and DNR with the updated information when it submits its final Plan.  In the meantime, Council staff recommend that the City develop and include cooperative agreements for emergency water supply service.	Met Council	Comments from the MnDNR have yet to be received. The water supply plan has been revised and will be resubmitted based on revised population forecasts provided by the Met Council.
2.	Please also note that Appendix WR2.’ Water Supply, Treatment, and Distribution uses outdated forecasts that are inconsistent with the forecasts used in the rest of the Plan. Forecasts must be used consistently across plan elements.	Met Council	The water supply plan has been revised and will be resubmitted based on revised population forecasts provided by the Met Council.

<b>Wastewater</b>			
<b>Incomplete Comments</b>			
<b>Number</b>	<b>Comment</b>	<b>From</b>	<b>Proposed Response</b>
1.	Table that details adopted community sewer forecasts in 10-year increments to 2040 for households and employment.	Met Council	The table has been revised as requested. Text has been

<b>Wastewater</b>			
	<ul style="list-style-type: none"> <li>This should be broken down by the four (4) discharge points to the Metropolitan Disposal System:               <ul style="list-style-type: none"> <li>M123</li> <li>M122</li> <li>Westerly to Minnetonka</li> <li>Northernly to Minnetonka</li> </ul> </li> </ul>		added to detail the methodology for splitting these sewer forecasts in lieu of completing a system wide sanitary sewer model.
2.	<p>An electronic map or maps (GIS shape files or equivalent) showing the following information regarding the existing sanitary sewer system.</p> <ul style="list-style-type: none"> <li>Lift stations.</li> <li>Existing connections points to the metropolitan disposal system.</li> <li>Future connection points for new growth if needed.</li> <li>Local sewer service districts by connection point.</li> <li>Intercommunity connections.</li> </ul>	Met Council	Figure has been modified to illustrate this information.
3.	Copy of Intercommunity service agreements entered into with an adjoining community, including a map of areas covered by the agreement.	Met Council	Reference to any intercommunity service agreements has been added.
4.	<p>Table or tables that provide the following local system information:</p> <ul style="list-style-type: none"> <li>Capacity and design flows for existing trunk sewers</li> <li>Assignment of 2040 growth forecasts by Metropolitan interceptor.</li> </ul>	Met Council	Table WR3.4 lists the data for the City's only trunk sanitary sewer. 2040 growth forecasts have been assigned by Metropolitan Council interceptor / lift station.
5.	<p>Describe the sources, extent, and significance of existing inflow and infiltration in both the municipal and private sewer systems.</p> <ul style="list-style-type: none"> <li>Include a copy of the local ordinance or resolution requiring the disconnection of existing foundation drains, sump pumps, and roof leaders from the sanitary sewer system.</li> </ul>	Met Council	City Ordinance 705.09 is included and discussed in the Infiltration and Inflow section. For added clarity, a hyperlink to City ordinance 705.09 has now been added.
6.	Describe the sources, extent, and significance of existing inflow and infiltration in both the municipal and private sewer systems.	Met Council	An estimate of costs of I&I based on the sanitary sewer

<b>Wastewater</b>			
	<ul style="list-style-type: none"> <li>• Include a breakdown of residential housing stock age within the community into pre- and post-1970 era, and what percentage of pre-1970 era private services have been evaluated for I/I susceptibility and repair.</li> <li>• Include a cost summary for remediating the Hi sources identified in the community. If previous I/I mitigation work has occurred in the community, include a summary of flow reductions and investments completed. If costs for mitigating I/I have not been analyzed, include the anticipated wastewater service rates or other costs attributed to inflow and infiltration.</li> </ul>		<p>rate is included on page 8 of Appendix WR3: Sanitary Sewer.</p> <p>A breakdown of housing stock age pre/post 1970 has been added. A narrative regarding inspection of sewer service pipes during reconstruction projects has been expanded.</p>
7.	<p>Describe the implementation plan for preventing and eliminating excessive inflow and infiltration from entering both the municipal and private sewer systems.</p> <ul style="list-style-type: none"> <li>• Include the strategy for implementing projects, activities, or programs planned to mitigate excessive I/I from entering the municipal and private sewer systems.</li> <li>• Include a list of priorities for I/I mitigation projects based on flow reduction, budget, schedule, or other criteria.</li> <li>• Include a schedule and the related financial mechanisms planned or needed to implement the I/I mitigation strategy.</li> </ul>	Met Council	Narratives on this subject have been expanded to respond more specifically to these comments.
Advisory Comments			
Number	Comment	From	Proposed Response
1.	Please review the <a href="http://www.metrocouncil.org/iandi">www.metrocouncil.org/iandi</a> website for current I/I policies and additional information.	Met Council	Comment acknowledged

<b>Parks and Trails</b>			
Advisory Comments			
Number	Comment	From	Proposed Response
1.	Appendix B2, Page 21 - 17 <sup>th</sup> Avenue Bicycle Facility Study: The City may wish to update their text regarding the 17 <sup>th</sup> Avenue Bicycle Facility Study to reflect its status, as it currently reads that the study was anticipated to be complete by Fall 2018. In addition, please continue to keep the Park District engaged as the study evolves.	Three Rivers Park District	Update with current study status

2.	Appendix D2, page 12 – Text modification requested: The mileage for the following is confirmed as: <ul style="list-style-type: none"> <li>• Cedar Lake LRT Regional Trail: 3.8 miles</li> <li>• North Cedar Lake Regional Trail: 4.4. miles</li> <li>• Lake Minnetonka LRT Regional Trail: 15.8 miles</li> </ul>	Three Rivers Park District	Update mileage as indicated
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## ECONOMIC ENVIRONMENT

<b>Economic Competitiveness</b>			
Advisory Comments			
Number	Comment	From	Proposed Response
1.	<p>The Economic Competitiveness section provides “direction for a healthy, robust, and equitable economy.” Racial equity and economic inclusion are weaved throughout the goals and policies. Rightly, the discussion highlights the racial disparities in the economy and strategies to close those gaps. The Center encourages the City to also include language about the economic opportunities of racial equity throughout this section. If racial disparities in workforce, business ownership, income and other areas were closed, the overall economy in Hopkins (and the region) would be noticeably more prosperous. By focusing on the positive economic opportunity of equity, the community can better value its diversity and be optimistic about the future. For resources on the benefits of inclusive growth, see the Center's website.</p> <p>Goal 2 in this section is: “Support a healthy, diverse mix of businesses in Hopkins.” The Center supports the policies under this goal and suggests the addition of a goal to promote the development of business start-ups by People of Color. Minority owned businesses grew at 3.5 times the rate of all Minnesota companies in 2014; therefore, a targeted approach to support the development of minority-owned businesses is a smart public investment.</p> <p>Goal 3 in this section is: “support the development of a well prepared, diverse workforce.” The Center supports the policies under this goal and suggests the City provide more specificity. For example, one of the six policies is “Educate about what jobs are available at the city.” Educate whom? The Center encourages the City to focus its workforce outreach efforts on communities that are currently under-</p>	Center for Economic Inclusion	<p>Add policy to Page 98 related to encouraging business ownership by disadvantaged groups, including people of color, through partnerships.</p> <p>Revise policy statement on Page 99 regarding educating about jobs in the city to reflect that underrepresented groups will be encouraged.</p> <p>Add language to policy on Page 99 regarding encouraging the ability to live and work nearby.</p> <p>Add policy on Page 99 regarding exploring potential for using Community Wealth Building.</p>

<b>Economic Competitiveness</b>			
	<p>represented in government staff roles. By creating a more diverse city workforce, Hopkins can advance several goals at the same time.</p> <p>Goal 4 in this section is: “promote economic equity in Hopkins, to benefit residents regardless of identity or background.” The Center suggests the addition of a policy to “explore the application of Community Wealth Building to build a more equitable economy.” This framework, which includes strategies such as business conversions to worker ownership, is a proven driver of racial equity.</p>		
2.	<p>On page 94 and others, since the city does not directly benefit from adding jobs, need more emphasis in this section on tax base, including specific goals around creating sufficient value to sustain public infrastructure and system. In addition to growing the tax base, should also emphasize using limited resources and infrastructure more efficiently; also ensure this is reflected as possible benchmark value in the implementation element.</p>	8/28/18 Planning Commission public input	Added statement on importance of tax base to Page 94, and add corresponding policy language around tax base and resource allocation to Page 97, as suggested
3.	<p>The Economic environment is missing economic inequality - the rich are getting richer How do we ensure we are not shifting wealth out of Hopkins? How do we turn this plan in to a call for action from every different persona of citizen of Hopkins?</p> <p>Identifying tech infrastructure investment as something the city can control to help with economic development is important. 5G is coming. In three or so years there will be opportunities to enable high-speed broadband wireless across the whole city. That’s the investment to make. We don’t want VC-backed startups in Hopkins. We want bootstrapped growth companies. Yes to coworkings spaces. Great equity points. Overall this plan is incredible and excited me. I think we need to move quickly to create the community.</p> <p>The only challenges I have to this already holistic and aspirational plan is how can this be more comprehensive, inclusive, and aspirational?</p>	Nathan Miller, online comment portal	The social environment element covers disparities more directly. Additional content added regarding encouraging diverse business development and entrepreneurs

<b>Downtown</b>
Advisory Comments

Number	Comment	From	Proposed Response
1.	On page 100, move “remaining unique” to the top of the list; this is very important and a key differentiator for Hopkins; central social district is also very important. Should indicate that the unique downtown is an important marketing tool for Hopkins – and it keeps getting nicer.	8/28/18 Planning Commission public input	Reordered points and added statement on marketing tool and getting better on Page 100

## IMPLEMENTATION

Implementation			
Advisory Comments			
Number	Comment	From	Proposed Response
1.	<p>The Center supports the plan’s implementation section, which identifies action steps, timelines and potential indicators for every plan goal. The following are suggestions for strengthening this section in regard to racial equity:</p> <ul style="list-style-type: none"> <li>• Page 123 suggests “social and economic disparities” as potential indicators. The Center encourages the City to identify specific racial disparity indicators that might be used from the data included in plan (e.g. poverty, unemployment, labor force participation, household income, health insurance and homeownership).</li> <li>• Page 123 also states “Pursue next steps on Hopkins Race and Equity Initiative, including implementing GARE recommendations.” This is the first time that GARE is mentioned in the plan; the Center suggests including the GARE recommendations in an appendix as a reference.</li> </ul>	Center for Economic Inclusion	<p>Add more information on potential indicators on Page 125.</p> <p>Also on Page 125, add link to more information on GARE, and revise language regarding who this and other tools will be used.</p>
2.	<p>Page 113 Goal Alternative Language H #1 Indicator Language:</p> <ul style="list-style-type: none"> <li>• Number of preserved unites of Naturally Occurring Affordable Housing Units (NOAH) – A specific goal % or numeric goals could be developed based on current availability of affordable housing.</li> <li>• Increase the number of units of affordable housing that are either permanently affordable or long-term housing</li> </ul>	Larry Hiscock	<p>Goal H #2 Page 115</p> <p>Add action step: Explore opportunities to preserve NOAH properties and communicate this goal to existing NOAH owners.</p> <p>Recognizing that some NOAH properties will lose their affordable status due to gentrification, attempt to</p>

Implementation			
			increase the number of affordable housing units that have legally-binding affordability requirements.
3.	<p>113 H #1, 2 Actions:</p> <p>Utilize innovative mechanism to fund or encourage affordable housing. This could include tax abatement, establishing a scatter site Tax Increment Finance District or other value capture method to fund acquisition or create an incentive for landlords to sell their rental property to a preservation buyer.</p>	Larry Hiscock	The City of Hopkins has limited resources to establish a funding stream for acquisition or preservation of affordable housing while still maintaining a reasonable tax rate for all properties. The City will pursue new funding sources for affordable housing development and preservation through grants, partnerships and creative solutions as identified in H#2.
4.	<p>121 QL#3 Actions:</p> <ul style="list-style-type: none"> <li>• Partner directly with culturally based organization (including funding) to build ties with immigrant and refugee communities in Hopkins.</li> <li>• Hire community cultural liaisons to engage community members.</li> </ul>	Larry Hiscock	<p>Aligns better with QL#2.</p> <p>Add action step to Page 121: Look for opportunities to partner with culturally-based organizations to build ties with immigrant communities in Hopkins.</p> <p>Continue the work of building relationships with all residents of the community but especially with those who are new to the community or have not found a meaningful way to make their voices heard.</p>

<b>Implementation</b>			
5.	110 T#3 Actions: The market is already being impacted by the METRO Green Line Extension. The \$2 billion infrastructure improvement is creating private value for property owners. The increased value should be captured to ensure a broader public benefit beyond property owners and infrastructure. <ul style="list-style-type: none"> <li>Utilize a value capture tool to redirect revenue to develop a grant/loan pool to fund equitable development projects.</li> </ul>	Larry Hiscock	The City of Hopkins has a responsibility to all property owners (and renters) to keep our tax rate reasonable and affordable. In order to do this, the City must grow its tax base. The City will use value capture tools when it is deemed necessary to achieve City goals, on a case by case basis.
6.	106 LU#1 Actions: All development agreements should include clear benefits for the community: affordable housing, local hiring, space for small/disadvantaged business, etc.	Larry Hiscock	Each development project has their own set of community benefits and every project is reviewed through that lens. The City of Hopkins ability to require certain community benefits varies greatly depending on the City's role and level of financial and/or land use approvals.
7.	106 LU#1,2 Indicators: <ul style="list-style-type: none"> <li>Number/Percentage of preserved NOAH units</li> <li>Development agreements requiring new long-term/permanent affordable</li> </ul>	Larry Hiscock	Add indicators to Housing Policy section page 113, H#2
8.	126 EC#4 Actions: It is very positive that the City of Hopkins will be proactively applying an equity lens to its procurement and hiring practices. The City of Hopkins is also home to and borders by large corporate entities. The City of Hopkins should proactively engage and partner with corporations in the area to make the same changes. <ul style="list-style-type: none"> <li>The City of Hopkins will convene and engage local businesses in an effort to advance racial and economic equity.</li> </ul>	Larry Hiscock	The City of Hopkins has no oversight in the hiring practices of private businesses and cannot claim to have proven methods in place around equitable hiring and procurement.
9.	The Hopkins City Council can take immediate action to encourage the production of new affordable housing and protect our neighbors who are renting and vulnerable to being displaced. The Council should act to approve the following:	Larry Hiscock	1. The current draft of the Comp Plan identifies pursuing inclusionary

<b>Implementation</b>			
	<ol style="list-style-type: none"> <li>1. Inclusionary Zoning Policy</li> <li>2. Just Cause Eviction Requirement</li> <li>3. Advanced Notice of Sale Requirement</li> <li>4. Section 8 Protection Ordinance</li> </ol> <p>Please see the attached fact sheets (on Section 8 protection ordinance, inclusionary housing ordinance, extending just cause requirement, and advanced notice ordinance). Other communities have adopted these policies. It is time for Hopkins to do the same.</p>		<p>zoning standards under Housing Policy H#2 action steps.</p> <ol style="list-style-type: none"> <li>2. State Statute allows for no-fault nonrenewal of leases with only 30 days of written notice. Cities are prohibited from adopting regulations that give up this right.</li> <li>3. The proposed Tenant Protection Ordinance accomplishes many of the same goals as an Advanced Notice of Sale Requirement.</li> <li>4. The ability of cities to prohibit the denial of prospective tenants on the sole basis that they use the Section 8 program to pay rent is currently being challenged in the courts. The City of Hopkins will monitor the results of the court action and look for ways to encourage the acceptance of the Section 8 voucher program.</li> </ol>
10.	On page 106, move parking requirements study to short term; any zoning related items should be in the short term too	8/28/18 Planning Commission public input	Made changes as suggested on Pages 108

<b>Implementation</b>			
11.	On page 113, move affordable housing implementation steps into the short term timeframe, rather than medium term – these are high priorities	8/28/18 Planning Commission public input	Make changes as suggested to Page 115



# APPENDIX H1: COMPREHENSIVE PLAN APPROVAL DOCUMENTS

Cultivate Hopkins Comprehensive Plan

APPROVED 11/17/20

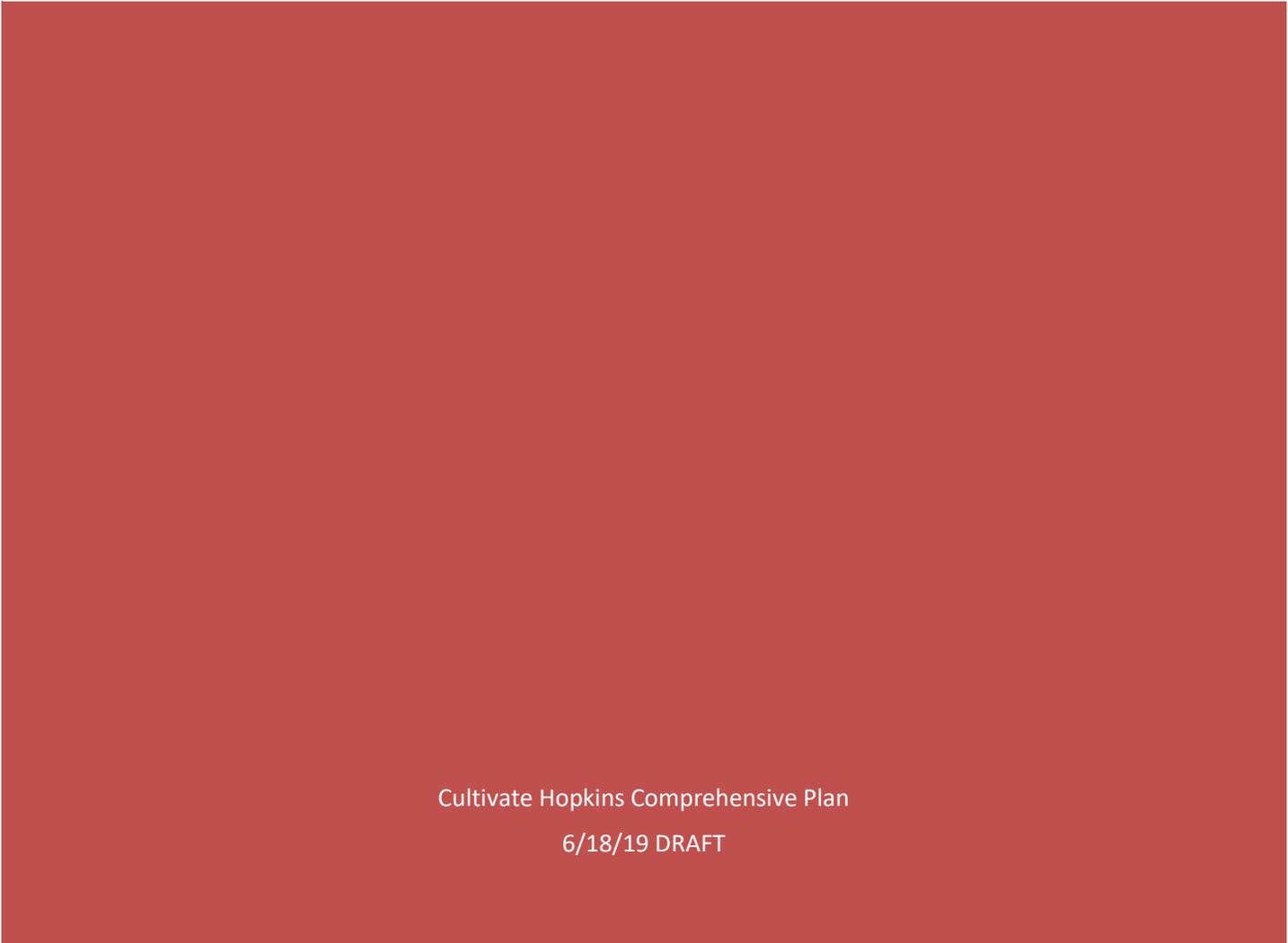




# APPENDIX H1: COMPREHENSIVE PLAN APPROVAL DOCUMENTS

Cultivate Hopkins Comprehensive Plan

6/18/19 DRAFT



**HOPKINS PLANNING AND ZONING COMMISSION**  
**AGENDA**  
Tuesday, May 28, 2019  
6:30 pm

THIS AGENDA IS SUBJECT TO CHANGE UNTIL THE START OF  
PLANNING AND ZONING COMMISSION MEETING

**I. CALL TO ORDER**

**II. ADOPT AGENDA**

**III. OPEN AGENDA – PUBLIC COMMENTS/CONCERNS**

**IV. CONSENT AGENDA**

1. Minutes of the April 23, 2019 Planning & Zoning Commission

**V. PUBLIC HEARING**

1. Planning Application 2019-07-AMD Accessory Building Standards Text Amendment
2. Planning Application 2019-08-AMD Final 2040 Comprehensive Plan – Cultivate Hopkins

**VI. OLD BUSINESS**

**VII. NEW BUSINESS**

1. Election of Planning & Zoning Commission Officers for 2019/2020

**VIII. ANNOUNCEMENTS**

1. April Planning Commission Items

**IX. ADJOURN**

**CITY OF HOPKINS**  
**Hennepin County, Minnesota**

**PLANNING & ZONING COMMISSION RESOLUTION 2019-09**

**A RESOLUTION RECOMMENDING THE CITY COUNCIL DIRECT THE CITY  
PLANNER TO DISTRIBUTE THE 2040 COMPREHENSIVE PLAN UPDATE –  
CULTIVATE HOPKINS TO THE METROPOLITAN COUNCIL PURUANT TO  
MINNESTOA STATUTES SECTION 473.864**

**WHEREAS**, Minnesota Statutes section 473.864 requires each local governmental unit to review and, if necessary, amend its entire comprehensive plan and its fiscal devices and official controls at least once every ten years to ensure its comprehensive plan conforms to metropolitan system plans and ensure its fiscal devices and official controls do not conflict with the comprehensive plan or permit activities that conflict with metropolitan system plans; and

**WHEREAS**, Minnesota Statutes sections 473.858 and 473.864 require local governmental units to complete their “decennial” reviews by December 31, 2018; and

**WHEREAS**, on April 1, 2018, the City Council of the City of Hopkins approved Resolution 2018-038 requesting additional time within which to complete the Comprehensive Plan “Decennial” Review Obligation; and

**WHEREAS**, the City Council, Planning & Zoning Commission, and the City Staff have prepared a proposed Comprehensive Plan intended to meet the requirements of the Metropolitan Land Planning Act and Metropolitan Council guidelines and procedures; and

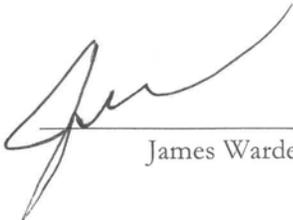
**WHEREAS**, pursuant to Minnesota Statutes section 473.858, the proposed Comprehensive Plan was submitted to adjacent governmental units and affected special districts and school districts for review and comment on September 12, 2018, and the statutory six-month review and comment period has elapsed; and

**WHEREAS**, Hopkins Planning and Zoning Commission, pursuant to published notice, held a public hearing on the 2040 Comprehensive Plan Update – Cultivate Hopkins and reviewed such draft plan and all public comments on May 28, 2019: all persons present were given an opportunity to be heard; and

**WHEREAS**, Minnesota Statutes section 473.858 requires a local governmental unit to submit its proposed comprehensive plan to the Metropolitan Council following recommendation by the planning commission and after consideration but before final approval by the governing body of the local governmental unit.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning & Zoning Commission of the City of Hopkins hereby recommends the City Council direct the City Planner to distribute the 2040 Comprehensive Plan Update – Cultivate Hopkins to the Metropolitan Council Pursuant To Minnesota Statutes Section 473.864.

Adopted this 28<sup>th</sup> day of May 2019.

  
\_\_\_\_\_  
James Warden, Chair

**PLANNING & ZONING COMMISSION MINUTES**  
**May 28, 2019**

A regular meeting of the Hopkins Planning & Zoning Commission was held on May 28, 2019, at 6:30 p.m. in the Training Room at Hopkins Fire Station. Present were Commission Members James Warden, Samuel Stiele, Elizabeth Goeman, Gerard Balan, Emily Wallace-Jackson, Kristin Hanneman and Laura Daly. Also present was City Planner Jason Lindahl.

**CALL TO ORDER**

Chairperson Warden called the meeting to order at 6:30 p.m.

**ADOPT AGENDA**

Commissioner Goeman moved, Commissioner Hanneman seconded, to adopt the agenda. The motion was approved unanimously.

**OPEN AGENDA – PUBLIC COMMENTS/CONCERNS – None.**

**CONSENT AGENDA**

Commissioner Wallace-Jackson moved, Commissioner Hanneman seconded, to approve the minutes of the April 23, 2019 regular meeting. The motion was approved unanimously.

**PUBLIC HEARING**

1. Planning Application 2019-07-AMD Accessory Building Standards Text Amendment

Mr. Lindahl gave an overview of this item stating that the applicant, Robb Stephens, is requesting a zoning code text amendment related to accessory building standards. The applicant requests increases to the number and size of accessory buildings in the R-1-E zoning district, which would allow him to construct an additional, detached accessory building (garage) on his property located at 3321 Hopkins Crossroad.

Next, the applicant shared with the Commission his reason for applying for the text amendment. The applicant thanked the City for considering his request but also stated his opposition to staff's recommendation prohibiting accessory buildings in front of the house. He explained that he would like to use the accessory building as a screen from the traffic along Hopkins Crossroad.

General discussion by the Commission included next steps should the City approve the application, additional information on accessory building standards, the placement of the applicant's proposed accessory building, staff's recommendation prohibiting accessory buildings in front of the house and how the front yard setback of homes in the Bellgrove neighborhood compares to the rest of the city.

Chairperson Warden opened the public hearing at 7:14 p.m.

Coming forward to address the Commission was Margarete Mursch, resident at 3313 Hopkins Crossroad and neighbor north of the applicant. Ms. Mursch asked how close the garage could

possibly be built to her house. Mr. Lindahl replied that the current standards require an accessory building be no closer than three feet from the side or rear property line and would not change with the proposed amendment.

Charles Lick, 6 Fletcher Place, supports the proposed amendment to allow three accessory buildings but not necessarily in front of the principal building as it applies citywide. Mr. Lick questioned if a variance for the applicant's request would be better suited.

Cynthia Chapman, 1 Saint Albans Road West, is in support of the text amendment. Ms. Chapman lives along Minnetonka Boulevard and would like to build a garage in the front of her house in the future, as her lot would not accommodate an accessory structure to the side or rear of the property. Ms. Chapman inquired about design standards for accessory buildings in relation to the principal building. Mr. Lindahl listed some of the general design standards for accessory buildings. Ms. Chapman asked specifically about her house, which is mostly brick. Mr. Lindahl replied that having a majority brick house would not require the accessory structure also be a majority brick structure.

The applicant addressed the Commission again stating that he does not wish to upset any neighbors with the desired accessory building, and will support the proposal with staff's recommendations but would prefer the standard prohibiting accessory buildings located in front of the principal structure be removed. With no one else coming forward to speak, Commissioner Goeman moved and Commissioner Balan seconded to close the public hearing. The motion was approved unanimously.

General discussion from the Commission included support for the applicant's proposal and staff's recommendations except for the standard prohibiting accessory structures located in front of the house in the R-1-E district.

Commissioner Daly moved and Commissioner Goeman seconded to approve Resolution 2019-08 recommending the City Council approve a zoning code text amendment related to standards for accessory buildings or structures minus the standard prohibiting accessory buildings in the front yard of properties in the R-1-E district. Mr. Lindahl clarified that this motion only removed the prohibiting accessory buildings in the front yard of properties in the R-1-E district and that this standard will still apply to all other residential district and the Commission agreed. Approved 6-1 with Commissioner Balan abstaining.

Mr. Lindahl stated this item will be presented to the City Council at their June 4, 2019 regular meeting with the Planning Commission's recommendation.

## 2. Planning Application 2019-08-AMD Final 2040 Comprehensive Plan – Cultivate Hopkins

Mr. Lindahl gave an overview of this item stating that the latest version of the 2040 Comprehensive Plan is now available on the City's website for review. This version reflects edits and revisions made based on feedback received during the required 6-month interjurisdictional review period.

Consultant planner Haila Maze with Bolton & Menk continued with a summary presentation on the background and overall goal of the plan.

Chairperson Warden opened the public hearing at 8:20 p.m.

Eric Anondson, 53 Jackson Avenue South, commented that he did not see any mention of affordable commercial in the plan. When properties are redeveloped, the rent increases make it more difficult for start-ups and other small business to move into these spaces. There is discussion on how to keep housing affordable, but there is concern over also maintaining affordable commercial space. Mr. Anondson also asked about how the city plans to prioritize and measure progress towards its pedestrian and bicycle goals. Mr. Lindahl pointed to the Economic Competitiveness section of the Economic Environment (page 96) that covers affordability of commercial spaces. Pedestrian and bicycle items are covered in the Transportation section of the Built Environment. Both are tied to strategies in the Implementation Section.

With no one else wanting to speak, Commissioner Balan moved and Commissioner Goeman seconded to close the public hearing. The motion was approved unanimously.

Following the public hearing, Chairperson Warden asked staff why the strategy to allow for “gentle density” in single-family neighborhoods was no longer in the comprehensive plan. Mr. Lindahl explained that the strategy had been revised based on feedback from the Comprehensive Plan Advisory Committee and the City Council. The original single strategy was revised into several policies under Goal 4 in the Built Environment. Chairperson Warden expressed his preference for the original strategy and asked it to be noted for the record. The Commission followed with a general discussion on affordable housing in Hopkins.

With no further discussion from the Commission, Commissioner Balan moved and Commissioner Wallace-Jackson seconded to approve Planning Resolution 2019-09 recommending the City Council direct the City Planner to distribute the 2040 Comprehensive Plan Update – Cultivate Hopkins to the Metropolitan Council pursuant to Minnesota Statutes Section 473.864. The motion was approved unanimously.

Mr. Lindahl stated this item will be presented to the City Council at their June 18, 2019 regular meeting with the Planning Commission’s recommendation.

**OLD BUSINESS** – None.

**NEW BUSINESS**

1. Election of Planning & Zoning Commission Officers for 2019/2020

Motion to move election of officers to the June 25, 2019 Planning & Zoning meeting by Commissioner Goeman and seconded by Commissioner Balan. The motion was approved unanimously.

## ANNOUNCEMENTS

During the announcements, City Planner Jason Lindahl updated the Planning & Zoning Commission on the following item:

1. Previous items before the Planning & Zoning Commission:
  - Planning Application 2019-06-TA (Wilshire Properties, LLC Zoning Code Text Amendment) was given a recommendation of approval by the Planning Commission but was ultimately denied by the City Council at their May 7, 2019 regular meeting. Staff is continuing to work with the applicant to bring the site into compliance.

## ADJOURN

Commissioner Hanneman moved, Commissioner Goeman seconded, to adjourn the meeting. The motion was approved unanimously. The meeting was adjourned at 8:35 p.m.

Respectfully submitted,



Courtney Pearsall  
Administrative Assistant

# HOPKINS CITY COUNCIL

## AGENDA

Tuesday, June 18, 2019

7:00 pm

**THIS AGENDA IS SUBJECT TO CHANGE  
UNTIL THE START OF THE CITY COUNCIL MEETING**

Schedule Work Session after close of Regular Meeting

**I. CALL TO ORDER**

**II. ADOPT AGENDA**

**III. PRESENTATIONS**

1. Appointment and Reappointment of Planning and Zoning Commissions and Park Board Members; Domeier
2. Raspberry Festival Presentation; Leigh Drinkwine

**IV. CONSENT AGENDA**

1. Minutes of the June 4, 2019 City Council Regular Meeting Proceedings
2. Minutes of the June 4, 2019 City Council Work Session following Regular Meeting Proceedings
3. Minutes of the June 11, 2019 City Council Work Session Proceedings
4. Approval of Temporary Liquor License for Hopkins American Legion Post 320; Domeier
5. Approve Amended Consent Decree – Reilly Tar Site; Stadler
6. Second Reading: Ordinance 2019-1142 Amending the City Code Related to Standards for Accessory Buildings or Structures and Authorizing Publication; Lindahl
7. 2019 Special Legislation Relating to Tax Increment Financing District 2-11; Elverum
8. Approve Assessment of Private Water and Sewer Line Repairs; Bishop
9. 101 Oakwood Rental License Denial; Kearney

**V. PUBLIC HEARING**

**VI. OLD BUSINESS**

**VII. NEW BUSINESS**

1. Resolution Approving an On-Sale Liquor License and Sunday Sales Liquor License for El Lorito of Hopkins, Inc. dba El Lorito Mexican Grill; Domeier
2. Resolution Approving an On-Sale Liquor License and Sunday Sales Liquor License for T,T &J Ventures, LLC dba Thirty Bales; Domeier
3. 2040 Comprehensive Plan Update – Cultivate Hopkins; Lindahl

**VIII. ANNOUNCEMENTS**

**IX. ADJOURN**

**OPEN AGENDA – PUBLIC COMMENTS/CONCERNS**

Public must fill out a Speaker Request Form. During this time, anyone wanting to address a topic **not listed on the agenda** may do so. Three minute time limit per person.

The Hopkins City Council Chambers are enabled with a hearing loop system and hearing amplification options are available. Please notify staff for assistance.

**CITY OF HOPKINS**  
**Hennepin County, Minnesota**

**RESOLUTION 2019-049**

**A RESOLUTION DIRECTING THE CITY PLANNER TO DISTRIBUTE THE 2040  
COMPREHENSIVE PLAN UPDATE – CULTIVATE HOPKINS TO THE  
METROPOLITAN COUNCIL PURSUANT TO MINNESOTA STATUTES SECTION  
473.864**

**WHEREAS**, Minnesota Statutes section 473.864 requires each local governmental unit to review and, if necessary, amend its entire comprehensive plan and its fiscal devices and official controls at least once every ten years to ensure its comprehensive plan conforms to metropolitan system plans and ensure its fiscal devices and official controls do not conflict with the comprehensive plan or permit activities that conflict with metropolitan system plans; and

**WHEREAS**, Minnesota Statutes sections 473.858 and 473.864 require local governmental units to complete their “decennial” reviews by December 31, 2018; and

**WHEREAS**, on April 1, 2018, the City Council of the City of Hopkins approved Resolution 2018-038 requesting additional time within which to complete the Comprehensive Plan “Decennial” Review Obligation; and

**WHEREAS**, the City Council, Planning & Zoning Commission, and the City Staff have prepared a proposed Comprehensive Plan intended to meet the requirements of the Metropolitan Land Planning Act and Metropolitan Council guidelines and procedures; and

**WHEREAS**, pursuant to Minnesota Statutes section 473.858, the proposed Comprehensive Plan was submitted to adjacent governmental units and affected special districts and school districts for review and comment on September 12, 2018, and the statutory six-month review and comment period has elapsed; and

**WHEREAS**, Hopkins Planning and Zoning Commission, pursuant to published notice, held a public hearing on the 2040 Comprehensive Plan Update – Cultivate Hopkins and reviewed such draft plan and all public comments on May 28, 2019: all persons present were given an opportunity to be heard; and

**WHEREAS**, During the May 28, 2019 meeting, the Hopkins Planning & Zoning Commission adopted Planning & Zoning Commission Resolution 2019-09 recommending the City Council direct the City Planner to distribute the 2040 Comprehensive Plan Update – Cultivate Hopkins to the Metropolitan Council pursuant to Minnesota Statutes Section 473.864.

**WHEREAS**, the City Council of the City of Hopkins has reviewed the proposed Comprehensive Plan and those recommendations, public comments, and comments from adjacent jurisdictions and affected districts during their meeting on June 18, 2019; and

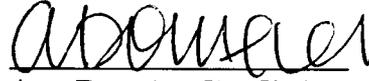
**WHEREAS**, Minnesota Statutes section 473.858 requires a local governmental unit to submit its proposed comprehensive plan to the Metropolitan Council following recommendation by the Planning & Zoning Commission and after consideration but before final approval by the governing body of the local governmental unit.

**WHEREAS**, based on its review of the proposed Comprehensive Plan and Planning & Zoning Commission and staff recommendations, the City Council of the City of Hopkins is ready to submit its proposed plan to the Metropolitan Council for review pursuant to Minnesota Statutes section 473.864; and

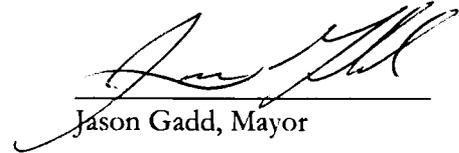
**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Hopkins hereby directs the City Planner to distribute the 2040 Comprehensive Plan Update – Cultivate Hopkins to the Metropolitan Council pursuant to Minnesota Statutes Section 473.864.

Adopted this 18th day of June 2019.

ATTEST:



Amy Domeier, City Clerk

  
Jason Gadd, Mayor

**CALL TO ORDER**

Pursuant to due call and notice thereof a regular meeting of the Hopkins City Council was held on Tuesday, June 18, 2019 at 7:00 p.m. at the Hopkins Fire Station, 101 17th Avenue South, Hopkins.

Mayor Gadd called the meeting to order with Council Members Brausen, Kuznia, Halverson attending. Council Member Hunke was absent. Staff present included City Manager Mornson, City Clerk Domeier, Director of Planning and Development Elverum, City Planner Lindahl and Public Works Director Stadler.

**ADOPT AGENDA**

Mayor Gadd commented that staff has two proposed changes to the Consent Agenda.

**Motion** by Kuznia. **Second** by Brausen.

**Motion** to Adopt Agenda with proposed changes.

**Ayes: Brausen, Kuznia, Gadd, Halverson.**

**Nays: None. Motion carried.**

**PRESENTATIONS**

**III.1. Appointment and Reappointment of Planning and Zoning Commissions and Park Board Members**

City Clerk Domeier discussed the agenda item explaining the recruitment, interview and reappointment process. City Clerk Domeier issued the Oath of Office to the appointed Planning and Zoning Commission and Park Board Members. Mayor Gadd discussed the importance of resident input for the City Council and thanked the members for their volunteer service to the City.

**Motion** by Halverson. **Second** by Brausen.

**Motion** to appoint Emily Fiamova and Nathan White to the Planning & Zoning Commission and Kimberly Schlauderaff and Megan Slindee to the Park Board for two-year terms ending June 30, 2021.

**Ayes: Brausen, Kuznia, Gadd, Halverson.**

**Nays: None. Motion carried.**

**Motion** by Kuznia. **Second** by Halverson.

**Motion** to Motion to reappoint Libby Goeman to the Planning & Zoning Commission and Kyle Kaczmarek to the Park Board for two-year terms ending June 30, 2021.

**Ayes: Brausen, Kuznia, Gadd, Halverson.**

**Nays: None. Motion carried.**

### **III.2. Raspberry Festival Presentation**

Leigh Drinkwine, Hopkins Raspberry Festival Executive Director, gave an overview of the 85<sup>th</sup> Raspberry Festival events and on behalf of the Raspberry Festival Board of Directors thanked the City for their help in making the festival week a success. Council Member Halverson asked about Raspberry Button sales. Ms. Drinkwine commented that the buttons will be available soon. Mayor Gadd thanked the Raspberry Festival for helping promote the hometown atmosphere of Hopkins.

### **CONSENT AGENDA**

Director of Planning and Development Elverum explained the Tax Increment Financing special legislation and how it applies to redevelopment activities.

**Motion** by Brausen. **Second** by Kuznia.

**Motion** to Approve the Consent Agenda.

1. Minutes of the June 4, 2019 City Council Regular Meeting Proceedings
2. Minutes of the June 4, 2019 City Council Work Session following Regular Meeting Proceedings
3. Minutes of the June 11, 2019 City Council Work Session Proceedings
4. Approval of Amended Temporary Liquor License for Hopkins American Legion Post 320
5. Approve Amended Consent Decree – Reilly Tar Site
6. Second Reading: Ordinance 2019-1142 Amending the City Code Related to Standards for Accessory Buildings or Structures and Authorizing Publication
7. Amended 2019 Special Legislation Relating to Tax Increment Financing District 2-11
8. Approve Assessment of Private Water and Sewer Line Repairs
9. 101 Oakwood Rental License Denial

**Ayes: Brausen, Kuznia, Gadd, Halverson.**

**Nays: None. Motion carried.**

### **NEW BUSINESS**

#### **VII.1. Resolution Approving an On-Sale Liquor License and Sunday Sales Liquor License for El Lorito of Hopkins, Inc. dba El Lorito Mexican Grill; Domeier**

City Clerk Domeier discussed the staff report regarding the liquor license request at 502 Blake Road North. Ms. Domeier explained that the license only includes the interior space and the Police Department found no reason to deny the license. The owner would be required to attend liquor license training and be subject to compliance checks. Ms. Domeier gave an overview of the approval process and conditions. Restaurant owner Alex Gomez came forward and gave an overview of his family restaurant and plans for opening the Hopkins location sometime this summer. Mr. Gomez commented he is happy to be locating his restaurant in Hopkins. The City Council welcomed Mr.

Gomez and El Lorito to the Hopkins community.

**Motion** by Kuznia. **Second** by Brausen.

**Motion** to grant an On Sale Liquor License and Sunday Sales Liquor License to El Lorito of Hopkins, Inc. dba El Lorito Mexican Grill by adopting Resolution 2019-051.

**Ayes: Brausen, Kuznia, Gadd, Halverson.**

**Nays: None. Motion carried.**

**VII.2. Resolution Approving an On-Sale Liquor License and Sunday Sales Liquor License for T, T & J Ventures, LLC dba Thirty Bales**

City Clerk Domeier discussed the staff report regarding the liquor license request at 1106 Mainstreet. Ms. Domeier explained that City Code requires that any transfer or sale of more than 10% of the shares requires a new liquor license. The Police Department found no reason to deny the license.

**Motion** by Brausen. **Second** by Halverson.

**Motion** to Move to grant an On Sale Liquor License and Sunday Sales Liquor License to T, T & J Ventures, LLC dba Thirty Bales by adopting Resolution 2019-050.

**Ayes: Brausen, Kuznia, Gadd, Halverson.**

**Nays: None. Motion carried.**

**VII.3. 2040 Comprehensive Plan Update – Cultivate Hopkins; Lindahl 101 Oakwood Road Reasonable Accommodation Request**

In addition to City staff, representatives present for the item were Haila Maze and Mike Waltman, Bolton and Menk, Inc. City Planner Lindahl gave an update of the 2040 Comprehensive Plan, a 2-year project that has included City Council Work Sessions and public input throughout the development of the plan. Mr. Lindahl explained that the six-month review and comment period has ended. Next steps are to release a final draft to the Metropolitan Council for their review process. Mr. Lindahl explained that the plan will be brought back to the Hopkins City Council for further action.

Ms. Maze discussed the highlights of the overall structure of the plan and reviewed the public comments. Ms. Maze discussed the main concepts of the Hopkins plan including complete communities, resilience and sustainability. Ms. Maze gave an overview of the Cultivate Hopkins Vision Statement, structure, and plan development process to date. Ms. Maze discussed the public responses to the plan, commenting that the responses are carefully considered and weighed and that the public feedback gives the City opportunities to consider and explore. Ms. Maze discussed the forecast for the Hopkins community, commenting that Hopkins has exceeded its expectations of growth since

**HOPKINS CITY COUNCIL  
REGULAR MEETING PROCEEDINGS  
June 18, 2019**

2015. Mr. Lindahl discussed the Metropolitan Council process, commenting that staff completed the preliminary review addressing some completeness issues and comments. Staff is ready to submit the plan to the Metropolitan Council.

Council Member Brausen commented that he appreciates the detail presented by staff and considers the plan a helpful tool. Council Member Kuznia commented that it is a well thought out, authentic Comprehensive Plan. Council Member Halverson commented on the great work getting public input. Mayor Gadd appreciates the effort of staff and the public engagement process. Council Member Brausen asked about the Metropolitan Council response to the plan. Mr. Lindahl discussed the timing of comments throughout the process.

**Motion** by Kuznia. **Second** by Brausen.

**Motion** to adopt Resolution 2019-049, directing the City Planner to distribute the 2040 Comprehensive Plan Update – Cultivate Hopkins to the Metropolitan Council pursuant to Minnesota Statutes Section 473.864

**Ayes: Brausen, Kuznia, Gadd, Halverson.**

**Nays: None. Motion carried.**

City Manager Mornson commented that the next City Council meeting is July 16.

**ADJOURNMENT**

There being no further business to come before the City Council and upon a motion by Halverson, second by Brausen, the meeting was unanimously adjourned at 7:56 p.m.

**OPEN AGENDA – PUBLIC COMMENTS AND CONCERNS**

The City Council did not receive any comments or concerns.

Respectfully Submitted,  
Debbie Vold

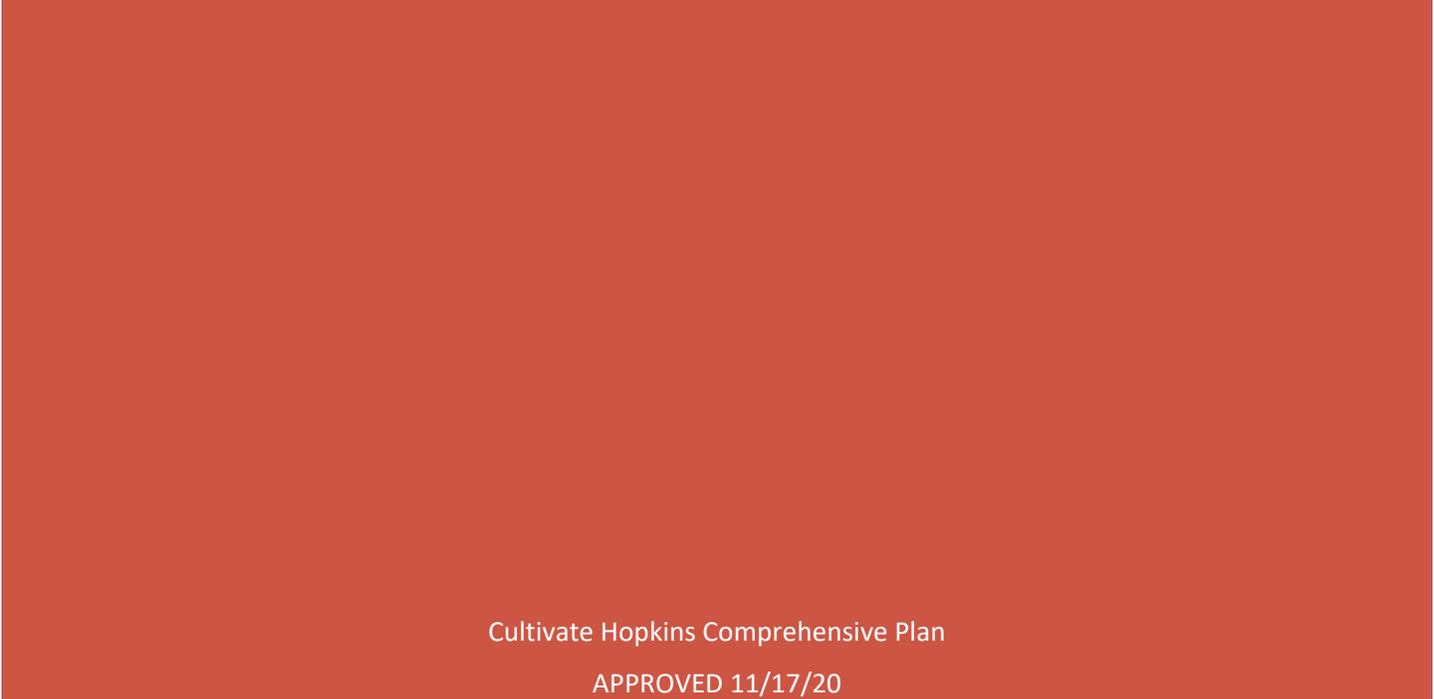
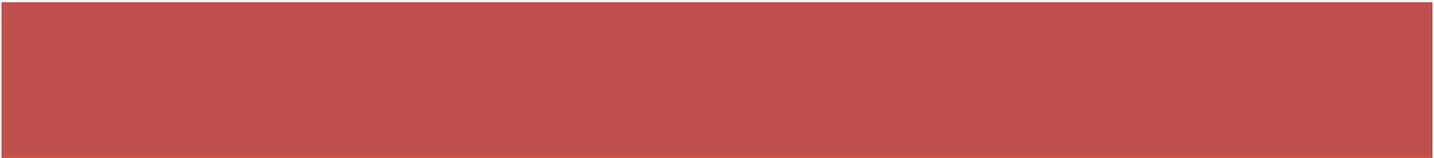
ATTEST:

\_\_\_\_\_  
Jason Gadd, Mayor

\_\_\_\_\_  
Amy Domeier, City Clerk



# APPENDIX WR1: WATER RESOURCES MANAGEMENT PLAN



Cultivate Hopkins Comprehensive Plan

APPROVED 11/17/20



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# Summary

The City of Hopkins (City) has developed this Water Resources Management Plan (WRMP) to meet regulatory requirements, and to plan for future alterations in the existing drainage system due to redevelopment activities. The City is completely developed with a mix of commercial, industrial, residential and open space uses. Redevelopment activities within the City are also occurring as the population of the surrounding area continues to grow.

The City has no lakes and only several public water wetlands that are identified on the Department of Natural Resources Protected Waters and Wetlands map. Portions of Minnehaha Creek meander through the City and it is the headwaters for Nine Mile Creek. The City is within the Minnehaha Creek Watershed District (MCWD) and the Nine Mile Creek Watershed District (NMCWD). All critical storm water flows and elevations within the City of Hopkins can be found within those comprehensive plans. The MCWD updated its Comprehensive Water Resources Management Plan in 2018, and the NMCWD updated its Water Management Plan in 2017. Minnesota Rules Part 8410.0160, Subpart 1 states:

- Each local water plan must, at a minimum, meet the requirements for local water management plans in Minnesota Statutes, Section 103B.235, except as provided by the watershed management organization plan under Part 8410.0105, Subpart 9.

The City of Hopkins will utilize this plan, the accompanying rules, and existing and new ordinances as the basis for managing wetlands, surface, storm, flood, and groundwater within the municipal boundary. The City will continue to work to ensure that its' goals and policies and development standards are consistent with both Watershed Districts as the plans and rules are revised.

# 1. Water Resource Management Related Agreements

The City of Hopkins will be assuming regulatory authority for land use development while recognizing the role of other local, state, and federal entities. Several entities will have administrative responsibilities within the planning area. For a local water management effort to be successful, each entity's commitment and role must be clearly understood.

The agencies currently having some level of administration responsibility include the City, MCWD, NMCWD, Minnesota Department of Natural Resources (MNDNR), Minnesota Pollution Control Agency (MPCA), the U.S. Army Corps of Engineers (USACE), the Minnesota Board of Water and Soil Resources (BWSR), and Hennepin County. It has been recognized that regulatory agencies can achieve common goals by joining together to combine already scarce financial and regulatory resources.

The City of Hopkins is required to meet the conditions of its National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) permit and to implement its' Storm Water Pollution Prevention Program (SWPPP). The City continues to actively engage the MPCA and others to keep its permit and implementation up to date regarding new technology and regulations.

# 2. Amendment Process

For the Plan to remain a dynamic, effective document, a system must be identified and available to update information and implement new ideas, methods, standards, management practices, and any other changes, which may affect the intent and/or results of the Plan. This Plan shall remain in effect, unless an amended Plan is adopted, not to exceed 10 years from the date of initial adoption. Any person or persons either residing or having business within the City can request amendment proposals at any time. The City itself may amend this Plan at any time if changes are required or if issues or opportunities arise that are not currently addressed. All amendments shall be in accordance with Minnesota Rules 8410.0160 Subp. 4 and Minnesota Statutes 103b.235 Subd. 5.

## 3. Physical Environment and Land Use

### 3.1. Land Use

#### Downtown Hopkins

The City of Hopkins lies in southeast Hennepin County. The City contains 2,760 acres of land and water resources within its corporate boundaries, and is bounded by the cities of Minnetonka, Edina, and St. Louis Park. The City is essentially fully developed.

#### Existing Land Use

Most of the existing land is residential, including both single family dwellings and multi-family units. There is a significant industrial area along the railroad tracks. Commercial development exists primarily along the major roadways, including Mainstreet, County Road 3, Blake Road, Shady Oak Road and some parts along Highway 7. In addition, there are several open areas which are occupied by parks, golf courses and wetlands. The existing land use as defined in the 2018 Comprehensive Plan is shown within the land use elements of the plan, see Figure B1.2 in Appendix B1: Land Use.

#### Future Land Use

The City of Hopkins is fully developed. The future land use as defined in the 2018 Comprehensive Plan is shown within the land use elements of the plan, see Figure B1.6 in Appendix B1: Land Use. The future land use changes will be a result of redevelopment activities. Future redevelopment activities should not have a significant impact on regional storm water conveyance systems provided existing development runoff rates are adhered to through the development of stormwater management improvements with the redevelopment. In the coming years, redevelopment will be the focus in Hopkins for growth, since only a very few undeveloped parcels of land remain. Redevelopment plans focus on several key opportunity areas in the city, namely the Green Line Extension station areas, including adjacent areas in Downtown Hopkins and the Blake Road Corridor. Currently the City has no acquisition plans for parkland. The only land acquisition plans forecasted would be for roadway or trail improvements that would require acquisition of right-of-way.

### 3.2. Shoreland

The City of Hopkins has not adopted a shoreland ordinance. At this time, the Minnesota Department of Natural Resources (MNDNR) does not require a shoreland ordinance, and we do not see the need to implement one in the near future.

### 3.3. Floodplain

The City participates in the National Flood Insurance Program (NFIP). The City administers a floodplain ordinance based upon the effective Flood Insurance Study (FIS) for the City of Hopkins (dated September 2, 2004). There are two flooding sources (Minnehaha Creek and Nine Mile Creek) shown in the FIS. The following link leads to the flood map panels for Hopkins: <https://msc.fema.gov/portal/search?AddressQuery=hopkins%20mn#searchresultsanchor>

Flooding in the City results from both summer rainstorms and spring snowmelt runoff. Nine Mile

Creek's headwaters begin in Hopkins, just north of Excelsior Boulevard. The land use adjacent to Nine Mile Creek in Hopkins is predominantly urban in nature. Natural drainage in the community is not well defined, and the City has constructed an extensive storm sewer system as a result. Nine Mile Creek is very responsive to short-duration, high-intensity rainstorms which rapidly flow from the highly impervious area through the constructed storm sewer system. Existing land cover from available LiDAR data is shown in **Figure SW-05**.

Minnehaha Creek crosses through the City along the far northern border and in the northeast corner. In the spring and early summer of 2014, the MCWD experienced a record amount of rainfall resulting in various flooding throughout the watershed. The district had a report prepared that summarized the flooding associated with this event. The Minnehaha Creek corridor through Hopkins did not experience any substantial flooding issues that were reported in the 2014 flood report.

Flood Insurance Rate Map Numbers 27053C033F, 27053C0341F and 27053C0342F show the base flood elevations for the floodway areas in zone AE for Minnehaha Creek and Nine Mile Creek within the City limits. Zone AE is an area where the base flood has been determined. The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% (100-year) annual chance flood can be carried without substantial increases in flood heights. A majority of the City is in zone X, which is an area determined to be outside the 0.2 percent annual chance floodplain.

The City of Hopkins, MCWD and the NMCWD currently regulate development in the floodplains along Minnehaha Creek and Nine Mile Creek.

### **3.4. Permitting**

The City of Hopkins reviews, approves and permits storm water management plans for land disturbing activities on projects that meet the City's ordinance requirements.

MCWD and the NMCWD have permitting authority for development and redevelopment projects that meet the District's rules requirements. District staff reviews development proposals and make recommendations consistent with their requirements for water quality, volume control, flooding, rate control, wetland protection, waterbody crossings and structures, streambank stabilization and erosion control.

Development and redevelopment projects in the city must meet the city's ordinances as well as the MCWD and NMCWD rules. The city defers its permitting authority over to the MCWD and NMCWD for projects that meet their rule thresholds. MCWD and NMCWD will continue to exercise regulatory authority in accordance with Minnesota Statute 103B.211, Subd. 1 (a) (3) (ii).

Table 3.1 lists the contacts at the city who are responsible for development review and their role in the process, depending on the type of development or project proposed. The City will notify private development applicants of their need to contact the appropriate watershed district when permits are applied for, if applicable.

Table 3.1: City Contact Information				
Name	Title	Phone	Email	Coordination
Nate Stanley	City Engineer	952-548-6356	<a href="mailto:nstanley@hopkinsmn.com">nstanley@hopkinsmn.com</a>	Public Improvements Projects
Eric Klingbeil	Assistant City Engineer	952-548-6357	<a href="mailto:eklingbeil@hopkinsmn.com">eklingbeil@hopkinsmn.com</a>	Public Improvements Projects
Jason Lindahl	City Planner	952-548-6342	<a href="mailto:jlindahl@hopkinsmn.com">jlindahl@hopkinsmn.com</a>	Redevelopment & New Development
Kersten Elverum	Dir. of Economic Development & Planning	952-548-6340	<a href="mailto:kerverum@hopkinsmn.com">kerverum@hopkinsmn.com</a>	Redevelopment & New Development

## 4. Hydrologic Setting

### 4.1. Regional Climate

The climatology of Minnesota is described in the United States Geological Survey (USGS) Water-Supply Paper 2375 as follows:

Minnesota is affected by a variety of air masses. In winter, the weather is dominated by cold, dry, and polar continental air masses from northwestern Canada. In summer, the weather is dominated by dry, tropical continental air masses from the desert southwest or by warm, moist, tropical maritime air masses from the Gulf of Mexico. In spring and fall, the weather is transitional and is affected by alternating intrusions from these three air masses.

Almost 45 percent (about 12 inches) of Minnesota’s annual precipitation is received from June through August, when moisture from the Gulf of Mexico is most available. Only 8 percent of the annual precipitation is received from December through February.

Cyclonic and convective storms are the two major types of storms that bring moisture into Minnesota. Cyclonic storms are large-scale, low-pressure systems associated with frontal systems that approach the State from the northwest or southwest. Cyclonic storms that approach from the northwest are common in winter and produce small quantities of precipitation. Cyclonic storms that approach from the southwest occur in the fall, winter, and spring and can bring substantial quantities of rain or snow by drawing moisture northward from the Gulf of Mexico. Cyclonic storms in combination with unstable conditions can produce severe weather and excessive precipitation.

In late spring and summer, thunderstorms are common. These small-scale convective storms typically form because of the presence of unstable, warm, tropical air near the surface and colder air above.

Floods in Minnesota are of two forms, large-scale floods in late winter and early spring, and small-scale flash floods in late spring and summer. Large-scale floods generally result from a combination of deep, late winter snowpack, frozen soil that prevents infiltration, rapid snowmelt due to an intrusion of tropical air, and widespread precipitation caused by cyclonic storms that approach the State from the southwest. Flash floods result from powerful, slow-moving thunderstorms.

Average annual values for various weather data components for the Hopkins area are listed below in **Table 4.1: Average Annual Weather Data**.

Table 4.1: Average Annual Weather Data	
Weather Data	Value
Annual Normal Temperature	43°
Annual Normal Precipitation	29 inches
Annual Runoff Depth	4.7 inches
Storm Duration	6 hours
Storm Intensity	1.4 inches per hour
Time Between Storm Midpoints	89 hours

Additional description of the climate of the area is provided in the MCWD Water Resources Management Plan.

## **4.2. Major Watersheds**

A northern and eastern portion of the city drains to Minnehaha Creek, while the southern portion of the city drains to Nine Mile Creek, both through natural drainage channels and a constructed storm sewer system.

The City of Hopkins was divided into four major watersheds called the Northern, Eastern, Central and Southern districts. These are discussed in more detail later in this report.

The Northern District is defined as the area in the City which drains to Minnehaha Creek upstream of Highway 7. The Eastern District is defined as the area which drains into Minnehaha Creek downstream of Highway 7. The Central District naturally drains to Nine Mile Creek upstream of the Chicago Northwestern Transportation (C.N.W.T.) railroad tracks. The Southern District drains to Nine Mile Creek downstream of the C.N.W.T. railroad tracks.

## 5. Surface Water Resources

**Figure SW-04** shows a map of significant resources within the City of Hopkins.

### 5.1. Wetlands

The National Wetland Inventory Map shows the location of wetlands within the City of Hopkins (see **Figures SW-01 and SW-07**). In addition to these basins, there are several storm water detention basins within the City limits which provide some of the benefits of a natural wetland basin.

There are four Minnesota Department of Natural Resources (MNDNR) Protected Waters and Wetlands (MNDNR Nos. 27-717W, 27-719P, 27-777P, and 27-779W) within the City. Part of MN/DNR No. 27-084P is located in the northern section of the City. This protected water is also located in the cities of St. Louis Park and Minnetonka.

### 5.2. Creeks

#### Minnehaha Creek

Minnehaha Creek is a direct tributary to the Mississippi River. Lake Minnetonka is the headwater for the creek. It is a MNDNR watercourse and flows east at the north end of Hopkins and southeast on the east side of the City.

#### Nine Mile Creek

The headwater of the north fork of Nine Mile Creek is at the southern edge of Excelsior Boulevard in the southwest portion of Hopkins. Nine Mile Creek flows southeast to the Minnesota River, and is a MNDNR protected watercourse.

#### Ditches

Much of the surface water is routed through an existing storm sewer system within the City of Hopkins. This includes a system of storm sewer pipes, ponds, ditches, and culverts.

#### General Drainage Patterns

The City of Hopkins lies within the MCWD and the NMCWD. The northern and eastern portions of the City drain to Minnehaha Creek, and the southern and central portions of the City drain to Nine Mile Creek. The City has been delineated into 61 subwatersheds, which are shown on **Figure SW-08**. The City of Hopkins has numerous points of discharge from and to the cities of Minnetonka, Edina, and St. Louis Park.

The City of Hopkins contains several land-locked areas. A land-locked area is one which will not drain naturally on the ground surface. An outlet for each of these areas should be considered to decrease the flooding potential. **Figure SW-06** shows the topography for the City of Hopkins.

## 5.3. Modeling & Studies

### Hydrologic Modeling

MCWD and NMCWD have developed regional hydraulic modeling in Hopkins. The City has adopted these models by reference.

An Autodesk™ Storm and Sanitary Analysis (SSA) model has been created for specific projects within the City of Hopkins. The City created these models in the past decade that correspond to the annual street reconstruction projects and other miscellaneous projects the City has undertaken. The City does not currently have a model that encompasses the entire City limits.

**Figure SW-10** shows the areas within the City that have been fully modeled and areas that have been partially modeled. There are two different types of models that have been created, the Rational Method and the SCS TR-20 hydrology method. The Rational Method is typically used to determine the peak rate of runoff for sizing storm sewer and the SCS TR-20 method is typically used to determine peak rates and volumes of runoff when ponding needs to be taken into account.

The rates and volumes of stormwater runoff have been shown for two locations within the City where the SCS TR-20 models have been developed (**Figure SW-10**). The City will continue to work towards completing an overall model as annual reconstruction projects occur. The existing storm sewer system is depicted in **Figure SW-02**.

For ease of organization in this report, the City has been broken into four drainage districts based on watershed drainage pattern. The boundaries of each district are depicted in **Figure SW-02** and generally bounded as:

1. Central District – area north of Excelsior Blvd, south of Hwy 7, and west of 5<sup>th</sup> Ave N
2. Northern District – Area north of Highway 7
3. Eastern District – All area east of Highway 169, but also including the Park Ridge and Hobby Acres neighborhoods
4. Southern District – Area south of Excelsior Blvd, west of Highway 169

### Water Resource Studies

The following table is a list of important studies that have been completed in the City of Hopkins. For additional information, please see the listed studies and reports in **Table 5.3: Summary of Water Resources Studies Feasibility**.

Additional studies completed in the Minnehaha Creek and Nine Mile Creek Watersheds can be found at the districts web site:

Minnehaha Creek Watershed: <https://www.minnehahacreek.org/project>

Nine Mile Creek Watershed: <https://www.ninemilecreek.org/resource-library/?rt=technical-reports>

<b>Table 5.3: Summary of Water Resources Studies, 2007 - 2018</b>			
<b>Study Name</b>	<b>Study Type</b>	<b>Prepared By</b>	<b>Year</b>
MCWD H/H and Pollutant Loading Study	H & H Report	MCWD	2003
Functional Assessment of Wetlands (FAW)	Assessment & Inventory	MCWD	2003
2008 Minnetonka Mills Road Improvements	Feasibility Report	Bolton & Menk	2007
2009 Street & Utility Improvements (Park Ridge Neighborhood)	Feasibility Report	Bolton & Menk	2008
2011 Street & Utility Improvements (14th Ave N, 15th, Ave N, 16th Ave N)	Feasibility Study	Bolton & Menk	2010
2012 Street & Utility Improvements (Minnetonka Mills Rd, W of 5th Ave)	Feasibility Report	Bolton & Menk	2011
2013 Street & Utility Improvements (South Presidents Neighborhood)	Feasibility Report	Bolton & Menk	2012
13th Ave N Drainage Study	Letter Report & Figures	Bolton & Menk	2014
2016 Street & Utility Improvements (18th – 21st Ave N, 2nd – 4th St N)	Feasibility Report	Bolton & Menk	2015
2017 Street & Utility Improvements (Park Valley Neighborhood)	Feasibility Report	Bolton & Menk	2016
8th Avenue Artery Improvements	Volume Baking Agreement & Design	Bolton & Menk, NMCWD, City of Hopkins	2017
2018 Street & Utility Improvements (Lake St NE, Texas Ave, Cambridge, Oxford, Division)	Feasibility Report	Bolton & Menk	2017
2019 Street & Utility Improvements (Lake St NE, Tyler Ave, Cambridge St, Van Buren Ave, Hiawatha Ave, Oak Park Lane)	Feasibility Report	Bolton & Menk	2018

In the vast majority of studies noted above, the City evaluated the feasibility and cost effectiveness of drainage improvements, and implemented them through its annual pavement management projects. The 13<sup>th</sup> Ave N Drainage Study was commissioned in response to localized flooding following a severe rainfall event, however. At some point within the next decade, improvements to 13<sup>th</sup> Ave N may be reconsidered at the time of street and utility reconstruction.

## 13<sup>th</sup> Ave N Drainage Study

The 13<sup>th</sup> Ave N Drainage Study was completed by Bolton & Menk in early 2014 following heavy rain events in July, 2013 caused flash flooding along 13th Avenue N, south of 3rd Street N. The property at 238 13th Avenue N experienced some storm water inflows to their house. The land-locked low area in the backyard of this home also experienced unusually high water levels. The study analyzed the storm water conveyance system through the bulk of the Central drainage district.

Analysis of the existing system concluded there would be surcharging of the system along 3<sup>rd</sup> St N during events as small as a 2-year storm. The study analyzed three alternatives with varying benefits and impacts. Essentially, the City's storm sewer system upstream of Maetzold Field is constrained (during a 10-year event) along 15<sup>th</sup> Ave N and along 13<sup>th</sup> Ave N to varying degrees. Improvements were considered to alleviate the excess flow in the storm sewer, which during surcharging will flow above ground along roadways. However, this would shift water to Maetzold Field.

Ultimately, some upsizing of storm sewer along 3<sup>rd</sup> St N was implemented in 2014. Some improvements were limited due to sanitary sewer and funding constraints. It is recommended this drainage study be revisited when 13<sup>th</sup> Ave N near 3<sup>rd</sup> Street is scoped for improvements in conjunction with the City's Pavement Management Plan.

## 8th Avenue Artery Volume Banking

In 2017 the City and NMCWD established a volume bank for stormwater management credits. These credits are intended for use in support of City projects and for sale to developers along or near the 8<sup>th</sup> Avenue corridor where those developers cannot easily achieve compliance with stormwater management requirements. The City maintains a spreadsheet which tracks volume credits created and expended.

## 6. Design Criteria

### 6.1. Design Storm

In 2013, the National Weather Service (NWS) released NOAA Atlas 14, Volume 8, which updated the 1961 TP-40 precipitation frequency estimates for Midwestern states. The 24-hour duration, TP-40 Type II rainfall distribution was previously used for overall subwatershed planning within the City of Hopkins. For future development purposes the Atlas 14 distribution MSE 3 rainfall depths will be used for quantifying stormwater runoff.

**Table 6.1** shows the difference between the TP-40 and Atlas 14 24-hour rainfall amounts in Hopkins. This criterion is consistent with the MCWD Water Resources Management Plan, the NMCWD 509 Plan, and guidance from the NRCS.

Table 6.1: Rainfall Depths for a 24-hr Event						
Precipitation Data Source	1-Year (inches)	2-Year (inches)	5-Year (inches)	10-Year (inches)	50-Year (inches)	100-Year (inches)
TP-40 Rainfall	2.3	2.7	3.5	4.1	5.3	5.9
Atlas 14 Rainfall	2.50	2.87	3.59	4.29	6.38	7.46

Projects within the MCWD require stormwater rate control for the 1, 10 and 100-year storm events and volume control for 1 inch of runoff from a sites impervious surface. Projects within the NMCWD require stormwater rate control for the 2, 10 and 100-year storm events and volume control for 1.1 inches of runoff from regulated impervious surfaces.

### 6.2. Rain Gages

The City of Hopkins has a rain gauge on the public works building, which is owned and operated by NMCWD. There are other rain gages in the surrounding area that can be used to obtain rainfall data, such as the web based Community Collaborative Rain, Hail & Snow Network (CoCoRaHS); the Twin Cities National Weather Service Station in Chanhassen. The National Oceanic and Atmospheric Administration (NOAA) also has stations in the cities of Crystal, Golden Valley, Robbinsdale and Plymouth.

### 6.3. Storm Sewer Collection System

The minimum design storm for the future local collection system evaluation and design will be a 10-year return period event. Design of local storm sewer systems will generally be designed using the Rational Formula.

The choice of a design storm is largely an economic rather than a technical decision. The City should deliberately consider the level of service desired when it chooses the recurrence interval used in any construction project.

#### **6.4. Other City Requirements**

Any new construction of development has the potential of increasing runoff rates and volumes. The development or redevelopment of land must include facilities to provide water quality treatment and control runoff at existing or reduced rates.

Variances from plan standards will be allowed if computations that demonstrate no adverse upstream or downstream effects will result from the proposed system can be provided to the City Engineer.

## 7. Establishment of Goals and Policies

The primary goal of the City's Plan and associated Rules is to provide the framework for the management of all forms of surface water as development and redevelopment occurs within the City. This Plan provides clear guidance on how the City will manage surface water both in terms of quantity and quality. The goals and policies stated in this Plan are complimentary to the goals and policies stated in the CWRMP and VRWMP.

Resource education and increasing regulation of surface water at the State, County, and Federal levels necessitate that the City's surface water management goals evolve over time with increased awareness.

The goals and policies detailed in this Plan focus on future redevelopment as much as the existing infrastructure. The City only conducts plan reviews "as development occurs" as part of the preliminary plat submittal and approval process. This emphasis on future requirements ensures that future development augments the City's amenities rather than diminishes the complex environments that the City is located within.

### 7.1. Goal 1: Stormwater Management

The purpose of this goal is to control flooding and minimize related public capital and maintenance expenditure necessary to control excessive volumes and rates of surface water runoff, in accordance with the MCWD and the NMCWD. Traditional surface water management deals with just one component of the hydrologic cycle; surface runoff. Large amounts of energy are directed towards alleviating significant negative impacts of surface runoff and flooding for the cultural, water, and natural resources.

The primary management strategy is shifting from detention in both existing natural and constructed basins, to Low Impact Development (LID) techniques and Green Infrastructure Techniques that emphasize reduction of runoff volume and on-site runoff control via infiltration or small volume storage to mimic predevelopment hydrology for more frequent rainfall events. This trend will help remedy the negative impact of stormwater runoff on water quality and downstream flooding. With increased value placed on natural wetlands, the number and extent to which wetlands can be used for detention is already in decline. The approach to sound water quantity management relates directly to water quality, wetland management, erosion control, and land development strategies. By comprehensively managing the quantity and quality of surface water runoff, the other goals of this Plan are more efficiently achieved.

**Subject:** Surface Water Runoff (Rate and Volume) Management.

**Purpose:** Control post-development stormwater runoff.

**Goal:** Control flooding, protect human life, protect public and private property, mimic existing runoff conditions, minimize related public capital and maintenance expenditure necessary to control excessive volumes and rates of surface water runoff from entering streams and wetlands in the watershed, and maintain or improve the downstream conveyance system.

#### 7.1.1. Surface Water Quantity Policies

**Policy 1.1:** Utilize LID site design and alternative landscape techniques where applicable, along with conventional constructed on-site detention ponds for large, infrequent rainfall events. Pre-developed peak flow rates for the 1-yr, 10-yr, and 100-yr, 24-hour, storm events cannot be exceeded by new development in MCWD. Pre-developed peak flow rates for the 2-yr, 10-yr, and

100-yr, 24-hour, storm events cannot be exceeded by new development in NMCWD. These design techniques will be relied upon to help mimic pre-development hydrology and to control downstream flooding.

The NOAA Atlas 14 rainfall depths using a NRCS MSE 3 distribution shall be used for calculating peak flow rates.

**Policy 1.2:** The City will encourage and enforce volume reduction standards throughout the City and where site conditions are feasible. The City will strive to reduce or minimize impervious surface coverage where practical or feasible.

**Policy 1.3:** The City shall maintain and periodically inspect stormwater management facilities and structures to assure they function as originally designed according to the Storm Water Pollution Prevention Plan requirements. There are approximately 42 stormwater ponds in the City. A majority of these are privately owned stormwater ponds or facilities, See **Figure SW-08**. In the future, if private stormwater ponds or facilities are part of a development, the developer will be required to enter into a stormwater management agreement that lays out the owner's responsibilities for future costs of inspection, repair and maintenance of the stormwater pond or facilities.

## **7.2. Goal 2: Water Quality**

The purpose of this goal is to achieve water quality standards in lakes, creeks, and wetlands consistent with the intended use and classification. Water quality is often directly related to the level of nutrients in the water body. While nutrients comprise only one category of substances that can affect water quality, nutrients, principally phosphorous, must be controlled to achieve the water quality goals of this Plan. Phosphorous is generally the limiting factor to plant growth. An increase in phosphorous will cause the plant species dominating the lakeshore, open water, or marsh to shift in favor those plants that can best take advantage of the increased supply of the nutrient.

Controlling nutrients through housekeeping practices are a way for City residents to make a difference. According to the Minneapolis Chain of Lakes Clean Water Partnership, many people do not realize that organic materials like leaves, grass clippings, fertilizers, pesticides, and pet waste can disrupt the fragile ecosystem of a lake or creek.

**Subject:** Water quality in lakes, rivers, creeks, and wetlands.

**Purpose:** To protect and enhance water quality.

**Goal:** Achieve water quality standards in lakes, creeks, and wetlands consistent with their intended use and established classification.

### **7.2.1. Water Quality Policies**

**Policy 2.1:** Proposed developments must identify all reasonable steps taken to avoid water quality impacts. They must also mitigate unavoidable impacts with appropriate BMPs to prevent water quality in receiving waters from falling below established standards including TMDLs, and to meet City erosion control ordinance standards.

**Policy 2.2:** The City shall promote the reduction or minimization of hard surfaced areas, where applicable.

**Policy 2.3:** The City will balance protection of natural wetlands and utilization of constructed

wetlands to protect the water quality of other water resources (i.e., wetlands, lakes, creeks) based on MnRAM wetland classification.

**Policy 2.4:** It essential that the condition of water bodies in the Watershed included on the MPCA impaired waters 303(d) list be improved so that these waterbodies can be removed from that list.

**Policy 2.5:** Use of existing natural retention and detention areas for stormwater management to maintain or improve existing water quality will be achieved to the extent possible.

**Policy 2.6:** The City supports land use planning, policies and controls that maintain sustainable, high-quality surface water resources and ensure that development causes no adverse or cumulative impacts.

**Policy 2.7:** Adopt policies to appropriately apply the least amount of chlorides necessary for winter road maintenance to provide safe driving conditions.

**Policy 2.8:** The City will implement its MS4 SWPPP and work with NMCWD towards meeting the chloride reduction goals in the Nine Mile Creek Chloride TMDL, the water quality goals identified in the MCWD and NMCWD Water Management Plans and the *Twin Cities Metropolitan Area Chloride Total Maximum Daily Load Study* (MPCA, 2016).

**Policy 2.9:** The City of Hopkins is aware of NMCWD's chloride management education and training efforts, as well as the chloride-reduction requirement added to NMCWD's rules in 2018. The City intends to participate in implementation of chloride reduction BMPs established by the local watersheds.

### **7.3. Goal 3: Erosion Control**

The purpose of this goal is to minimize soil erosion through increased education and enforcement, in accordance with the MCWD and NMCWD. Water quality problems are frequently linked to high phosphorus concentrations. Phosphorus is often transported to surface water through soil erosion but can also be transported to waters in a variety of other mechanisms. Nevertheless, erosion control is an important factor in the effort to improve surface water quality. Soil erosion and sediment deposition can also impact pond and drainage-way performance and create maintenance issues.

Ponds and drainage facilities may be impacted by erosion and sedimentation from a variety of sources including construction sites and winter street sanding. The coarse sediment accumulates in ditches and ponds where runoff velocities are low. When a sand delta appears at a storm sewer outfall that is a visible indication of the effectiveness of erosion and sediment control measures and road maintenance activities of the past winter. As the sediment builds up over time, it reduces the capacity of the drainage system and the pollutant removal capabilities of ponds by reducing storage volume below the outlet. This also reduces the infiltration rates for stormwater facilities.

Extending the life of facilities involves source control and elimination of the material that causes the problem. Regulatory actions will control a major portion of the sediment. Street maintenance and an effective sweeping program will also have a positive impact on sediment accumulation.

**Subject:** Erosion control.

**Purpose:** To control erosion and sedimentation.

**Goal:** Minimize soil erosion through increased education, enforcement and management of

stormwater.

### **7.3.1. Erosion Control Policies**

**Policy 3.1:** Erosion and Sedimentation Control Plans shall be reviewed and enforced by the City for all grading activities. These plans shall conform to the general criteria set forth by the City's policies and applicable NPDES /SDS Permit (MPCA Permit MN R100001) requirements.

**Policy 3.2:** The City will implement its erosion control ordinance to control erosion and sediment to extend the effective life of water resource facilities and reduce pollutant loading to streams, lakes, and wetlands.

**Policy 3.3:** The City will develop proactive measures such as education, and recognition of erosion control efforts to prevent soil erosion and encourage responsible site development.

**Policy 3.4:** Construction site inspection by the City must be completed prior to commencing earthwork activities to ensure the proper BMPs are in place and operational.

**Policy 3.5:** Best management practices shall be used at all construction sites per the MPCA's MS4 general permit to discharge stormwater associated with construction activities.

**Policy 3.6:** The City will maximize the use of bioengineering approaches whenever possible for all slope stabilization and permanent erosion control projects.

## **7.4. Goal 4: Wetlands**

The purpose of this goal is to maintain or increase the amount of wetland acreage, and increase the wetland functions and values within the City, in accordance with the MCWD and NMCWD rules. The watershed districts are the LGU for the Wetland Conservation Act (WCA). The City has not completed a Comprehensive Wetland Management Plan. The wetland inventory is based on the wetlands on the National Wetland Inventory (NWI), Minnesota Department of Natural Resources (MNDNR) and MCWD records, which may not include all of the wetlands and aquatic resources in the City. Field delineation, assessment of hydrology, identification of plant species, characterizations of soils, MnRAM assessment and restoration are generally completed and reviewed on an "as development occurs" basis. This approach places the financial burden for identification, delineation, and possible restoration on the land developer.

The policies below will be used to achieve the City's wetland goals. The strategies will apply to new development and redevelopment projects submitted to the City for review and approval. Any wetland habitat on property to be developed will be subject to the following management strategies, as well as the rules and requirements of the WCA and other City, State, and Federal regulations.

Proper implementation of wetland buffers during developments is paramount. Without proper implementation of buffers; creek and wetland water temperatures increase, sediment deposition increases, stream bank erosion and collapse are more severe, and riparian habitats are destroyed.

**Subject:** Wetland Management

**Purpose:** To utilize, protect, preserve, and enhance existing natural wetlands.

**Goal:** Maintain or increase the amount of wetland acreage, and increase the wetland functions and values within the City.

### **7.4.1. Wetland Policies**

**Policy 4.1:** The MCWD and NMCWD shall administer wetland protection and mitigation as the LGU in accordance with the Minnesota WCA.

**Policy 4.2:** Pretreatment of runoff shall be provided for runoff directly discharged into a wetland.

**Policy 4.3:** The City may utilize the available technical resources of outside agencies, such as the Minnesota DNR, USACE, Scott SWCD, the Board of Water and Soil Resources and/or the MCWD and NMCWD, for review of private developments and City-proposed projects that may affect wetland resources.

**Policy 4.4:** A protective buffer strip of natural vegetation, at least 16.5 feet in width, must be retained around wetlands; or in accordance with the standards in the City's Engineering Design Guidelines, MCWD rules, and NMCWD rules.

**Policy 4.5:** Where feasible, the duration and magnitude of water level fluctuation in wetlands from stormwater runoff shall be minimized to prevent adverse habitat changes.

**Policy 4.6:** Replacement for unavoidable wetland impacts will be provided (if possible, within the same subwatershed), in accordance with the requirements of the MCWD, the NMCWD and the WCA.

## **7.5. Goal 5: Groundwater Management**

The City's groundwater resources are identified in the City's Wellhead Protection Plan. The City's aquifers have been assigned a "Vulnerable" rating. This rating indicates "there is a hydraulic connection between surface waters and the aquifer serving the water supply system for the City".

The City of Hopkins Wellhead Protection Plan currently outlines requirements for continued groundwater protection and well management. The report is obtainable from the City.

**Subject:** Groundwater Management

**Purpose:** To protect groundwater quality and improve groundwater supplies through effective management.

**Goal:** Provide clean and safe drinking water for the City while managing increased development and population.

### **7.5.1. Groundwater Management Policies**

**Policy 5.1:** Promote ongoing evaluation of land use impacts on groundwater quality and quantity.

**Policy 5.2:** Provide information to the public by revising and updating the City Wellhead Protection Plan as required by the Minnesota Department of Health.

**Policy 5.3:** Support identification and reduction of groundwater contamination from both point and non-point sources.

**Policy 5.4:** Promote water conservation efforts to reduce water use and conserve the City's groundwater resources.

**Policy 5.5:** Infiltration of stormwater and resulting groundwater recharge will be promoted where

feasible and if it does not pose a threat to groundwater quality.

**Policy 5.6:** The City will continue to implement its Wellhead Protection Plan.

## **7.6. Goal 6: Floodplain Management**

The Minnehaha Creek and Nine Mile Creek corridors are shown on the Flood Insurance Rate Map (FIRM) for the City of Hopkins that are identified as Zone AE floodplains (see **Figure SW-01**). Base flood elevations have been determined for these floodplains. The City's ordinance will regulate development adjacent to the floodplain districts.

Moderate flood hazard areas, labeled Zone X (shaded) are also shown on the FIRM, and are the areas between the limits of the base flood (100-year) and the 0.2-percent-annual-chance (or 500-year) flood. Unshaded Zone X areas are those areas determined to be outside the 100-year and 500-year floodplains.

These areas have been identified on the FIRM as areas of moderate or minimal hazard from the principal source of flood in the area. However, buildings in these zones could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems.

**Subject:** Floodplain Management

**Purpose:** To provide flood protection for people and property.

**Goal:** Manage and protect the floodplains from encroachment.

### **7.6.1. Floodplain Management Policies**

**Policy 6.1:** Protect the natural function of a floodwater storage area in a floodplain from encroachment.

**Policy 6.2:** Work to maintain no net loss of floodplain storage.

**Policy 6.3:** Manage floodplains to maintain critical 100-year flood storage volumes.

**Policy 6.4:** Restrict construction of new structures to sites above flood prone areas.

**Policy 6.5:** Maximize upstream floodwater storage areas and require mitigation for any fill within a floodplain.

**Policy 6.6:** Prohibit stormwater runoff volume increases to landlocked areas due to development or redevelopment activity, unless analyzed, documented and acceptable by the City engineer.

**Policy 6.7:** Administer review and approval of development and redevelopment consistent with MCWD and NMCWD floodplain rules.

## **7.7. Goal 7: Public Participation, Information & Education**

The purpose of this goal is to increase public participation and knowledge in management of the City's water resources, in accordance with the MWCD and the NMCWD. Public involvement is a strategy that recognizes people want to be involved in decisions that affect any facet of their life. It provides opportunities for the public to participate in the processes that lead to decision-making.

As part of the NPDES/SDS Phase II requirements the City was required to prepare a Surface Water Pollution Prevention Plan (SWPPP). There are two minimum control measures in the SWPPP that deal

with public education and participation. Measure number one is: Public Education and Outreach on Storm Water Impacts. Measure number two is: Public Participation and Involvement. To meet the permit requirements the City must educate its citizens on six minimum control measures in the SWPPP. The City must also hold at least one public meeting per year to address the annual report regarding the SWPPP to receive public input. The activities described in the SWPPP will be the guiding document that will be followed to increase public awareness of the storm water related issues.

The website is an alternative medium to provide municipal information to both City residents and those people who live outside of Hopkins. The following is a link to the City's storm water management website: <http://www.hopkinsmn.com/446/Storm-Water-Management>

The City will continue to distribute information on pertinent stormwater management issues via the City weekly newsletter "Connections". The newsletter will periodically promote opportunities for residents to participate in water resources management activities. The City will make an ongoing effort on both a City-wide and watershed level toward educating the public by distributing information to its residents on responsible practices they should employ to protect water resources within the community.

**Subject:** Enhancement of Public Participation, Information and Education

**Purpose:** Encourage active community involvement in water resources management.

**Goal:** Increase public participation and knowledge in management of the water resources of the community.

#### **7.7.1. Public Involvement Policies**

**Policy 7.1:** The City will use a public involvement process in resource management decision-making (i.e., the Park Board and the Planning and Zoning Commission).

**Policy 7.2:** The City will use a variety of media, including newsletters, and the City's Website, to inform the community about water resource issue programs including illicit discharges, storm water grants, fertilizers, etc.

**Policy 7.3:** The City will work with all available resources to increase public participation in water resources management.

**Policy 7.4:** The City will follow the best management practices outlined in the City's Storm Water Pollution Prevention Plan (SWPPP) that address public education and outreach and public participation/involvement. Educational goals and activities have been identified in the SWPPP to make the public more informed of the impact storm water discharges and pollutants have on receiving waters.

**Policy 7.5:** The City will hold an annual coordination meeting to review the City's Capital Improvement Program and/or potential development projects with MCWD and NMCWD if initiated and coordinated by MCWD or NMCWD.

**Policy 7.6:** The City's MS4 Annual Report will be transmitted if required by the SWPPP or if requested by the MCWD or NMCWD.

**Policy 7.7:** The City will continue to engage the Watersheds in land use planning, where appropriate, and consider collaborative roles with the Watersheds in implementing programs and

capital improvements (see Table 9.4 and the City's CIP). Information will be coordinated consistent with the City's adopted zoning ordinance and all applicable regulations.

**Policy 7.8:** Upon receipt of redevelopment or development plans for City approval, the City will notify and share such plans with the MCWD or NMCWD as applicable, prior to such approvals being made by the City.

## 8. Assessment of Problems

An assessment was done of the water resource problems in Hopkins. These problems include both existing problems and potential problems. The existing problems are issues that currently exist in Hopkins from past natural events, development, or pollution. The potential problems are issues that may happen if actions are not taken to improve current issues or prevent new issues from arising. These problems are summarized below:

### 8.1. Surface Water Quantity

Any new construction has the potential of increasing runoff rates and volumes. The City should review stormwater concerns in its construction permitting process, as part of its MS4 program. The detail of each review can be related to the potential the project has to affect downstream areas.

Several types of modifications can affect the existing runoff conditions. Below is a list of some activities which could significantly affect flooding. Proposed construction which meets any of these conditions should be subject to a more detailed runoff analysis before it is approved:

- a. The construction increases the amount of impervious area.
- b. The construction changes any stormwater flow path (on surface or sewer).
- c. The construction is within a local low area.
- d. The construction reduces existing stormwater detention in any local low area.
- e. The construction includes a land area of more than a few acres.

Climate change is increasing the intensity and frequency of storm events. Sizing of ponds and conveyance systems to current standards is critical to prevent the worsening of downstream flooding. Also, protecting existing surface overflow locations and elevations during redevelopment is vital.

### 8.2. Water Quality in Local Creeks, Lakes and Other Bodies of Water

Water quality can be affected by runoff, animals, and climate change, as well as a wide variety of other sources. One of the main designations of poor water quality in a body of water is if it is considered an impaired water. It will be a goal of the City to preserve the current quality of their water resources as well as improve them where applicable. The Environmental Protection Agency (EPA) requires that the Minnesota Pollution Control Agency (MPCA) have standards to assess the quality of Minnesota waters under the federal Clean Water Act (CWA). The MPCA declares that any body of water that does not meet one or more of the quality pollution control standards is considered to be an impaired body of water. The MPCA is responsible for protecting the bodies of water in Minnesota from pollutants and restoring impaired waters to a higher quality of water to preserve their beneficial uses. Under Section 303(d) of the CWA, states have to identify their impaired waters and submit a list every two years. Along with a published list of the impaired waters for the state, a Total Maximum Daily Load (TMDL) Study is also required for approval by the EPA.

Surface waters are assessed for several beneficial uses. The uses include aquatic life, drinking water and aquatic consumption (human health-based), aquatic consumption (wildlife-based), aquatic recreation, and limited value resource waters. The pollutants for each of these uses ranges widely. The pollutants assessed are low dissolved oxygen, pH, total suspended solids (TSS), temperature, trace metals, and bacteria, along with many others. The impaired waters in Hopkins and information about

each can be found in Table 8.2. An illustration of the locations of existing impaired waters in Hopkins is shown in **Figure SW-01**.

### Impaired Waters

Total Maximum Daily Load (TMDL) represents the maximum amount of a pollutant that a water body can receive and still meet federal and state water quality standards. TMDL also refers to the process of allocating pollutant loadings among point and non-point sources.

Minnehaha Creek, from Grays Bay to the Mississippi River, was initially added to the list of 303d impaired waters in 2004. It is currently listed for impairments due to aquatic macroinvertebrate bio assessments, fishes bioassessments, and dissolved oxygen.

Nine Mile Creek, from the headwaters to Metro Boulevard, was initially added to the list of 303d impaired waters in 2004 for fishes bioassessments as a stressor/pollutant.

In the 2018 draft 303d impaired waters list (see Figure SW-03) the stressor/pollutant for aquatic macroinvertebrate bioassessments has been added. In 2002 Nine Mile creek was listed as impaired for turbidity from the headwaters to the Minnesota River, but has been delisted for this pollutant in 2010.

Minnehaha Creek and Nine Mile Creek are identified in the 2018 draft list of impaired waters for the following impairments:

Table 8.2: Impaired Waters List					
Waterbody	Affected Designated Use	Pollutant or Stressor	Year Listed	TMDL Study Target Completion	TMDL Study Approved
Nine Mile Creek	Aquatic Life	Chloride	2004	---	2010
	Aquatic Life	Fish Bioassessments	2004	2019	---
Minnehaha Creek	Aquatic Recreation	E. coli	2008	---	2014
	Aquatic Life	Chloride	2008	---	2016
	Aquatic Life	Fishes Bioassessments	2004	2025	---
	Aquatic Life	Aquatic Intervertebrate Bioassessments	2014	2025	---
	Aquatic Life	Dissolved Oxygen	2010	2025	---

The City looks forward to working with the MPCA, Minnehaha Creek and Nine Mile Creek Watershed Districts in the TMDL study planning process.

Minnesota Rules address the antidegradation requirements, which are equivalent with the Federal EPA antidegradation policy. Antidegradation requirements promote the protection of water quality that exceeds the minimum water quality standards relevant to a waterbody according to its designated use. The City of Hopkins was not a selected community that had to prepare a Nondegradation Report as per Appendix D of the 2006 MS4 Permit (MNR040000).

### **8.3. Erosion Control**

Erosion Control is an area that the City has put forth considerable effort. With the adoption of the Erosion Control Ordinance in October 2008, the City has the regulatory mechanism in place to promote and enforce actions that reduce soil erosion and sedimentation.

### **8.4. Wetlands**

The City's wetlands, in general, are affected by stormwater runoff discharged into the wetlands. The City recognizes the benefits of healthy wetlands and when projects are proposed in the vicinity of wetlands actions will be taken to treat water prior to discharge into existing wetlands.

### **8.5. Groundwater Management**

A majority of the City is located within a Drinking Water Surface Management Area (DWSMA) which necessitates increased land use controls to protect groundwater-based drinking supplies from contamination. Potential sources of contaminants within 200 feet of the system's water sources are identified in the City's Wellhead Protection Plan (WHP).

The WHP provides an assessment of water use and land use issues, problems, opportunities the City can and has taken to support wellhead protection efforts. See Appendix B for further information.

While the City normally promotes infiltration as a stormwater best management practice, it may not be appropriate on all sites. The City's management of stormwater with regards to its impact on groundwater is guided by the City's Stormwater Pollution Prevention Plan, MS4 permit and ordinances.

### **8.6. Floodplain Management**

The City will need to continue to address localized flooding areas to protect life and property and reduce the burden of maintaining the storm sewer system. The City requires all stormwater infrastructure, development and redevelopment projects to use updated Atlas 14 rainfall frequency data in their analysis and design process to account for the latest weather trends. Evaluating the existing drainage system as part of the annual street improvement program will be an essential element of the City's efforts to manage and reduce localized flooding.

### **8.7. Public Education**

Continued public education regarding storm water related issues for residents, developers and City staff.

### **8.8. NPDES MS4 Permit**

The City of Hopkins is a mandatory Municipal Separate Storm Sewer System (MS4) community and has obtained an MS4 permit from the MPCA. As a condition of the permit the City was required to prepare a SWPPP. The SWPPP identifies structural and non-structural controls that will be put into place to minimize negative impacts caused by stormwater discharges to the environment. Best management practices (BMPs) have been identified and are used to meet the six minimum control measure requirements of the permit.

A map was created of City owned property, see **Figure SW-09**. BMPs have been developed in the City's SWPPP that are designed to prevent or reduce the storm water impacts from these City owned sites. Practices that will help prevent pollution within the City's jurisdiction can be found in the City's

SWPPP, which is in Appendix A.

## 9. Implementation Program and Associated Costs

The overall implementation program includes a mixture of capital improvement projects, studies, ongoing maintenance, inspection, and other recommended management activities over the next 10 years. As with all improvements, there is a cost associated with prudent storm water management. The Stormwater Utility Fund (SUF) is used for expenses associated with maintaining and improving the City’s stormwater system. It is anticipated that projects will be paid for using the SUF, the general fund and grants that may be obtained for special projects.

The City of Hopkins is a MS4 (Municipal Separated Storm Sewer System) community and is subject to those rules of the Minnesota Pollution Control Agency (MPCA). To accomplish the water resource goals created by this plan and in the MS4 SWPPP, the City will work with local and statewide agencies.

- The City will seek opportunities to incorporate runoff control, infiltration, and other best management practices into infrastructure and redevelopment projects as a means to improve stormwater management within a highly developed city.
- Use development review and approval process to ensure that minimum standards are met and explore achievement of higher standards through BMPs to achieve water resource goals.
- Work closely with MCWD and NMCWD for future TMDL studies affecting Minnehaha Creek and Nine Mile Creek.

Private development that consists of stormwater facilities to be maintained by the developer will be required to enter into a stormwater management agreement that spells out the maintenance requirements for the stormwater facility.

### 9.1. Ordinances and Official Controls

Ordinances have been established to prevent land disturbing activities from washing soil and sediment into public waters and protect natural resources. Table 9.1 summarizes the ordinances and controls the City utilizes to comply with their MS4 permit:

Table 9.1: Ordinance and Official Controls	
Ordinance Number/Permit	Ordinance/Official Control
545.01	Zoning: Flood Plain District
546.04 Subd. 2	Storm Water Management Plan
546.06 Subd. 6	Site Erosion Control
546.06 Subd. 8	Design Standards – Stormwater detention facilities
546.03 Subd. 9	Wetlands, buffers
555.19 Subd. 2	Landscaping, Site Plan Review (Tree Preservation)
720.01	Storm Sewer Drainage Utility
725.01	Illicit Discharge and Connections

Table 9.1: Ordinance and Official Controls	
Ordinance Number/Permit	Ordinance/Official Control
MNR040000	MS4 SWPPP program

### 9.2. Financial Considerations

The cost of implementing the Water Resource Management Plan will be supported by several revenue sources. Table 9.2 includes several of the sources that will be used to implement the plan.

Table 9.2: Water Resource Management Plan Funding	
Potential Funding Source	Revenue Produced
<u>City’s Storm Sewer Utility Fee</u> The City has implemented a storm sewer fee that charges home owners \$5.00/month. The funds generated from this fee are used to finance the storm water management program. Commercial and multi-family residential property is charged on a per acre basis.	Approximately \$810,000/year.
<u>Special Assessments</u> The idea behind this assessment method is that generally the benefited properties pay in relation to the benefits received. The benefit would be realized by an increase in market value of the property that resulted from the improvement.	Variable depending on the projects undertaken.
<u>Grants</u> State and Federal grants are available for surface water management and non-point source pollution. Grants can be a good way to help fund special projects that meet grant eligibility criteria, but are not a good finance source to depend upon for an annual income source.	Variable depending on the projects undertaken.
<u>Land Development Fees</u> As new development occurs, each building permit requires a total valuation fee per building.	Variable depending upon the amount of development that occurs on an annual basis.

### 9.3. Capital Improvement Program

The City of Hopkins is responsible for maintaining its stormwater system, including storm sewer pipes, ponds, and channels. The City implements a five-year Capital Improvement Program (CIP), which is updated annually, to meet the continuing need of public infrastructure maintenance and repair. The CIP is intended to serve as a planning tool and is therefore structured to present a meaningful, long-range perspective of the city’s capital programming needs. The CIP is used as the implementation of the City’s stormwater infrastructure needs. The following link provides a copy of the City’s current Capital Improvement Program:

<http://www.hopkinsmn.com/ArchiveCenter/ViewFile/Item/258>

The CIP also provides the five-year forecast of major capital needs for the following City programs:

- Utilities Program
- Transportation Program
- Parks, Forestry and Pavilion Program
- General Public Buildings Program
- Economic Development Program

#### **9.4. Implementation Priorities**

Recommended projects, timing, cost and funding sources that are applicable in order to achieve the plan goals are summarized in implementation Table 9.4. The City will finance these goals either directly or by specific development related review and construction inspection budgets.

Table 9.4: Proposed Implementation Program				
Priority	Project Description	Timing	Estimated Cost	Funding Source
Medium	Storm sewer reconstruction	Annual	\$200,000	SUF
High	Storm sewer maintenance program to ensure the successful operation of the drainage system.	On-going	\$15,000	SUF
High	Enforcement of the erosion and sedimentation control ordinance for new developments.	On-going, as development projects are submitted to the City for approval		Funding by developer's fees, building permits and fines collected for non-compliance.
High	High water elevations governing building finish floor elevations adjacent to ponding areas and floodplains to be established per this Plan, Rules, and Ordinance.	On-going, as development projects are submitted to the City for approval		Funding by developer's fees and building permits.
High	Inspect stormwater ponds (100% per permit cycle).	On-going	\$2,000	SUF
High	Storm sewer pond maintenance & clean out.	On-going	\$25,000	SUF
High	Inspect 20% of all outfalls 24" and larger.	On-going	\$1,000	SUF
High	Inspect erosion control BMP's on all construction sites.	On-going	\$10,000	Funding by developer's fees and building permits.
High	Street sweeping at 2 times per year.	On-going	\$25,000	SMF
High	Continue active participation in the activities of the watershed districts located within the city.	On-going		SUF
High	On-going channel maintenance of Minnehaha Creek and Nine Mile Creek.	On-going	Varies	SUF/Cost Share Grants
Medium	Implement education program on stormwater education for City residents, staff and development community.	On-going	\$2,500	SUF
High	Implement illicit discharge education, detection, and elimination tasks included in SWPPP.	On-going	\$3,000	SUF
Medium	Work towards completing an overall City stormwater model.	On-going		SUF
Medium	Maintain city website with stormwater management issues.	On-going		SUF
High	Revise City ordinances as necessary to stay compliant with the latest NPDES and MS4 permits.	Every 5 years	\$5,000	SUF
High	Continued implementation of the City's Wellhead Protection Program	On-going	\$2,000	SUF
Medium	Update storm sewer system mapping in the City's GIS and other databases.	On-going	\$5,000	SUF
High	Stormwater plan review for new development projects.	On-going	Varies	Development fees
Low	Review stormwater utility fee for sufficient operating funds.	Every 5 years	\$5,000	SUF

GF = General Fund, SUF = Stormwater Utility Fund

Note: Cost estimates are based upon present day dollar amounts, and do not account for inflation.

## Figures

**Legend**

- City Limits
- Public Waters - Basins
- 2040 Growth Boundary
- Public Waters - Watercourse

Scale: 0 to 2,000 Feet

Source: Met. Council, City of Hopkins, Hennepin County, MNDOT

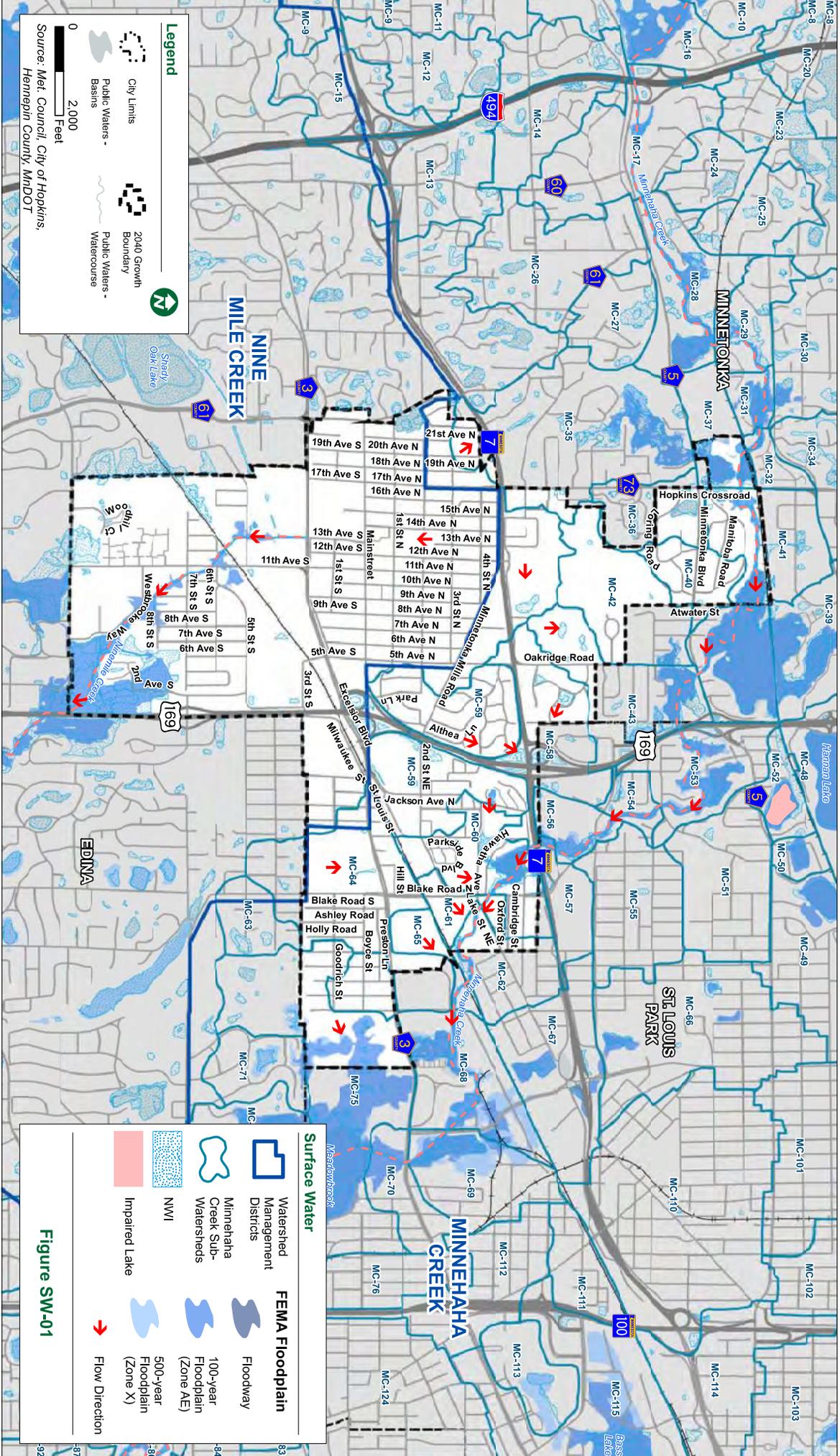
**Surface Water**

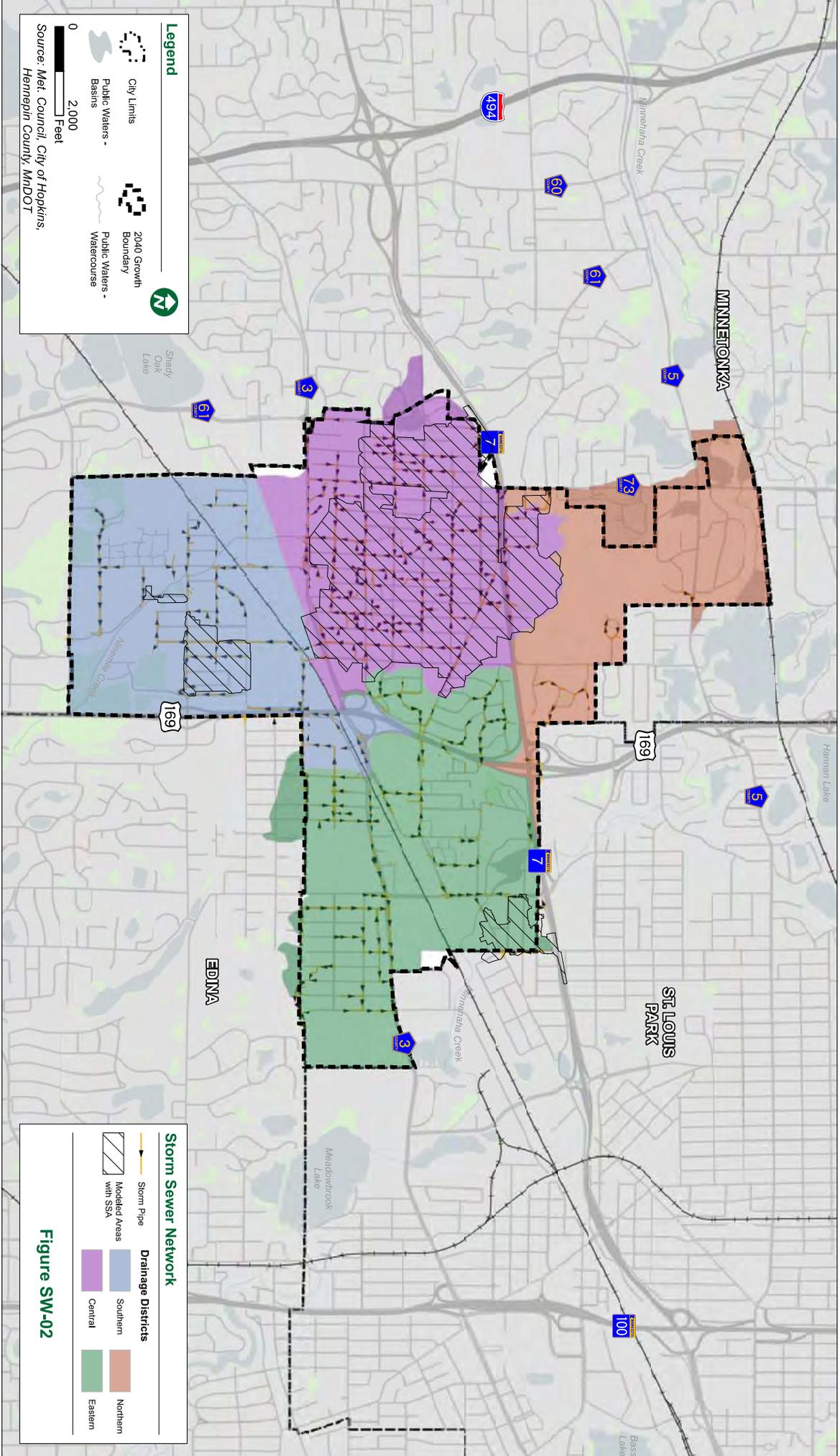
- Watershed Management Districts
- Minnehaha Creek Sub-Watersheds
- NWI
- Impaired Lake

**FEMA Floodplain**

- Floodway
- 100-year Floodplain (Zone AE)
- 500-year Floodplain (Zone X)
- Flow Direction

Figure SW-01





**Legend**

- City Limits
- Public Waters - Basins
- 2040 Growth Boundary
- Public Waters - Watercourse

0 2,000 Feet

Source: Met. Council, City of Hopkins, Hennepin County, MnDOT

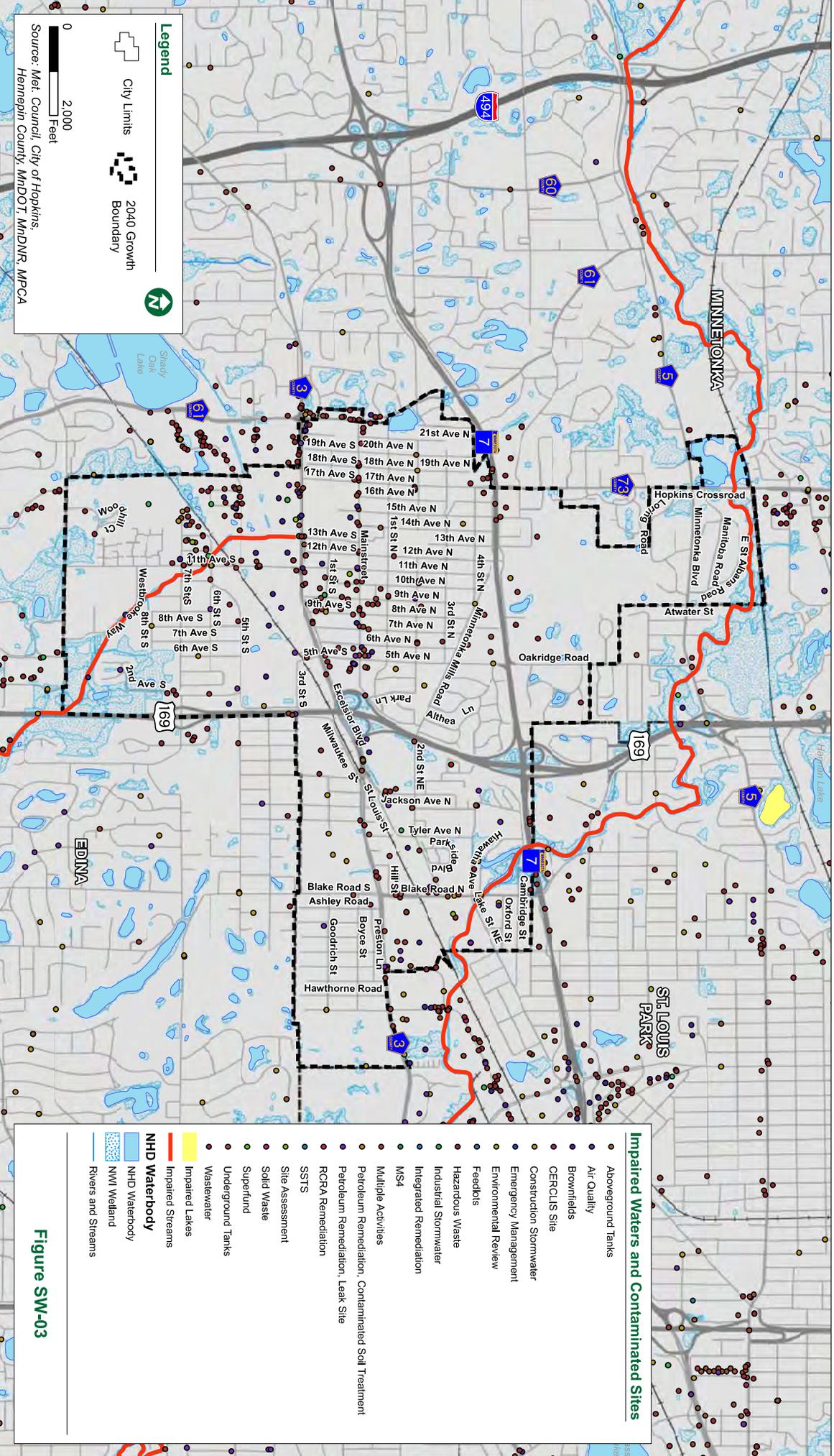
**Storm Sewer Network**

- Storm Pipe
- Modified Areas with SSA

**Drainage Districts**

- Southern
- Central
- Northern
- Eastern

**Figure SW-02**



**Legend**

- City Limits
- 2040 Growth Boundary
- 

0 2,000 Feet

Source: Met. Council, City of Hopkins, Hennepin County, MNDOT, MNDNR, MPCA

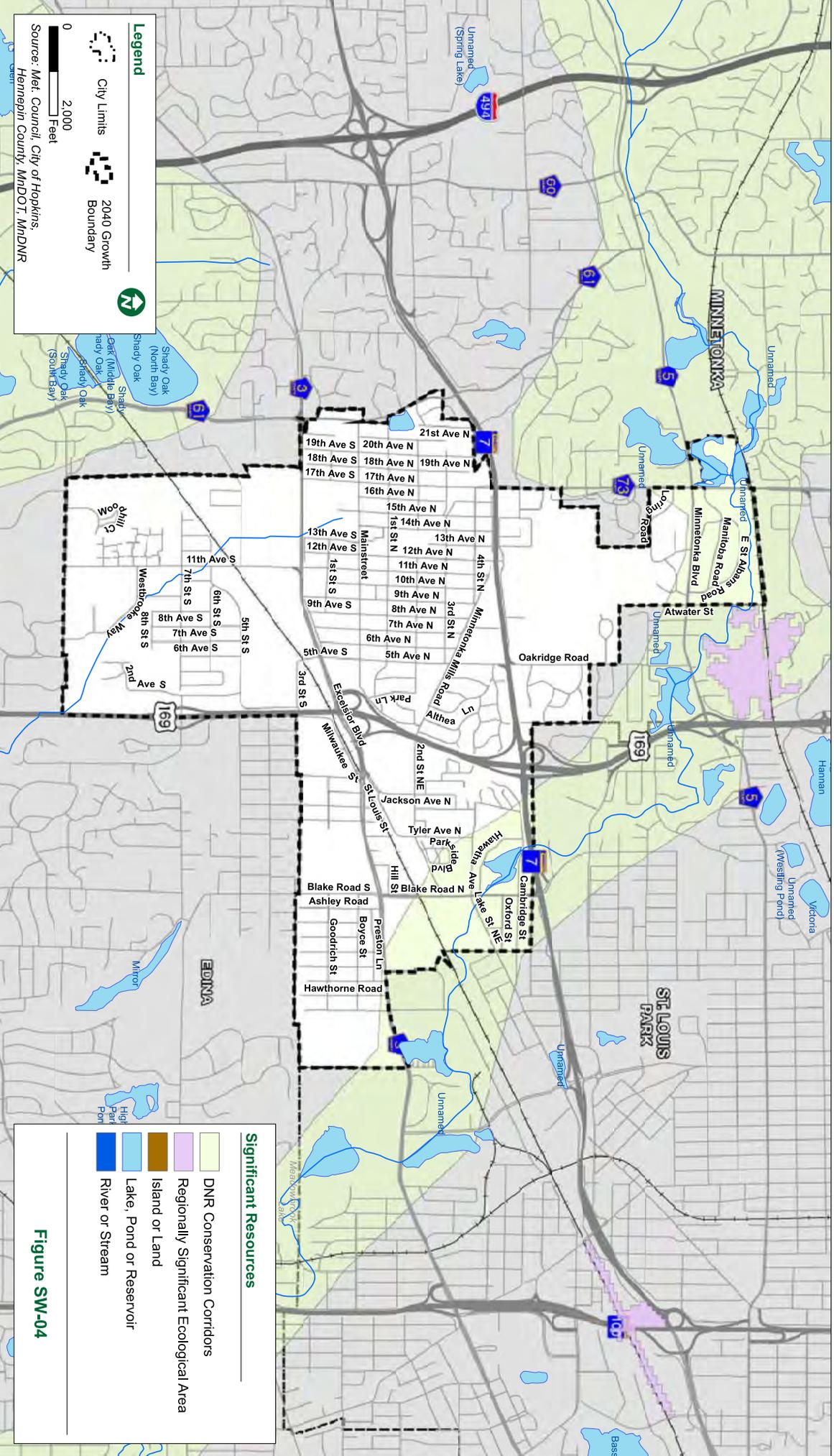
**Impaired Waters and Contaminated Sites**

- Aboveground Tanks
- Air Quality
- Brownfields
- CERCLIS Site
- Construction Stormwater
- Emergency Management
- Environmental Review
- Feedlots
- Hazardous Waste
- Industrial Stormwater
- Integrated Remediation
- MS4
- Multiple Activities
- Petroleum Remediation, Contaminated Soil Treatment
- Petroleum Remediation, Leak Site
- RCRA Remediation
- SSTS
- Site Assessment
- Solid Waste
- Superfund
- Underground Tanks
- Wastewater
- Impaired Lakes
- Impaired Streams

**NHD Waterbody**

- NHD Waterbody
- NMI Wetland
- Rivers and Streams

**Figure SW-03**



**Legend**

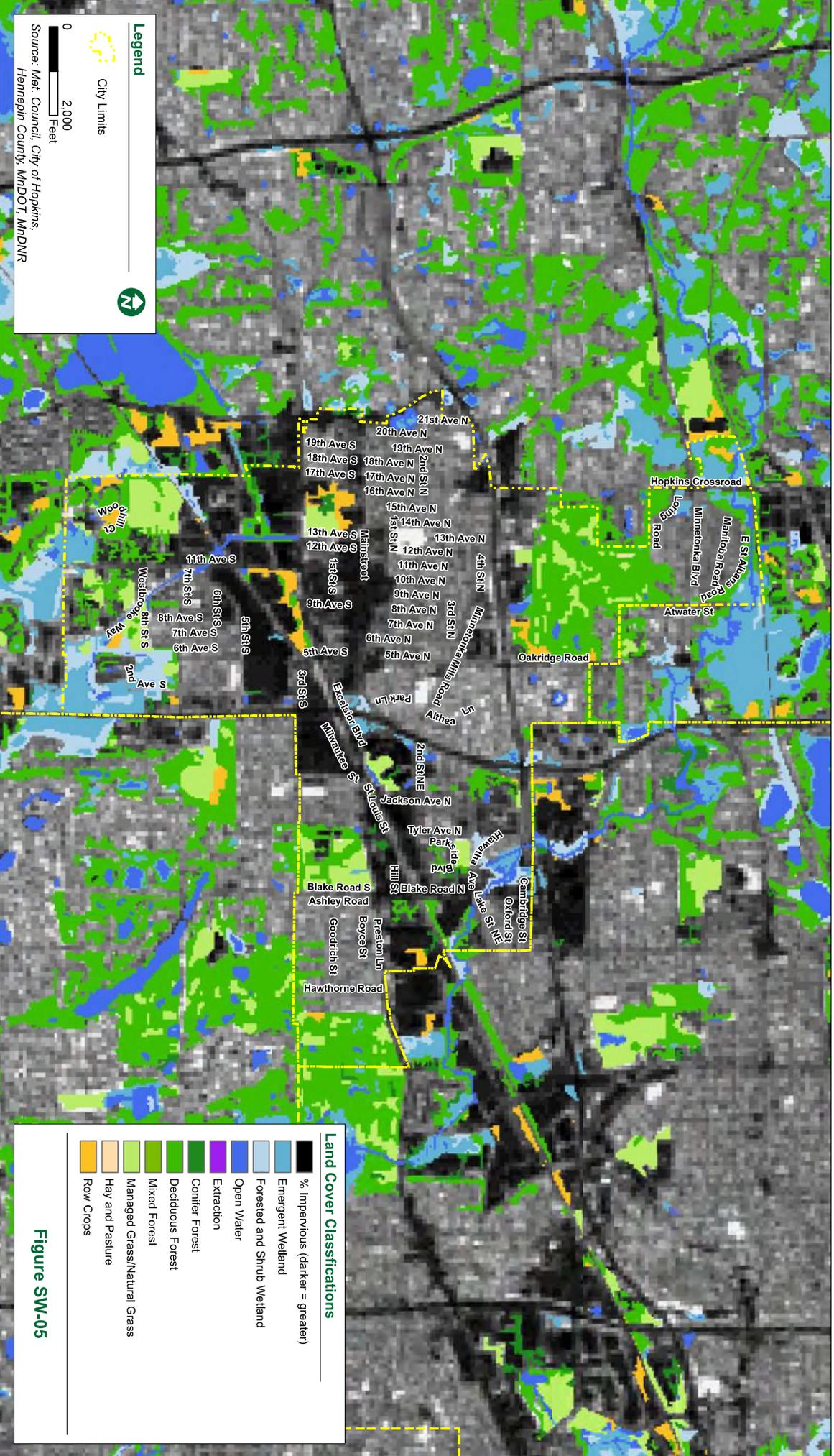
- City Limits
- 2040 Growth Boundary

Source: Met. Council, City of Hopkins, Hennepin County, MNDOT, MNDNR

**Significant Resources**

- DNR Conservation Corridors
- Regionally Significant Ecological Area
- Island or Land
- Lake, Pond or Reservoir
- River or Stream

**Figure SW-04**



**Legend**

 City Limits

 0 2,000 Feet

Source: Met. Council, City of Hopkins, Hennepin County, MNDOT, MNDNR



**Land Cover Classifications**

-  % Impervious (darker = greater)
-  Emergent Wetland
-  Forested and Shrub Wetland
-  Open Water
-  Extraction
-  Conifer Forest
-  Deciduous Forest
-  Mixed Forest
-  Managed Grass/Natural Grass
-  Hay and Pasture
-  Row Crops

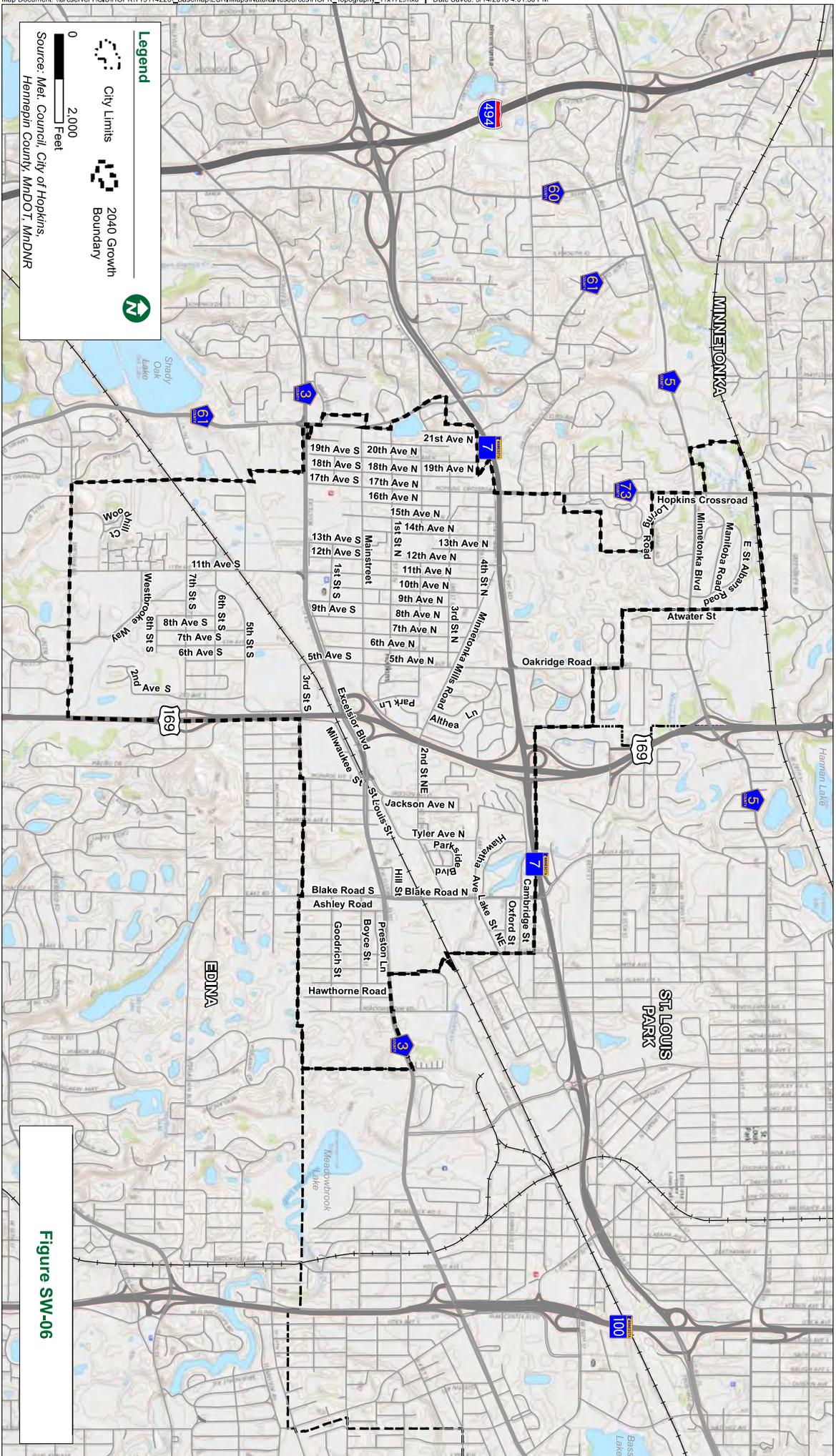
**Figure SW-05**

**Legend**

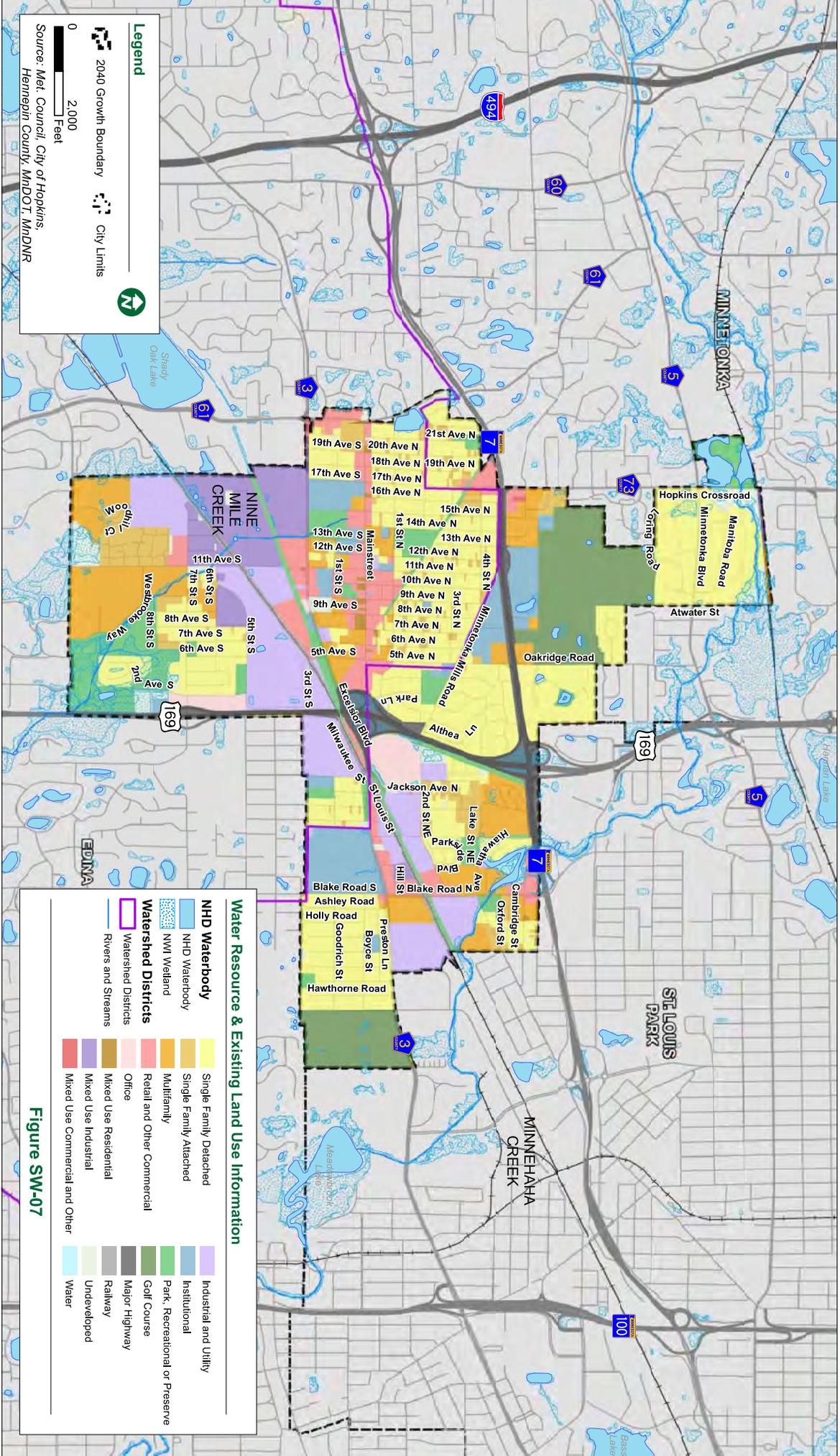
- City Limits
- 2040 Growth Boundary

0 2,000 Feet

Source: Met. Council, City of Hopkins, Hennepin County, MNDOT, MNDNR



**Figure SW-06**



**Legend**

- 2040 Growth Boundary
- City Limits

0 2,000 Feet

Source: Met. Council, City of Hopkins, Hennepin County, MnDOT, MnDNR

**Water Resource & Existing Land Use Information**

NHD Waterbody	Single Family Detached	Industrial and Utility
NHD Wetland	Single Family Attached	Institutional
Watershed Districts	Multifamily	Park, Recreational or Preserve
Rivers and Streams	Retail and Other Commercial	Golf Course
	Office	Major Highway
	Mixed Use Residential	Undeveloped
	Mixed Use Industrial	Water
	Mixed Use Commercial and Other	

Figure SW-07

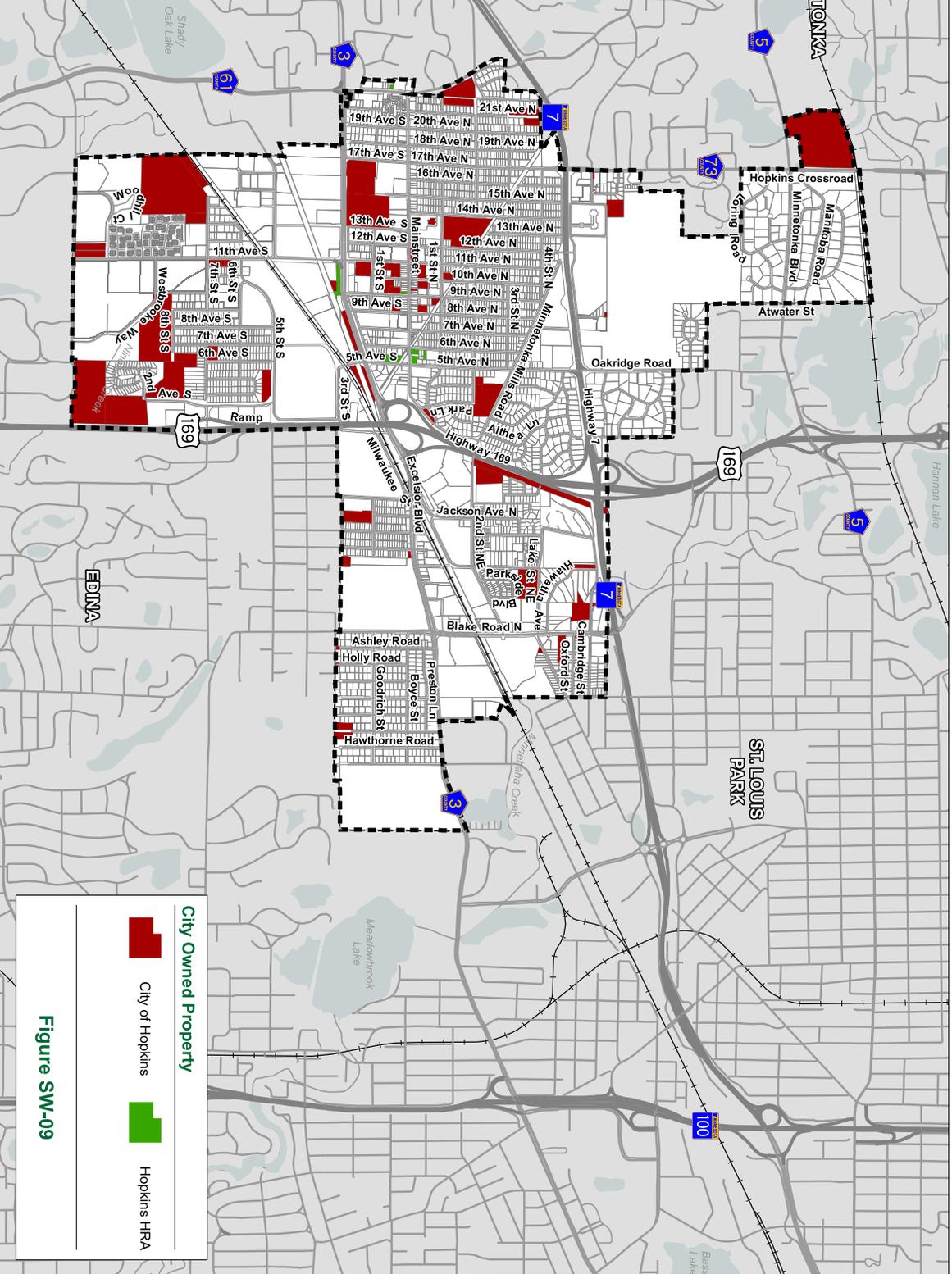


**Legend**

-  City Limits
-  County Boundary
-  2040 Growth Boundary

0 2,000 Feet

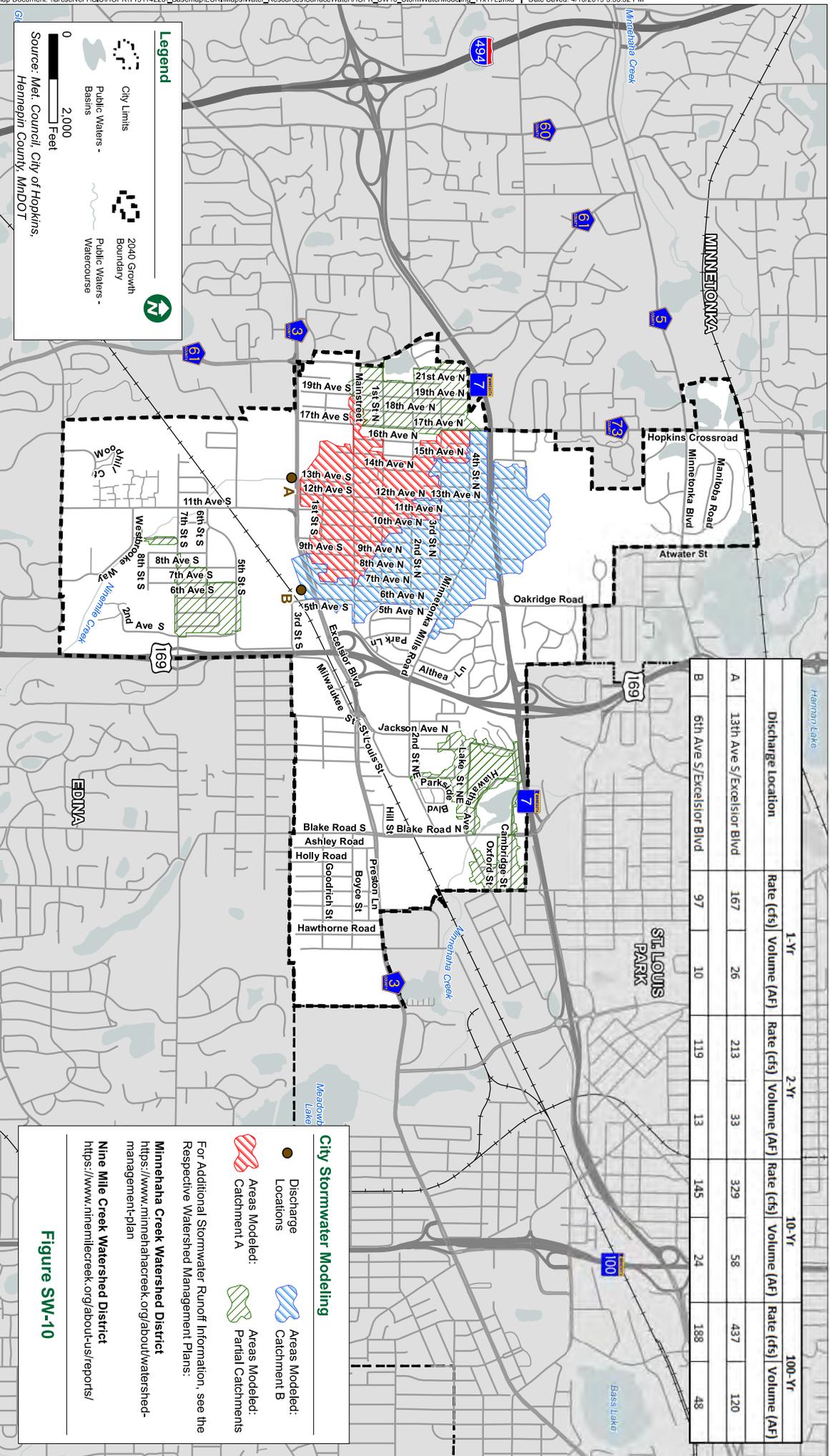
Source: Met. Council, City of Hopkins, Hennepin County, MNDOT



**City Owned Property**

-  City of Hopkins
-  Hopkins HRA

**Figure SW-09**



**Legend**

- City Limits
- Public Waters - Basins
- 2040 Growth Boundary
- Public Waters - Watercourse

Scale: 0 to 2,000 Feet

Source: Met. Council, City of Hopkins, Hennepin County, MnDOT

**City Stormwater Modeling**

- Discharge Locations
- Areas Modeled: Catchment A
- Areas Modeled: Catchment B
- Areas Modeled: Partial Catchments

For Additional Stormwater Runoff Information, see the Respective Watershed Management Plans:

**Nine Mile Creek Watershed District**  
<https://www.ninemilecreek.org/about-us/reports/>

**Minnehaha Creek Watershed District**  
<https://www.minnehahacreek.org/about-watershed-management-plan>

**Figure SW-10**

Appendix A:

City of Hopkins Stormwater Pollution Prevention Plans  
(SWPPP)



MS4 SWPPP Application for Reauthorization

for the NPDES/SDS General Small Municipal Separate Storm Sewer System (MS4) Permit MNR040000 reissued with an effective date of August 1, 2013 Stormwater Pollution Prevention Program (SWPPP) Document

Doc Type: Permit Application

Instructions: This application is for authorization to discharge stormwater associated with Municipal Separate Storm Sewer Systems (MS4s) under the National Pollutant Discharge Elimination System/State Disposal System (NPDES/SDS) Permit Program. No fee is required with the submittal of this application. Please refer to "Example" for detailed instructions found on the Minnesota Pollution Control Agency (MPCA) MS4 website at http://www.pca.state.mn.us/ms4.

Submittal: This MS4 SWPPP Application for Reauthorization form must be submitted electronically via e-mail to the MPCA at ms4permitprogram.pca@state.mn.us from the person that is duly authorized to certify this form. All questions with an asterisk (\*) are required fields. All applications will be returned if required fields are not completed.

Questions: Contact Claudia Hochstein at 651-757-2881 or claudia.hochstein@state.mn.us, Dan Miller at 651-757-2246 or daniel.miller@state.mn.us, or call toll-free at 800-657-3864.

General Contact Information (\*Required fields)

MS4 Owner (with ownership or operational responsibility, or control of the MS4)

\*MS4 permittee name: City of Hopkins \*County: Hennepin
(city, county, municipality, government agency or other entity)
\*Mailing address: 1010 First Street South
\*City: Hopkins \*State: MN \*Zip code: 55343
\*Phone (including area code): 952-548-6350 \*E-mail: sstadler@hopkinsmn.com

MS4 General contact (with Stormwater Pollution Prevention Program [SWPPP] implementation responsibility)

\*Last name: Stadler \*First name: Steve
(department head, MS4 coordinator, consultant, etc.)
\*Title: Public Works Director
\*Mailing address: 1010 First Street South
\*City: Hopkins \*State: MN \*Zip code: 55343
\*Phone (including area code): 952-548-6350 \*E-mail: sstadler@hopkinsmn.com

Preparer information (complete if SWPPP application is prepared by a party other than MS4 General contact)

Last name: Peters First name: Jeff
(department head, MS4 coordinator, consultant, etc.)
Title: WSB & Associates
Mailing address: 701 Xenia Ave South Suite 300
City: Minneapolis State: MN Zip code: 55416
Phone (including area code): (763) 287-7150 E-mail: jpeters@wsbeng.com

Verification

- 1. I seek to continue discharging stormwater associated with a small MS4 after the effective date of this Permit, and shall submit this MS4 SWPPP Application for Reauthorization form, in accordance with the schedule in Appendix A, Table 1, with the SWPPP document completed in accordance with the Permit (Part II.D.). [X] Yes
2. I have read and understand the NPDES/SDS MS4 General Permit and certify that we intend to comply with all requirements of the Permit. [X] Yes

**Certification (All fields are required)**

---

- Yes - I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted.

*I certify that based on my inquiry of the person, or persons, who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete.*

*I am aware that there are significant penalties for submitting false information, including the possibility of civil and criminal penalties.*

This certification is required by Minn. Stat. §§ 7001.0070 and 7001.0540. The authorized person with overall, MS4 legal responsibility must certify the application (principal executive officer or a ranking elected official).

By typing my name in the following box, I certify the above statements to be true and correct, to the best of my knowledge, and that this information can be used for the purpose of processing my application.

Name: Steve Stadler  
*(This document has been electronically signed)*

Title: Public Works Director Date (mm/dd/yyyy): 12/30/2013

Mailing address: 1010 First Street South

City: Hopkins State: MN Zip code: 55343

Phone (including area code): 952-548-6350 E-mail: sstadler@hopkinsmn.com

**Note:** The application will not be processed without certification.

# Stormwater Pollution Prevention Program Document

## I. Partnerships: (Part II.D.1)

- A. List the **regulated small MS4(s)** with which you have established a partnership in order to satisfy one or more requirements of this Permit. Indicate which Minimum Control Measure (MCM) requirements or other program components that each partnership helps to accomplish (List all that apply). Check the box below if you currently have no established partnerships with other regulated MS4s. If you have more than five partnerships, hit the tab key after the last line to generate a new row.

No partnerships with regulated small MS4s

Name and description of partnership	MCM/Other permit requirements involved
.	

- B. If you have additional information that you would like to communicate about your partnerships with other regulated small MS4(s), provide it in the space below, or include an attachment to the SWPPP Document, with the following file naming convention: *MS4NameHere\_Partnerships*.

*The City doesn't currently have any written agreements with other MS4s for Partnerships. The City will continue to pursue other ways to incorporate program components with partners.*

## II. Description of Regulatory Mechanisms: (Part II.D.2)

### Illicit discharges

- A. Do you have a regulatory mechanism(s) that effectively prohibits non-stormwater discharges into your small MS4, except those non-stormwater discharges authorized under the Permit (Part III.D.3.b.)?  Yes  No

1. If yes:

- a. Check which *type* of regulatory mechanism(s) your organization has (check all that apply):

Ordinance                       Contract language  
 Policy/Standards                 Permits  
 Rules  
 Other, explain: \_\_\_\_\_

- b. Provide either a direct link to the mechanism selected above or attach it as an electronic document to this form; or if your regulatory mechanism is either an Ordinance or a Rule, you may provide a citation:

Citation:

*City Code: Section 725 - Illicit Discharge and Connections*

Direct link:

*<http://www.hopkinsmn.com/weblink8/DocView.aspx?id=82938&searchid=10ff97a9-2dc5-420f-b51f-5079828ce53e&dbid=1>*

Check here if attaching an electronic copy of your regulatory mechanism, with the following file naming convention: *MS4NameHere\_IDDEreg*.

2. If no:

Describe the tasks and corresponding schedules that will be taken to assure that, within 12 months of the date permit coverage is extended, this permit requirement is met:

*City Ordinance needs to be reviewed and evaluated. If changes are necessary they will be completed within 12 months of the date permit coverage is extended.*

## Construction site stormwater runoff control

- A. Do you have a regulatory mechanism(s) that establishes requirements for erosion and sediment controls and waste controls?  Yes  No

1. If **yes**:

- a. Check which *type* of regulatory mechanism(s) your organization has (check all that apply):

- Ordinance  Contract language  
 Policy/Standards  Permits  
 Rules  
 Other, explain: \_\_\_\_\_

- b. Provide either a direct link to the mechanism selected above or attach it as an electronic document to this form; or if your regulatory mechanism is either an Ordinance or a Rule, you may provide a citation:

Citation:

*City Code: Section 546 - Zoning: Stormwater management*

Direct link:

<http://www.hopkinsmn.com/weblink8/DocView.aspx?id=78456&searchid=edeb0054-e06d-4311-9557-e2229712b134&dbid=1>

- Check here if attaching an electronic copy of your regulatory mechanism, with the following file naming convention: *MS4NameHere\_CSWreg.*

- B. Is your regulatory mechanism at least as stringent as the MPCA general permit to Discharge Stormwater Associated with Construction Activity (as of the effective date of the MS4 Permit)?  Yes  No

If you answered **yes** to the above question, proceed to C.

If you answered **no** to either of the above permit requirements listed in A. or B., describe the tasks and corresponding schedules that will be taken to assure that, within 12 months of the date permit coverage is extended, these permit requirements are met:

*The City's construction site stormwater runoff control regulatory mechanism will be updated to be at least as stringent as the MPCA CSW permit. This effort will be completed within 12 months of the date permit coverage is extended.*

- C. Answer **yes** or **no** to indicate whether your regulatory mechanism(s) requires owners and operators of construction activity to develop site plans that incorporate the following erosion and sediment controls and waste controls as described in the Permit (Part III.D.4.a.(1)-(8)), and as listed below:

- |  |   |                             |
|--|---|-----------------------------|
| 1. Best Management Practices (BMPs) to minimize erosion.   | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 2. BMPs to minimize the discharge of sediment and other pollutants.  | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 3. BMPs for dewatering activities.   | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 4. Site inspections and records of rainfall events   | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 5. BMP maintenance   | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 6. Management of solid and hazardous wastes on each project site.  | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 7. Final stabilization upon the completion of construction activity, including the use of perennial vegetative cover on all exposed soils or other equivalent means. | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 8. Criteria for the use of temporary sediment basins.  | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |

If you answered **no** to any of the above permit requirements, describe the tasks and corresponding schedules that will be taken to assure that, within 12 months of the date permit coverage is extended, these permit requirements are met:

## Post-construction stormwater management

- A. Do you have a regulatory mechanism(s) to address post-construction stormwater management activities?  Yes  No

1. If **yes**:

- a. Check which *type* of regulatory mechanism(s) your organization has (check all that apply):

- Ordinance  Contract language  
 Policy/Standards  Permits  
 Rules  
 Other, explain: Watershed rules

- b. Provide either a direct link to the mechanism selected above or attach it as an electronic document to this form; or if your regulatory mechanism is either an Ordinance or a Rule, you may provide a citation:

Citation:

*Maintenance agreements:*

*City Code: Section 546 - Zoning: Stormwater management*

Direct link:

<http://www.hopkinsmn.com/weblink8/DocView.aspx?id=78456&searchid=edeb0054-e06d-4311-9557-e2229712b134&dbid=1>

Check here if attaching an electronic copy of your regulatory mechanism, with the following file naming convention: *MS4NameHere\_PostCSWreg*.

- B. Answer **yes** or **no** below to indicate whether you have a regulatory mechanism(s) in place that meets the following requirements as described in the Permit (Part III.D.5.a):

1. **Site plan review:** Requirements those owners and/or operators of construction activity submit site plans with post-construction stormwater management BMPs to the permittee for review and approval, prior to start of construction activity.  Yes  No
2. **Conditions for post construction stormwater management:** Requires the use of any combination of BMPs, with highest preference given to Green Infrastructure techniques and practices (e.g., infiltration, evapotranspiration, reuse/harvesting, conservation design, urban forestry, green roofs, etc.), necessary to meet the following conditions on the site of a construction activity to the Maximum Extent Practicable (MEP):
  - a. For new development projects – no net increase from pre-project conditions (on an annual average basis) of:  Yes  No
    - 1) Stormwater discharge volume, unless precluded by the stormwater management limitations in the Permit (Part III.D.5.a(3)(a)).
    - 2) Stormwater discharges of Total Suspended Solids (TSS).
    - 3) Stormwater discharges of Total Phosphorus (TP).
  - b. For redevelopment projects – a net reduction from pre-project conditions (on an annual average basis) of:  Yes  No
    - 1) Stormwater discharge volume, unless precluded by the stormwater management limitations in the Permit (Part III.D.5.a(3)(a)).
    - 2) Stormwater discharges of TSS.
    - 3) Stormwater discharges of TP.
3. **Stormwater management limitations and exceptions:**
  - a. Limitations
    - 1) Prohibit the use of infiltration techniques to achieve the conditions for post-construction stormwater management in the Permit (Part III.D.5.a(2)) when the infiltration structural stormwater BMP will receive discharges from, or be constructed in areas:  Yes  No
      - a) Where industrial facilities are not authorized to infiltrate industrial stormwater under an NPDES/SDS Industrial Stormwater Permit issued by the MPCA.
      - b) Where vehicle fueling and maintenance occur.
      - c) With less than three (3) feet of separation distance from the bottom of the infiltration system to the elevation of the seasonally saturated soils or the top of bedrock.
      - d) Where high levels of contaminants in soil or groundwater will be mobilized by the infiltrating stormwater.
    - 2) Restrict the use of infiltration techniques to achieve the conditions for post-construction stormwater management in the Permit (Part III.D.5.a(2)), without higher engineering review, sufficient to provide a functioning treatment system and prevent adverse impacts to groundwater, when the infiltration device will be constructed in areas:  Yes  No
      - a) With predominately Hydrologic Soil Group D (clay) soils.
      - b) Within 1,000 feet up-gradient, or 100 feet down-gradient of active karst features.
      - c) Within a Drinking Water Supply Management Area (DWSMA) as defined in Minn. R. 4720.5100, subp. 13.
      - d) Where soil infiltration rates are more than 8.3 inches per hour.
    - 3) For linear projects where the lack of right-of-way precludes the installation of volume control practices that meet the conditions for post-construction stormwater management in the Permit (Part III.D.5.a(2)), the permittee's regulatory mechanism(s) may allow  Yes  No

exceptions as described in the Permit (Part III.D.5.a(3)(b)). The permittee's regulatory mechanism(s) shall ensure that a reasonable attempt be made to obtain right-of-way during the project planning process.

4. **Mitigation provisions:** The permittee's regulatory mechanism(s) shall ensure that any stormwater discharges of TSS and/or TP not addressed on the site of the original construction activity are addressed through mitigation and, at a minimum, shall ensure the following requirements are met:
- a. Mitigation project areas are selected in the following order of preference:  Yes  No
    - 1) Locations that yield benefits to the same receiving water that receives runoff from the original construction activity.
    - 2) Locations within the same Minnesota Department of Natural Resource (DNR) catchment area as the original construction activity.
    - 3) Locations in the next adjacent DNR catchment area up-stream
    - 4) Locations anywhere within the permittee's jurisdiction.
  - b. Mitigation projects must involve the creation of new structural stormwater BMPs or the retrofit of existing structural stormwater BMPs, or the use of a properly designed regional structural stormwater BMP.  Yes  No
  - c. Routine maintenance of structural stormwater BMPs already required by this permit cannot be used to meet mitigation requirements of this part.  Yes  No
  - d. Mitigation projects shall be completed within 24 months after the start of the original construction activity.  Yes  No
  - e. The permittee shall determine, and document, who will be responsible for long-term maintenance on all mitigation projects of this part.  Yes  No
  - f. If the permittee receives payment from the owner and/or operator of a construction activity for mitigation purposes in lieu of the owner or operator of that construction activity meeting the conditions for post-construction stormwater management in Part III.D.5.a(2), the permittee shall apply any such payment received to a public stormwater project, and all projects must be in compliance with Part III.D.5.a(4)(a)-(e).  Yes  No
5. **Long-term maintenance of structural stormwater BMPs:** The permittee's regulatory mechanism(s) shall provide for the establishment of legal mechanisms between the permittee and owners or operators responsible for the long-term maintenance of structural stormwater BMPs not owned or operated by the permittee, that have been implemented to meet the conditions for post-construction stormwater management in the Permit (Part III.D.5.a(2)). This only includes structural stormwater BMPs constructed after the effective date of this permit and that are directly connected to the permittee's MS4, and that are in the permittee's jurisdiction. The legal mechanism shall include provisions that, at a minimum:
- a. Allow the permittee to conduct inspections of structural stormwater BMPs not owned or operated by the permittee, perform necessary maintenance, and assess costs for those structural stormwater BMPs when the permittee determines that the owner and/or operator of that structural stormwater BMP has not conducted maintenance.  Yes  No
  - b. Include conditions that are designed to preserve the permittee's right to ensure maintenance responsibility, for structural stormwater BMPs not owned or operated by the permittee, when those responsibilities are legally transferred to another party.  Yes  No
  - c. Include conditions that are designed to protect/preserve structural stormwater BMPs and site features that are implemented to comply with the Permit (Part III.D.5.a(2)). If site configurations or structural stormwater BMPs change, causing decreased structural stormwater BMP effectiveness, new or improved structural stormwater BMPs must be implemented to ensure the conditions for post-construction stormwater management in the Permit (Part III.D.5.a(2)) continue to be met.  Yes  No

If you answered **no** to any of the above permit requirements, describe the tasks and corresponding schedules that will be taken to assure that, within twelve (12) months of the date permit coverage is extended, these permit requirements are met:

*B.2. A review of those standards and the cities standards will be completed and changes if necessary will be made to city ordinances within 12 months of permit coverage being granted.*

*B.3.a.1: The City will amend the ordinance and/or City Design Standards to include prohibiting the use of infiltration techniques for post-construction stormwater management as described in the Permit (Part III.D.5.a(3)(a).1). The ordinance will be amended on the same schedule as the items in B.2.a and B.2.b.*

*B.3.a.2: The City will amend the ordinance and/or City Design Standards to include restricting the use of infiltration techniques for post-construction stormwater management as described in the Permit (Part III.D.5.a(3)(a).2). This will occur on the same schedule as the items above.*

*B.3.a.3: The City will amend the ordinance and/or City Design Standards to include the exceptions for linear projects as*

described in the Permit (Part III.D.5.a(3)(b)). This will occur on the same schedule as the items above.

B.4.a.: The City will amend the ordinance and/or City Design Standards to include order of preference for selecting mitigation project areas as described in the Permit (Part III.D.5.a(4)(a)). This will occur on the same schedule as the items above.

B.4.b.: The City will amend the ordinance and/or City Design Standards to include requirements for the creation of mitigation projects as described in the Permit (Part III.D.5.a(4)(b)). This will occur on the same schedule as the items above.

B.4.c.: The City will amend the ordinance and/or City Design Standards to include the restriction from using routine maintenance of structural BMPs to meet the requirements for mitigation projects as described in the Permit (Part III.D.5.a(4)(c)). This will occur on the same schedule as the items above.

B.4.d.: The City will amend the ordinance and/or City Design Standards to include the requirement to complete mitigation projects within 24 months after the start of the original construction activity as described in the Permit (Part III.D.5.a(4)(d)). This will occur on the same schedule as the items above.

B.4.e.: The City will amend the ordinance and/or City Design Standards to include the requirement to determine, and document, who will be responsible for long-term maintenance on all mitigation projects as described in the Permit (Part III.D.5.a(4)(e)). This will occur on the same schedule as the items above.

B.4.f.: The City will amend the ordinance and/or City Design Standards to mandate that money received from an owner/operator of construction activity, in lieu of meeting the conditions for post-construction stormwater management, shall be used for a public stormwater project as described in the Permit (Part III.D.5.a(4)(f)). This will occur on the same schedule as the items above.

B.5.a.: The City will amend the ordinance and/or City Design Standards to include the requirement to allow the permittee to conduct inspections, perform maintenance, and assess maintenance cost of structural stormwater BMPs not owned or operated by the permittee as described in the Permit (Part III.D.5.a(5)(a)). This will occur on the same schedule as the items above.

B.5.b.: The City will amend the ordinance and/or City Design Standards to include conditions that require maintenance responsibility for structural stormwater BMPs through transfer of ownership as described in the Permit (Part III.D.5.a(5)(b)). This will occur on the same schedule as the items above.

B.5.c.: The City will amend the ordinance and/or City Design Standards to include conditions to address BMP modification in the future as described in the Permit (Part III.D.5.a(5)(c)). This will occur on the same schedule as the items above.

### III. Enforcement Response Procedures (ERPs): (Part II.D.3)

A. Do you have existing ERPs that satisfy the requirements of the Permit (Part III.B.)?  Yes  No

1. If **yes**, attach them to this form as an electronic document, with the following file naming convention: *MS4NameHere\_ERPs*.
2. If **no**, describe the tasks and corresponding schedules that will be taken to assure that, with twelve (12) months of the date permit coverage is extended, these permit requirements are met:

B. Describe your ERPs:

<http://www.hopkinsmn.com/archives/pdf/code/section546-stormwatermanagement.pdf>

546.08:

*Penalty Any person firm or corporation violating any provision of this ordinance shall be fined not less than five dollars no more than five hundred dollars for each offence and a separate offence shall be deemed committed on each day during or on which a violation occurs or continues*

### IV. Storm Sewer System Map and Inventory: (Part II.D.4.)

A. Describe how you manage your storm sewer system map and inventory:

*New developments are required to provide electronic as-build data in accordance with the GIS Information Requirements located in the City Design Standard. The City GIS specialist updates and maintains all of the City's GIS Information.*

B. Answer **yes** or **no** to indicate whether your storm sewer system map addresses the following requirements from the Permit (Part III.C.1.a-d), as listed below:

1. The permittee's entire small MS4 as a goal, but at a minimum, all pipes 12 inches or greater in diameter, including stormwater flow direction in those pipes.  Yes  No
2. Outfalls, including a unique identification (ID) number assigned by the permittee, and an associated geographic coordinate.  Yes  No
3. Structural stormwater BMPs that are part of the permittee's small MS4.  Yes  No
4. All receiving waters.  Yes  No

If you answered **no** to any of the above permit requirements, describe the tasks and corresponding schedules that will be taken to assure that, within 12 months of the date permit coverage is extended, these permit requirements are met:

- C. Answer **yes** or **no** to indicate whether you have completed the requirements of 2009 Minnesota Session Law, Ch. 172, Sec. 28: with the following inventories, according to the specifications of the Permit (Part III.C.2.a.-b.), including:
1. All ponds within the permittee's jurisdiction that are constructed and operated for purposes of water quality treatment, stormwater detention, and flood control, and that are used for the collection of stormwater via constructed conveyances.  Yes  No
  2. All wetlands and lakes, within the permittee's jurisdiction, that collect stormwater via constructed conveyances.  Yes  No
- D. Answer **yes** or **no** to indicate whether you have completed the following information for each feature inventoried.
1. A unique identification (ID) number assigned by the permittee.  Yes  No
  2. A geographic coordinate.  Yes  No
  3. Type of feature (e.g., pond, wetland, or lake). This may be determined by using best professional judgment.  Yes  No

If you have answered **yes** to all above requirements, and you have already submitted the Pond Inventory Form to the MPCA, then you do not need to resubmit the inventory form below.

If you answered **no** to any of the above permit requirements, describe the tasks and corresponding schedules that will be taken to assure that, within 12 months of the date permit coverage is extended, these permit requirements are met:

- E. Answer **yes** or **no** to indicate if you are attaching your pond, wetland and lake inventory to the MPCA on the form provided on the MPCA website at: <http://www.pca.state.mn.us/ms4>, according to the specifications of Permit (Part III.C.2.b.(1)-(3)). Attach with the following file naming convention: *MS4NameHere\_inventory*.  Yes  No

If you answered **no**, the inventory form must be submitted to the MPCA MS4 Permit Program within 12 months of the date permit coverage is extended.

## V. Minimum Control Measures (MCMs) (Part II.D.5)

### A. MCM1: Public education and outreach

1. The Permit requires that, within 12 months of the date permit coverage is extended, existing permittees revise their education and outreach program that focuses on illicit discharge recognition and reporting, as well as other specifically selected stormwater-related issue(s) of high priority to the permittee during this permit term. Describe your **current** educational program, including **any high-priority topics included**:

*The public education program has been developed to distribute educational materials to the community or conduct equivalent outreach activities. The BMPs identified will focus on the impact of storm water discharges on streams, rivers, and wetlands, and the steps that the public can take to reduce pollutants in storm water runoff.*

2. List the categories of BMPs that address your public education and outreach program, including the distribution of educational materials and a program implementation plan. Use the first table for categories of BMPs that you have established and the second table for categories of BMPs that you plan to implement over the course of the permit term.

Include the measurable goals with appropriate timeframes that each BMP category will be implemented and completed. In addition, provide interim milestones and the frequency of action in which the permittee will implement and/or maintain the BMPs. Refer to the U.S. Environmental Protection Agency's (EPA) *Measurable Goals Guidance for Phase II Small MS4s* (<http://www.epa.gov/npdes/pubs/measurablegoals.pdf>).

If you have more than five categories, hit the tab key after the last line to generate a new row.

Established BMP categories	Measurable goals and timeframes

<i>Education Activity Implementation Plan</i>	<i>The City will provide stormwater education and outreach programs for residents within the City. The City will complete and outline of the education program and implementation schedule for the upcoming permit.</i>
<i>City Web Page</i>	<i>The City updates their web page by providing information on high priority storm water pollution prevention topics and effects of illicit discharge to City residents and business owners. The goal will be to add new material as it becomes available and record the number of website hits annually.</i>
<i>City Newsletter</i>	<i>City staff will develop then distribute stormwater related articles in the City newsletter. This goal will be met by distributing a minimum of two storm water related articles in the City newsletter each year.</i>
<i>Coordination of Education Program</i>	<i>The City will collaborate and coordinate the development and implementation of the City's educational activities schedule with the Minnehaha Creek Watershed District.</i>
<b>BMP categories to be implemented</b>	<b>Measurable goals and timeframes</b>

3. Provide the name or the position title of the individual(s) who is responsible for implementing and/or coordinating this MCM:

*Administration / Asst. City Engineer*

**B. MCM2: Public participation and involvement**

1. The Permit (Part III.D.2.a.) requires that, within 12 months of the date permit coverage is extended, existing permittees shall revise their current program, as necessary, and continue to implement a public participation/involvement program to solicit public input on the SWPPP. Describe your current program:
- Under this minimum control measure, the City provides measures to receive public input and opinion on the adequacy of the SWPPP. This input can be received from public meetings, oral testimony, and written correspondence.*
2. List the categories of BMPs that address your public participation/involvement program, including solicitation and documentation of public input on the SWPPP. Use the first table for categories of BMPs that you have established and the second table for categories of BMPs that you plan to implement over the course of the permit term.

Include the measurable goals with appropriate timeframes that each BMP category will be implemented and completed. In addition, provide interim milestones and the frequency of action in which the permittee will implement and/or maintain the BMPs. Refer to the EPA's *Measurable Goals Guidance for Phase II Small MS4s* (<http://www.epa.gov/npdes/pubs/measurablegoals.pdf>). **If you have more than five categories**, hit the tab key after the last line to generate a new row.

<b>Established BMP categories</b>	<b>Measurable goals and timeframes</b>
<i>Comply with Public Notice Requirements</i>	<i>Provide public notice of meeting to provide input on the SWPPP in accordance with City public hearing notification requirements.</i>
<i>Annual Meeting</i>	<i>Hold annual public meeting combined with City Council Meeting or other public participation/involvement event to solicit public input on the SWPPP.</i>
<i>Consider Public Input</i>	<i>The City will conduct a public meeting and host a web page on the City's Storm Water Pollution Prevention Program. City staff will respond to all public comments and statements received from the public meeting, and document any proposed changes to the SWPPP for final approval by City Engineer (if applicable). The goal of this BMP will be met by documenting all written and oral input into the record of decision and submitted in conjunction with the annual report to the MPCA.</i>

<b>BMP categories to be implemented</b>	<b>Measurable goals and timeframes</b>
<i>Online Availability of Stormwater Pollution Prevention Program Document</i>	<i>Provide an electronic document of Stormwater Pollution Prevention Program document online, to allow anytime, easier access to these documents.</i>

3. Do you have a process for receiving and documenting citizen input?  Yes  No

If you answered **no** to the above permit requirement, describe the tasks and corresponding schedules that will be taken to assure that, within 12 months of the date permit coverage is extended, this permit requirement is met:

4. Provide the name or the position title of the individual(s) who is responsible for implementing and/or coordinating this MCM:

*Administration / Asst. City Engineer*

**C. MCM 3: Illicit discharge detection and elimination**

1. The Permit (Part III.D.3.) requires that, within 12 months of the date permit coverage is extended, existing permittees revise their current program as necessary, and continue to implement and enforce a program to detect and eliminate illicit discharges into the small MS4. Describe your current program:

*The City has an ordinance that prohibits illicit discharges and connections. City Staff and public works employees are trained to look for any signs of an illicit discharge while on the job. ERPs guide what actions the City can take after an illicit discharge has been identified.*

2. Does your Illicit Discharge Detection and Elimination Program meet the following requirements, as found in the Permit (Part III.D.3.c.-g.)?
  - a. Incorporation of illicit discharge detection into all inspection and maintenance activities conducted under the Permit (Part III.D.6.e.-f.) Where feasible, illicit discharge inspections shall be conducted during dry-weather conditions (e.g., periods of 72 or more hours of no precipitation).  Yes  No
  - b. Detecting and tracking the source of illicit discharges using visual inspections. The permittee may also include use of mobile cameras, collecting and analyzing water samples, and/or other detailed procedures that may be effective investigative tools.  Yes  No
  - c. Training of all field staff, in accordance with the requirements of the Permit (Part III.D.6.g.(2)), in illicit discharge recognition (including conditions which could cause illicit discharges), and reporting illicit discharges for further investigation.  Yes  No
  - d. Identification of priority areas likely to have illicit discharges, including at a minimum, evaluating land use associated with business/industrial activities, areas where illicit discharges have been identified in the past, and areas with storage of large quantities of significant materials that could result in an illicit discharge.  Yes  No
  - e. Procedures for the timely response to known, suspected, and reported illicit discharges.  Yes  No
  - f. Procedures for investigating, locating, and eliminating the source of illicit discharges.  Yes  No
  - g. Procedures for responding to spills, including emergency response procedures to prevent spills from entering the small MS4. The procedures shall also include the immediate notification of the Minnesota Department of Public Safety Duty Officer, if the source of the illicit discharge is a spill or leak as defined in Minn. Stat. § 115.061.  Yes  No
  - h. When the source of the illicit discharge is found, the permittee shall use the ERPs required by the Permit (Part III.B.) to eliminate the illicit discharge and require any needed corrective action(s).  Yes  No

If you answered **no** to any of the above permit requirements, describe the tasks and corresponding schedules that will be taken to assure that, within 12 months of the date permit coverage is extended, these permit requirements are met:

*C.2.b. The City will incorporate procedures into the IDDE program for detecting and tracking the source of illicit discharges using visual inspections as described in the permit (Part III.D.3.d). Procedures will be in place within 12 months following the date permit coverage is extended..*

*C.2.d. The City will incorporate procedures into the IDDE program for prioritization of areas likely to have illicit discharges as described in the permit (Part III.D.3.f). Procedures will be in place within 12 months following the date permit coverage is extended.*

3. List the categories of BMPs that address your illicit discharge, detection and elimination program. Use the first table for categories of BMPs that you have established and the second table for categories of BMPs that you plan to implement over the course of the permit term.

Include the measurable goals with appropriate timeframes that each BMP category will be implemented and completed. In addition, provide interim milestones and the frequency of action in which the permittee will implement and/or maintain the BMPs. Refer to the EPA's *Measurable Goals Guidance for Phase II Small MS4s* (<http://www.epa.gov/npdes/pubs/measurablegoals.pdf>).

If you have more than five categories, hit the tab key after the last line to generate a new row.

Established BMP categories	Measurable goals and timeframes
<i>Storm Sewer System Mapping</i>	<i>The goal of this BMP will be met by annually updating changes to the City's storm sewer system map.</i>

<i>Illicit Discharge Detection and Elimination (IDDE) and Enforcement Ordinance</i>	<i>The City will review and update (as necessary) the City's ordinance to prohibit illicit and non-stormwater discharges into the City's storm sewer and surface/ground waters. The goal of this BMP will be met by reviewing existing city ordinances and implementing updates related to illicit/non-stormwater discharges (if necessary).</i>
<i>Illicit Discharge Detection and Elimination (IDDE) Program</i>	<i>The City will develop and implement a program to detect and reduce non-stormwater discharges, including illegal dumping. Procedures for detection may consist of visual inspections for non-stormwater discharges on City owned land and private property (as requested). Inspection frequency may be conducted concurrent with the outfall inspections and implementation schedule of the public works activities.  The City will notify the MPCA state duty officer of any hazardous material spills or discharges (within 24 hours of receipt, if applicable, per NPDES Phase II requirements).</i>
<b>BMP categories to be implemented</b>	<b>Measurable goals and timeframes</b>
<i>IDDE Program Updates</i>	<i>Develop written procedures for illicit discharge inspections, investigations, and response actions. Develop a process to document information as described in the Permit (Part III.3.h) within 12 months following the date permit coverage is extended.</i>
<i>Illicit Discharge Inspections</i>	<i>In Year 1, the City will map out areas that are identified as high-priority outfalls and around high-risk establishments (fast food restaurants, dumpster, car washes, mechanics, and oil changes.) in years 2-5, the City will those integrate those sites into its annual inspection MS4 activities.</i>
<i>Illicit Discharge Investigation</i>	<i>As needed, City staff or a consultant will be used to televise a section of the sewer system, collect grab samples or perform other effective testing procedures to find illicit connection identified in the system.</i>

4. Do you have procedures for record-keeping within your Illicit Discharge Detection and Elimination (IDDE) program as specified within the Permit (Part III.D.3.h.)?  Yes  No
- If you answered **no**, indicate how you will develop procedures for record-keeping of your Illicit Discharge, Detection and Elimination Program, within 12 months of the date permit coverage is extended:

5. Provide the name or the position title of the individual(s) who is responsible for implementing and/or coordinating this MCM:
- Streets / Public Works Supervisor*

**D. MCM 4: Construction site stormwater runoff control**

1. The Permit (Part III.D.4) requires that, within 12 months of the date permit coverage is extended, existing permittees shall revise their current program, as necessary, and continue to implement and enforce a construction site stormwater runoff control program. Describe your current program:
- The City requires review of construction site erosion and sediment control (ESC) plans before projects begin, and work with contractors to ensure appropriate and correct use of erosion and sediment control BMPs on sites. The building inspectionis department are primarily responsible for checking compliance with construction site ESC plans.*
2. Does your program address the following BMPs for construction stormwater erosion and sediment control as required in the Permit (Part III.D.4.b.):
- a. Have you established written procedures for site plan reviews that you conduct prior to the start of construction activity?  Yes  No
  - b. Does the site plan review procedure include notification to owners and operators proposing construction activity that they need to apply for and obtain coverage under the MPCA's general permit to *Discharge Stormwater Associated with Construction Activity No. MN R100001*?  Yes  No
  - c. Does your program include written procedures for receipt and consideration of reports of noncompliance or other stormwater related information on construction activity submitted by the public to the permittee?  Yes  No
  - d. Have you included written procedures for the following aspects of site inspections to determine compliance with your regulatory mechanism(s):

- 1) Does your program include procedures for identifying priority sites for inspection?  Yes  No
- 2) Does your program identify a frequency at which you will conduct construction site inspections?  Yes  No
- 3) Does your program identify the names of individual(s) or position titles of those responsible for conducting construction site inspections?  Yes  No
- 4) Does your program include a checklist or other written means to document construction site inspections when determining compliance?  Yes  No
- e. Does your program document and retain construction project name, location, total acreage to be disturbed, and owner/operator information?  Yes  No
- f. Does your program document stormwater-related comments and/or supporting information used to determine project approval or denial?  Yes  No
- g. Does your program retain construction site inspection checklists or other written materials used to document site inspections?  Yes  No

If you answered **no** to any of the above permit requirements, describe the tasks and corresponding schedules that will be taken to assure that, within 12 months of the date permit coverage is extended, these permit requirements are met.

*D.2.d., City will develop written procedures for conducting site ESC inspections as described in the Permit (Part III.D.4.d). Procedures will be in place within 12 months following the date permit coverage is extended.*

3. List the categories of BMPs that address your construction site stormwater runoff control program. Use the first table for categories of BMPs that you have established and the second table for categories of BMPs that you plan to implement over the course of the permit term.

Include the measurable goals with appropriate timeframes that each BMP category will be implemented and completed. In addition, provide interim milestones and the frequency of action in which the permittee will implement and/or maintain the BMPs. Refer to the EPA's *Measurable Goals Guidance for Phase II Small MS4s* (<http://www.epa.gov/npdes/pubs/measurablegoals.pdf>). **If you have more than five categories**, hit the tab key after the last line to generate a new row.

<b>Established BMP categories</b>	<b>Measurable goals and timeframes</b>
<i>Construction Site Stormwater Runoff Ordinance</i>	<i>The City will annually review and update (as necessary) the City's erosion control ordinance.</i>
<i>Construction Site Erosion and Sediment Control Inspections</i>	<i>City staff will continue to implement and enforce the construction site inspection program for erosion control on construction sites one acre or larger. The goal of this BMP is to document the number of site inspections conducted annually.</i>
<i>Waste Controls for Construction Site Operators</i>	<i>The goal will be met by enforcing the NPDES Phase II permit requirements through the City's construction site inspection program.</i>
<i>Construction Site Plan Review</i>	<i>The City will require every applicant for a building permit, subdivision approval, or grading permit that disturbs one acre or more to submit a project specific stormwater management plan (if applicable). This goal will be met by only issuing City permits to applicants that have submitted project specific stormwater management plans (if applicable).</i>
<i>Establishment of Procedures for the Receipt and Consideration of Reports of Stormwater Noncompliance</i>	<i>The City will establish a phone line and web page links for the public to report potential construction site erosion control and waste disposal infractions. The goal of this BMP will achieved by completing the timeline/implementation.</i>
<i>Establishment of Procedures for Site Inspections and Enforcement</i>	<i>The City will inspect construction sites for conformance to NPDES construction permit standards and applicable City standards. This goal will be met by enforcing the City's erosion control and waste disposal standards.</i>
<b>BMP categories to be implemented</b>	<b>Measurable goals and timeframes</b>
<i>Permit Update</i>	<i>Update the City Grading, Building, and ROW permits and Construction Site Stormwater Runoff ordinance to meet the new permit requirements within 12 months following the date permit coverage is extended.</i>
<i>Prioritize Inspections</i>	<i>The City will develop a process to determine the frequency for inspecting high priority inspection sites (e.g., near sensitive receiving waters, projects larger than 5 acres).</i>
<i>Permit Application System</i>	<i>Develop written procedures to improve tracking and archiving all</i>

4. Provide the name or the position title of the individual(s) who is responsible for implementing and/or coordinating this MCM:

Asst. City Engineer / Public Works Director / Building inspection staff

**E. MCM 5: Post-construction stormwater management**

1. The Permit (Part III.D.5.) requires that, within 12 months of the date permit coverage is extended, existing permittees shall revise their current program, as necessary, and continue to implement and enforce a post-construction stormwater management program. Describe your current program:

*The City has a surface water management ordinance to address storm water runoff from new development and redevelopment projects that disturb equal to or greater than one acre. This program insures that controls are in place that would prevent or minimize water quality impacts from development activities.*

2. Have you established written procedures for site plan reviews that you will conduct prior to the start of construction activity?  Yes  No
3. Answer **yes** or **no** to indicate whether you have the following listed procedures for documentation of post-construction stormwater management according to the specifications of Permit (Part III.D.5.c.):
- a. Any supporting documentation that you use to determine compliance with the Permit (Part III.D.5.a), including the project name, location, owner and operator of the construction activity, any checklists used for conducting site plan reviews, and any calculations used to determine compliance?  Yes  No
- b. All supporting documentation associated with mitigation projects that you authorize?  Yes  No
- c. Payments received and used in accordance with Permit (Part III.D.5.a.(4)(f))?  Yes  No
- d. All legal mechanisms drafted in accordance with the Permit (Part III.D.5.a.(5)), including date(s) of the agreement(s) and names of all responsible parties involved?  Yes  No

If you answered **no** to any of the above permit requirements, describe the steps that will be taken to assure that, within 12 months of the date permit coverage is extended, these permit requirements are met.

*E.3., The City will develop written procedures for documentation of post-construction stormwater management mitigation as described in the Permit (Part III.D.5.c.). Procedures will be in place within 12 months following the date permit coverage is extended.*

4. List the categories of BMPs that address your post-construction stormwater management program. Use the first table for categories of BMPs that you have established and the second table for categories of BMPs that you plan to implement over the course of the permit term.

Include the measurable goals with appropriate timeframes that each BMP category will be implemented and completed. In addition, provide interim milestones and the frequency of action in which the permittee will implement and/or maintain the BMPs. Refer to the EPA's *Measurable Goals Guidance for Phase II Small MS4s* (<http://www.epa.gov/npdes/pubs/measurablegoals.pdf>). **If you have more than five categories**, hit the tab key after the last line to generate a new row.

Established BMP categories	Measurable goals and timeframes
Site Plan Review Program	The City will review and revise (if necessary, during the plan review process) permanent BMP designs and criteria for post-construction stormwater management associated with new development and redevelopment projects of one acre or more. The City will also actively look for non-structural opportunities where prudent and feasible. The goal of this BMP will be met if the City conducts plan reviews on new development and redevelopment projects of one acre or more.
Surface Water Management Ordinance	Completed ordinance defining standards, review procedures and enforcement response procedures for erosion and sediment control at construction sites, and post construction runoff from new development and redevelopment in 2007.
Stormwater Management Plan	Completed SWMP and ensured goals and policies were consistent with the NPDES General and Construction Permits.
BMP categories to be implemented	Measurable goals and timeframes
Update ordinance to meet new permit requirements	Complete Ordinance updates for post construction runoff from new development and redevelopment Within 12 months of extension of permit coverage.

- Provide the name or the position title of the individual(s) who is responsible for implementing and/or coordinating this MCM:

Asst City Engineer

**F. MCM 6: Pollution prevention/good housekeeping for municipal operations**

- The Permit (Part III.D.6.) requires that, within 12 months of the date permit coverage is extended, existing permittees shall revise their current program, as necessary, and continue to implement an operations and maintenance program that prevents or reduces the discharge of pollutants from the permittee owned/operated facilities and operations to the small MS4. Describe your current program:

*The City currently inspects its structural pollution control devices on an annual basis and inspects all of its outfalls, sediment basins and ponds every 5 years. The City inspects stockpiles, storage and material handling areas at the maintenance yard for potential discharges and maintenance of BMPs. The City is evaluating the use of road salt for winter road maintenance activities to reduce chlorides entering surface waters. The City sweeps streets once in the fall after leaf drop and once in the spring to get snowmelt. Maintenance staff is trained annually on various topics related to pollution prevention during maintenance activities.*

- Do you have a facilities inventory as outlined in the Permit (Part III.D.6.a.)?  Yes  No
- If you answered **no** to the above permit requirement in question 2, describe the tasks and corresponding schedules that will be taken to assure that, within 12 months of the date permit coverage is extended, this permit requirement is met:

*F.3. The City will complete a facilities inventory as described in the Permit (Part III.D.6.a.). Inventory will be completed within 12 months following the date permit coverage is extended.*

- List the categories of BMPs that address your pollution prevention/good housekeeping for municipal operations program. Use the first table for categories of BMPs that you have established and the second table for categories of BMPs that you plan to implement over the course of the permit term.

Include the measurable goals with appropriate timeframes that each BMP category will be implemented and completed. In addition, provide interim milestones and the frequency of action in which the permittee will implement and/or maintain the BMPs. For an explanation of measurable goals, refer to the EPA's *Measurable Goals Guidance for Phase II Small MS4s* (<http://www.epa.gov/npdes/pubs/measurablegoals.pdf>).

If you have more than five categories, hit the tab key after the last line to generate a new row.

Established BMP categories	Measurable goals and timeframes
Street Sweeping	<i>The City will continue recording the frequency of streets that are swept, per sweeping occurrence. The goal of this BMP will be met if the City conducts two street sweeping occurrences per year.</i>
Strom Sewer Inspection Program	<i>Conduct one inspection of all City-owned ponds and outfalls prior to expiration date of this permit. Annual inspection of 100% of structural pollution control devices (Sumps, Water Quality Manholes, etc.).</i>
Inspection of All Exposed Stockpile, Storage and Material Handling Areas	<i>City staff will quarterly locate and inspect all exposed stockpiles and storage/material handling areas on City owned properties. All existing onsite BMP's will be inspected for conformance to NPDES Phase II permit requirements. Any identified erosion control issues will be corrected and documented per NPDES Phase II standards.</i>
Structural Stormwater BMP Maintenance Program	<i>Based on storm sewer inspection findings determine if repair, replacement, or maintenance measures are necessary to ensure structures proper function and treatment effectiveness. Document annually number or structures repaired or scheduled for maintenance.</i>
Recording, Reporting, and Retention of All Inspections and Responses to the Inspections	<i>The City will retain all records of inspection, maintenance, and corrective actions of the City's stormwater system. The goal of this BMP will be met if the City retains these records for a period of three years past the expiration of this permit.</i>

<i>Evaluation of Inspection Frequency</i>	<i>Evaluate inspection records and determine if inspection frequency needs to increase or decrease.</i>
<i>Landscaping and Lawn Care Practices Review</i>	<i>The City will continue to annually review its landscaping and lawn care practices and adjust its current methods if necessary.</i>
<i>Road Salt Application Review</i>	<i>The City will record the annual activities of the salt distribution program and adjust current practices as necessary.</i>
<i>Evaluation of Proposed Storm Water Infiltration Projects for Impacts within Source Water Protection Areas</i>	<p>1. <i>The City will use the Minnesota Department of Health's document "Evaluating Proposed Storm Water Infiltration Projects in Vulnerable Wellhead Protection Areas" (Draft-July 19, 2006) and other pertinent information as guidance in evaluating all infiltration projects within or adjacent to vulnerable DWSMA's.</i></p> <p>2. <i>The City will prohibit the construction of the infiltration area or incorporate specific BMPs to reduce pollutants from infiltrating within vulnerable DWSMA's.</i></p> <p>3. <i>The City will annually record the evaluation, denial, and implemented BMP's, of all proposed infiltration projects within and/or adjacent to vulnerable DWSMA's.</i></p>
<b>BMP categories to be implemented</b>	<b>Measurable goals and timeframes</b>
<i>Park and Open Space Training Program</i>	<i>Training focused on fertilizer application, pesticide/herbicide application, and mowing discharge.</i>
<i>Fleet and Building Maintenance Training Program</i>	<i>Training focused on automotive maintenance program (automotive inspections and washing), spill cleanup training, hazardous materials training, building leak prevention and inspection training.</i>
<i>Stormwater Systems Maintenance Training Program</i>	<i>Training focused on parking lot and street cleaning, storm drain systems cleaning, road salt materials management.</i>
<i>Spill Prevention &amp; Control Plans for Municipal Facilities</i>	<i>Ensure that plans describing spill prevention and control procedures are consistent among all departments. Conduct annual spill prevention and response training sessions to all municipal employees. Distribute education materials to each municipal facility by the end of year 2.</i>
<i>Facility Inventory</i>	<i>Develop facilities inventory to include potential pollutants as each site. Create a map of all identified facilities.</i>
<i>Pond Assessment Procedures &amp; Schedule</i>	<i>In year 1, develop procedures for determining TSS and TP treatment effectiveness of city owned ponds use for treatment of stormwater. Implement schedule in year 2-5.</i>

5. Does discharge from your MS4 affect a Source Water Protection Area (Permit Part III.D.6.c.)?  Yes  No
- a. If **no**, continue to 6.
- b. If **yes**, the Minnesota Department of Health (MDH) is in the process of mapping the following items. Maps are available at <http://www.health.state.mn.us/divs/eh/water/swp/maps/index.htm>. Is a map including the following items available for your MS4:
- 1) Wells and source waters for drinking water supply management areas identified as vulnerable under Minn. R. 4720.5205, 4720.5210, and 4720.5330?  Yes  No
- 2) Source water protection areas for surface intakes identified in the source water assessments conducted by or for the Minnesota Department of Health under the federal Safe Drinking Water Act, U.S.C. §§ 300j – 13?  Yes  No
- c. Have you developed and implemented BMPs to protect any of the above drinking water sources?  Yes  No
6. Have you developed procedures and a schedule for the purpose of determining the TSS and TP treatment effectiveness of all permittee owned/operated ponds constructed and used for the collection and treatment of stormwater, according to the Permit (Part III.D.6.d.)?  Yes  No
7. Do you have inspection procedures that meet the requirements of the Permit (Part III.D.6.e.(1)-(3)) for structural stormwater BMPs, ponds and outfalls, and stockpile, storage and material  Yes  No

handling areas?

8. Have you developed and implemented a stormwater management training program commensurate with each employee's job duties that:
- a. Addresses the importance of protecting water quality?  Yes  No
  - b. Covers the requirements of the permit relevant to the duties of the employee?  Yes  No
  - c. Includes a schedule that establishes initial training for new and/or seasonal employees and recurring training intervals for existing employees to address changes in procedures, practices, techniques, or requirements?  Yes  No
9. Do you keep documentation of inspections, maintenance, and training as required by the Permit (Part III.D.6.h.(1)-(5))?  Yes  No

If you answered **no** to any of the above permit requirements listed in **Questions 5 – 9**, then describe the tasks and corresponding schedules that will be taken to assure that, within 12 months of the date permit coverage is extended, these permit requirements are met:

*F.6. The City will develop a procedure for assessing ponds to determine TSS and TP effectiveness as described in the Permit (Part III.D.6.d) This study will develop procedures for determining TSS and TP treatment effectiveness of city-owned ponds used for treatment of stormwater. A schedule will be implemented in years 2 thru 5.*

*F.7., The City will develop written procedures for inspection of structural stormwater BMPs, ponds and outfalls, and stockpile, storage and material handling areas as described in the Permit (Part III.D.6.f.). Procedures will be in place within 12 months following the date permit coverage is extended.*

*F.8., The City will develop and implement a stormwater management training program commensurate with each employees job duties as described in the Permit (Part III.D.6.g.). Procedures will be in place within 12 months following the date permit coverage is extended.*

*F.9., The City will develop written procedures to document inspections, maintenance, and training as described in the Permit (Part III.D.6.h.). Procedures will be in place within 12 months following the date permit coverage is extended.*

10. Provide the name or the position title of the individual(s) who is responsible for implementing and/or coordinating this MCM:

*Asst. City Engineer / Public Works Supervisor*

## VI. Compliance Schedule for an Approved Total Maximum Daily Load (TMDL) with an Applicable Waste Load Allocation (WLA) (Part II.D.6.)

- A. Do you have an approved TMDL with a Waste Load Allocation (WLA) prior to the effective date of the Permit?  Yes  No
1. If **no**, continue to section VII.
  2. If **yes**, fill out and attach the MS4 Permit TMDL Attachment Spreadsheet with the following naming convention: *MS4NameHere\_TMDL*.

This form is found on the MPCA MS4 website: <http://www.pca.state.mn.us/ms4>.

## VII. Alum or Ferric Chloride Phosphorus Treatment Systems (Part II.D.7.)

- A. Do you own and/or operate any Alum or Ferric Chloride Phosphorus Treatment Systems which are regulated by this Permit (Part III.F.)?  Yes  No
1. If **no**, this section requires no further information.
  2. If **yes**, you own and/or operate an Alum or Ferric Chloride Phosphorus Treatment System within your small MS4, then you must submit the Alum or Ferric Chloride Phosphorus Treatment Systems Form supplement to this document, with the following naming convention: *MS4NameHere\_TreatmentSystem*.

This form is found on the MPCA MS4 website: <http://www.pca.state.mn.us/ms4>.

## VIII. Add any Additional Comments to Describe Your Program

# TMDL Wasteload Allocation Excel Spreadsheet PART II.D.6.a.-e.

Copy and paste from the Master List MS4 TMDL Spreadsheet for your MS4 to the space below:

**Attach this completed form with your SWPPP Document at the time of submittal. At a minimum, provide all of the information "" items (TMDL Project Name, Type of WLA, Numeric WLA, Unit, Flow Condition, and Pollutant of Concern).**

Permittee name	Preferred ID	TMDL project name*	Wasteload ID	Type of WLA*	Numeric WLA*	Unit*	Percent reduction	Flow condition*	Wasteload name	Pollutant of concern*	Date approved
Hepburns CW	MS40024	Nitrate Creek, Impaired Braid, Turbidity & Chloride TMDL	070300125-18	Chloride	5.154	tons/day	62%		Nitrate Creek	Chloride	11/29/2010

## Compliance Schedule PART II.D.6.f.-g.

Is your MS4 currently meeting its WLA for any approved TMDLs?

1. **NO** (Complete Table 1, Strategies for continued BMP implementation beyond the term of this permit, and Table 2 below)

2. **YES** (Provide the following information below)

If YES, indicate the WLAs (may be grouped by TMDL Project) you believe are reasonably being met. For each WLA, list the implemented BMPs and provide a narrative strategy for the long-term continuation of meeting each WLA. PART II.D.6.g.(1)-(2)

Ninemile Creek: Impaired Biota, Turbidity & Chloride TMDL - The city is meeting its requirements of the TMDL by completing the following tasks on a regular basis:

1. The city provides stormwater education to employees and the public.
2. The city provides water resource education materials to contractors, builders, developers, and the general public.
3. The city performs inspections for the cities illicit discharge detection and elimination program.
4. The city references and makes permittees comply with watershed requirements for post-construction BMP performance.
5. The city continues to monitor and maintain the existing stormwater ponds and other BMPs to sustain removal effectiveness.
6. The city has established maintenance agreements with private owners of permanent BMPs.
7. The city has an established street sweeping program. It sweeps streets at a minimum of two times per year.
8. The city annually inspects and cleans all structural pollution control devices.

Go to:

[Table 1](#)

Go to:

[Strategies...](#)

Go to:

[Table 2](#)

**Table 1**

Fill in the following table with your Interim Milestones, BMP IDs, and Implementation Dates. Replace "TMDL Project Name & Pollutant" Columns with each TMDL Project Name and the corresponding pollutant. Then put an "X" in the boxes for the TMDL that corresponds with each BMP. PART II.D.6.i.(1)-(2)

**NOTE:**

It is recommended to assign each Interim Milestone (BMP) a BMP ID. You will be required to report on the status of each Interim Milestone and include a BMP ID for all structural BMPs as part of the MS4 Annual Report (see Part III.E.), so including those ID numbers at the time of application may be useful in tracking implementation efforts. If a pond that will be included in the pond inventory (Part III.C.2.) is to be applied toward a WLA, use the same ID for both the pond inventory and TMDL tracking. Non-structural BMPs are not required to have an ID, but it may be useful to assign it an ID for internal MS4 recordkeeping.

MPCA recommends the Implementation Dates align with the submittal of MS4 Annual Reports. Dates selected may not reflect the actual date a BMP is implemented, but shall indicate a BMP will be implemented on that date or before for that reporting year.

Interim Milestone (Best Management Practice)	BMP ID	Implementation Date	TMDL Project Name & Pollutant

**Strategies for continued BMP implementation beyond the term of this permit. PART II.D.6.i.(3)**

The City will continue to: Identify potential projects, Conduct a feasibility study for proposed projects, Identify funding options for proposed projects and if feasible construct projects to help meet TMDL goals

Table 2

Target dates the applicable WLA(s) will be achieved. PART II.D.6.f.(4)

IMDL Project	Target Date to Achieve WLA

Appendix B:  
City Wellhead Protection Plan



# Wellhead Protection Plan Part 2

**2017**

*Prepared for*

City of Hopkins  
1010 1st Street South | Hopkins, MN 55343

WSB project no. 1474-220



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- Figure 8: Potential Contaminant Source Inventory
- Figure 9: Wells
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**Appendix C – Wellhead Protection Plan Part I**

**Appendix D – Inner Well Management Zone**

**Appendix E – Consumer Confidence Report**

## **PUBLIC WATER SUPPLY PROFILE**

### **PUBLIC WATER SUPPLY**

City of Hopkins  
1010 1<sup>st</sup> Street S  
Hopkins, MN 55343

Phone: (952) 548-6364

Fax: (952) 935-1834

### **WELLHEAD PROTECTION MANAGER**

Nate Stanley  
City Engineer  
1010 1<sup>st</sup> Street S  
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E-Mail: nstanley@hopkinsmn.com

### **CONSULTANT/TECHNICAL ASSISTANCE**

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### **GENERAL INFORMATION**

Unique Well Number(s): 204573, 204068, 204570, and 112228
Size of Population Served by Municipal Water: 19,227
County: Hennepin County

**PUBLIC WATER SUPPLY WELLS**

<b>Local Well Name</b>	<b>Unique Number</b>	<b>Type</b>	<b>Casing Depth (ft)</b>	<b>Well Depth (ft)</b>	<b>Date Constructed</b>	<b>Aquifer</b>
Well No. 1	204573	Emergency	286	482	1905	OPCJ
Well No. 4	204068	Primary	410	548	1954	OPCJ
Well No. 5	204570	Primary	382	495	1967	OPCJ
Well No. 6	112228	Primary	354	545	1977	OPCJ

## DOCUMENTATION LIST

<b>Step</b>	<b>Date Performed</b>
Part I Approval Notice Received from MDH	August 2016
Scoping 2 Meeting Held (4720.5349, subp. 1)	August 24, 2016
Scoping Decision Notice Received (4720.5340, subp. 2)	September 28, 2016
Remaining Portion of Plan Submitted to Local Government Units (LGUs) (4720.5350, subp. 1 & 2)	July 1, 2017
Review Considered (4720.5350, subp. 3)	July-September 2017
Public Hearing Conducted (4720.5350, subp. 4)	September 5, 2017
Remaining Portion WHP Plan Submitted (4720.5360, subp. 1)	September 15, 2017
Approved Review Notice Received	December 15, 2017

## ACRONYM LIST

AST	Aboveground Storage Tank
BCWMC	Bassett Creek Watershed Management Commission
BMS	Brownfield Site
CCR	Consumer Confidence Report
CWI	County Well Index
DWSMA	Drinking Water Supply Management Area
ISTS	Individual Sewage Treatment System
IWMZ	Inner Wellhead Management Zone
LGU	Local Government Unit
MCWD	Minnehaha Creek Watershed District
MDA	Minnesota Department of Agriculture
MDH	Minnesota Department of Health
MGS	Minnesota Geological Survey
MnDNR	Minnesota Department of Natural Resources
MnDOT	Minnesota Department of Transportation
MPCA	Minnesota Pollution Control Agency
MRWA	Minnesota Rural Water Association
MS4	Municipal Separate Storm Sewer System
NMCWD	Nine Mile Creek Watershed District
NPDES	National Pollutant Discharge Elimination System
OPCJ	Prairie du Chien Group and Jordan Sandstone Aquifers
PCSI	Potential Contaminant Source Inventory
RCRA	Resource Conservation & Recovery Act Cleanup
RPBCWD	Riley Purgatory Bluff Creek Watershed District
UST	Underground Storage Tank
WHP	Wellhead Protection
WHPA	Wellhead Protection Area
WIMN	What's In My Neighborhood

## EXECUTIVE SUMMARY

The Wellhead Protection Plan (the Plan) for the City of Hopkins (City) addresses the three municipal water supply wells used by the City (Wells No. 4, 5, and 6) and the associated source water aquifers (Prairie du Chien Aquifer and Jordan Aquifer – the aquifers from which the municipal wells pump water).

Part 1 of the Plan (**Appendix C**) was completed and approved in March of 2015 by Leggette, Brashears & Graham, Inc. Part 1 presented: the delineation of the Wellhead Protection Areas (WHPA); the drinking water supply management area (DWSMA); and the vulnerability assessments for the system's wells and aquifers within the DWSMA. The boundaries of the WHPA/DWSMA are shown in **Figure 1**. Water supply wells covered by this delineation and this Part 2 Plan Amendment are listed on page 4.

The *vulnerability assessment* for the aquifers within the DWSMA was performed using available information and indicates that the vulnerability of the aquifers used by the system varies from high to moderate. The results of the aquifer vulnerability assessment determined for the City what types of potential contamination sources must be managed within the DWSMA as determined by the Minnesota Department of Health (MDH):

- Low vulnerability areas – wells
- Moderate vulnerability areas – wells and tanks
- High vulnerability areas – all land uses and potential contaminant sources (including wells and tanks)

This document includes the following information:

- A review of data elements identified by the MDH as applicable to the DWSMA.
- Results of an inventory of potential contaminant sources within the DWSMA.
- Review of changes, issues, problems, and opportunities related to the public water supply and the identified potential contaminant sources.
- A discussion of potential contaminant source management strategies and the goals, objectives, and action plans associated with these management strategies.
- A review of the wellhead and source water protection evaluation program and the City's alternative water supply contingency strategy.

The goals and objectives of this Plan focus on: managing potential contaminant sources within the DWSMA; reducing the potential contaminant pathways to the source water aquifer that may be provided by private wells; and educating property owners and water supply users.

The City's WHP team has identified the following goals for implementation of this Plan:

**Goal 1:** The City will work to maintain or improve the current level of water quality so that the municipal water supply will continue to meet or exceed all applicable state and federal water quality standards.

**Goal 2:** The City will work to continue to supply sufficient water quantity for system users and emergency needs.

**Goal 3:** The City will provide and promote activities that protect the source water aquifer which provides water to the municipal system. This will include increased public education of the Wellhead and Source Water Protection Program and groundwater-related issues, as well as management of the identified potential contaminant sources and conveyance mechanisms within the DWSMA.

**Goal 4:** The City will continue to collect data to support future wellhead and source water protection efforts.

Implementation of these goals will be achieved through direct management efforts within the following areas to prevent future contamination of the aquifer and increase awareness of groundwater protection:

- A. Well Management**
- B. Public Education**
- C. Storage Tank Management**
- D. Data Collection**
- E. Water Conservation**
- F. Land Use Planning and Zoning**
- G. Implementation**
- H. Evaluation**

The effectiveness of the Plan must be evaluated to determine whether the implementation activities are consistent with the Plan's intent. Monitoring will be on-going and a written evaluation of the Plan and associated activities will be conducted every two and one-half years that the Plan is in effect.

# CHAPTER ONE

## DATA ELEMENTS AND ASSESSMENT (4720.5200)

### I. REQUIRED DATA ELEMENTS

In accordance with Minnesota Rules Chapter 4720.5200, the following data elements are considered for evaluation in a WHP Plan. Those elements required for evaluation are determined by the MDH based on the Drinking Water Supply Management Area (DWSMA) vulnerability as described in the MDH Scoping 2 Decision letter received by the City on September 28, 2016.

#### A. Physical Data Elements

##### 1. Precipitation

Due to a portion of the City's DWSMA (**Figure 1, Appendix B**) being classified as highly vulnerable, precipitation must be evaluated. **Table 1, Appendix A** shows the two nearest gauging station to the City. The station is located in New Hope and Chanhassen and is managed by the State Climatology Office. Each gauge has complete monthly data. The average precipitation in the City is approximately 34.97 inches annually, when considering data collected between 2010 and 2016.

##### 2. Geology

A complete description of the geologic conditions in the WHPA is provided in Part 1 of this plan (**Appendix C**). In summary, the geology in the DWSMA consists of Quaternary-age glacial and post-glacial deposits that are underlain by Ordovician and Cambrian-aged bedrock. Clay and sand deposits are predominant throughout the study area. Platteville and Glenwood formations make up the uppermost bedrock. These are underlain, in order of depth, by the St. Peter Sandstone, the Prairie du Chien Group, the Jordan Sandstone, the St. Lawrence Formation, the Tunnel City Group, the Wonewoc Sandstone, the Eau Claire Formation and the Mt. Simon Sandstone.

The City's production wells are within the Prairie du Chien Group and Jordan Sandstone. These two aquifers are referred to in this report as the Prairie du Chien and Jordan Aquifers. The St. Lawrence Formation, which lies below the Jordan, is a dolomitic siltstone and acts as a regional aquitard and confining layer. The presence of this aquitard directly below the Jordan Aquifer isolates the Jordan Aquifer and Prairie du Chien Aquifers from deeper bedrock aquifers.

##### 3. Soil Conditions

Because of the high vulnerability classification of the DWSMA, soil conditions must be reviewed and considered. Much of the DWSMA is covered by unknown surfaces illustrated in **Figure 2, Appendix B**. Other soil coverage within the highly vulnerable portions of the DWSMA includes course-loamy and loam soils with moderate infiltration. The other highly vulnerable portion of the DWSMA is covered by sandy and loamy soils which tend to have a high infiltration rate. The area of the DWSMA with moderate vulnerability is covered in combination of course-loamy to fine-loamy soils.

**Figure 3, Appendix B** illustrates erodible lands. While most of the DWSMA is covered in non-highly erodible land, but there are also areas of potentially high and highly erodible soils. In addition, some of the potentially high erodible lands are in highly vulnerable portions of the DWSMA. Potential contaminant sources in the highly erodible areas, in particular those in the high vulnerability portions of the DWSMA, should be monitored more closely than those in other areas.

#### 4. Water Resources

The bedrock source water aquifer used by the City's wells exhibits confined hydrogeologic conditions. For this reason there is not a direct hydrologic connection with the land surface or surface water. Soil characteristics and precipitation infiltration rates have not been evaluated or assessed in this plan due to the lack of a defined direct hydrogeologic connection between the land surface and the bedrock source water aquifer.

### B. Land Use Data Elements

#### 1. Land Use

The DWSMA cross political boundaries as it extends from Hopkins to the eastern edge of Lake Minnetonka. It includes parts of the City of Minnetonka, the City of Woodland, the City of Wayzata, the City of Edina, and the City of St. Louis Park in addition to the City of Hopkins. As with most first and second ring suburbs, the land within the DWSMA is almost fully developed with small pockets of undeveloped land spread out (**Figure 4, Appendix B**). Single family residential makes up the majority of the land use but there are some other land uses. The southeast corner of the DWSMA is made up of downtown Hopkins and the adjacent industrial areas. Land use in this corner is mostly commercial and industrial. The northwest corner of the DWSMA includes Wayzata Bay and Grays Bay. Sections of Trunk Highway (TH) 7, TH 5, Interstate 494, U.S. Route (US) 12, and US 169 all run through DWSMA.

#### 2. Public Utility Services

Public utilities were evaluated to determine their potential influence and impact on the City's drinking water supply. Storm sewers, sanitary sewers, public drainage systems, public water supply, and gas and oil pipelines were considered and are included in the Part 2 Plan.

##### Transportation Routes and Corridors

The major roadways through the DWSMA are Interstate Highway 494, Minnesota State Highway 7, Minnesota State Highway 5, U.S. Route 169, and U.S. Route 12. Two rail lines run through the DWSMA as well. The Burlington Northern Santa Fe Railroad runs east to west along in the northern portion of the DWSMA. The Canadian-Pacific Railway (formerly the SOO line) runs southeast to northwest through in the southeast corner of the DWSMA.

##### Storm Sewer System

The City of Hopkins, City of Minnetonka, and City of St. Louis Park storm sewer networks within the DWSMA are shown in **Figure 5, Appendix B**. The DWSMA is within four sub-watersheds: Basset Creek, Minnehaha Creek, Nine Mile Creek, and Riley-Purgatory Bluff Creek. The various storm sewer networks outlet into surrounding surface water bodies.

##### Sanitary Sewer System

**Figure 6, Appendix B** depicts the City of Hopkins, City of Minnetonka, and City of St. Louis Park sanitary sewers within the DWSMA. The majority of the DWSMA is within the Metropolitan Urban Service Area served by the Metro Council. The remaining portions are served by Individual Sewage Treatment Systems.

##### Public Water System

The watermain utilities within the DWSMA are shown in **Figure 7, Appendix B**. Most of the DWSMA's users are connected to the municipal water supply. The remaining portions are served by private wells.

##### Oil and Gas Pipelines

There is one pipeline in the DWSMA. A Centerpoint gas transmission pipeline starts in the middle of the DWSMA and runs southwest. A map of the gas transmission pipeline has not been included for security reasons. However, the location is known to emergency services and public works in the area.

### 3. Potential Contaminant Source Inventory

Land use is closely related to the potential contaminant source inventory (PCSI) for the DWSMA, as these contamination sites are typically related to the type and intensity of use of the property. A PCSI was completed within the DWSMA boundaries. Data was extracted from the existing databases—the Minnesota Pollution Control Agency’s (MPCA) What’s in My Neighborhood (WIMN), the Minnesota Department of Agriculture’s (MDA) Priorities List and the County Well Index (CWI)— and then was verified by aerial photography.

Data points collected from the MPCA WIMN database were first properly located through aerial photography and additional research. The list of sites was reduced by assigning the vulnerability of the DWSMA to each data point and removing those sites that did not match the criteria for the vulnerability setting. Next, potential contaminant and material codes were added to the sites, and a table and map (**Table 2, Appendix A** and **Figure 8, Appendix B**) were produced to display the locations and types of potential contaminants throughout the DWSMA.

Data points were also collected from the CWI and the MDH Well and Old Municipal Well databases. Wells retrieved were included in all vulnerability types. **Figure 7, Appendix B** includes the location of the water distribution system. **Figure 9, Appendix B** includes public and private wells within the DWSMA. A table of wells, including unique numbers, use codes, and other pertinent information is attached in **Appendix A** as **Table 3**.

In addition, the MDH completed and provided survey results for the Inner Wellhead Management Zone (IWMZ) that surrounds each municipal well at a 200-foot-radius. Results of this survey remain as submitted by the MDH and are included in **Appendix D**.

Potential threats to the water supply were determined by analyzing the location of water supply wells, land use, potential contaminant sources, and the following findings are made:

- Public and Private Wells. There are 25 public and 512 private wells located within the DWSMA. Of the private wells, 506 are currently active and five are inactive. The status of the remaining one well is currently unknown.
- Leak Sites. There are currently 150 leaking underground storage tank (LUST) sites in the DWSMA, three of which are active.
- Storage Tanks. There are 161 UST sites and 14 aboveground storage tank (AST) sites in the DWSMA. Of the UST sites, 41 are active and all contain(ed) waste, fuel, gases, or oils. Of the AST sites, nine are active and all contain(ed) waste, chemicals, fuel, gases, or oils.
- Investigation/Cleanup Sites. There are 89 known investigation/cleanup sites, where 12 are active. There are 20 Petroleum Brownfield Sites (BMS) within the DWSMA, where one is active. There is one inactive Resource Conservation & Recovery Act Cleanup (RCRA) site and one active Superfund project.
- MDA Priority List. There are 14 sites listed on the MDA priorities list that is located within the DWSMA. Three of the site were small spills and investigations. Eleven of the sites were old emergency incidents. All sites have been closed out.
- IWMZ Results. Located within 200-feet of the municipal wells are buried sanitary sewer pipes, stormwater drain pipes, and a portable toilet.

The activities in **Chapter 5** of this Part 2 Plan outline management activities to address the results of the PCSI.

#### C. Water Quantity Data Elements

Based on the data available for the required data elements, present and future implications of the data elements are described below for the use of the wells, quality and quantity of water supplying the public water supply wells, and the land and groundwater uses in the DWSMA.

### **1. Surface Water Quantity**

There are many ponds, lakes, streams and wetlands within Hopkins's DWSMA. To the City's knowledge, there are no known water-use conflicts within the DWSMA.

### **2. Groundwater Quantity**

Groundwater quantity was analyzed as part of the WHP Plan Part 1 (**Appendix C**). From 2010 to 2014, the City pumped an average of 803 million gallons of water, less than the 1 billion gallons permitted for use. Summaries of the City's water appropriations are on file at the City. No substantial changes in water use were observed between 2010 and 2014. Maximum pumping volumes over the five year timeframe occurred in 2011, with an annual total of 820 million gallons. Pumping data is summarized in on file at the City. In addition to the four municipal wells, there were 11 high-capacity wells included in the Part 1 Plan model. The 11 wells are within two miles of the City's municipal wells. Eight of the wells are either City of Edina's or the City of Minnetonka's municipal/public supply wells. One is the City of St. Louis Park's pollution containment well. The other two wells are golf course irrigation wells. There are no known well interference problems or water-use conflicts with these or other users, to the City's knowledge.

## ***D. Water Quality Data Elements***

Based on the data available for the required data elements, present and future implications of the data elements are described below for the use of the wells, quality and quantity of water supplying the public water supply wells, and the land and groundwater uses in the DWSMA.

### **1. Surface Water Quality**

Surface water quality is especially important in highly vulnerable areas of the DWSMA due to the potential direct hydraulic connections between surface water and the source water aquifer. Portions of Lake Minnetonka lie within the moderate DWSMA boundary indicating a direct connection between Lake Minnetonka and the source water aquifer are unlikely.

### **2. Groundwater Quality**

Groundwater pumped from the Prairie Du Chien-Jordan aquifer by the municipal wells is currently free of pathogens and disease-causing organisms. In addition, the City of Hopkin's water supply currently meets state and federal water quality requirements. No contaminants were detected at levels that violated federal drinking standards. To comply with MDH rules, the City adds fluoride to the water and tests water daily. The City also adds chlorine to control taste and odor and to keep the water system bacterially clean. LPC-9 Corrosion Inhibitor is added to create a barrier inside the plumbing that reduces the transfer of the lead from the pipes into the drinking water systems. The City's Consumer Confidence Reports for 2013, 2014, and 2015 can be found in **Appendix E**.

## ***II. ASSESSMENT OF DATA ELEMENTS***

Based on the data available for the required data elements, present and future implications of the data elements are described below for the use of the wells, quality and quantity of water supplying the public water supply wells, and the land and groundwater uses in the DWSMA.

### ***A. Use of the Well***

The City currently operates three active water supply wells (Wells No. 3, 4, and 5) (**Figure 9, Appendix B**). Additional information about the City's water supply system in general is present in the City's Comprehensive Plan – The Plan for Public Facilities and Services. Well construction details, well logs, and pumping rates are included in the WHP Plan Part 1 (**Appendix C**) document.

***B. Quality and Quantity of Water Supplying the Public Water Supply Well***

Part 1 of the Plan outlines the vulnerability of the public supply wells based on DNR geologic sensitivity, casing integrity, casing depth, pumping rate, isolation distance from contaminants, and chemical and isotopic information. City Wells No. 3 through 5 were determined to be vulnerable.

In addition, tritium has been detected above 1 Tritium Unit. While tritium itself is non-toxic, it indicated a surface-groundwater connection. To more fully understand this connection as well as the transfer of contaminants to the water source, more specific information is required. A better understanding of the connection between City well water, surface water, and precipitation, can be achieved via stable isotope analysis. Localized hydraulic conductivity and observation well data can be used to better characterize the vertical hydraulic connection and gradient between the Prairie du Chien and Jordan Aquifers. Opportunities and objectives to achieve these initiatives are outlined in **Chapters 3 and 5** of this plan.

Significant changes in water quantity may occur over the life of this plan. The City regularly withdraws water below the amount appropriated by the Minnesota Department of Natural Resources (MnDNR). However, continued water conservation measures will help to maintain water use over the course of this Plan. It is not anticipated that physical, land-use, or water quality or quantity changes will greatly affect the water supplying the public water supply well.

***C. The Land and Groundwater Uses in the Drinking Water Supply Management Area***

Land use and development practices have potential to impact groundwater in several ways. Use and storage of toxic materials, usually found in industrial and commercial uses, have the potential to spill and enter the groundwater. It is critical to locate and document where these potential contaminants exist in order to monitor those uses, provide opportunities to educate the businesses, and consider policies regarding stricter monitoring of potential new land uses. The existing land uses and zoning maps can be found in **Figure 4** and **Figure 10, Appendix B**.

## CHAPTER TWO

### IMPACT OF CHANGES ON PUBLIC WATER SUPPLY WELLS (4720.5220)

In accordance with Minnesota Rules 4720.5220 a wellhead protection plan must identify and describe expected changes that may occur during the next ten years to:

1. The physical environment
2. Land use
3. Surface water
4. Groundwater

#### ***I. POTENTIAL CHANGES IDENTIFIED***

Considering a 10-year life of the Plan, potential changes to the physical environment and land use were identified.

##### ***A. Physical Environment***

There are no significant changes to the precipitation, geology, soils or water resources anticipated during the 10-year time frame of this plan within the DWSMA.

##### ***B. Land Use***

The area comprising the DWSMA is largely fully developed, and the City is unaware of any significant land use or population changes planned within the DWSMA during the 10-year planning time frame. However, at the time of this plan development all municipalities in the Twin Cities metropolitan area are in the process of updating their comprehensive land use plans for the 2018 planning cycle. In the event that any major land use changes are identified within the DWSMA that might impact the groundwater supply, appropriate monitoring and protective measures should be taken into account in order to minimize the risk of contamination.

##### ***C. Surface Water***

No significant changes in surface water are expected by the City in the next ten years.

##### ***D. Groundwater***

It is unlikely that the City will need additional wells to meet demand in the next ten years.

#### ***II. IMPACT OF CHANGES***

##### ***A. Changes Identified Above Influence of Existing Water and Land Government Programs and Regulations***

The primary impacts associated with changes in physical, land use, and groundwater supply is the need to add infrastructure to accommodate increasing commercial and residential demand. In **Chapter 5**, a series of policies and programs are proposed to balance the growth increases with the infrastructure needs to mitigate the negative impact of growth and minimize potential sources of contamination to the DWSMA.

*Federal and State Regulations*

All tank operators and owners must comply with both federal and state regulations for USTs. At the federal level, tank operators and owners for USTs must comply with 40 CFR Part 280-282. At the state level, operators and owners must comply with Minnesota Rules, Chapter 7150. Enforcement of state and federal regulations is the responsibility of the MPCA. The existing federal and state regulations provide adequate controls to manage USTs within the DWSMA.

ASTs which store liquid substances that may pollute the waters of the state are regulated by Minnesota Rules, Chapter 7151, if the site capacity is less than one million gallons. AST regulations are also enforced by the MPCA. Existing regulations provide adequate controls to manage storage tanks within the DWSMA. In addition to the MPCA, the state and local fire marshal also regulate tanks.

*Hennepin County Regulations*

Hennepin County is an extremely urban county. As such, they leave most of the ordinance control to the cities that lie within the county. There are no pertinent ordinances in Hennepin County.

*City of Hopkins*

The City of Hopkins has ordinances in place regulating the water system, sanitary sewer system, storm sewer system, illicit discharge and connections, and erosion and sediment control. These ordinances are in place to protect groundwater and surface water resources from contamination. The City also has educational information available on its website related to proper disposal of yard waste, household hazardous waste, and planting rain gardens. The City has developed a Water Resources Management Plan to meet regulatory requirements and to plan for future alterations in the existing drainage system to do redevelopment activities. The plan is available on the City's website.

*City of Minnetonka*

A portion of the DWSMA lies within the City of Minnetonka. The City of Minnetonka has ordinances in place regarding the regulation of the water system, sanitary sewer system, storm sewer system, illicit discharge and connections, and erosion and sediment control. These ordinances are in place to protect groundwater and surface water resources from contamination. The City of Minnetonka's Water Resources Management Plan is also available for viewing online and is intended to provide proper management of surface water and groundwater by protecting, preserving, and using natural surface and groundwater systems.

*City of St. Louis Park*

A portion of the DWSMA lies within the City of St. Louis Park. The City of St. Louis Park has ordinances in place regulating the water system, sanitary sewer system, storm sewer system, illicit discharge and connections, and erosion and sediment control. These ordinances are in place to protect groundwater and surface water resources from contamination. The City of St. Louis Park also has a variety of links on its website related to storm water resources and education.

*City of Wayzata*

A portion of the DWSMA lies within the City of Wayzata. Wayzata has ordinances in place to address the water system, sewer system, storm water, and urban runoff pollution control, and erosion and sediment control. These ordinances are in place to protect groundwater and surface water resources from contamination. The City of Wayzata's Surface Water Management Plan is on its website and aims to provide clear guidance on how the City of Wayzata intends to manage its surface water.

*City of Woodland*

A portion of the DWSMA lies within the City of Woodland. Woodland has ordinances in place regulating the water system, sanitary sewer system, storm sewer system, illicit discharge and connections, and erosion and sediment control. These ordinances are in place to protect groundwater and surface water resources from contamination. The city also has educational information available on its website related to storm water management and protecting groundwater and surface water, including links to the Minnehaha Creek, MnDNR, and Lake Minnetonka Conservation District websites. The City of Woodland Surface Water Management plan, which is intended to provide the City of Woodland and its residents with direction concerning the administration and implementation of surface water management activities within the community, is also available for viewing on the City of Woodland's website.

*City of Edina*

A portion of the DWSMA lies within the City of Edina. The City of Edina has ordinances in place regarding the regulation of the water system, sanitary sewer system, storm sewer system, illicit discharge and connections, and erosion and sediment control. These ordinances are in place to protect groundwater and surface water resources from contamination. The City of Edina's Comprehensive Water Resource Management Plan serves as a guiding document for water resource management and addresses runoff management, flood control and clean creeks, ponds and wetlands. The Comprehensive Water Resource Management Plan is available for viewing on the City of Edina's website.

*Minnehaha Creek Watershed District*

A portion of the DWSMA falls under the jurisdiction of the Minnehaha Creek Watershed District (MCWD). The MCWD is a local unit of government responsible for managing and protecting the water resources in one of the largest and most heavily-used urban watersheds in Minnesota. The MCWD uses scientific research and monitoring, public education, grant programs, permitting, and collaborative initiatives with local governments, agencies and residents to protect the region's lakes, rivers, and streams. In 2007, the MCWD Board of Managers approved the Comprehensive Water Resources Management Plan, which serves as the guiding document for the organization for the period covering 2007-2017. Rules for development have been adopted that ensure protection of water and surrounding resources and serve to implement the goals and policies of the Comprehensive Water Resources Management Plan. The Minnehaha Creek Watershed District offers grants to residents and businesses in its watershed to construct rain gardens and install pervious pavement or other features that infiltrate storm water runoff into the ground.

*Bassett Creek Watershed Management Commission*

A portion of the DWSMA falls under the jurisdiction of the Bassett Creek Watershed Management Commission (BCWMC), which works with residents, organizations, and its member cities to protect and improve water resources like Bassett Creek and its tributaries, wetlands, ponds, and lakes such as Medicine, Wirth, Twin, Sweeney, Northwood, Turtle, Westwood, Parkers, and others. The BCWMC adopted its most current Watershed Management Plan in September of 2015 with the vision of "stewardship of water resources to protect and enhance our communities". Rules and standards regulating development have been adopted and are intended to carry out the goals and policies outlined in the Watershed Management Plan.

*Nine Mile Creek Watershed District*

A portion of the DWSMA falls under the jurisdiction of the Nine Mile Creek Watershed District (NMCWD), which is a public entity that works to protect and restore the water and natural resources in the land area draining to Nine Mile Creek. NMCWD has state authority to protect and manage water resources within the district. The Nine Mile Creek Watershed District Management Plan sets the vision, guidelines, and proposed tasks for managing surface water within the NMCWD. The NMCWD's current plan was adopted in 2007 and is required to be updated in 2017. Rules for development have been adopted that ensure protection of water and surrounding resources and serve to implement the goals and policies of the Nine Mile Creek Watershed District Management Plan. Grant funds are also available to residents, associations,

nonprofits, schools, businesses, and cities for projects that protect and improve water and natural resources within the district.

*Riley Purgatory Bluff Creek Watershed District*

The Riley Purgatory Bluff Creek Watershed District (RPBCWD) works with citizens, government bodies, and organizations to improve water quality and support the conservation ethic that has evolved over the district's 40-year history. The function of the district is to protect and manage the water resources within the district, which is approximately 50 square miles in surface area. The Riley Purgatory Bluff Creek Watershed District Management Plan was adopted in 2011 and lays out the RPBCWD's vision for the next ten years through various goals, objectives, and policies. The RPBCWD has developed rules for floodplain management and drainage alterations, erosion and sediment control, wetland and creek buffers, dredging and sediment removal, shoreline and streambank stabilization, waterbody crossings and structures, appropriation of public surface waters, appropriation of groundwater, and storm water management.

**B. Administrative, Technical, and Financial Considerations**

With existing cost-share programs and grant opportunities, the City will have resources available to regulate the public water supply's source water and implement the management strategies found herein. Funds to support ongoing wellhead and source water protection efforts will come from the City's water utility fund and MDH grants. Wellhead and source water protection activities will be evaluated on an annual basis, and any changes in the focus of the tasks will also be evaluated to determine if additional funding will be necessary to accommodate the changes.

The City intends to work in conjunction with Hennepin County, MCWD, BCWMC, NMCWD, and RPBCWD to protect the surface water and source water resources as much as possible when it is beneficial and logistically feasible.

## CHAPTER THREE

### ISSUES, PROBLEMS, AND OPPORTUNITIES (4720.5230)

Issues, problems, and opportunities in relation to the source water aquifer, groundwater quality, and DWSMA are discussed below.

#### *I. WATER USE AND LAND USE ISSUES, PROBLEMS, AND OPPORTUNITIES*

##### *A. Source Water Aquifer*

The Part 1 Plan (**Appendix C**) determined that the WHPA and corresponding DWSMA for the source aquifer range from low to high vulnerability, where high vulnerability areas are more likely to be affected by land use activities. An issue identified by MDH is uncertainty surrounding the hydraulic connection and gradient between the Prairie du Chien and Jordan Aquifers. Area-specific hydraulic conductivity data around City wells is also desired. As a result, the City has an opportunity to improve knowledge about the source water aquifer by assisting MDH in collecting data using observation wells. Specific objectives and related activities are included in **Chapter 5**.

Land use and zoning regulations can protect the quality of the aquifers by discouraging types of construction or activity that may cause contamination. Though the City of Hopkins is largely developed, and redevelopment is expected throughout the City. The City has a Comprehensive Plan in place that includes policies for managing development, allowable land uses, water supplies, and wells. Policies identified in the Comprehensive Plan will help protect the City's source water aquifer. Additionally, the City has land use and zoning ordinances in place that could be revised in the future if needed to address potential contaminant sites. The challenge to the City is that large portions of the DWSMA are located outside the City and outside their control. Cooperative participation in the management of the local aquifers to help assure sustainable water supplies for all users is a challenge and an opportunity.

##### *B. Groundwater Quality*

Currently, the groundwater pumped from the Prairie du Chien and Jordan Aquifers by the municipal wells is free of pathogens and disease-causing organisms. In addition, the City's water supply currently meets state and federal water quality requirements. To comply with MDH rules, the City adds fluoride to the water and tests water daily. The presence of Tritium in the City's wells is not a health risk but is an indication of the vulnerability of the aquifer. The City's Consumer Confidence Reports (CCR) for 2013-2015 can be found in **Appendix E**.

The City will continue to improve its groundwater model by collecting water samples from well water, surface water, and precipitation. Using the water collected, stable isotope analyses can be conducted to gain a more thorough understanding of the surface and groundwater mixture.

Well water quality sampling will need to continue so that possible contamination can be identified. There are numerous private wells located within the DWSMA that should continue to be tested regularly, as recommended by the MDH. Coordination with the City of Minnetonka, City of Woodland, City of Wayzata, City of St. Louis Park, City of Edina, MDH, MPCA, MnDNR, and Hennepin County to share and maintain information on wells and potential contaminants will be a challenge and an opportunity.

Education of landowners, especially those with private wells, septic systems, or other potential contaminant sources will be important in the control of contamination affecting the groundwater quality.

### ***C. Drinking Water Supply Management Areas***

Land uses found within the DWSMA include single and multi-family residential, parks and recreational space, commercial and industrial. Potential contaminant sources identified, particularly within the highly vulnerable portions of the DWSMA, should be monitored.

As previously mentioned, a concern for the City will be that it does not have legal capabilities to regulate activities within its DWSMA that are outside the City's boundaries. Some opportunities identified include:

- Working with the Cities of Minnetonka, Woodland, Wayzata, St. Louis Park, and Edina, as well as other government entities to share information and create policies that protect the aquifers.
- Tracking and updating the list of potential contaminant sources as new information becomes available.
- Educating landowners on proper well management and spill prevention.
- Routinely monitoring for land use and potential contaminant source changes within the Inner Wellhead Management Zone (IWMZ), a 200-foot-radius around the wells, in consideration of State Well Code requirements.
- Placing high priority on new and existing wells and potential contaminant sources identified in the IWMZ and One Year Time of Travel Area for the implementation of best management practices.

## ***II. ASSESSMENT OF WATER USE AND LAND USE ISSUES, PROBLEMS, AND OPPORTUNITIES***

### ***A. Issues, Problems, and Opportunities Disclosed at Public Meetings and in Written Comments***

At the beginning of the WHP amendment process, the City sent a notification to other Local Government Units (LGUs) of its intention to amend their wellhead and source water protection efforts. After approval by the MDH, the City sent copies of the results of the Part 1 Plan to LGUs. The City sent notification to LGUs of Part 2 of the Plan and will hold a public hearing before submittal to MDH. The City has not been informed of any issues, problems, or opportunities by the LGUs at this time. If any comments are received by the City, they will be listed here.

### ***B. Issues, Problems, and Opportunities Related to the Data Elements***

Part 1 and Part 2 of the Plan have utilized current local and regional information available for compiling and assessing data elements. At a minimum, this Plan will be revised or updated every 10 years as required by the WHP Rules and the most recent and accurate data will be utilized at that time. To support on-going wellhead protection efforts, the City will collect data on wells, water quality and land use within its DWSMA. Due to limited resources to independently collect the full range of data and recreate the necessary databases, the City will continue to mainly rely on databases maintained by the State and County agencies to obtain and verify data, as needed.

### ***C. Issues, Problems, and Opportunities Related to Status & Adequacy of Official Controls, Plans, and Other Local, State, and Federal Programs***

Numerous controls, plans and programs exist that may be used to achieve the WHP Plan goals are identified in this Part 2 Plan. State and LGUs currently enforce land use ordinances, zoning laws, sewer ordinances, well permits, and groundwater use appropriation permits. The City will continue to work with neighboring communities to ensure proper management of the portion of the DWSMA that extends into their respective municipality. It is anticipated that most local issues may be adequately addressed through these existing processes and adopting of best management practices.

No additional regulations are recommended to be imposed at this time. However, it is recommended that overall regional coordination of WHP efforts be initiated.

## CHAPTER FOUR

### WELLHEAD PROTECTION GOALS (4720.5240)

In accordance with Minnesota Rules 4720.5240 this section must address goals for present and future water use and land use to provide a framework for determining plan objectives and related actions.

Goals outlined in this part were selected based on the information gathered and compiled from the data elements, delineations of the WHPAs and DWSMAs, results of the vulnerability assessments, results of the PCSI, expected changes in land and water uses, identified issues, problems, and opportunities, and evaluation of this information.

The public water supply is considered to be moderately, highly, and very highly vulnerable. Therefore, the goals and objectives of this Plan will focus on managing potential contaminant sources within the DWSMA, reducing the potential contaminant pathways to the source water aquifer that may be provided by private wells, educating property owners and water supply users, and considering policies that control future siting of potential contaminants.

The City's WHP team has identified the following goals for implementation of this Plan:

**Goal 1:** The City will work to maintain or improve the current level of water quality so that the municipal water supply will continue to meet or exceed all applicable state and federal water quality standards.

**Goal 2:** The City will work to continue to supply sufficient water quantity for system users and emergency needs.

**Goal 3:** The City will provide and promote activities that protect the source water aquifer that provides water to the municipal system. This will include increased public awareness of the wellhead and source water protection program and groundwater-related issues, and management of the identified potential contaminant sources and conveyance mechanisms within the DWSMA.

**Goal 4:** The City will continue to collect data to support future wellhead and source water protection efforts.

## CHAPTER FIVE

### OBJECTIVES AND PLANS OF ACTION (4720.5250)

#### I. OBJECTIVES

Given the issues, problems, and opportunities discussed in **Chapter Three** and the goals stated in **Chapter Four**, the Plan delegates direct management efforts to the following areas to prevent future contamination of the aquifer and increase awareness of groundwater protection:

- |                                   |                               |
|-----------------------------------|-------------------------------|
| <b>A. Well Management</b>         | <b>E. Water Conservation</b>  |
| <b>B. Public Education</b>        | <b>F. Planning and Zoning</b> |
| <b>C. Storage Tank Management</b> | <b>G. Implementation</b>      |
| <b>D. Data Collection</b>         | <b>H. Evaluation</b>          |

#### II. PLAN OF ACTION

##### A. Well Management

**Objective A1: Take measures to promote proper sealing of abandoned, unused, unmaintained, or damaged wells.**

**Action A1.1:** Make property owners aware of potential technical and financial resources that are available to assist them in securing grant funding for properly sealing wells.

Who:	City Staff
Cooperators:	Hennepin County
Time Frame:	Quarterly, beginning Year 1 and ending Year 10 following the adoption of this Plan.
Estimated Cost:	Varies
Goal Achieved:	Goal 3: Source water aquifer protection
How:	Use the City's website, newsletters, or direct mailings to make owners aware of well sealing cost-share programs. Provide information to realtors to pass along to property owners preparing to sell and during disclosure process.

**Action A1.2:** Seek funds when available and feasible to locate and/or seal wells.

Who:	City Staff
Cooperators:	Hennepin County, MDH, Consultant
Time Frame:	Ongoing throughout Years 1 – 10 of this Plan, when grant funding is available or wells are located.
Estimated Cost:	\$1,000 (grant application); additional cost for sealing TBD
Goal Achieved:	Goal 3: Source water aquifer protection
How:	If wells are discovered on City owned property, grant funding shall be sought to properly seal the well.

**Objective A2: Take measures to identify and inform properties with abandoned, unused, unmaintained, or damaged wells and potential cross connections between private wells and the City's water system.**

**Action A2:** Identify and inform properties with potential supply cross connections or wells that pose a hazard to the public water supply.

Who:	City Staff or Consultant
Cooperators:	MDH, Hennepin County, City of Minnetonka, City of Woodland, City of Wayzata, City of St. Louis Park, City of Edina
Time Frame:	Years 1 – 2, following the implementation of this Plan.
Estimated Cost:	\$5,000 per mailing
Goal Achieved:	Goal 1: Maintain or improve current water quality
How:	Provide residents information on lost wells when changing water meters. Ask residents for permission to check basement for wells during this process.

**Objective A3: Educate the public about proper well management.**

**Action A3:** Using public events, City's website, newsletter, or other direct mailings, provide information to the public on proper well management.

Who:	City Staff or Consultant
Cooperators:	MDH, Minnesota Rural Water Association (MRWA)
Time Frame:	Year 1 following the adoption of this Plan, updating biannually.
Estimated Cost:	Varies
Goal Achieved:	Goal 3: Promote activities to raise awareness
How:	Use the City's website, CCR, newsletter, or social media sites to provide education on proper well management by linking the MDH's Well Owner's Handbook.

**Objective A4: Identify new high-capacity wells within the DWSMA.**

**Action A4:** The City will work with MnDNR and MDH to address implications of high capacity well construction or appropriation permitting changes on the City's drinking water supply or DWSMA boundary.

Who:	City Staff, Consultant
Cooperators:	MnDNR, MDH
Time Frame:	Year 2 following the adoption of this Plan, or as needed.
Estimated Cost:	Varies
Goal Achieved:	Goal 2: Continue to supply sufficient water quantity for system users
How:	The MnDNR is currently sending out notices to interested parties before new large capacity well construction. If the City receives a notice, it will work with MnDNR and MDH to determined implications for the DWSMA or the vulnerability of the aquifer. If the changes result in a required amendment to this Plan, the City will seek grant funding for assistance.

**Objective A5: Continue to monitor water quality and quantity from the City's to ensure high quality.**

**Action A5:** Examine and review the annual water quantity and quality reports to identify changes in groundwater levels, aquifer hydraulics, and concentrations of constituents.

Who:	City Staff
Cooperators:	Consultant, MDH
Time Frame:	Monthly – groundwater levels; When available – quality reports.
Estimated Cost:	No additional cost – staff time
Goal Achieved:	Goal 1: Maintain or improve the current level of water quality; Goal 2: Continue to supply sufficient water quantity
How:	The City will continue to receive water quality reports, at which time the reports will be compared to previous years to evaluate trends or changes. Groundwater levels and quality shall be recorded monthly within the City's water supply wells. Staff will review annual water quality reports and provide summaries about changes over time. If new contaminant sources are found, the City will ensure wells meet isolation distance requirements.

**Objective A6: Monitor the IWMZ areas for the addition of or changes to potential contaminant sources.**

**Action A6:** City staff will review and update IWMZ survey form for all wells in cooperation with MDH to determine if there have been additions or changes to potential contaminant sources

Who:	City Staff
Cooperators:	MDH
Time Frame:	Every 5 years following the adoption of this Plan.
Estimated Cost:	None, MDH cost and City Staff time
Goal Achieved:	Goal 1: Work to maintain or improve current water quality
How:	If changes are made to the items identified in the IWMZ, the City will update with the approval of MDH to survey the IWMZ every five years. The City will notify property owners if any well setback distances are violated. Seek grant funding to cooperate with MDH to complete the next IWMZ survey.

**Objective A7: Minimize the potential contaminant sources in order to reduce the DWSMA area.**

**Action A7:** City staff will consider construction methods to exclude the upper portion of the Jordan Sandstone formation.

Who:	City Staff
Cooperators:	MDH
Time Frame:	As needed
Estimated Cost:	Variable
Goal Achieved:	Goal 1: Work to maintain or improve current water quality.
How:	If new City wells are proposed or existing wells require significant rehabilitation the city will consider construction methods to exclude the upper portion of the Jordan Sandstone formation.

## B. Public Education

**Objective B1: Develop a public support and understanding for the WHP planning through public events and the use of websites, newsletters, and handouts.**

**Action B1.1:** Include information about WHP and groundwater protection in the City newsletter, perhaps in conjunction with the City's Municipal Separate Storm Sewer System (MS4) permitting requirements.

Who:	City Staff
Cooperators:	MDH
Time Frame:	Year 1 and Year 5 following the adoption of this Plan
Estimated Cost:	\$5,000 each mailing/posting
Goal Achieved:	Goal 3: Make information available to promote wellhead and source water protection
How:	Identify and obtain existing educational materials available from MDH and MRWA. Write newsletter articles describing WHP and include contact information and website addresses for existing educational resources.

**Action B1.2:** Provide information about the WHP Plan and links to other WHP related resources on the City's website.

Who:	City Staff
Cooperators:	MDH
Time Frame:	Year 5 following the adoption of this Plan
Estimated Cost:	\$1,000 each year of posting
Goal Achieved:	Goal 3: Make information available to promote wellhead and source water protection
How:	Provide a summary of WHP goals and implementation. Provide links to WHP related websites including MDH, MDA, and the Environmental Protection Agency (EPA).

**Objective B2: Educate emergency management officials of the importance of spills/clean-up within the DWSMA due to its sensitivity.**

**Action B2:** Send a summary memo to the Fire Department, County Emergency Manager, County Engineer, and Minnesota Department of Transportation (MnDOT) regarding the DWSMA location, sensitivity, and importance of spill cleanup within the management area.

Who:	City Staff
Cooperators:	MDH, Fire Department, MnDOT, Hennepin County
Time Frame:	Year 2 following the adoption of this Plan.
Estimated Cost:	\$1,000
Goal Achieved:	Goal 3: Make information available to promote wellhead and source water protection.
How:	Develop a summary memo for transportation corridors with local emergency management officials on the DWSMA location and importance of spill cleanup within the management areas.

**Objective B3: Provide information on preventing leaks and proper tank maintenance to tank owners in WHP areas.**

**Action B3:** Send reminder notices to new and old tank owners about tank regulations and the importance of early leak detection.

Who:	City Staff
Cooperators:	MDH, Fire Department, MnDOT, Hennepin County
Time Frame:	Year 2 following the adoption of this Plan
Estimated Cost:	\$2,000
Goal Achieved:	Goal 3: Make information available to promote wellhead and source water protection
How:	City can assist owners on methods to use to check for leaks and how to keep records by sending out information through mailings, City's website, social media, etc. The City could also require the use of certified contractors for installation and removal of unregulated USTs.

**C. Storage Tank Management**

**Objective C1: Notify owners of storage tanks located within the DWSMA that the tank is in a source water protection area, and educate owners of properties containing the storage tanks of the importance of spill prevention.**

**Action C1:** Update list of storage tank owners, contact each property owner, and make them aware of their placement within the City's DWSMA.

Who:	City Staff, consultant
Cooperators:	MDH, MPCA, Consultant
Time Frame:	Within Year 1 following the adoption of this Plan
Estimated Cost:	\$1,500
Goal Achieved:	Goal 1: Maintain or improve the current level of water quality; Goal 3: Increase awareness of wellhead and source water protection
How:	Send mailings to the property owners notifying them about the DWSMA delineation and the importance of spill prevention. Provide contact numbers for the appropriate government agencies to each property owner. Provide tank owners information and resources to acquire the appropriate spill clean-up materials (sorberent materials, etc.) and have these located on site.

**D. Data Collection****Objective D1: Continue to cooperate with and support future data collection efforts by other agencies.**

**Action D1:** Provide data from additional pumping tests on City wells or other high capacity wells if funding is available to the agencies listed below. The City will also assist in the data collection efforts by other agencies when feasible.

Who:	City Staff
Cooperators:	MPCA, MnDNR, MDH, MRWA, RCWD, Minnesota Geological Survey (MGS)
Time Frame:	Ongoing throughout Years 1 – 10 of this Plan, when requested
Estimated Cost:	Varies
Goal Achieved:	Goal 4: Continue to collect data to support wellhead and source water protection
How:	Provide assistance to agencies as requested when reasonable and economical. As requested, the City will complete additional pumping tests on City wells or other high capacity wells if funded by the above agencies. If the City conducts pumping tests independently of this Plan, the results will be submitted to MDH. The City will allow regional and state agencies to access well water, surface water, precipitation and, if possible, water specifically from the Prairie du Chien aquifer near the City to conduct stable isotope analyses.

**Objective D2: Conduct stable isotope tests on all public water supply wells, surface water and precipitation.**

**Action D2:** The City will request that MDH conduct stable isotope testing once during the lifetime of this Plan.

Who:	City Staff
Cooperators:	MDH
Time Frame:	Year 7 following the adoption of this Plan
Estimated Cost:	City staff time
Goal Achieved:	Goal 1: Work to maintain or improve the current level of water quality; Goal 4: Continue to collect data to support future wellhead and water protection efforts
How:	The City will request that MDH conduct Tritium or other stable isotope testing on each public water supply well during the seventh year of this Plan.

**Objective D3: Maintain up-to-date information about wells and potential contaminant sources within the DWSMA.**

**Action D3:** In cooperation with existing state or local agencies and programs, maintain the database of wells, and storage tanks within the DWSMA that was developed as part of this Part 2 Plan.

Who:	City Staff
Cooperators:	Property owners, MDH, Consultant
Time Frame:	Ongoing throughout Years 1 – 10 of this Plan, as new information becomes available
Estimated Cost:	Varies
Goal Achieved:	Goal 4: Continue data collection to support future wellhead and source water protection
How:	A PCSI was performed as part of the development of this Plan. The database will be reviewed periodically and updated as information becomes available.

**Objective D4: Continue to collect and maintain local geologic and hydrogeological data in order to improve and augment information and to provide additional data for future amendments to this plan.**

**Action D4.1:** Monitor static and pumping levels in municipal wells.

Who:	City Staff
Cooperators:	MnDNR, Consultant
Time Frame:	Annually following the adoption of this Plan.
Estimated Cost:	Staff time
Goal Achieved:	Goal 4: Continue data collection to support future wellhead and source water protection.
How:	Conduct routine collection of groundwater levels in municipal wells, which will provide data for evaluation of groundwater elevation trends over time. This data can also be used to verify the groundwater flow field in the source water aquifer, while also evaluating if a cross connection between the Mississippi River and groundwater levels exists.

**Action D4.2:** Obtain more area-specific hydraulic conductivity data in the area of the City wells to reduce groundwater modeling uncertainty.

Who:	City Staff
Cooperators:	MnDNR, MGS, Consultant
Time Frame:	Year 6 following the adoption of this Plan
Estimated Cost:	Varies depending on request
Goal Achieved:	Goal 4: Continue data collection to support future wellhead and source water protection
How:	Conduct pumping test on City wells and/or other existing high capacity wells, if determined to be needed by the MDH area hydrologist and grant funding is available.

**Action D4.3:** Characterize the vertical hydraulic connection between the Prairie du Chien and Jordan aquifers.

Who:	City Staff
Cooperators:	MnDNR, MGS, Consultant
Time Frame:	Year 7 following the adoption of this Plan
Estimated Cost:	Varies depending on request
Goal Achieved:	Goal 4: Continue data collection to support future wellhead and source water protection
How:	If grant funding is available identify existing or new observation wells at strategic locations within the DWSMA.

**E. Water Conservation****Objective E1: Implement a community-wide water conservation program.**

**Action E1.1:** Update conservation measures included in various plans within the City.

Who:	City Staff
Cooperators:	Consultant, MDH
Time Frame:	Year 3 following the adoption of this plan
Estimated Cost:	\$6,000
Goal Achieved:	Goal 2: Continue to supply sufficient water quantities to consumers
How:	Educate the public to encourage users to voluntarily incorporate water saving habits and tools into their lifestyles; improve the existing water system's operation and maintenance procedures, incorporate costs associated with water conservation programs; and ensure that all customers are paying for the water they use through audits, leak detection, and meter replacement or calibration as they occur or as needed.

**Action E1.2:** Implement water conservation measures and outreach.

Who:	City Staff
Cooperators:	Consultant, MDH
Time Frame:	Year 7 following the adoption of this plan
Estimated Cost:	\$8,000
Goal Achieved:	Goal 2: Continue to supply sufficient water quantities to consumers
How:	Encourage the public to conserve water through a variety of tools. Have information and kits available at community events.

**F. Planning and Zoning****Objective F1: Incorporate WHP initiatives into City Plans.**

**Action F1.1:** The City will use this WHP Plan as a resource when updating its Comprehensive Plan, Local Water Management Plan, Water Supply Plan, normal zoning and planning review plans, and other relevant plans.

Who:	City Staff or consultant
Cooperators:	MnDNR, MDH, Consultant
Time Frame:	When other plans are revised
Estimated Cost:	Varies per plan
Goal Achieved:	Goal 3: Promote activities that protect the source water aquifer
How:	WHP initiatives will be addressed and incorporated into the City's various plan updates. Copies of this Plan will be distributed to City planning staff.

**Action F1.2:** Collaborate with other jurisdictions within the DWSMA to identify land use changes outside the City limits.

Who:	City Staff
Cooperators:	City of Minnetonka, City of Woodland, City of Wayzata, City of St. Louis Park, and City of Edina
Time Frame:	First year following the adoption of this plan
Estimated Cost:	\$500
Goal Achieved:	Goal 4: Continue to collect data to support wellhead and source water protection
How:	Set up conference call as well as distribute copies of this Plan to other jurisdictions within the DWSMA. Review and comment on land use plans and activities outside city boundaries.

### ***G. Implementation***

**Objective G1: Track and report completed WHP activities.**

**Action G1:** Organize and file completed WHP activities in the City's WHP 3-ring binder.

Who:	City Staff
Cooperators:	Consultant
Time Frame:	Annually following the adoption of this Plan.
Estimated Cost:	\$500 each year
Goal Achieved:	Goal 4: Continue to collect data to support wellhead and source water protection.
How:	Update WHP records of completed implementation activities within the WHP 3-ring binder.

### ***H. Evaluation***

**Objective H1: Evaluate Plan**

**Action H1:** Complete an evaluation report every 2.5 years.

Who:	City Staff
Cooperators:	Consultant
Time Frame:	Every 2.5 years following the adoption of this Plan
Estimated Cost:	\$2,000 per evaluation
Goal Achieved:	Goal 1: Work to maintain or improve the current level of water quality; Goal 2: Work to continue to supply sufficient water quantity; Goal 3: Provide and promote activities that protect the source water aquifer.
How:	Prepare a written evaluation using the MDH WHP Program Evaluation form or a format selected by the City. Provide report to the MDH Source Water Protection Unit.

## CHAPTER SIX

### EVALUATION PROGRAM (4720.5270)

The success of the Plan must be evaluated in order to determine whether the implementation activities are accomplishing the intent of the Plan. Monitoring will be ongoing and a written evaluation of the Plan and associated activities will be conducted every two and a half years that the Plan is in effect. The evaluation activities will include the following items:

- Track the implementation of the goals, objectives, activities, and tasks discussed in **Chapter Five** of this Plan;
- Determine the effectiveness of specific management strategies regarding the protection of City's municipal water supply;
- Identify possible changes to these strategies which may improve their effectiveness; and
- Determine the adequacy of financial resources and staff availability to carry out the management strategies planned for each year.

The City will continue to coordinate with the MDH in the annual monitoring of the City's municipal water supply to determine if the management strategies presented in this Plan are having an impact on water quality. In addition, water quality problems that may still be occurring will be identified.

At the end of each evaluation period (every two and a half years) City staff will make a written report regarding progress in implementing the Plan, as well as an evaluation of the costs and benefits of the Plan activities. This report may be completed using the MDH Wellhead Protection Program Evaluation form. A copy of the report will be sent to the MDH Source Water Protection Unit in St. Paul. The City will also keep a copy of the report in its records. The intent of the evaluation is to compile a complete and comprehensive study of the implementation of the source management strategies for use when the City updates or revises this Plan. As required by the Wellhead Protection Rules, this Plan will be updated every ten years at a minimum.

## CHAPTER SEVEN

### **ALTERNATIVE WATER SUPPLY CONTINGENCY STRATEGY (4720.5280)**

A contingency plan is put into effect to establish, provide, and keep updated certain emergency response procedures and information for the public water supply, which may become vital in the event of a partial or total loss of public water supply services as a result of a natural disaster, chemical contamination, civil disorder, or human-caused disruption.

In 2009, the City completed its Water Emergency and Conservation Plan as part of its Comprehensive Plan update. As required, the plan was submitted to the MnDNR Waters-Water Permit Programs and the Metropolitan Council for review and approval. The plan has been adopted by the City and incorporated in the City's 2030 Comprehensive Plan. Copies of the Water Emergency and Conservation Plan and the 2030 Comprehensive Plan are available from the City.

**APPENDIX A**  
Tables

Table 1: Precipitation

<b>Month</b>	<b>Average Precipitation (2010 - 2015) [in]</b>
<b>January</b>	0.66
<b>February</b>	1.21
<b>March</b>	1.38
<b>April</b>	3.47
<b>May</b>	5.17
<b>June</b>	5.46
<b>July</b>	5.09
<b>August</b>	4.14
<b>September</b>	2.77
<b>October</b>	2.18
<b>November</b>	1.67
<b>December</b>	1.77
<b>Total</b>	<b>34.97</b>

Data from Minnesota Climatology Working Group

[http://www.dnr.state.mn.us/climate/historical/acis\\_stn\\_meta.html](http://www.dnr.state.mn.us/climate/historical/acis_stn_meta.html)

Table 2 - Potential Contaminant Source Inventory

Figure ID	Parcel ID	Owner Name	Address	City	Zip Code	Activity	PCS Code	Material Code	Status	MPCA ID	Total	Vulnerability
1	2411722430236	KLOOT DEVELOPMENT LLC	815 1st Ave S	Hopkins	55343	Petroleum Brownfield	PCS	BMS	I	4090	1	Moderate
2	211722230053	MORRIE'S PROPERTIES LLC	12550 Wayzata Blvd	Minnetonka	55305	Tank Site	UST	F000	A	2434	1	Moderate
3	2411722440055	SOO LINE RR	3rd Ave S & 3rd St S	Minneapolis	0	Leak Site	LUST	F000	I	4055	1	Moderate
4	2411722430186	JOCELYN M ANDRES	704-724 Main St & 15 - 8th Ave S	Hopkins	55343	Voluntary Investigation & Cleanup	PCS	VIC	I	VP16130	1	Moderate
5	1311722420245	OAKRIDGE MANOR (CO-OP)	3412 Oak Ridge Rd	Minnetonka	55305	Tank Site	UST	F000	A	18983	1	Moderate
6	1211722340101	Greenbier Condo	10531 Cedar Lake Rd	Minnetonka	55305	Tank Site	UST	F000	A	14321	6	Moderate
7	1211722340251	ELENA ALEX LUCHANSKAYA	10401 Cedar Lake Rd	Minnetonka	55305	Leak Site	LUST	F000	I	11686	1	Moderate
8	1211722420026	JOHN M HILBELINK	10301 Cedar Lake Rd	Minnetonka	55305	Tank Site	UST	F000	A	17266	1	Moderate
9	1511722140010	ST DAVID'S CENTER	3395 Plymouth Rd	Minnetonka	55305	Tank Site	UST	F000	I	3295	1	Moderate
10	1511722240031	Bollig & Sons Inc	11401 County Road 3	Minnetonka	55343	Tank Site	UST	F000	R	11119	7	Moderate
11	1511722410006	Minnetonka Mills Investors LLC	12924, 12934, & 12940 Minnetonka Bl	Minnetonka	55305	Voluntary Investigation & Cleanup	PCS	VIC	A	VP32790	1	Moderate
12	1511722410051	Kraig A Lungstrom	13008 Minnetonka Blvd	Minnetonka	55305	Leak Site	LUST	F000	I	1648	1	Moderate
13	1511722410062	Glenr Seutter	12908 Minnetonka Blvd	Minnetonka	55305	Leak Site	LUST	F000	C	3034	1	Moderate
14	1511722420050	JOANN HAUGEN	13314 Invernes Rd	Minnetonka	55305	Leak Site	LUST	F000	I	14735	1	Moderate
15	1611722310015	City of Minnetonka	11522 Minnetonka Blvd	Minnetonka	55305	Voluntary Investigation & Cleanup	PCS	VIC	I	VP1490	1	Moderate
16	1611722330009	WILLIAM O MARUSKA	3739 Tonkawood Rd	Minnetonka	55345	Tank Site	UST	F000	I	19957	1	Moderate
17	1611722340002	MINCO REALTY PARTNERS LLC	15305 Minnetonka Blvd	Minnetonka	55345	Voluntary Investigation & Cleanup	PCS	VIC	I	VP12930	1	Moderate
18	1611722340002	MINCO REALTY PARTNERS LLC	15225 Minnetonka Boulevard	Minnetonka	55345	Voluntary Investigation & Cleanup	PCS	VIC	I	VP0075	1	Moderate
19	1611722410003	City of Minnetonka	14600 Minnetonka Blvd	Minnetonka	55345	Tank Site	UST	F000	R	2488	1	Moderate
20	1611722410003	City of Minnetonka	14550 Minnetonka Blvd	Minnetonka	55345	Tank Site	UST	F000	R	17258	1	Moderate
21	1611722420003	MINN CONF OF 7TH ADV	3500 Williston Rd	Minnetonka	55345	Leak Site	LUST	F000	A	19212	1	Moderate
22	1611722430010	A M MINNESOTA FUNDING CO INC	See location description	Minnetonka	55345	Voluntary Investigation & Cleanup	PCS	VIC	A	VP15280	1	Moderate
23	1611722430010	A M MINNESOTA FUNDING CO INC	See location description	Minnetonka	55345	Voluntary Investigation & Cleanup	PCS	VIC	I	VP0073	1	Moderate
24	1611722430011	CCL-B MINNETONKA LLC	15000 Minnetonka Industrial Blvd	Minnetonka	55345	Superfund Project	PCS	PLP	A	SR177	1	Moderate
25	1611722430011	CCL-B MINNETONKA LLC	See location description	Minnetonka	55345	Voluntary Investigation & Cleanup	PCS	VIC	I	VP0071	1	Moderate
26	1611722430011	Honeywell International Inc	15102 Minnetonka Industrial Rd	Minnetonka	55345	Tank Site	UST	C000	R	2365	3	Moderate
27	1611722430014	CREEKWOOD INVESTMENTS LLC	15115 Minnetonka Industrial Rd	Minnetonka	55345	Tank Site	AST	F000	A	55134	9	Moderate
28	1611722430014	CREEKWOOD INVESTMENTS LLC	See location description	Minnetonka	55345	Voluntary Investigation & Cleanup	PCS	VIC	I	VP0076	1	Moderate
29	1611722430014	CREEKWOOD INVESTMENTS LLC	15115 Minnetonka Boulevard	Minnetonka	55345	Voluntary Investigation & Cleanup	PCS	VIC	I	VP0072	1	Moderate
30	1611722430018	A M MINNESOTA FUNDING CO INC	See location description	Minnetonka	55345	Voluntary Investigation & Cleanup	PCS	VIC	I	VP22150	1	Moderate
31	1611721340011	BP	8900 Highway 7	St. Louis Park	55426	Tank Site	UST	F000	C	16033	1	Moderate
32	1611721430002	Bridgestone Firestone Inc	8530 W Highway 7	St. Louis Park	55426	Leak Site	LUST	F000	C	9466	1	Moderate
33	1611721430002	LINDSAY-KNOLLWOOD Z LLC	8500 W 37th St	St. Louis Park	55426	Leak Site	LUST	F000	I	6174	1	Moderate
34	1611721430028	Kohls Corp	8440 Highway 7	St. Louis Park	55426	Leak Site	LUST	F000	C	5726	1	Moderate
35	1611721430037	Mister Car Wash	8650 Highway 7	St. Louis Park	55426	Leak Site	LUST	F000	C	1776	1	Moderate
36	1911721120018	Metropolitan Council	1131 NE Lake St	Hopkins	55343	Leak Site	LUST	F000	C	1249	1	Moderate
37	1911721120023	HOLIDAY STATIONSTORES INC	530 Blake Rd N	Hopkins	55343	Leak Site	LUST	F000	C	17907	1	Moderate
38	1911721130008	SECOND STREET STATION LLC	1005 1015 1121 2nd St NE	Hopkins	55343	Tank Site	UST	F000	I	121742	2	Moderate
39	1911721210008	RAMSGATE APARTMENTS LLC	700 Cambridge St	Hopkins	55343	Leak Site	LUST	F000	I	8321	1	Moderate
40	1911721210008	RAMSGATE APARTMENTS LLC	725 NE Lake St	Hopkins	55343	Leak Site	LUST	F000	I	8323	1	Moderate
41	1911721210008	RAMSGATE APARTMENTS LLC	725 NE Lake St	Hopkins	55343	Tank Site	UST	F000	A	2206	6	Moderate
42	1911721210009	AUBURN LIMITED PARTNERSHIP	421 N Van Buren	Hopkins	55343	Leak Site	LUST	F000	I	8274	1	Moderate
43	1911721210009	AUBURN LIMITED PARTNERSHIP	421 S Van Buren	Hopkins	55343	Leak Site	LUST	F000	I	3619	1	Moderate
44	1911721240244	Alliant Integrated Defense Co LLC	600 2nd St NE	Hopkins	55343	Hazardous Waste	PCS	CERCL	I	MND001970334	1	Moderate
45	1911721240244	Northern States Power a MN Corp dba Xcel	600 2nd St NE	Hopkins	55343	Voluntary Investigation & Cleanup	PCS	VIC	I	VP15660	1	Moderate
46	1911721310002	HENN CTY REGIONAL RR AUTH	SE Quadrant	Hopkins	55343	Tank Site	UST	F000	R	19272	1	Moderate
47	1911721310017	Precious Metal Plasters Inc	149 Jackson Ave N	Hopkins	55343	Voluntary Investigation & Cleanup	PCS	VIC	I	HP8700	1	Moderate
48	1911721310058	HOPKINS MAINSTREET II LLC	802 Saint Louis St	Hopkins	55343	Leak Site	LUST	F000	I	3625	1	Moderate
49	1911721310058	HOPKINS MAINSTREET II LLC	802 Saint Louis St	Hopkins	55343	Tank Site	UST	F000	R	14374	1	Moderate
50	1911721310058	Citrus Systems Inc	125 Jackson Ave N	Hopkins	55343	Tank Site	AST	C000	C	125398	1	Moderate
51	1911721320033	COLFIN MIDWEST NNN INV LLC	See location description	Hopkins	55343	Voluntary Investigation & Cleanup	PCS	VIC	I	VP21590	1	Moderate
52	1911721320033	COLFIN MIDWEST NNN INV LLC	8971 Excelsior Blvd	Hopkins	55343	Leak Site	LUST	F000	I	13426	1	Moderate
53	1911721320033	COLFIN MIDWEST NNN INV LLC	Highway 169 & Excelsior Blvd	Hopkins	55343	Leak Site	LUST	F000	I	13157	1	Moderate
54	1911721330027	SUPER VALU INC	101 Jefferson Ave S	Hopkins	55343	Voluntary Investigation & Cleanup	PCS	VIC	A	VP32550	1	Moderate
55	1911721330027	SUPER VALU STORES INC	Highway 169 & Excelsior Blvd	Hopkins	55343	Leak Site	LUST	F000	I	8473	1	Moderate
56	1911721340140	SUPER VALU STORES INC	125 Monroe Ave S	Hopkins	55343	Tank Site	UST	F000	R	3096	1	Moderate
57	2111722110075	DIANE BLAU/EUGENE DABROWSKI	3909 Williston Rd	Minnetonka	55345	Tank Site	UST	F000	R	14291	1	Moderate
58	2111722430035	Youngstedt Inc	15114 Highway 7	Minnetonka	55345	Leak Site	LUST	F000	C	7764	1	Moderate
59	2111722430055	Youngstedt Auto Service	14950 Highway 7	Minnetonka	55345	Leak Site	LUST	F000	C	8894	1	Moderate
60	2111722430068	Oasis Market	14820 Highway 7	Minnetonka	55345	Tank Site	UST	F000	R	2631	6	Moderate
61	2211722120009	ISD 270	3830 Baker Rd	Minnetonka	55305	Leak Site	LUST	F000	C	7434	1	Moderate
62	2211722430023	RB Broadway Development Group	4400 Baker Rd	Minnetonka	55343	Leak Site	LUST	F000	C	16933	1	Moderate
63	2311722110004	CROIX OIL COMPANY	3864 Hopkins Crossroads	Minnetonka	55305	Leak Site	LUST	F000	C	6565	1	Moderate
64	2311722110009	Hopkins Motors LLC/Town & Country Dodge	1710 Highway 7	Hopkins	55343	Voluntary Investigation & Cleanup	PCS	VIC	C	VP23770	1	Moderate
65	2311722410102	RHONDA LEE BENGTON	2011 Main St	Hopkins	55343	Tank Site	UST	F000	A	3197	1	Moderate
66	2311722410102	RHONDA LEE BENGTON	2021 Mainstreet	Hopkins	55343	Leak Site	LUST	F000	I	2293	1	Moderate
67	2311722410135	1821 MAINSTREET LLC	1821 Main St	Hopkins	55343	Tank Site	UST	F000	R	3106	2	Moderate
68	2311722410157	Dale Feste Automotive Inc	1801 Main St	Hopkins	55343	Leak Site	LUST	F000	I	1638	1	Moderate
69	2311722430002	Conoco 23314	4548 Shady Oak Rd	Minnetonka	55343	Voluntary Investigation & Cleanup	PCS	VIC	I	VP10130	1	Moderate
70	2311722430002	ERICKSON OIL PRODUCTS INC	4548 Shady Oak Rd	Minnetonka	55343	Leak Site	LUST	F000	I	11477	1	Moderate
71	2311722430003	LEANDER J & JULIA O MASON	4540 Shady Oak Rd	Minnetonka	55343	Voluntary Investigation & Cleanup	PCS	VIC	A	VP31610	1	Moderate
72	2311722430016	Dorholt Inc	20 Shady Oak Rd	Hopkins	55343	Petroleum Brownfield	PCS	BMS	I	4495	1	Moderate
73	2311722430017	Syndicate Sales	24 Shady Oak Rd	Hopkins	55343	Voluntary Investigation & Cleanup	PCS	VIC	A	VP30880	1	Moderate
74	2311722430022	Mokabaka Development	108, 112, and 120 Shady Oak Rd	Hopkins	55343	Petroleum Brownfield	PCS	BMS	I	4498	1	Moderate
75	2311722440011	VIOLET D TWEED	11500 Excelsior Blvd	Minnetonka	55343	Petroleum Brownfield	PCS	BMS	I	3056	1	Moderate
76	2311722440036	Tbg Properties	1702 Main St	Hopkins	55343	Leak Site	LUST	F000	I	14951	1	Moderate
77	2311722440160	G P PATTERSON & S PATTERSON	11524 Excelsior Blvd	Minnetonka	55343	Leak Site	LUST	F000	I	13922	1	Moderate
78	2311722440160	G P PATTERSON & S PATTERSON	11500 Excelsior Blvd	Minnetonka	55343	Voluntary Investigation & Cleanup	PCS	VIC	I	VP12110	1	Moderate
79	2411722120002	SELA INVESTMENTS LTD LLP	640 Oak Ridge Rd	Hopkins	55305	Tank Site	UST	F000	R	126165	1	Moderate
80	2411722120006	GETHSEMANE EV LTH CH HOPKINS	715 Minnetonka Mills Rd	Hopkins	55343	Tank Site	UST	F000	R	18149	2	Moderate
81	2411722120007	ROSEWOOD WEST	460 5th Ave N	Hopkins	55343	Tank Site	UST	F000	A	20001	1	Moderate
82	2411722120010	IND SCHOOL DIST NO 274	801 Minnetonka Mills Rd	Hopkins	55343	Tank Site	UST	F000	R	3087	1	Moderate
83	2411722120013	KOREAN EVANGELICAL UN METH C	717 Highway 7	Hopkins	55305	Leak Site	LUST	F000	I	3229	1	Moderate
84	2411722130004	Augustana HealthCare Center	615 Minnetonka Mills Rd	Hopkins	55305	Tank Site	UST	F000	R	2993	2	Moderate
85	2411722130089	CHURCH OF THE CROSS	201 9th Ave N	Hopkins	55343	Tank Site	UST	F000	R	125014	1	Moderate
86	2411722210033	ISD 270	1001 Highway 7	Hopkins	55305	Leak Site	LUST	F000	I	1035	1	Moderate
87	2411722220007	Troy Mathwig Development Co	1501 Highway 7	Hopkins	55305	Leak Site	LUST	F000	C	7039	1	Moderate
88	2411722220025	CITY CENTER VENTURES LLC	415 17th Ave N	Hopkins	55343	Leak Site	LUST	F000	I	17053	1	Moderate
89	2411722220025	Ray Johnson	415 17th Ave N	Hopkins	55343	Voluntary Investigation & Cleanup	PCS	VIC	I	VP24041	1	Moderate
90	2411722220025	Ray Johnson	415 17th Ave N	Hopkins	55343	Tank Site	UST	F000	R	1807	1	Moderate
91	2411722220073	Crossroads Union 76	1675 Highway 7	Hopkins	55305	Leak Site	LUST	F000	I	12413	1	Moderate
92	2411722310059	J & L Tire And Auto	1201 Main St	Hopkins	55343	Tank Site	UST	F000	R	18877	1	Moderate
93	2411722310131	Qwest Corp dba CenturyLink QC	10 11th Ave N	Hopkins	55343	Tank Site	UST	F000	R	2831	1	Moderate
94	2411722310142	Metropolitan Corp	1100 Mainstreet	Hopkins	55343	Leak Site	LUST	F000	I	7191	1	Moderate
95	2411722310142	CITY OF HOPKINS	11th & Main	Hopkins	0	Leak Site	LUST	F000	I	14393	1	Moderate
96	2411722320056	Hopkins Auto Service	1701 Main St	Hopkins	55343	Tank Site	UST	F000	R	10182	6	Moderate
97	2411722320074	Unknown	CSAH 3 between 9th Ave	Hopkins	55343	Voluntary Investigation & Cleanup	PCS	VIC	I	VP9860	1	Moderate
98	2411722320101	Jeffs Auto Service	1505 Mainstreet	Hopkins	55343	Tank Site	UST	F000	R	21319	2	Moderate
99	2411722320131	City of Hopkins	33 14th Ave N	Hopkins	55343	Tank Site	UST	F000	R	2285	1	Moderate
100	2411722330003	TWIN CITY DEVELOPMENT INC	1404-1432 Mainstreet	Hopkins	55343	Voluntary Investigation & Cleanup	PCS	VIC	I	VP22270	1	Moderate
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Table 2 - Potential Contaminant Source Inventory

Figure ID	Parcel ID	Owner Name	Address	City	Zip Code	Activity	PCS Code	Material Code	Status	MPCA ID	Total	Vulnerability
106	2411722340004	HOPKINS AUTO MALL LLC	525 Excelsior Ave SW	Hopkins	55343	Tank Site	UST	F000	R	1748	6	Moderate
107	2411722340004	HOPKINS AUTO MALL LLC	10417 Excelsior Boulevard	Hopkins	55343	Voluntary Investigation & Cleanup	PCS	VIC	I	VP10610	1	Moderate
108	2411722340006	UNITED STATES POSTAL SERVICE	910 1st S	Hopkins	55343	Leak Site	LUST	F000	I	4638	1	Moderate
109	2411722340045	Cemstone	70 10th Ave S	Hopkins	55343	Leak Site	LUST	F000	I	5914	1	Moderate
110	2411722340093	NOMA & POPS LLC	1300 2nd St S	Hopkins	55343	Tank Site	UST	F000	R	13064	1	Moderate
111	2411722340103	NIKI MOELLER/SCOTT M MOELLER	1144 7th St	Hopkins	55343	Voluntary Investigation & Cleanup	PCS	VIC	I	VP2310	1	Moderate
112	2411722340105	J M CLASSON & W S CLASSON TR	1027 2nd St S	Hopkins	55343	Tank Site	UST	F000	R	11389	1	Moderate
113	2411722340105	Midwest Management Inc	1015 2nd St S	Hopkins	55343	Leak Site	LUST	F000	C	9032	1	Moderate
114	2411722340129	CITY OF HOPKINS	1010 1st St S	Hopkins	55343	Leak Site	LUST	F000	C	1143	1	Moderate
115	2411722410003	THE LUTHER COMPANY LLLP	499 Mainstreet	Hopkins	55343	Leak Site	LUST	F000	C	18951	1	Moderate
116	2411722410003	THE LUTHER COMPANY LLLP	314 Main St	Hopkins	55343	Tank Site	UST	F000	R	2271	5	Moderate
117	2411722410003	THE LUTHER COMPANY LLLP	36 5th Ave N	Hopkins	55343	Leak Site	LUST	F000	I	9782	1	Moderate
118	2411722420009	Hopkins Doran LLC	501 Mainstreet	Hopkins	55343	Leak Site	LUST	F000	C	19153	1	Moderate
119	2411722420017	HSG/REDEVE AUTH CITY HOPKINS	See location description	Hopkins	55343	Voluntary Investigation & Cleanup	PCS	VIC	I	VP23061	1	Moderate
120	2411722420065	CITY OF HOPKINS	5th and Main St	Hopkins	55343	Petroleum Brownfield	PCS	BMS	I	3673	1	Moderate
121	2411722420074	Snyder Drug Inc - Corporate Office	15 9th Ave N	Hopkins	55343	Voluntary Investigation & Cleanup	PCS	VIC	A	VP31470	1	Moderate
122	2411722420166	HSG & RDVLT ATHY HOPKINS	See location description	Hopkins	55343	Voluntary Investigation & Cleanup	PCS	VIC	I	VP23060	1	Moderate
123	2411722420166	HSG & RDVLT ATHY HOPKINS	525 W Main St	Hopkins	55343	Petroleum Brownfield	PCS	BMS	I	4775	1	Moderate
124	2411722420172	myHealth for Teens and Young Adults	15 8th Ave S	Hopkins	55343	Tank Site	UST	F000	R	18150	1	Moderate
125	2411722420173	MARKETPLACE HOLDINGS INC	701 Mainstreet	Hopkins	55343	Leak Site	LUST	F000	C	11927	1	Moderate
126	2411722430143	E & E MAXWELL	5 S 6th Ave	Hopkins	55343	Tank Site	UST	F000	R	11383	3	Moderate
127	2411722430151	5501 BUILDING COMPANY	215 E Excelsior Blvd	Hopkins	55343	Leak Site	LUST	F000	I	574	1	Moderate
128	2411722430151	SUPERVALUE INC	215 E Excelsior Ave	Hopkins	55343	Leak Site	LUST	F000	C	9739	1	Moderate
129	2411722430151	Stonebridge Construction Inc.	611 & 701 Mainstreet	Hopkins	55343	Voluntary Investigation & Cleanup	PCS	VIC	I	VP21691	1	Moderate
130	2411722430154	THE LUTHER COMPANY LLLP	704 & 706 Main St	Hopkins	55343	Leak Site	LUST	F000	I	14952	1	Moderate
131	2411722440003	WALSER REAL ESTATE LLLC	450 Main St	Hopkins	55343	Leak Site	LUST	F000	I	14421	1	Moderate
132	2411722440003	WALSER REAL ESTATE LLLC	426 Main St	Hopkins	55343	Tank Site	UST	F000	R	2135	1	Moderate
133	2411722440046	THE LUTHER COMPANY LLLP	201 3rd St S	Hopkins	55343	Tank Site	UST	F000	R	123275	1	Moderate
134	2411722440050	HENN COUNTY REGIONAL RR AUTH	250 5th Ave S	Hopkins	0	Voluntary Investigation & Cleanup	PCS	VIC	I	VP16160	1	Moderate
135	2411722440050	The Luther Co Ltd Partnership	250 5th Ave S	Hopkins	55343	Leak Site	LUST	F000	I	14893	1	Moderate
136	2511722110003	Hennepin County Property Services	320 Washington Ave S	Hopkins	55343	Voluntary Investigation & Cleanup	PCS	VIC	I	VP9940	1	Moderate
137	2511722110003	Hennepin County Property Services	320 Washington Ave S	Hopkins	55343	Petroleum Brownfield	PCS	BMS	I	2814	1	Moderate
138	2511722110003	SUPERVALUE INC	509 2nd Ave S	Hopkins	55343	Leak Site	LUST	F000	I	605	1	Moderate
139	2511722120003	Hopkins Car Care Center Ltd	404 Main St	Hopkins	55343	Leak Site	LUST	F000	C	7700	1	Moderate
140	2511722120013	THE LUTHER COMPANY LTD PTRSH	btwn 5th Ave & 11th Ave S	Hopkins	0	Voluntary Investigation & Cleanup	PCS	VIC	I	VP16640	1	Moderate
141	2511722120013	THE LUTHER COMPANY LTD PTRSH	Excelsior Blvd	Hopkins	0	Leak Site	LUST	F000	I	229	1	Moderate
142	2511722130118	HINES REIT MPLS IND LLC	801 6th Ave S	Hopkins	55343	Leak Site	LUST	F000	I	4936	1	Moderate
143	2511722140125	2075 FORD PARKWAY LLC	601 2nd Ave S	Hopkins	55343	Tank Site	UST	F000	R	2015	2	Moderate
144	2511722140127	CREEK VALLEY PROPERTIES LLC	509 2nd Ave S	Hopkins	55343	Voluntary Investigation & Cleanup	PCS	F000	I	VP3580	1	Moderate
145	2511722210005	UGORETS 410 LLC	410 11th Ave S	Hopkins	55343	Voluntary Investigation & Cleanup	PCS	VIC	I	VP11741	1	Moderate
146	2511722210005	Hopkins Eleventh Avenue LLC	410 11th Ave S	Hopkins	55343	Voluntary Investigation & Cleanup	PCS	F000	I	VP11740	1	Moderate
147	2511722210023	DUKE REALTY LTD PARTNERSHIP	401 11th Ave S	Hopkins	55343	Voluntary Investigation & Cleanup	PCS	VIC	I	VP6670	1	Moderate
148	2511722210023	Lathrop Spray Division	401 11th Ave S	Hopkins	55343	Leak Site	LUST	F000	I	9075	1	Moderate
149	2511722210023	Citrus Systems Inc	415 11th Ave S	Hopkins	55343	Tank Site	UST	C000	A	11929	1	Moderate
150	2511722210024	Holiday Companies Inc	300 11th Ave S	Hopkins	55343	Leak Site	LUST	F000	C	5093	1	Moderate
151	2511722210025	JUSTUS LUMBER CO	330 11th Ave S	Hopkins	55343	Voluntary Investigation & Cleanup	PCS	VIC	I	VP9720	1	Moderate
152	2511722220004	VENTURIAN PLACE LLC	1600 2nd St S	Hopkins	55343	Voluntary Investigation & Cleanup	PCS	VIC	I	VP2010	1	Moderate
153	2511722220005	HOPKINS TECH CENTER LLC	1620 S 2nd St	Hopkins	55343	Leak Site	LUST	F000	I	7950	1	Moderate
154	2511722220008	Thermotech Inc	1302 5th St S	Hopkins	55343	Voluntary Investigation & Cleanup	PCS	VIC	I	VP21771	1	Moderate
155	2511722220012	Unknown	1600 2nd St S	Hopkins	55343	Voluntary Investigation & Cleanup	PCS	VIC	I	VP1973	1	Moderate
156	2511722220012	STIELE & BAKKEN INVEST LLC	10921 Excelsior Blvd	Hopkins	55343	Tank Site	UST	F000	R	19422	2	Moderate
157	2511722220012	STIELE & BAKKEN INVEST LLC	1300 Excelsior Blvd	Hopkins	55343	Voluntary Investigation & Cleanup	PCS	VIC	I	VP1972	1	Moderate
158	2511722230028	1321 7TH ST LLC	1321 7th St S	Hopkins	55343	Voluntary Investigation & Cleanup	PCS	VIC	A	VP30340	1	Moderate
159	2511722230029	Barber Construction Co Inc - Shop	635 14th Ave S	Hopkins	55343	Leak Site	LUST	F000	C	8459	1	Moderate
160	2511722230045	ARI	560 16th Ave S	Hopkins	55343	Voluntary Investigation & Cleanup	PCS	VIC	I	VP13090	1	Moderate
161	2511722230046	UMI REAL ESTATE INC	See location description	Hopkins	55305	Voluntary Investigation & Cleanup	PCS	VIC	I	VP22170	1	Moderate
162	2511722240027	Autotech Inc	1215 7th St S	Hopkins	55343	Voluntary Investigation & Cleanup	PCS	VIC	A	VP27860	1	Moderate
163	2511722240028	Eltch Inc	643 13th Ave S	Hopkins	55343	Voluntary Investigation & Cleanup	PCS	VIC	I	VP18391	1	Moderate
164	2511722240039	D&R REAL ESTATE INVMT GROUP	632 11th Ave S	Hopkins	55343	Tank Site	UST	F000	R	2167	1	Moderate
165	2511722240044	Murphy Oil Usa Inc	602 E Excelsior Blvd	Hopkins	55343	Leak Site	LUST	F000	I	3311	1	Moderate
166	2511722240077	TRJ Dry Cleaning dba Icy Cleaners	612 11th Ave S	Hopkins	55343	Voluntary Investigation & Cleanup	PCS	VIC	I	VP21950	1	Moderate
167	2511722310699	RABIE YOUSFI	1120 7th St S	Hopkins	55343	Voluntary Investigation & Cleanup	PCS	VIC	I	VP13880	1	Moderate
168	2611722110001	HOPKINS TECH CENTER LLC	1620 S 2nd St	Hopkins	55343	Voluntary Investigation & Cleanup	PCS	VIC	I	VP2070	1	Moderate
169	2611722110002	RADER FAMILY PARTNERSHIP LP	11303 Excelsior Blvd	Hopkins	55343	Tank Site	UST	F000	A	11121	6	Moderate
170	2611722110025	ROTH CORPORATION	11300 W 47th St	Minnetonka	55343	Petroleum Brownfield	PCS	BMS	I	3579	1	Moderate
171	2611722110026	THE SIERRA CORPORATION	11401 47th St W	Minnetonka	55343	Tank Site	AST	F000	A	54723	17	Moderate
172	2611722110031	Sierra Corp	11400 47th St W	Minnetonka	55343	Voluntary Investigation & Cleanup	PCS	VIC	I	VP5570	1	Moderate
173	2611722110035	STONEBROOK INVESTMENTS LLC	11421 W 47th St	Minnetonka	55343	Voluntary Investigation & Cleanup	PCS	VIC	I	VP2930	1	Moderate
174	2611722140002	INTAGLIO PROP GROUP II LLC	11370 K Tel Dr	Minnetonka	55343	Tank Site	UST	F000	R	1533	1	Moderate
175	2611722140003	INTAGLIO PROP GRP II, LLC	11400 K Tel Dr	Minnetonka	55343	Leak Site	LUST	F000	I	5903	1	Moderate
176	2611722140013	NAPCO INTERNATIONAL INC	11545 Encore Circle	Minnetonka	0	Tank Site	AST	F000	R	19626	1	Moderate
177	2611722210064	FAITH PRESS CHURCH OF MTKA	12007 Excelsior Blvd	Minnetonka	55343	Leak Site	LUST	F000	I	4673	1	Moderate
178	211722310004	Carson Pirie Scott - Ridgedale	12441 Wayzata Blvd	Minnetonka	55305	Leak Site	LUST	F000	C	8183	1	Moderate
179	211722320002	Sindair Ridgedale Station	12415 Wayzata Blvd	Minnetonka	55305	Leak Site	LUST	F000	C	18933	1	Moderate
180	211722320002	JC Penney Corp Inc	12421 Wayzata Blvd	Minnetonka	55305	Tank Site	UST	F000	A	15322	1	Moderate
181	211722320003	General Growth Properties Inc	12401 Wayzata Blvd	Minnetonka	55305	Leak Site	LUST	F000	C	7839	1	Moderate
182	211722330001	Macy's North Division of Macy's Retail	12411 Wayzata Blvd	Minnetonka	55305	Leak Site	LUST	F000	C	5894	1	Moderate
183	211722330001	Firestone	12425 Wayzata Blvd	Minnetonka	55305	Leak Site	LUST	F000	C	6382	1	Moderate
184	211722330004	HENNEPIN COUNTY	1260 Ridgedale Dr	Minnetonka	55305	Tank Site	UST	F000	A	20790	1	Moderate
185	211722340006	SEARS ROEBUCK AND CO	124314 Wayzata Blvd	Minnetonka	55305	Leak Site	LUST	F000	I	10150	1	Moderate
186	211722340006	SEARS ROEBUCK AND CO	12431 Wayzata Blvd	Minnetonka	55305	Leak Site	LUST	F000	C	7049	1	Moderate
187	311722130052	D SEARS & E SEARS CO-TRSTES	13500 Wayzata Blvd	Minnetonka	55305	Leak Site	LUST	F000	C	16357	1	Moderate
188	311722130053	Morris Minnetonka Ford	13400 Wayzata Blvd	Minnetonka	55305	Leak Site	LUST	F000	C	6611	1	Moderate
189	311722140059	S & B HENDRICKSON	12812 Wayzata Blvd	Minnetonka	55305	Leak Site	LUST	F000	C	696	1	Moderate
190	311722240002	Minnetonka Motor Car Sales Inc	13700 Wayzata Blvd	Minnetonka	55305	Tank Site	UST	F000	R	2435	3	Moderate
191	311722240004	D & M 55TH STREET LLC	13820 Wayzata Blvd	Minnetonka	55305	Leak Site	LUST	F000	C	12633	1	Moderate
192	311722410011	RIDGEHAVEN MALL INC	13513 Ridgehaven Dr	Minnetonka	55305	Voluntary Investigation & Cleanup	PCS	VIC	I	VP9440	1	Moderate
193	411722130004	CARLSON REAL ESTATE CO	801 Carlson Pkwy	Minnetonka	55305	Petroleum Brownfield	PCS	BMS	I	3707	1	Moderate
194	411722240015	CLS PROPERTIES IV LLC	15320 Wayzata Blvd	Minnetonka	55391	Voluntary Investigation & Cleanup	PCS	VIC	A	VP27890	1	Moderate
195	411722240021	TWELVE OAKS LTD PTRNSHP	6001-1001 Twelve Oaks Center Dr	Wayzata	55391	Voluntary Investigation & Cleanup	PCS	VIC	A	VP29680	1	Moderate
196	411722420012	YUJIN HAN	1617 Liner Rd	Minnetonka	55391	Leak Site	LUST	F000	I	7525	1	Moderate
197	511722340005	ROBERT J KEITH JR	262 Bushaway Rd	Wayzata	55391	Leak Site	LUST	F000	A	17943	1	Moderate
198	511722340011	COUNTY OF HENNEPIN	500 Bushaway Rd	Wayzata	55391	Leak Site	LUST	F000	I	9365	1	Moderate
199	611722320023	BOATWORKS II LLC	294 Grove Ln	Wayzata	55391	Voluntary Investigation & Cleanup	PCS	VIC	I	VP14490	1	Moderate
200	611722320023	Wayzata Buy Management	294 E Grove Ln	Wayzata	55391	Leak Site	LUST	F000	C	8222	1	Moderate
201	811722110026	R P LARSON & A C LARSON	2030 Crosby Road	Minnetonka	55391	Leak Site	LUST	F000	I	8620	1	Moderate
202	81172230001	A M & D C MILLER	639 Bushaway Rd	Wayzata	55391	Leak Site	LUST	F000	I	9831	1	Moderate
203	811722340017	STATE OF MINNESOTA	2831 County Road 101 S	Minnetonka	55391	Leak Site	LUST	F000	I	14041	1	Moderate
204	811722340017	STATE OF MINNESOTA	2831 Highway 101	Wayzata	55391	Tank Site	AST	F000	A	20787	1	Moderate
205	811722420011											

Table 2 - Potential Contaminant Source Inventory

Figure ID	Parcel ID	Owner Name	Address	City	Zip Code	Activity	PCS Code	Material Code	Status	MPCA ID	Total	Vulnerability
211	911722340002	GREENDALE ASSOCIATES LLC	15407 McGinity Rd W	Wayzata	55391	Leak Site	LUST	F000	I	6599	1	Moderate
212	1111722110049	OMEGON INC	2000 Hopkins Crossroads	Minnetonka	55305	Leak Site	LUST	F000	I	5315	1	Moderate
213	1111722210061	Charles Berry	2001 Dwight Ln	Minnetonka	55305	Leak Site	LUST	F000	I	13427	1	Moderate
214	1111722240014	M C MYERS & G S MYERS	12117 Hilloway Rd	Minnetonka	55305	Leak Site	LUST	F000	I	17272	1	Moderate
215	1111722420022	STEPHEN L & NANCY G GORDON	2551 Mayflower Ave	Minnetonka	55305	Leak Site	LUST	F000	I	7397	1	Moderate
216	1111722440014	Hedberg & Sons Co	11303 W Cedar Lake Rd	Minnetonka	55305	Leak Site	LUST	F000	I	7273	1	Moderate
217	1211722240004	ISD 270	2400 Lindbergh Dr	Minnetonka	55305	Tank Site	UST	F000	A	3090	1	Moderate
218	1211722240006	ISD 270	10901 Hillside Ln	Minnetonka	55305	Leak Site	LUST	F000	I	7645	1	Moderate
219	1211722240006	SCHOOL DISTRICT NO 270	10700 Cedar Lake Rd	Minnetonka	55305	Tank Site	UST	F000	A	3089	1	Moderate
220	1211722330001	A JAMES SPIELMANN	2711 Hopkins Crossroad	Minnetonka	55305	Leak Site	LUST	F000	I	1890	1	Moderate
221	1211722330001	A JAMES SPIELMANN	Cedar Lake & Hopkins Crosswood	Minnetonka	55305	Voluntary Investigation & Cleanup	PCS	VIC	I	VP4300	1	Moderate
222	1211722330003	HOLIDAY STATIONSTORES INC	2801 Hopkins Crossroad	Minnetonka	55305	Leak Site	LUST	F000	I	8871	1	Moderate
223	1211722330006	ACKY-MINNETONKA LTD PRTSHP	2863 Hedberg Dr	Minnetonka	55305	Petroleum Brownfield	PCS	BMS	I	3071	1	Moderate
224	1211722420221	CEDAR RIDGE CONDO ASSOC	10201 Cedar Lake Rd	Minnetonka	0	Tank Site	UST	F000	R	15159	2	Moderate
225	1211722420221	CEDAR RIDGE CONDO ASSOC	10311 Cedar Lake Rd	Minnetonka	0	Leak Site	LUST	F000	I	8812	1	Moderate
226	1211722420223	SELA INVTMTS-CEDAR RIDGE LLC	10101 Cedar Lake Rd	Minnetonka	55305	Tank Site	UST	F000	I	15161	1	Moderate
227	1211722420223	SELA INVTMTS-CEDAR RIDGE LLC	10211 Cedar Lake Rd	Minnetonka	55305	Tank Site	UST	F000	A	17268	1	Moderate
228	1211722420224	Cedar Ridge Of Minnetonka Apts	10111 Cedar Lake Rd	Minnetonka	55305	Leak Site	LUST	F000	I	9861	1	Moderate
229	1311722140005	CITY OF MINNETONKA	10000 Minnetonka Blvd	Minnetonka	0	Leak Site	LUST	F000	I	566	1	Moderate
230	1311722140011	Boulevard Sinclair	9800 Minnetonka Blvd	Minnetonka	55305	Leak Site	LUST	F000	I	4273	1	Moderate
231	1311722220021	AGCO INC	2823 Hedberg Dr	Minnetonka	55305	Tank Site	UST	F000	R	1458	1	Moderate
232	1311722310002	OAK RIDGE COUNTRY CLUB	700 Oak Ridge Rd	Hopkins	55305	Leak Site	LUST	F000	I	12014	1	Moderate
233	1411722240005	GCC PROPERTY MANAGEMENT LLC	12201 Minnetonka Blvd	Minnetonka	55305	Tank Site	UST	F000	R	2772	7	Moderate
234	2711722110069	Carworks Auto Care Inc	13125 Excelsior Blvd	Minnetonka	55343	Leak Site	LUST	F000	I	4155	1	Moderate
235	2711722110076	BAUER CAPITAL CORPORATION	13118 Excelsior Blvd	Minnetonka	55343	Leak Site	LUST	F000	I	8205	1	Moderate
236	2411722430236	KLQDT DEVELOPMENT LLC	815 1st Ave S	Hopkins	55343	Voluntary Investigation & Cleanup	PCS	VIC	A	VP28110	1	Moderate
237	2117222300053	MORRIE'S PROPERTIES LLC	12550 Wayzata Blvd	Minnetonka	55305	Tank Site	UST	F000	A	2434	3	Moderate
238	1511722240031	Bolig & Sons Inc	11401 County Road 3	Minnetonka	55343	Tank Site	UST	F000	A	11119	2	Moderate
239	1511722410006	Minnetonka Mills Investors LLC	12924, 12934, & 12940 Minnetonka Bl	Minnetonka	55305	Petroleum Brownfield	PCS	BMS	I	4822	1	Moderate
240	1511722410051	TONKA MILLS HOLDINGS LLC	13008 Minnetonka Blvd	Minnetonka	55305	Tank Site	UST	F000	A	2816	4	Moderate
241	1511722410051	TONKA MILLS HOLDINGS LLC	13008 Minnetonka Blvd	Minnetonka	55305	Tank Site	UST	F000	R	2816	9	Moderate
242	1511722410051	TONKA MILLS HOLDINGS LLC	13008 Minnetonka Blvd	Minnetonka	55305	Tank Site	UST	F000	C	2816	1	Moderate
243	1511722410062	Glenn Seutter	12908 Minnetonka Blvd	Minnetonka	55305	Tank Site	UST	F000	A	1827	3	Moderate
244	1511722410062	Glenn Seutter	12908 Minnetonka Blvd	Minnetonka	55305	Tank Site	UST	F000	A	1827	4	Moderate
245	1611722310015	City of Minnetonka	11522 Minnetonka Blvd	Minnetonka	55305	Leak Site	LUST	F000	C	3736	1	Moderate
246	1611722310015	City of Minnetonka	11522 Minnetonka Blvd	Minnetonka	55305	Leak Site	LUST	F000	C	10814	1	Moderate
247	1611722310015	City of Minnetonka	11522 Minnetonka Blvd	Minnetonka	55305	Tank Site	UST	F000	R	2491	5	Moderate
248	1611722310015	City of Minnetonka	11522 Minnetonka Blvd	Minnetonka	55305	Tank Site	AST	F000	A	2491	3	Moderate
249	1611722410003	City of Minnetonka	14550 Minnetonka Blvd	Minnetonka	55345	Tank Site	UST	F000	C	17258	1	Moderate
250	1611722420003	MINN CONF OF 7TH ADV	3500 Williston Rd	Minnetonka	55345	Tank Site	UST	F000	R	124191	1	Moderate
251	1611722430010	A M MINNESOTA FUNDING CO INC	See location description	Minnetonka	55345	Voluntary Investigation & Cleanup	PCS	VIC	A	VP15281	1	Moderate
252	1611722430011	Honeywell International Inc	15102 Minnetonka Industrial Rd	Minnetonka	55345	Tank Site	AST	F000	R	2365	2	Moderate
253	1811721340011	BP	8900 Highway 7	St. Louis Park	55426	Tank Site	UST	F000	R	2936	1	Moderate
254	1811721430002	LINDSAY-KNOLLWOOD 2 LLC	8530 W Highway 7	St. Louis Park	55426	Tank Site	UST	F000	R	19705	1	Moderate
255	1811721430028	Kohl's Corp	8440 Highway 7	St. Louis Park	55426	Leak Site	LUST	F000	C	7091	1	Moderate
256	1811721430028	Kohl's Corp	8440 Highway 7	St. Louis Park	55426	Tank Site	UST	F000	R	1667	1	Moderate
257	1811721430037	Mister Car Wash	8650 Highway 7	St. Louis Park	55426	Tank Site	UST	F000	R	12716	2	Moderate
258	1911721120018	Metropolitan Council	1131 NE Lake St	Hopkins	55343	Tank Site	UST	F000	R	3077	1	Moderate
259	1911721120023	HOLIDAY STATIONSTORES INC	530 Blake Rd N	Hopkins	55343	Leak Site	LUST	F000	C	2346	1	Moderate
260	1911721120023	HOLIDAY STATIONSTORES INC	530 Blake Rd N	Hopkins	55343	Tank Site	UST	F000	A	13823	5	Moderate
261	1911721120023	HOLIDAY STATIONSTORES INC	530 Blake Rd N	Hopkins	55343	Tank Site	UST	F000	A	13823	3	Moderate
262	1911721240244	Northern States Power a MN Corp dba Xcel	600 2nd St NE	Hopkins	55343	Voluntary Investigation & Cleanup	PCS	VIC	I	VP15661	1	Moderate
263	1911721240244	Northern States Power a MN Corp dba Xcel	600 2nd St NE	Hopkins	55343	Voluntary Investigation & Cleanup	PCS	VIC	I	VP15662	1	Moderate
264	1911721240244	Northern States Power a MN Corp dba Xcel	600 2nd St NE	Hopkins	55343	Tank Site	AST	F000	A	124933	1	Moderate
265	1911721310017	Precious Metal Platers Inc	149 Jackson Ave N	Hopkins	55343	Tank Site	UST	F000	R	2413	2	Moderate
266	2111722430035	Youngstedt Inc	15114 Highway 7	Minnetonka	55345	Tank Site	UST	F000	R	1997	7	Moderate
267	2111722430035	Youngstedt Inc	15114 Highway 7	Minnetonka	55345	Tank Site	UST	F000	A	1997	4	Moderate
268	2111722430066	Oasis Market	14820 Highway 7	Minnetonka	55345	Leak Site	LUST	F000	C	16089	1	Moderate
269	2111722430066	Oasis Market	14820 Highway 7	Minnetonka	55345	Leak Site	LUST	F000	C	570	1	Moderate
270	2111722430068	Oasis Market	14820 Highway 7	Minnetonka	55345	Leak Site	LUST	F000	C	9900	1	Moderate
271	2211722120009	ISD 270	3830 Baker Rd	Minnetonka	55305	Tank Site	UST	F000	R	3088	2	Moderate
272	2211722120009	ISD 270	3830 Baker Rd	Minnetonka	55305	Tank Site	UST	F000	A	3088	1	Moderate
273	2211722430023	RB Broadway Development Group	4400 Baker Rd	Minnetonka	55343	Tank Site	UST	F000	R	2539	4	Moderate
274	2311722110004	CROIK OIL COMPANY	3864 Hopkins Crossroads	Minnetonka	55305	Leak Site	LUST	F000	I	6565	1	Moderate
275	2311722110009	Hopkins Motors LLC/Town & Country Dodge	1710 Highway 7	Hopkins	55343	Voluntary Investigation & Cleanup	PCS	VIC	I	VP23770	1	Moderate
276	2311722110009	Hopkins Motors LLC/Town & Country Dodge	1710 Highway 7	Hopkins	55343	Leak Site	LUST	F000	I	5740	1	Moderate
277	1611722430011	CCH-B MINNETONKA LLC	15000 Minnetonka Industrial Blvd	Minnetonka	55345	Voluntary Investigation & Cleanup	PCS	VIC	I	VP1362	1	Moderate
278	1611722430011	CCH-B MINNETONKA LLC	15000 Minnetonka Industrial Blvd	Minnetonka	55345	Voluntary Investigation & Cleanup	PCS	VIC	I	VP1361	1	Moderate
279	1611722430011	CCH-B MINNETONKA LLC	15000 Minnetonka Industrial Blvd	Minnetonka	55345	Voluntary Investigation & Cleanup	PCS	VIC	I	VP0070	1	Moderate
280	1611722430011	CCH-B MINNETONKA LLC	15000 Minnetonka Industrial Blvd	Minnetonka	55345	Voluntary Investigation & Cleanup	PCS	VIC	I	VP1360	1	Moderate
281	1911721240244	Alliant Integrated Defense Co LLC	600 2nd St NE	Hopkins	55343	Tank Site	UST	F000	R	3062	2	Moderate
282	1911721240244	Alliant Integrated Defense Co LLC	600 2nd St NE	Hopkins	55343	Tank Site	UST	F000	C	3062	2	Moderate
283	1911721330027	SUPER VALU INC	101 Jefferson Ave S	Hopkins	55343	Leak Site	LUST	F000	I	1124	1	Moderate
284	1911721330027	SUPER VALU INC	101 Jefferson Ave S	Hopkins	55343	Leak Site	LUST	F000	I	19656	1	Moderate
285	1911721330027	SUPER VALU INC	101 Jefferson Ave S	Hopkins	55343	Tank Site	UST	F000	R	2756	12	Moderate
286	1911721330027	SUPER VALU INC	101 Jefferson Ave S	Hopkins	55343	Tank Site	UST	F000	C	2756	3	Moderate
287	1911721330027	SUPER VALU INC	101 Jefferson Ave S	Hopkins	55343	Tank Site	UST	F000	A	2756	2	Moderate
288	1911721330027	SUPER VALU INC	101 Jefferson Ave S	Hopkins	55343	Tank Site	AST	F000	A	2756	3	Moderate
289	2311722410157	Dale Feste Automotive Inc	1801 Main St	Hopkins	55343	Tank Site	UST	F000	R	1555	4	Moderate
290	2311722430002	ERICKSON OIL PRODUCTS INC	4548 Shady Oak Rd	Minnetonka	55343	Leak Site	LUST	F000	I	290	1	Moderate
291	2311722430002	ERICKSON OIL PRODUCTS INC	4548 Shady Oak Rd	Minnetonka	55343	Tank Site	UST	F000	A	1754	4	Moderate
292	2311722430002	ERICKSON OIL PRODUCTS INC	4548 Shady Oak Rd	Minnetonka	55343	Tank Site	UST	F000	R	1754	8	Moderate
293	2311722430016	Dorhoff Inc	20 Shady Oak Rd	Hopkins	55343	Voluntary Investigation & Cleanup	PCS	VIC	I	VP30870	1	Moderate
294	1911721330027	SUPER VALU INC	101 Jefferson Ave S	Hopkins	55343	Petroleum Brownfield	PCS	BMS	C	4776	1	Moderate
295	1911721240244	Alliant Integrated Defense Co LLC	600 2nd St NE	Hopkins	55343	Leak Site	LUST	F000	I	236	1	Moderate
296	2311722430017	Syndicate Sales	24 Shady Oak Rd	Hopkins	55343	Petroleum Brownfield	PCS	BMS	I	4496	1	Moderate
297	2311722430022	Mokabaka Development	108, 112, and 120 Shady Oak Rd	Hopkins	55343	Voluntary Investigation & Cleanup	PCS	VIC	I	VP30890	1	Moderate
298	2311722440011	VIOLET D TWEED	11500 Excelsior Blvd	Minnetonka	55343	Leak Site	LUST	F000	I	8961	1	Moderate
299	2311722440036	Tbg Properties	1702 Main St	Hopkins	55343	Tank Site	UST	F000	R	1868	2	Moderate
300	2411722120002	SELA INVESTMENTS LTD LLP	640 Oak Ridge Rd	Hopkins	55305	Tank Site	UST	F000	R	13376	1	Moderate
301	2411722120002	SELA INVESTMENTS LTD LLP	640 Oak Ridge Rd	Hopkins	55305	Tank Site	UST	F000	A	13376	1	Moderate
302	2411722120002	SELA INVESTMENTS LTD LLP	640 Oak Ridge Rd	Hopkins	55305	Leak Site	LUST	F000	C	2999	1	Moderate
303	2411722120010	IND SCHOOL DIST NO 274	801 Minnetonka Mills Rd	Hopkins	55343	Tank Site	UST	F000	A	3087	1	Moderate
304	2411722120013	KOREAN EVANGELICAL UN METH C	717 Highway 7	Hopkins	55305	Tank Site	UST	F000	R	14204	1	Moderate
305	2411722130004	Augustana HealthCare Center	615 Minnetonka Mills Rd	Hopkins	55343	Tank Site	UST	F000	A	2993	1	Moderate
306	2411722130089	CHURCH OF THE CROSS	201 9th Ave N	Hopkins	55343	Leak Site	LUST	F000	C	17521	1	Moderate
307	2411722210033	ISD 270	1001 Highway 7	Hopkins	55305	Leak Site	LUST	F000	I	2280	1	Moderate
308	2411722210033	ISD 270	1001 Highway 7	Hopkins	55305	Tank Site	UST	F000	R	3094	4	Moderate
309	2411722210033	ISD 270	1001 Highway 7	Hopkins	55305	Tank Site	UST	F000	A	3094	1	Moderate
310	2411722220007	Troy Mathwig Development Co	1501 Highway 7	Hopkins	55305	Tank Site	UST	F000				

Table 2 - Potential Contaminant Source Inventory

Figure ID	Parcel ID	Owner Name	Address	City	Zip Code	Activity	PCS Code	Material Code	Status	MPCA ID	Total	Vulnerability
316	2411722310131	Qwest Corp dba CenturyLink QC	10 11th Ave N	Hopkins	55343	Leak Site	LUST	F000	I	13203	1	Moderate
317	2411722310131	Qwest Corp dba CenturyLink QC	10 11th Ave N	Hopkins	55343	Tank Site	UST	F000	A	2831	1	Moderate
318	2411722320131	City of Hopkins	33 14th Ave N	Hopkins	55343	Tank Site	UST	F000	R	15191	1	Moderate
319	2411722310142	Metropolitan Corp	1100 Mainstreet	Hopkins	55343	Tank Site	UST	F000	R	1894	5	Moderate
320	2411722330004	Hennepin County Transportation Dept	Excelsior Blvd	Hopkins	55343	Leak Site	LUST	F000	I	11574	1	Moderate
321	2411722330012	ISD 270	1600 Main St	Hopkins	55343	Leak Site	LUST	F000	I	1482	1	Moderate
322	2411722330012	ISD 270	1600 Main St	Hopkins	55343	Tank Site	UST	F000	R	3092	2	Moderate
323	2411722340045	Cemstone	70 10th Ave S	Hopkins	55343	Leak Site	LUST	F000	I	2427	1	Moderate
324	2411722410003	THE LUTHER COMPANY LLLP	499 Mainstreet	Hopkins	55343	Tank Site	UST	F000	R	2610	4	Moderate
325	2411722420009	Hopkins Doran LLC	501 Mainstreet	Hopkins	55343	Leak Site	LUST	F000	C	14780	1	Moderate
326	2411722420009	Hopkins Doran LLC	501 Mainstreet	Hopkins	55343	Petroleum Brownfield	PCS	BMS	A	4772	1	Moderate
327	2411722420009	Hopkins Doran LLC	501 Mainstreet	Hopkins	55343	Tank Site	UST	F000	R	1466	7	Moderate
328	2411722420166	HSG & RDVLP ATHY HOPKINS	525 W Main St	Hopkins	55343	Leak Site	LUST	F000	A	19626	1	Moderate
329	2411722420166	HSG & RDVLP ATHY HOPKINS	525 W Main St	Hopkins	55343	Leak Site	LUST	F000	C	5196	1	Moderate
330	2411722420166	HSG & RDVLP ATHY HOPKINS	525 W Main St	Hopkins	55343	Tank Site	UST	F000	R	16310	3	Moderate
331	2411722420173	MARKETPLACE HOLDINGS INC	701 Mainstreet	Hopkins	55343	Leak Site	LUST	F000	C	18667	1	Moderate
332	2411722420173	MARKETPLACE HOLDINGS INC	701 Mainstreet	Hopkins	55343	Tank Site	UST	F000	R	2611	3	Moderate
333	2411722430151	SUPERVALUE INC	215 E Excelsior Ave	Hopkins	55343	Tank Site	UST	F000	R	1669	9	Moderate
334	2411722430151	SUPERVALUE INC	215 E Excelsior Ave	Hopkins	55343	Tank Site	UST	F000	C	1669	2	Moderate
335	2411722430151	Stonebridge Construction Inc.	611 & 701 Mainstreet	Hopkins	55343	Voluntary Investigation & Cleanup	PCS	VIC	I	VP21690	1	Moderate
336	2411722440050	The Luther Co Ltd Partnership	250 5th Ave S	Hopkins	55343	Tank Site	UST	F000	R	11386	1	Moderate
337	2411722440050	The Luther Co Ltd Partnership	250 5th Ave S	Hopkins	55343	Tank Site	AST	F000	A	124041	4	Moderate
338	2511722110003	SUPERVALUE INC	See location description	Hopkins	55343	Voluntary Investigation & Cleanup	PCS	VIC	I	VP9941	1	Moderate
339	2511722110003	Hennepin County Property Services	320 Washington Ave S	Hopkins	55343	Leak Site	LUST	F000	C	5521	1	Moderate
340	2511722110003	Hennepin County Property Services	320 Washington Ave S	Hopkins	55343	Leak Site	LUST	F000	C	6821	1	Moderate
341	2511722110003	Hennepin County Property Services	320 Washington Ave S	Hopkins	55343	Leak Site	LUST	F000	C	11591	1	Moderate
342	2511722110003	Hennepin County Property Services	320 Washington Ave S	Hopkins	55343	Tank Site	UST	F000	R	2041	10	Moderate
343	2511722110003	Hennepin County Property Services	320 Washington Ave S	Hopkins	55343	Tank Site	UST	F000	R	2041	8	Moderate
344	2511722120003	Hopkins Car Care Center Ltd	404 Main St	Hopkins	55343	Tank Site	UST	F000	R	2444	2	Moderate
345	2511722140125	2075 FORD PARKWAY LLC	601 2nd Ave S	Hopkins	55343	Tank Site	UST	F000	A	2015	1	Moderate
346	2511722140127	CREEK VALLEY PROPERTIES LLC	509 2nd Ave S	Hopkins	55343	Voluntary Investigation & Cleanup	PCS	F000	I	VP3581	1	Moderate
347	2511722140127	CREEK VALLEY PROPERTIES LLC	509 2nd Ave S	Hopkins	55343	Voluntary Investigation & Cleanup	PCS	F000	I	VP3582	1	Moderate
348	2511722210023	Citrus Systems Inc	415 11th Ave S	Hopkins	55343	Tank Site	UST	C000	R	11929	8	Moderate
349	2511722210024	Holiday Companies Inc	300 11th Ave S	Hopkins	55343	Leak Site	LUST	F000	C	5093	1	Moderate
350	2511722210024	Holiday Companies Inc	300 11th Ave S	Hopkins	55343	Tank Site	UST	F000	R	5093	5	Moderate
351	2511722210025	JUSTUS LUMBER CO	330 11th Ave S	Hopkins	55343	Voluntary Investigation & Cleanup	PCS	VIC	I	VP9721	1	Moderate
352	2511722210025	JUSTUS LUMBER CO	330 11th Ave S	Hopkins	55343	Voluntary Investigation & Cleanup	PCS	VIC	I	VP9722	1	Moderate
353	2511722220008	Thermotech Inc	1302 5th St S	Hopkins	55343	Voluntary Investigation & Cleanup	PCS	VIC	I	VP21770	1	Moderate
354	2511722230045	ARI	560 16th Ave S	Hopkins	55343	Voluntary Investigation & Cleanup	PCS	VIC	I	VP13091	1	Moderate
355	2511722230045	ARI	560 16th Ave S	Hopkins	55343	Tank Site	UST	C000	R	54356	8	Moderate
356	2511722240028	Elchit Inc	643 13th Ave S	Hopkins	55343	Voluntary Investigation & Cleanup	PCS	VIC	I	VP18390	1	Moderate
357	2511722240044	Murphy Oil Usa Inc	602 E Excelsior Blvd	Hopkins	55343	Tank Site	UST	F000	R	1763	7	Moderate
358	2611722110001	HOPKINS TECH CENTER LLC	1620 S 2nd St	Hopkins	55343	Voluntary Investigation & Cleanup	PCS	VIC	I	VP2070A	1	Moderate
359	2611722110001	HOPKINS TECH CENTER LLC	1620 S 2nd St	Hopkins	55343	Voluntary Investigation & Cleanup	PCS	VIC	I	VP2070B	1	Moderate
360	2611722110001	HOPKINS TECH CENTER LLC	1620 S 2nd St	Hopkins	55343	Voluntary Investigation & Cleanup	PCS	VIC	I	VP2071	1	Moderate
361	2611722110035	STONEBROOK INVESTMENTS LLC	11421 W 47th St	Minnetonka	55343	Leak Site	LUST	F000	I	3833	1	Moderate
362	211722310004	Carson Pine Scott - Ridgedale	12441 Wayzata Blvd	Minnetonka	55305	Tank Site	UST	F000	R	1663	1	Moderate
363	211722320002	Sindair Ridgedale Station	12415 Wayzata Blvd	Minnetonka	55305	Leak Site	LUST	F000	C	8884	1	Moderate
364	211722320002	Sindair Ridgedale Station	12415 Wayzata Blvd	Minnetonka	55305	Petroleum Brownfield	PCS	BMS	C	4289	1	Moderate
365	211722320002	Sindair Ridgedale Station	12415 Wayzata Blvd	Minnetonka	55305	Tank Site	UST	F000	R	1470	4	Moderate
366	211722320003	General Growth Properties Inc	12401 Wayzata Blvd	Minnetonka	55305	Leak Site	LUST	F000	C	7897	1	Moderate
367	211722320003	General Growth Properties Inc	12401 Wayzata Blvd	Minnetonka	55305	Leak Site	LUST	F000	C	7783	1	Moderate
368	211722320003	General Growth Properties Inc	12401 Wayzata Blvd	Minnetonka	55305	Leak Site	LUST	F000	C	7937	1	Moderate
369	211722320003	General Growth Properties Inc	12401 Wayzata Blvd	Minnetonka	55305	Tank Site	UST	F000	R	2784	5	Moderate
370	211722320003	General Growth Properties Inc	12401 Wayzata Blvd	Minnetonka	55305	Tank Site	UST	F000	C	2784	1	Moderate
371	211722330001	Macy's North Division of Macy's Retail	12411 Wayzata Blvd	Minnetonka	55305	Tank Site	UST	F000	R	2429	1	Moderate
372	211722330001	Firestone	12425 Wayzata Blvd	Minnetonka	55305	Tank Site	UST	F000	R	2880	1	Moderate
373	211722340006	SEARS ROEBUCK AND CO	12431 Wayzata Blvd	Minnetonka	55305	Tank Site	UST	F000	R	3204	1	Moderate
374	311722130052	D SEARS & E SEARS CO-TRSTES	13500 Wayzata Blvd	Minnetonka	55305	Leak Site	LUST	F000	C	18138	1	Moderate
375	311722130052	D SEARS & E SEARS CO-TRSTES	13500 Wayzata Blvd	Minnetonka	55305	Leak Site	LUST	F000	C	5154	1	Moderate
376	311722130052	D SEARS & E SEARS CO-TRSTES	13500 Wayzata Blvd	Minnetonka	55305	Voluntary Investigation & Cleanup	PCS	VIC	I	VP21470	1	Moderate
377	311722130052	D SEARS & E SEARS CO-TRSTES	13500 Wayzata Blvd	Minnetonka	55305	Tank Site	UST	F000	R	2130	3	Moderate
378	311722130053	Morris Minnetonka Ford	13400 Wayzata Blvd	Minnetonka	55305	Leak Site	LUST	F000	C	4657	1	Moderate
379	311722130053	Morris Minnetonka Ford	13400 Wayzata Blvd	Minnetonka	55305	Tank Site	UST	F000	R	11142	6	Moderate
380	311722130053	Morris Minnetonka Ford	13400 Wayzata Blvd	Minnetonka	55305	Tank Site	UST	F000	A	11142	2	Moderate
381	311722440004	D & M 55TH STREET LLC	13820 Wayzata Blvd	Minnetonka	55305	Petroleum Brownfield	PCS	BMS	I	3853	1	Moderate
382	411722240015	CLS PROPERTIES IV LLC	15320 Wayzata Blvd	Minnetonka	55391	Petroleum Brownfield	PCS	BMS	I	4051	1	Moderate
383	411722240021	TWELVE OAKS LTD PTNRSHIP	6001-1001 Twelve Oaks Center Dr	Wayzata	55391	Petroleum Brownfield	PCS	BMS	I	4278	1	Moderate
384	611722320023	Wayzata Buy Management	294 E Grove Ln	Wayzata	55391	Leak Site	LUST	F000	C	8222	1	Moderate
385	2411722420074	Snyder Drug Inc - Corporate Office	15 9th Ave N	Hopkins	55343	Petroleum Brownfield	PCS	BMS	I	4624	1	Moderate
386	2411722420074	Snyder Drug Inc - Corporate Office	15 9th Ave N	Hopkins	55343	Leak Site	LUST	F000	C	19506	1	Moderate
387	2511722220012	Unknown	1600 2nd St S	Hopkins	55343	Voluntary Investigation & Cleanup	PCS	VIC	I	VP1970	1	Moderate
388	2511722220012	Unknown	1600 2nd St S	Hopkins	55343	Voluntary Investigation & Cleanup	PCS	VIC	I	VP1971	1	Moderate
389	2511722220012	Unknown	1600 2nd St S	Hopkins	55343	Leak Site	LUST	F000	C	1458	1	Moderate
390	2511722220012	Unknown	1600 2nd St S	Hopkins	55343	Tank Site	UST	F000	R	13355	2	Moderate
391	2511722220012	Unknown	1600 2nd St S	Hopkins	55343	Tank Site	UST	F000	A	13355	1	Moderate
392	2511722220012	Unknown	1600 2nd St S	Hopkins	55343	Tank Site	UST	F000	R	1618	1	Moderate
393	2511722230046	UMI REAL ESTATE INC	See location description	Hopkins	55305	Voluntary Investigation & Cleanup	PCS	VIC	I	VP22171	1	Moderate
394	2511722240077	TRJ Dry Cleaning dba Ivy Cleaners	612 11th Ave S	Hopkins	55343	Voluntary Investigation & Cleanup	PCS	VIC	I	VP21951	1	Moderate
395	911722230005	CARGILL INC	2301 Crosby Rd	Minnetonka	55391	Leak Site	LUST	F000	I	3998	1	Moderate
396	911722230005	CARGILL INC	2301 Crosby Rd	Minnetonka	55391	Tank Site	AST	F000	A	54834	1	Moderate
397	911722230005	CARGILL INC	2301 Crosby Rd	Minnetonka	55391	Tank Site	AST	F000	R	54834	1	Moderate
398	911722230005	CARGILL INC	2301 Crosby Rd	Minnetonka	55391	Tank Site	UST	F000	R	2486	1	Moderate
399	911722310006	GREENDALE ASSOCIATES LLC	15615 McGinty Road West	Wayzata	55391	Leak Site	LUST	F000	I	4251	1	Moderate
400	911722310006	GREENDALE ASSOCIATES LLC	15615 McGinty Road West	Wayzata	55391	Leak Site	LUST	F000	R	2484	5	Moderate
401	911722340002	GREENDALE ASSOCIATES LLC	15407 McGinty Rd W	Wayzata	55391	Tank Site	UST	F000	R	2485	2	Moderate
402	911722340002	GREENDALE ASSOCIATES LLC	15407 McGinty Rd W	Wayzata	55391	Tank Site	AST	F000	A	2485	2	Moderate
403	1111722110049	OMEGON INC	2000 Hopkins Crossroads	Minnetonka	55305	Tank Site	UST	F000	R	1867	2	Moderate
404	1111722110061	Charles Berry	2001 Dwight Ln	Minnetonka	55305	Tank Site	UST	F000	R	122241	2	Moderate
405	1111722440014	Hedberg & Sons Co	11303 W Cedar Lake Rd	Minnetonka	55305	Tank Site	UST	F000	R	1744	3	Moderate
406	1211722240004	ISD 270	2400 Lindbergh Dr	Minnetonka	55305	Tank Site	UST	F000	R	3090	3	Moderate
407	1211722240006	ISD 270	10901 Hillside Ln	Minnetonka	55305	Tank Site	UST	F000	A	3085	1	Moderate
408	1211722240006	ISD 270	10901 Hillside Ln	Minnetonka	55305	Tank Site	UST	F000	R	3085	1	Moderate
409	1211722240006	SCHOOL DISTRICT NO 270	10700 Cedar Lake Rd	Minnetonka	55305	Tank Site	UST	F000	R	3089	2	Moderate
410	1211722330001	A JAMES SPIELMANN	2711 Hopkins Crossroad	Minnetonka	55305	Leak Site	LUST	F000	I	13051	1	Moderate
411	1211722330001	A JAMES SPIELMANN	2711 Hopkins Crossroad	Minnetonka	55305	Tank Site	UST	F000	A	2924	6	Moderate
412	1211722330001	A JAMES SPIELMANN	2711 Hopkins Crossroad	Minnetonka	55305	Tank Site	UST	F000	R	2924	4	Moderate
413	1211722330003	HOLIDAY STATIONSTORES INC	2801 Hopkins Crossroad	Minnetonka	55305	Tank Site	UST	F000	A	2144	3	Moderate
414	1211722330003	HOLIDAY STATIONSTORES INC	2801 Hopkins Crossroad	Minnetonka	55305	Tank Site	UST	F000	R	2144	5	Moderate
415	1211722420221	CEDAR RIDGE CONDO ASSOC	10311 Cedar Lake Rd	Minnetonka	0	Tank Site	UST	F000	R	17267	1	Moderate
416	1211722420221	CEDAR RIDGE CONDO ASSOC	10311 Cedar Lake Rd	Minnetonka	0	Tank Site	UST	F				

Table 2 - Potential Contaminant Source Inventory

Figure ID	Parcel ID	Owner Name	Address	City	Zip Code	Activity	PCS Code	Material Code	Status	MPCA ID	Total	Vulnerability
421	1311722140011	Boulevard Sinclair	9800 Minnetonka Blvd	Minnetonka	55305	Tank Site	UST	F000	A	1472	5	Moderate
422	1311722140011	Boulevard Sinclair	9800 Minnetonka Blvd	Minnetonka	55305	Tank Site	UST	F000	R	1472	2	Moderate
423	1311722310002	OAK RIDGE COUNTRY CLUB	700 Oak Ridge Rd	Hopkins	55305	Tank Site	UST	F000	R	15497	2	Moderate
424	1311722310002	OAK RIDGE COUNTRY CLUB	700 Oak Ridge Rd	Hopkins	55305	Tank Site	UST	F000	A	15497	1	Moderate
425	2711722110069	Carworks Auto Care Inc	13125 Excelsior Blvd	Minnetonka	55343	Leak Site	LUST	F000	I	11403	1	Moderate
426	2711722110069	Carworks Auto Care Inc	13125 Excelsior Blvd	Minnetonka	55343	Tank Site	UST	F000	R	12450	3	Moderate
427	2711722110076	BAUER CAPITAL CORPORATION	13118 Excelsior Blvd	Minnetonka	55343	Tank Site	UST	F000	A	2453	3	Moderate
428	2311722110004	CROIX OIL COMPANY	3864 Hopkins Crossroads	Minnetonka	55305	Tank Site	UST	F000	R	1766	8	Moderate
429	2311722110009	Hopkins Motors LLC/Town & Country Dodge	1710 Highway 7	Hopkins	55343	Leak Site	LUST	F000	I	16693	1	Moderate
430	2311722110009	Hopkins Motors LLC/Town & Country Dodge	1710 Highway 7	Hopkins	55343	Tank Site	UST	F000	R	3157	1	Moderate
431	1211722340101	Greenbier Condo	10531 Cedar Lake Rd	Minnetonka	55305	Tank Site	UST	F000	R	14321	1	Moderate
432	1611722430014	CREEKWOOD INVESTMENTS LLC	15115 Minnetonka Boulevard	Minnetonka	55345	Voluntary Investigation & Cleanup	PCS	VIC	I	VP0074	1	Moderate
433	1611722430014	CREEKWOOD INVESTMENTS LLC	15115 Minnetonka Boulevard	Minnetonka	55345	Voluntary Investigation & Cleanup	PCS	VIC	I	VP0077	1	Moderate
434	1911721210008	RAMSGATE APARTMENTS LLC	725 NE Lake St	Hopkins	55343	Tank Site	UST	F000	R	2206	6	Moderate
435	2611722110002	RADER FAMILY PARTNERSHIP LP	11303 Excelsior Blvd	Hopkins	55343	Tank Site	UST	F000	R	11121	6	Moderate
436	2611722110026	THE SIERRA CORPORATION	11401 47th St W	Minnetonka	55343	Tank Site	AST	F000	R	54723	3	Moderate
437	811722340017	STATE OF MINNESOTA	2831 Highway 101	Wayzata	55391	Tank Site	UST	F000	R	20787	2	Moderate
438	1411722120007	CITY OF MINNETONKA	2138 Shadywood Rd	Wayzata	55305		SWMS	4346	I	SW162	<Null>	Moderate
439	1411722420029	CITY OF MINNETONKA	Highway 5 & Highway 37	Minneapolis	55305		SWMS	4346	I	SW105	1	Moderate

Table 3 - Public and Private Wells

Figure ID	Unique Number	Well Name	Status Code	Use Code	Parcel ID	Address	City	Zip Code	Vulnerability	PCS Code
440	00204559	TARASCH, ROY	A	DO	2311722340006	SUNRISE LA	MINNETONKA	55343	Moderate	WEL
441	00242112	THERMOTECHE NO.1	A	CO	2511722240149	5TH ST S	HOPKINS	55343	Moderate	WEL
442	00112228	HOPKINS 6	A	PC	2411722120032	ADDRESS UNASSIGNED	HOPKINS	0	Moderate	WEL
443	00204103		A	DO	1511722110021	PLYMOUTH RD	MINNETONKA	55305	Moderate	WEL
444	00204104	TYLER, H.	A	DO	1511722110029	APRIL LA	MINNETONKA	55305	Moderate	WEL
445	00223807	PALMER, JOHN	A	DO	1511722110031	APRIL LA	MINNETONKA	55305	Moderate	WEL
446	00204106	RASMUSSEN, ERICK	A	DO	1511722120005	ATWOOD DR	MINNETONKA	55305	Moderate	WEL
447	00204107	BURTON	A	DO	1511722130002	MCGINTY RD E	MINNETONKA	55305	Moderate	WEL
448	00204109	SCHULTZ, BILL	A	DO	1511722130039	MCGINTY RD E	MINNETONKA	55305	Moderate	WEL
449	W0000107	BURNELL COMM.CTR.	A	PS	1511722140010	PLYMOUTH RD	MINNETONKA	55305	Moderate	WEL
450	00204110	HANLEY, JAMES	A	DO	1511722140014	BURWELL DR	MINNETONKA	55305	Moderate	WEL
451	00204111	LEEKLY, RICHARD	A	DO	1511722210015	MCGINTY RD E	MINNETONKA	55305	Moderate	WEL
452	00272293	BEAN, JOHN B.	A	DO	1511722220025	HAZEL LA	MINNETONKA	55305	Moderate	WEL
453	00204112	SCHULTZ, WM. B.	A	DO	1511722240008	WENTWORTH TR	MINNETONKA	55305	Moderate	WEL
454	00204130	OSTROM + SONS	A	DO	1511722240011	ELDORADO TR E	MINNETONKA	55305	Moderate	WEL
455	00204113	LOSCHIEDER, P.	A	DO	1511722240026	WENTWORTH TR	MINNETONKA	55305	Moderate	WEL
456	00204108	OSTRUM, KENNETH	A	DO	1511722240033	ELDORADO TR E	MINNETONKA	55305	Moderate	WEL
457	00204115		A	DO	1511722310004	INVERNESS RD	MINNETONKA	55305	Moderate	WEL
458	00204116		A	DO	1511722310020	INVERNESS RD	MINNETONKA	55305	Moderate	WEL
459	00204114	CASPERS, PETER	A	DO	1511722310039	INVERNESS RD	MINNETONKA	55305	Moderate	WEL
460	00204122	JESSING	A	DO	1511722330008	SUNRISE DR E	MINNETONKA	55345	Moderate	WEL
461	00223746	GERSTNER, PHIL	A	DO	1511722330019	SUNRISE DR W	MINNETONKA	55345	Moderate	WEL
462	00204117	SPETZ + BERG	A	DO	1511722330039	CARDINAL RD	MINNETONKA	55345	Moderate	WEL
463	00204119		A	DO	1511722330040	CARDINAL RD	MINNETONKA	55345	Moderate	WEL
464	00204118	STOCKDILL, R. G.	A	DO	1511722330041	CARDINAL RD	MINNETONKA	55345	Moderate	WEL
465	00204120	REITEN, R. D.	A	DO	1511722330048	CARDINAL RD	MINNETONKA	55345	Moderate	WEL
466	00204121		A	DO	1511722330050	ORCHARD RD	MINNETONKA	55345	Moderate	WEL
467	00204123	OERTEL, FRITZ	A	DO	1511722340007	FAVORITE LA	MINNETONKA	55305	Moderate	WEL
468	00204125	OLSON, PAUL	A	DO	1511722340019	PARK VALLEY RD	MINNETONKA	55305	Moderate	WEL
469	00204127	ANDERSON, BRUCE	A	DO	1511722340026	PARK VALLEY RD	MINNETONKA	55305	Moderate	WEL
470	00204126	HODGES, JACK	A	DO	1511722340028	SUMMIT LA	MINNETONKA	55305	Moderate	WEL
471	00204128	QUAM, GEORGE	A	DO	1511722410015	MINNETONKA DR	MINNETONKA	55305	Moderate	WEL
472	00204131	WECKOFF, FRANK	A	DO	1511722410045	PLYMOUTH RD	MINNETONKA	55305	Moderate	WEL
473	00204129	OLSON, A. W.	A	DO	1511722410059	INVERNESS RD	MINNETONKA	55305	Moderate	WEL
474	00204132	JENSEN, HARRY	A	DO	1511722420014	INVERNESS RD	MINNETONKA	55305	Moderate	WEL
475	00204133	JENSEN, HARRY	A	DO	1511722420015	INVERNESS RD	MINNETONKA	55305	Moderate	WEL
476	00204135	GRUMMAR	A	DO	1511722430034	DAHLGREN RD	MINNETONKA	55305	Moderate	WEL
477	00204136	NOR-VIC CONSTRUCTION	A	DO	1511722430035	DAHLGREN RD	MINNETONKA	55305	Moderate	WEL
478	00204134	SMITH, PAUL HOWARD	A	DO	1511722430064	ORCHARD RD	MINNETONKA	55305	Moderate	WEL
479	00204137	BAER, LARRY	A	DO	1511722440028	FARMINGTON RD	MINNETONKA	55305	Moderate	WEL
480	00204139	CUNNINGHAM, GORDON	A	DO	1611722130012	TIMBERHILL RD	MINNETONKA	55345	Moderate	WEL
481	00114405	MOE, DR. JOHN	A	DO	1611722230001	MARTHA LA	MINNETONKA	55345	Moderate	WEL
482	00204141	WILTSE, RAY	A	DO	1611722320010	MARTHA LA	MINNETONKA	55345	Moderate	WEL
483	00204143	BETCHER	A	DO	1611722330010	ROBINWOOD DR	MINNETONKA	55345	Moderate	WEL
484	00204144	DAHLMEIR, JAMES	A	DO	1611722330013	ROBINWOOD DR	MINNETONKA	55345	Moderate	WEL
485	00223747		A	DO	1611722330020	DAY PL	MINNETONKA	55345	Moderate	WEL
486	W0000110	BENDELL, MIKE	A	DO	1611722340023	ROBINWOOD DR	MINNETONKA	55345	Moderate	WEL
487	00661402	MINNETONKA 16B	A	PC	1611722410001	MINNETONKA BLVD	MINNETONKA	55345	Moderate	WEL
488	00434327	MINNETONKA	A	DO	1611722410004	ADDRESS UNASSIGNED	MINNETONKA	0	Moderate	WEL
489	00580217	MW-11	A	MW	1611722410007	ADDRESS UNASSIGNED	MINNETONKA	0	Moderate	WEL
490	00204145	JUNIOR ACADEMY	A	UN	1611722420003	WILLISTON RD	MINNETONKA	55345	Moderate	WEL
491	00797092	MW-FS	A	MW	1611722430011	MINNETONKA INDUST RD	MINNETONKA	55345	Moderate	WEL
492	00797093	MW-FB	A	MW	1611722430011	MINNETONKA INDUST RD	MINNETONKA	55345	Moderate	WEL
493	00797091	MW-GS	A	MW	1611722430011	MINNETONKA INDUST RD	MINNETONKA	55345	Moderate	WEL
494	00717732	MW-B-D	A	MW	1611722430012	MINNETONKA INDUST RD	MINNETONKA	55345	Moderate	WEL
495	00734057	GCW-8	A	RM	1611722430012	MINNETONKA INDUST RD	MINNETONKA	55345	Moderate	WEL
496	00734052	GCV-3	A	RM	1611722430012	MINNETONKA INDUST RD	MINNETONKA	55345	Moderate	WEL
497	00717727	MW-B-S	A	MW	1611722430012	MINNETONKA INDUST RD	MINNETONKA	55345	Moderate	WEL
498	00717729	MW-D-S	A	MW	1611722430012	MINNETONKA INDUST RD	MINNETONKA	55345	Moderate	WEL
499	00717734	MW-D-D	A	MW	1611722430012	MINNETONKA INDUST RD	MINNETONKA	55345	Moderate	WEL
500	00204148	THOMAS MACHINE CO.	A	IN	1611722430015	MINNETONKA INDUST RD	MINNETONKA	55345	Moderate	WEL
501	00580219	MW-14	A	MW	1611722430015	MINNETONKA INDUST RD	MINNETONKA	55345	Moderate	WEL
502	00204146	HARVEY, BERT	A	DO	1611722430023	MINNETONKA BLVD	MINNETONKA	55345	Moderate	WEL
503	W0000012	LYON, BILL	A	DO	1711722110008	FAIRCHILD AVE	MINNETONKA	55391	Moderate	WEL
504	00204152	SCHULTZ, WM.	A	DO	1711722110014	TONKAHA DR	MINNETONKA	55391	Moderate	WEL
505	00272622	THOMPSON, HT	A	DO	1711722120003	GRAYS BAY BLVD	MINNETONKA	55391	Moderate	WEL
506	00272621	THOMPSON, HERB	A	DO	1711722120004	GRAYS BAY BLVD	MINNETONKA	55391	Moderate	WEL
507	00204155		A	DO	1711722120006	FAIRCHILD AVE	MINNETONKA	55391	Moderate	WEL
508	00203785	HERB THOMPSON CONST. CO.	A	DO	1711722120007	GRAYS BAY BLVD	MINNETONKA	55391	Moderate	WEL
509	00204158	BORAN, BUD	A	DO	1711722120021	FAIRCHILD AVE	MINNETONKA	55391	Moderate	WEL
510	00204151	WRIGHT, RICHARD	A	DO	1711722120022	TONKAHA DR	MINNETONKA	55391	Moderate	WEL
511	00204150	MORRISON, RON	A	DO	1711722120023	TONKAHA DR	MINNETONKA	55391	Moderate	WEL
512	00204154	HAHN, LOWELL	A	DO	1711722120065	FAIRCHILD AVE	MINNETONKA	55391	Moderate	WEL
513	00204160		A	DO	1711722130010	LAKE SHORE BLVD	MINNETONKA	55391	Moderate	WEL
514	00204159	CHARLESTON, DON	A	DO	1711722130012	LAKE SHORE BLVD	MINNETONKA	55391	Moderate	WEL
515	00204161	ROBINSON, E. I.	A	DO	1711722130046	HIGHLAND AVE	MINNETONKA	55391	Moderate	WEL
516	00224801	RODGERS, GEORGE	A	DO	1711722140006	FAIRCHILD AVE	MINNETONKA	55391	Moderate	WEL
517	00204163	THOMPSON, HERB	A	DO	1711722210005	GRAYS BAY BLVD	MINNETONKA	55391	Moderate	WEL
518	00272554	HERB THOMPSON & SON	A	DO	1711722210005	GRAYS BAY BLVD	MINNETONKA	55391	Moderate	WEL
519	00204166	KVALE, BASIL	A	DO	1711722210012	COTTAGE GROVE AVE	MINNETONKA	55391	Moderate	WEL
520	00211955	SWANSON, OSCAR	A	DO	1711722210083	GRAYS BAY BLVD	MINNETONKA	55391	Moderate	WEL
521	00204164	NELSON, WILLARD	A	DO	1711722210091	GRAYS BAY BLVD	MINNETONKA	55391	Moderate	WEL
522	00204167	CAMANCHO, JANE	A	DO	1711722210121	COTTAGE GROVE AVE	MINNETONKA	55391	Moderate	WEL
523	00204174	CARMICHAEL, BRUCE	A	DO	1711722240059	PROSPECT PL	MINNETONKA	55391	Moderate	WEL

Table 3 - Public and Private Wells

Figure ID	Unique Number	Well Name	Status Code	Use Code	Parcel ID	Address	City	Zip Code	Vulnerability	PCS Code
524	W0000120	THORKEN, LINDA	A	DO	1711722240064	LARCHMORE AVE	MINNETONKA	55391	Moderate	WEL
525	W0000122	ADAMS, DICK	A	DO	1711722410022	TONKAWOOD RD	MINNETONKA	55345	Moderate	WEL
526	00204194	KENNEDY, THOMAS P.	A	DO	1711722410024	TONKAWOOD RD	MINNETONKA	55345	Moderate	WEL
527	00204193	HAVERTY, PAT	A	DO	1711722410034	MINNETONKA BLVD	MINNETONKA	55345	Moderate	WEL
528	00204406	VAN BOCKLE	A	DO	1711722440002	THE STRAND	MINNETONKA	55345	Moderate	WEL
529	00204408	VAN BOCKLE	A	DO	1711722440003	THE STRAND	MINNETONKA	55345	Moderate	WEL
530	00204407	VAN BOCKLE	A	DO	1711722440004	THE STRAND	MINNETONKA	55345	Moderate	WEL
531	00204409	VAN BOCKLE	A	DO	1711722440006	THE STRAND	MINNETONKA	55345	Moderate	WEL
532	00204410	ROELOTS, KEN	A	DO	1711722440007	THE STRAND	MINNETONKA	55345	Moderate	WEL
533	00204411	VAN BOCKLE	A	DO	1711722440008	THE STRAND	MINNETONKA	55345	Moderate	WEL
534	00204405	ARCHIBALD, PETER	A	DO	1711722440035	TONKAWOOD RD	MINNETONKA	55345	Moderate	WEL
535	00274162	NASH, DAVID	A	UN	1711722440036	STEELE ST	MINNETONKA	55345	Moderate	WEL
536	00272313	BROOKSIDE BUILDERS	A	DO	1811721220014	GETTYSBURG AVE S	ST. LOUIS PARK	55426	Moderate	WEL
537	00203193	CALVARY BAPTIST CHURCH	A	PS	1811721220055	MINNETONKA BLVD	ST. LOUIS PARK	55426	Moderate	WEL
538	00203194	LONGABDUGH, GERALD	A	DO	1811721220062	MINNETONKA BLVD	ST. LOUIS PARK	55426	Moderate	WEL
539	00203195	HARADA, M.	A	DO	1811721230033	FLAG AVE S	ST. LOUIS PARK	55426	Moderate	WEL
540	00227917	P-31	A	OT	1811721340009	36TH ST W	ST. LOUIS PARK	55426	Moderate	WEL
541	00224064	CHRISTY, ALLEN	A	DO	1911721120006	HIAWATHA AVE	HOPKINS	55343	Moderate	WEL
542	00203197	GLASGOW	A	DO	1911721120013	HIAWATHA AVE	HOPKINS	55343	Moderate	WEL
543	00272297	BJORK, M. A.	A	DO	1911721120015	HIAWATHA AVE	HOPKINS	55343	Moderate	WEL
544	00272527	PETERSON, GORDON	A	DO	1911721120016	HIAWATHA AVE	HOPKINS	55343	Moderate	WEL
545	00203199	LINDMARK, R. C.	A	DO	1911721210006	CAMBRIDGE ST	HOPKINS	55343	Moderate	WEL
546	00203200	CAMPBELL, WALLY	A	DO	1911721240029	TYLER AVE N	HOPKINS	55343	Moderate	WEL
547	00203601	PITTS FARM SERVICE	A	CO	1911721310058	2ND ST N E	HOPKINS	55343	Moderate	WEL
548	00204458	WAHL, ED	A	DO	2011722110007	PINE ST	MINNETONKA	55345	Moderate	WEL
549	00204460	VAN BOCKLE	A	DO	2011722110009	PINE ST	MINNETONKA	55345	Moderate	WEL
550	00204461	CROWN CONST. CO.	A	DO	2011722110020	HIDDEN VALLEY RD	MINNETONKA	55345	Moderate	WEL
551	00272359	FENSKE, FRED	A	DO	2011722110037	TONKAWOOD RD	MINNETONKA	55345	Moderate	WEL
552	00204457	HANUS, GLADY	A	DO	2011722110039	TONKAWOOD RD	MINNETONKA	55345	Moderate	WEL
553	00204463	BRUCE CONSTRUCTION	A	DO	2011722140037	TONKAWOOD LA	MINNETONKA	55345	Moderate	WEL
554	00204462	VEITS, F. J.	A	DO	2011722140041	TONKAWOOD RD	MINNETONKA	55345	Moderate	WEL
555	00204465	HABERHAM, BOB	A	DO	2011722140049	LAKE ST EXTENSION	MINNETONKA	55345	Moderate	WEL
556	00204476	SAUTIER	A	DO	2111722110040	SPRING LAKE RD	MINNETONKA	55345	Moderate	WEL
557	00204475	NOYES, PAUL	A	DO	2111722140004	OAKWOOD RD	MINNETONKA	55345	Moderate	WEL
558	00204481	JOHNSON	A	DO	2111722140024	IDYLWOOD RD	MINNETONKA	55345	Moderate	WEL
559	00204482	JONES, MARK	A	DO	2111722140028	RED OAK RIDGE	MINNETONKA	55345	Moderate	WEL
560	00204485	JONES, MARK	A	DO	2111722140033	RED OAK RIDGE	MINNETONKA	55345	Moderate	WEL
561	00204487	JONES, MARK	A	DO	2111722140034	RED OAK RIDGE	MINNETONKA	55345	Moderate	WEL
562	00204483	JONES, MARK	A	DO	2111722140035	RED OAK RIDGE	MINNETONKA	55345	Moderate	WEL
563	00204484	GREINER, PETER	A	DO	2111722140036	RED OAK RIDGE	MINNETONKA	55345	Moderate	WEL
564	00204488	JOHNSON, HAROLD	A	DO	2111722140053	LENNELL DR	MINNETONKA	55345	Moderate	WEL
565	00204486	JOHNSON, HAROLD	A	DO	2111722140073	LENNELL DR	MINNETONKA	55345	Moderate	WEL
566	00204490	WOODROW	A	DO	2111722210015	MCKENZIE BLVD	MINNETONKA	55345	Moderate	WEL
567	00204489	GRAHDE, E. W.	A	DO	2111722220057	SUNSET RD	MINNETONKA	55345	Moderate	WEL
568	00204492	CARLSON, CURT	A	DO	2111722220058	SUNSET RD	MINNETONKA	55345	Moderate	WEL
569	00204493	CARLSON, ART	A	DO	2111722220060	SUNSET RD	MINNETONKA	55345	Moderate	WEL
570	00204494	FRA-TIM	A	DO	2111722220062	SUNSET RD	MINNETONKA	55345	Moderate	WEL
571	00204497	JENSON, HARRY	A	DO	2111722230012	LAKE ST EXTENSION	MINNETONKA	55345	Moderate	WEL
572	00204495	CLAPP, JACK	A	DO	2111722230034	LEXINGTON AVE	MINNETONKA	55345	Moderate	WEL
573	00204491	ERICKSON, PAUL	A	DO	2111722230061	TONKAWOOD RD	MINNETONKA	55345	Moderate	WEL
574	00204496	BERGMAN, RAY	A	DO	2111722230070	TONKAWOOD RD	MINNETONKA	55345	Moderate	WEL
575	00204506	POLLACK, WAYNE	A	DO	2111722240026	VICTORIA ST	MINNETONKA	55345	Moderate	WEL
576	00204504	BARRETT, JOHN P.	A	DO	2111722240029	VICTORIA ST	MINNETONKA	55345	Moderate	WEL
577	00204502	PAUL HOST	A	DO	2111722240040	SKYVIEW RD	MINNETONKA	55345	Moderate	WEL
578	00204498	HOST CONST. CO	A	DO	2111722240040	SKYVIEW RD	MINNETONKA	55345	Moderate	WEL
579	00204500	PAUL HOST	A	DO	2111722240041	SKYVIEW CIR	MINNETONKA	55345	Moderate	WEL
580	00204501	PAUL HOST	A	DO	2111722240043	SKYVIEW CIR	MINNETONKA	55345	Moderate	WEL
581	00204503	PAUL HOST	A	DO	2111722240044	SKYVIEW CIR	MINNETONKA	55345	Moderate	WEL
582	00204507	LAY, CHESTER	A	DO	2111722310011	VICTORIA ST	MINNETONKA	55345	Moderate	WEL
583	00204508	DELANEY, LEROY	A	DO	2111722310019	VICTORIA ST	MINNETONKA	55345	Moderate	WEL
584	00204510	JOHNSON, MILTON	A	DO	2111722310026	COURT RD	MINNETONKA	55345	Moderate	WEL
585	W0000123	SJADIN, CARL	A	DO	2111722310031	MANOR COURT RD	MINNETONKA	55345	Moderate	WEL
586	00204509	POWERS REALTY CO.	A	DO	2111722310032	COURT RD	MINNETONKA	55345	Moderate	WEL
587	00223772	SEIGEL, BILL	A	DO	2111722410005	RICHARDS DR	MINNETONKA	55345	Moderate	WEL
588	00204516	HAMEL	A	DO	2111722410025	WILLISTON RD	MINNETONKA	55345	Moderate	WEL
589	00204518	OTTESON, DENNIS	A	DO	2111722410038	WILDCREST RD	MINNETONKA	55345	Moderate	WEL
590	00204521	BLAINES CONSTRUCTION	A	DO	2111722420003	EVELYN LA	MINNETONKA	55345	Moderate	WEL
591	00204520	DEARSTYNE	A	DO	2111722420004	EVELYN LA	MINNETONKA	55345	Moderate	WEL
592	00204522	JERGENS	A	DO	2111722420027	EVELYN LA	MINNETONKA	55345	Moderate	WEL
593	00204523	SMITH, HOWARD	A	DO	2111722430053	HIGHLAND RD	MINNETONKA	55345	Moderate	WEL
594	00272598	OSTERBERG	A	DO	2111722440017	KARYL DR	MINNETONKA	55345	Moderate	WEL
595	00204517	STILLMAN	A	DO	2111722440018	KARYL DR	MINNETONKA	55345	Moderate	WEL
596	00204519	KRUSTOON, OSCAR	A	DO	2111722440024	KARYL DR	MINNETONKA	55345	Moderate	WEL
597	00204526	PYHONEN, R. J.	A	DO	2211722110005	DO LITTLE DR	MINNETONKA	55305	Moderate	WEL
598	00204527	LARSONS	A	DO	2211722110006	DO LITTLE DR	MINNETONKA	55305	Moderate	WEL
599	00204525	JOHNSON, AXEL	A	DO	2211722110075	DO LITTLE DR	MINNETONKA	55305	Moderate	WEL
600	00204528	ANDERSON	A	DO	2211722140011	CASTLE VIEW CT	MINNETONKA	55305	Moderate	WEL
601	00204529	VANEK, MEL	A	DO	2211722140047	BAKER RD	MINNETONKA	55305	Moderate	WEL
602	00204530	JOHNSON, AXEL	A	DO	2211722220018	WOODHAVEN RD	MINNETONKA	55345	Moderate	WEL
603	00204531	REEVES, G. B.	A	DO	2211722220033	WOODHAVEN RD	MINNETONKA	55345	Moderate	WEL
604	00204532	JOHNSON, HAROLD	A	DO	2211722220054	HAVEN RD	MINNETONKA	55345	Moderate	WEL
605	00204533	BLOOM, JEROME	A	DO	2211722230039	LENNELL DR	MINNETONKA	55345	Moderate	WEL
606	00204536	KENNEN, BERNARD A.	A	DO	2211722240013	SPRING LAKE RD	MINNETONKA	55345	Moderate	WEL
607	00204535		A	DO	2211722240030	SPRING LAKE RD	MINNETONKA	55345	Moderate	WEL

Table 3 - Public and Private Wells

Figure ID	Unique Number	Well Name	Status Code	Use Code	Parcel ID	Address	City	Zip Code	Vulnerability	PCS Code
608	00791996		A	DO	2211722240044	SPRING LAKE RD	MINNETONKA	55345	Moderate	WEL
609	00272428	JOHNSON, DON B.	A	DO	2211722330005	QUIGLEY RD	MINNETONKA	55345	Moderate	WEL
610	00208011	MINNETONKA 1	A	MU	2211722340030	ELLERDALE RD	MINNETONKA	55345	Moderate	WEL
611	00204538	CITY OF MINNETONKA	A	IN	2211722430023	BAKER RD	MINNETONKA	55343	Moderate	WEL
612	00160021	MINNETONKA 14A	A	PC	2211722430023	BAKER RD	MINNETONKA	55343	Moderate	WEL
613	00204539	BETZ, MAURICE	A	DO	2211722440005	SHADY DALE RD	MINNETONKA	55343	Moderate	WEL
614	00204540	OLSEN, DON	A	DO	2211722440019	GREENWOOD RD	MINNETONKA	55343	Moderate	WEL
615	00204541		A	DO	2311722110043	MINNETONKA MILLS RD	MINNETONKA	55305	Moderate	WEL
616	00204542	KNOTT	A	DO	2311722120003	COTTAGE LA	MINNETONKA	55305	Moderate	WEL
617	00223879	WILLIE, GERALD C.	A	DO	2311722130043	21ST AVE N	HOPKINS	55343	Moderate	WEL
618	00204544	LEVINE, CLARENCE	A	DO	2311722210009	WILLMATT HILL	MINNETONKA	55305	Moderate	WEL
619	00204543	PARKER	A	DO	2311722210020	WILLMATT HILL	MINNETONKA	55305	Moderate	WEL
620	00204545	JOHNSON, AXEL	A	DO	2311722210038	HUNTINGDON DR	MINNETONKA	55305	Moderate	WEL
621	00204546	ANDERSON, CLIFF	A	DO	2311722220009	HUNTINGDON DR	MINNETONKA	55305	Moderate	WEL
622	00204547	OLSON, ROGER	A	DO	2311722230008	MERRIAM RD	MINNETONKA	55305	Moderate	WEL
623	00204548		A	DO	2311722230020	MERRIAM RD	MINNETONKA	55305	Moderate	WEL
624	00204550	JOHNSON, AXEL	A	DO	2311722240040	HUNTINGDON DR	MINNETONKA	55305	Moderate	WEL
625	00204554	CHAS, ALEXANDER	A	DO	2311722320023	BRIARWOOD CT	MINNETONKA	55343	Moderate	WEL
626	00204552	BYLAND, DICK	A	DO	2311722320027	BRIARWOOD DR	MINNETONKA	55343	Moderate	WEL
627	00204553	GAMBILL, ROBERT	A	DO	2311722320028	BRIARWOOD DR	MINNETONKA	55343	Moderate	WEL
628	00204551	OLSON, DON	A	DO	2311722330006	BRIARWOOD DR	MINNETONKA	55343	Moderate	WEL
629	00204558	OLSON, DON	A	DO	2311722330007	BRIARWOOD DR	MINNETONKA	55343	Moderate	WEL
630	00204557		A	DO	2311722330008	BRIARWOOD DR	MINNETONKA	55343	Moderate	WEL
631	00204567	CARLSON, ARTHUR	A	DO	2311722420005	LAKE ST EXTENSION	MINNETONKA	55343	Moderate	WEL
632	00204568	CONOCO	A	CO	2311722430002	SHADY OAK RD	MINNETONKA	55343	Moderate	WEL
633	00224075	PORT, O.	A	DO	2311722440018	SHADY OAK RD	HOPKINS	55343	Moderate	WEL
634	00204569	PINES TRAILER COURT	A	PS	2311722440118	ADDRESS UNASSIGNED	HOPKINS	0	Moderate	WEL
635	00204570	HOPKINS 5	A	PC	2411722210033	STATE HWY NO 7	HOPKINS	55305	Moderate	WEL
636	00507134	MW-3	A	MW	2411722210033	STATE HWY NO 7	HOPKINS	55305	Moderate	WEL
637	00224059	J.H. KILEGORE LUMBER CO.	A	CO	2411722220025	17TH AVE N	HOPKINS	55343	Moderate	WEL
638	00204571	HOPKINS THEATER	A	CO	2411722410003	MAINSTREET	HOPKINS	55343	Moderate	WEL
639	00223878	REINSTR, WALTER	A	DO	2411722430235	7TH AVE S	HOPKINS	55343	Moderate	WEL
640	00204573	HOPKINS 11	A	PC	2511722210026	EXCELSIOR BLVD	HOPKINS	55343	Moderate	WEL
641	00599638	MW-11	A	MW	2511722220005	EXCELSIOR BLVD	HOPKINS	55343	Moderate	WEL
642	00224060		A	DO	2511722220008	5TH ST S	HOPKINS	55343	Moderate	WEL
643	00227132	THERMOTEC 2	A	CO	2511722230061	5TH ST S	HOPKINS	55343	Moderate	WEL
644	00505002	GETSCH, TOM	A	DO	2611722120002	PIONEER RD	MINNETONKA	55343	Moderate	WEL
645	00204578	BATTS, DAVE	A	DO	2611722130022	SHADY OAK LA	MINNETONKA	55343	Moderate	WEL
646	00204577	FERNICKS, BERNIE	A	DO	2611722130028	SHADY OAK LA	MINNETONKA	55343	Moderate	WEL
647	00204579	SORENSEN, C. L.	A	DO	2611722130031	SHADY OAK RD	MINNETONKA	55343	Moderate	WEL
648	00204576	MICHL	A	DO	2611722130033	SHADY OAK RD	MINNETONKA	55343	Moderate	WEL
649	00224058		A	DO	2611722130034	SHADY OAK RD	MINNETONKA	55343	Moderate	WEL
650	00204580	PARENTEASE, ART	A	DO	2611722140009	ENCORE CIR	MINNETONKA	55343	Moderate	WEL
651	00204581	ALASBIR	A	DO	2611722210018	WINTERSET DR	MINNETONKA	55343	Moderate	WEL
652	00204582	SANDON, ROY F.	A	DO	2611722220006	PIONEER RD	MINNETONKA	55343	Moderate	WEL
653	00204583	MARK Z. JONES CO.	A	DO	2611722220009	VALLEY RD	MINNETONKA	55343	Moderate	WEL
654	00204584	MILLER	A	DO	2611722220034	MERILEE DR	MINNETONKA	55343	Moderate	WEL
655	00203735	CARROTHERS CONSTRUCTION	A	DO	411722330032	WHITE PINE DR	MINNETONKA	55391	Moderate	WEL
656	00203738	MEEHAN, MIKE	A	DO	411722340009	HOLDRIDGE DR	MINNETONKA	55391	Moderate	WEL
657	00203737	HARVEY, RALPH	A	DO	411722340013	HOLDRIDGE DR	MINNETONKA	55391	Moderate	WEL
658	00203739	GRADOUS, FRED	A	DO	411722340015	HOLDRIDGE DR	MINNETONKA	55391	Moderate	WEL
659	00203743		A	DO	411722340028	HOLDRIDGE RD	MINNETONKA	55391	Moderate	WEL
660	00203744		A	DO	411722340030	HOLDRIDGE RD	MINNETONKA	55391	Moderate	WEL
661	00203741		A	DO	411722340036	HOLDRIDGE DR	MINNETONKA	55391	Moderate	WEL
662	00203759	FIELDS, JOHN	A	DO	511722340027	BUSHAWAY RD	WAYZATA	55391	Moderate	WEL
663	00272603	STARR, WILLIAM	A	DO	711721330008	28TH ST W	ST. LOUIS PARK	55426	Moderate	WEL
664	00660570	MASSIE, JOHN	A	DO	711722310005	MARSHLAND RD	WOODLAND	55391	Moderate	WEL
665	00718314		A	DO	711722310012	MAPLEWOOD CIR E	WOODLAND	55391	Moderate	WEL
666	00239942	YOUNG, SUMNER B.	A	DO	711722310026	MAPLEWOOD CIR E	WOODLAND	55391	Moderate	WEL
667	00157836	KIENKE, BRUCE	A	DO	711722310031	MARSHLAND RD	WOODLAND	55391	Moderate	WEL
668	00478387	THORPE, A. SKIDMORE	A	DO	711722310034	CEDAR POINT DR	WOODLAND	55391	Moderate	WEL
669	00204436	KINGMAN, HENRY	A	DO	711722310035	MAPLEWOOD CIR E	WOODLAND	55391	Moderate	WEL
670	00420513	DURR, KEN	A	DO	711722310039	CEDAR RIDGE RD	WOODLAND	55391	Moderate	WEL
671	00692506		A	DO	711722310040	CEDAR POINT DR	WOODLAND	55391	Moderate	WEL
672	00419449	GAILLARD, CHARLES	A	DO	711722320023	CEDAR RIDGE RD	WOODLAND	55391	Moderate	WEL
673	00711471	MORRISON, JOHN	A	DO	711722320025	CEDAR RIDGE RD	WOODLAND	55391	Moderate	WEL
674	00742374	MACHALEC, GARY	A	DO	711722330029	GALE RD	WOODLAND	55391	Moderate	WEL
675	00114368	STINCHFIELD, JOHN	A	DO	711722430013	BREEZY HEIGHTS RD	WOODLAND	55391	Moderate	WEL
676	00756059	BASSETT, PATRICK & ANDREA	A	DO	711722430021	WOOLSEY LA	WOODLAND	55391	Moderate	WEL
677	00591540	FRENCH, GINA	A	DO	711722430023	WOOLSEY LA	WOODLAND	55391	Moderate	WEL
678	00623564	JOHNSON, MYLES	A	DO	711722430025	BREEZY HEIGHTS RD	WOODLAND	55391	Moderate	WEL
679	00162019	GLEESON, FRANK	A	DO	711722430027	BREEZY POINT RD	WOODLAND	55391	Moderate	WEL
680	00760649		A	DO	711722430027	BREEZY POINT RD	WOODLAND	55391	Moderate	WEL
681	00596672		A	DO	711722440002	BREEZY POINT RD	WOODLAND	55391	Moderate	WEL
682	00233123	METHODIST LAKESIDE ASSEM	A	PC	711722440158	ADDRESS UNASSIGNED	WOODLAND	0	Moderate	WEL
683	00203771	HAGEN	A	DO	811722110004	MCGINTY RD W	MINNETONKA	55391	Moderate	WEL
684	00203772		A	DO	811722110017	MCGINTY RD W	MINNETONKA	55391	Moderate	WEL
685	00203770	CAMPION-PETERSON CONST.	A	DO	811722110018	ICE CIRCLE DR	MINNETONKA	55391	Moderate	WEL
686	00100191	LABELLE	A	DO	811722110023	ADELINE LA	MINNETONKA	55391	Moderate	WEL
687	00100208	JOHNSON, HERBERT T. JR.	A	DO	811722110026	CROSBY RD	MINNETONKA	55391	Moderate	WEL
688	00203775	KLINK, STAN	A	DO	811722140008	CROSBY RD	MINNETONKA	55391	Moderate	WEL
689	00203774	GARCO CONST.	A	DO	811722140017	CROSBY RD	MINNETONKA	55391	Moderate	WEL
690	00203777	BROWN, PHILLIP G.	A	DO	811722330005	CO RD NO 101	MINNETONKA	55391	Moderate	WEL
691	00203778	KALKES, J.W.	A	DO	811722330006	CO RD NO 101	MINNETONKA	55391	Moderate	WEL

Table 3 - Public and Private Wells

Figure ID	Unique Number	Well Name	Status Code	Use Code	Parcel ID	Address	City	Zip Code	Vulnerability	PCS Code
692	00223813	THOMPSON, HERB	A	DO	811722340001	GRAYS BAY BLVD	MINNETONKA	55391	Moderate	WEL
693	00223815		A	DO	811722340002	GRAYS BAY BLVD	MINNETONKA	55391	Moderate	WEL
694	00272623	H T THOMPSON	A	DO	811722340002	GRAYS BAY BLVD	MINNETONKA	55391	Moderate	WEL
695	00203776	GRAYS BAY RESORT	A	CO	811722340017	CO RD NO 101	MINNETONKA	55391	Moderate	WEL
696	00203780	WANGBERG, FRED W.	A	DO	811722410014	CROSBY RD	MINNETONKA	55391	Moderate	WEL
697	00203779	BRINK, ROBERT	A	DO	811722410014	CROSBY RD	MINNETONKA	55391	Moderate	WEL
698	00203787	HERBERT THOMPSON + SON	A	DO	811722430009	MEADOWBROOK LA	MINNETONKA	55391	Moderate	WEL
699	00203788	HERB THOMPSON + SON	A	DO	811722430010	MEADOWBROOK LA	MINNETONKA	55391	Moderate	WEL
700	00203791	LOKENS GARD	A	DO	811722430017	MEADOWBROOK LA	MINNETONKA	55391	Moderate	WEL
701	00203786	HERB THOMPSON + SON	A	DO	811722430018	FAIRCHILD AVE	MINNETONKA	55391	Moderate	WEL
702	00203790	CLASEN, H. G.	A	DO	811722430020	GRAYS BAY BLVD	MINNETONKA	55391	Moderate	WEL
703	00203784	LANDSTROM, DON	A	DO	811722430021	GRAYS BAY BLVD	MINNETONKA	55391	Moderate	WEL
704	00223814	HARRIS, WALLACE L.	A	DO	811722430023	GRAYS BAY BLVD	MINNETONKA	55391	Moderate	WEL
705	W0000111	RAY ANDERSON CONSTR	A	CO	811722430024	GRAYS BAY BLVD	MINNETONKA	55391	Moderate	WEL
706	00272620	THOMPSON, HERB	A	DO	811722430034	GRAYS BAY BLVD	MINNETONKA	55391	Moderate	WEL
707	00203783		A	DO	811722430035	GRAYS BAY BLVD	MINNETONKA	55391	Moderate	WEL
708	00223812	VAN BOCKLE	A	DO	811722440004	MEADOWBROOK LA	MINNETONKA	55391	Moderate	WEL
709	00223811		A	DO	811722440004	MEADOWBROOK LA	MINNETONKA	55391	Moderate	WEL
710	00203794	ECKSTROM, ED	A	DO	911722210008	POST RD	MINNETONKA	55391	Moderate	WEL
711	00223785		A	DO	911722210020	SHERIDAN HILLS RD	MINNETONKA	55391	Moderate	WEL
712	00223787		A	DO	911722210021	SHERIDAN HILLS RD	MINNETONKA	55391	Moderate	WEL
713	00223786		A	DO	911722210022	SHERIDAN HILLS RD	MINNETONKA	55391	Moderate	WEL
714	00203795	ADAMS CONST. CO.	A	DO	911722210024	SHERIDAN HILLS RD	MINNETONKA	55391	Moderate	WEL
715	00256806		I		911722220068	ADDRESS UNASSIGNED	MINNETONKA	0	Moderate	WEL
716	00255880	CARGILL, INC.	A	IR	911722230005	CROSBY RD	MINNETONKA	55391	Moderate	WEL
717	203796	SMESTAD + ENGQUIST	A	DO	911722240009	SHERIDAN HILLS RD	MINNETONKA	55391	Moderate	WEL
718	00203797	EXSTROM, ED	A	DO	911722240011	SHERIDAN HILLS CUR	MINNETONKA	55391	Moderate	WEL
719	00203798	DAHL	A	DO	911722240012	SHERIDAN HILLS CUR	MINNETONKA	55391	Moderate	WEL
720	00203800	FRA-TIM	A	DO	911722240014	SHERIDAN HILLS CUR	MINNETONKA	55391	Moderate	WEL
721	00204002	REIRERSON, DON	A	DO	911722240015	SHERIDAN HILLS CUR	MINNETONKA	55391	Moderate	WEL
722	00204001	FRA-TIM	A	DO	911722240024	SHERIDAN HILLS CUR	MINNETONKA	55391	Moderate	WEL
723	00203789	LINDGREN, JOHN	A	DO	911722240029	SHERIDAN HILLS CUR	MINNETONKA	55391	Moderate	WEL
724	00255722	CARGILL LAKE OFFICE WELL	I	DO	911722330004	MCGINTY RD W	MINNETONKA	55391	Moderate	WEL
725	00223810		A	DO	911722430011	MCGINTY RD W	MINNETONKA	55391	Moderate	WEL
726	00204003	KAYONEN, HUGO	A	DO	911722430046	MCGINTY RD W	MINNETONKA	55391	Moderate	WEL
727	00204011	UNDERSTAD	A	DO	1011722340014	GREEN BRIAR DR	MINNETONKA	55305	Moderate	WEL
728	00204009	SIEGEL, WILLIAM	A	DO	1011722340035	COYTE CT	MINNETONKA	55305	Moderate	WEL
729	00204053	MARTIN, J.V.	A	DO	1211722320087	CEDAR BEND	MINNETONKA	55305	Moderate	WEL
730	00208012	MINNETONKA 6A	A	PC	1211722340002	GREENBRIER RD	MINNETONKA	55305	Moderate	WEL
731	00204054	MINNETONKA 6	A	PC	1211722340002	GREENBRIER RD	MINNETONKA	55305	Moderate	WEL
732	00204061	CRONEST, DAVID	A	DO	1311722130008	MINNETONKA BLVD	MINNETONKA	55305	Moderate	WEL
733	00224062	JOHNSON & PETERSON	A	DO	1311722130026	BIRCH PL	MINNETONKA	55305	Moderate	WEL
734	00204060		A	DO	1311722130030	BIRCH PL	MINNETONKA	55305	Moderate	WEL
735	00204059	NORBERG, CARL	A	DO	1311722130040	MINNETONKA BLVD	MINNETONKA	55305	Moderate	WEL
736	00204062	ZIMMERMAN, C. M.	A	DO	1311722130045	MINNETONKA BLVD	MINNETONKA	55305	Moderate	WEL
737	00204063	GOODYEAR STORE	A	DO	1311722140071	ADDRESS UNASSIGNED	MINNETONKA	0	Moderate	WEL
738	00204064	CASH, J.P.	I	DO	1311722220007	ST ALBANS RD W	HOPKINS	55305	Moderate	WEL
739	00204065	CORDALIS, JAMES	A	DO	1311722220008	ST ALBANS RD E	HOPKINS	55305	Moderate	WEL
740	00224061	BOCK, ALLAN C.	A	DO	1311722230019	LORING RD	HOPKINS	55305	Moderate	WEL
741	00247225	MURSCH, JERGAN	I	DO	1311722230026	HOPKINS CROSSROAD	HOPKINS	55305	Moderate	WEL
742	00204066	MOE, DR. JOHN	A	DO	1311722230040	WEBSTER PL	HOPKINS	55305	Moderate	WEL
743	00204067	LESLIE, JOHN	A	DO	1311722240006	MANITOBA RD	HOPKINS	55305	Moderate	WEL
744	W0020155		U		1311722240022	MILL RD	HOPKINS	55305	Moderate	WEL
745	00595761	OAK RIDGE COUNTRY CLUB 2	A	IR	1311722310002	OAKRIDGE RD	HOPKINS	55305	Moderate	WEL
746	00272744	OAK RIDGE COUNTRY CLUB	A	IR	1311722310002	OAKRIDGE RD	HOPKINS	55305	Moderate	WEL
747	00224100	OAK RIDGE GOLF	A	DO	1311722320065	FAIRWAY LA	MINNETONKA	55305	Moderate	WEL
748	00204068	HOPKINS 4	A	PC	1311722330003	ELMO PARK SERVICE RD	HOPKINS	55305	Moderate	WEL
749	00204070	MCNULTY CONST. CO.	A	DO	1311722410010	ANN LA	MINNETONKA	55305	Moderate	WEL
750	00224063	ZORAZIL, AL	A	DO	1311722410012	ANN LA	MINNETONKA	55305	Moderate	WEL
751	00204071	NAN	A	DO	1311722420053	34TH CIR W	MINNETONKA	55305	Moderate	WEL
752	00204073	BRONSTIEN, S.	A	DO	1311722440005	VALLEY WAY	HOPKINS	55305	Moderate	WEL
753	00204057	ALDERSONS, PETER	A	DO	1411722120002	CEDAR LAKE RD	MINNETONKA	55305	Moderate	WEL
754	00204074	SKOGSMO, ART	A	DO	1411722120042	CEDAR CROSSING	MINNETONKA	55305	Moderate	WEL
755	00204075	KAMINSKI	A	DO	1411722130041	HONEYWOOD LA	MINNETONKA	55305	Moderate	WEL
756	00204076	EIDE, CLINTON	A	DO	1411722140001	MINNETONKA BLVD	MINNETONKA	55305	Moderate	WEL
757	00204080	LAUERMAN, BOB	A	DO	1411722140010	HOPKINS CROSSROAD	MINNETONKA	55305	Moderate	WEL
758	00204078	HALTER	A	DO	1411722140013	MINNETONKA BLVD	MINNETONKA	55305	Moderate	WEL
759	00223808	SEWANDOWSKI, RONALD	A	DO	1411722220036	CREEK RD W	MINNETONKA	55305	Moderate	WEL
760	00204081	J. + G. CONST. CO.	A	DO	1411722230003	BURWELL DR	MINNETONKA	55305	Moderate	WEL
761	00204082	POLLOCK, RICHARD	A	DO	1411722230012	MINNETONKA BLVD	MINNETONKA	55305	Moderate	WEL
762	00223809		A	DO	1411722310047	ARBOR LA	MINNETONKA	55305	Moderate	WEL
763	00272854	KAUFMANN	A	DO	1411722320017	ORCHARD LA	MINNETONKA	55305	Moderate	WEL
764	00204083	HARRY JENSEN CONST.	A	DO	1411722320026	SHADY OAK RD	MINNETONKA	55305	Moderate	WEL
765	00204084	JENSEN, HARRY	A	DO	1411722320027	SHADY OAK RD	MINNETONKA	55305	Moderate	WEL
766	00204085	KOCK, STAN	A	DO	1411722320033	SHADY OAK RD	MINNETONKA	55305	Moderate	WEL
767	00204086	AMKRIEN, LUTHER	A	DO	1411722330008	SHADY OAK RD	MINNETONKA	55305	Moderate	WEL
768	00204088	LAM, HAUSER	A	DO	1411722330027	PLYMOUTH RD	MINNETONKA	55305	Moderate	WEL
769	00204090	DELANEY, LEROY	A	DO	1411722340011	MINNETONKA MILLS RD	MINNETONKA	55305	Moderate	WEL
770	00204089	ANDERSON, PAUL F.	A	DO	1411722340013	ARBOR LA	MINNETONKA	55305	Moderate	WEL
771	00204091	BATTS, DAVE	A	DO	1411722410061	FARM LA	MINNETONKA	55305	Moderate	WEL
772	00204092	HALL, WILLIAM B.	A	DO	1411722410062	FARM LA	MINNETONKA	55305	Moderate	WEL
773	00204093	BATTS, DAVE	A	DO	1411722410063	FARM LA	MINNETONKA	55305	Moderate	WEL
774	00204095	HAMILTON, DALE	A	DO	1411722430018	PHEASANT LA	MINNETONKA	55305	Moderate	WEL
775	00195524	ANDERSON, BRAD	A	DO	1411722430063	PRESTIGE LA	MINNETONKA	55305	Moderate	WEL

Table 3 - Public and Private Wells

Figure ID	Unique Number	Well Name	Status Code	Use Code	Parcel ID	Address	City	Zip Code	Vulnerability	PCS Code
776	00204098	BATTS, DAVE	A	DO	1411722440001	OAKVALE RD N	MINNETONKA	55305	Moderate	WEL
777	00204100	BATTS, DAVE	A	DO	1411722440002	OAKVALE RD N	MINNETONKA	55305	Moderate	WEL
778	00204099	BATTS, DAVID	A	DO	1411722440003	OAKVALE RD N	MINNETONKA	55305	Moderate	WEL
779	00204102	BATTS, DAVE	A	DO	1411722440036	OAKVALE RD S	MINNETONKA	55305	Moderate	WEL
780	00204094		A	DO	1411722440041	ROYZELLE LA	MINNETONKA	55305	Moderate	WEL
781	00204097		A	DO	1411722440058	ROYZELLE LA	MINNETONKA	55305	Moderate	WEL
782	00204096	JOHNSON, AXEL	A	DO	1411722440086	ROBINWOOD CIR	MINNETONKA	55305	Moderate	WEL
783	00272557	RITCHIE, ROBERT S.	A	DO	1511722120034	SURRY LA	MINNETONKA	55305	Moderate	WEL
784	00204124	PEHAN, LEROY	A	DO	1511722340001	SUMMIT LA	MINNETONKA	55305	Moderate	WEL
785	00204157	BORAN, BUD	A	DO	1711722120020	MEADOWBROOK LA	MINNETONKA	55391	Moderate	WEL
786	00276380	FOTY, JOHN	A	DO	1711722210028	EDGEWOOD AVE	MINNETONKA	55391	Moderate	WEL
787	00272548	CARRELL, JOHN	A	DO	1911721120004	HIAWATHA AVE	HOPKINS	55343	Moderate	WEL
788	00272382	C. HAFT (CARL WHITE)	A	DO	1911721120020	HIAWATHA AVE	HOPKINS	55343	Moderate	WEL
789	00272581	SHIMA, ISABELLE	A	DO	1911721240104	TYLER AVE N	HOPKINS	55343	Moderate	WEL
790	00204459	VAN BOCKEL	A	DO	2011722110013	AVONDALE ST	MINNETONKA	55345	Moderate	WEL
791	00204480	PASQUARETTE	A	DO	2111722130059	WILLISTON RD	MINNETONKA	55345	Moderate	WEL
792	00204534	JOHNSON, AXEL	A	DO	2211722300014	OAKWOOD RD EXTENSION	MINNETONKA	55345	Moderate	WEL
793	00458079	NAEGLE OUTDOOR ADVERTISI	A	DO	2311722130057	WYNDHAM HILL DR	MINNETONKA	55343	Moderate	WEL
794	00204549	FUFFORD, GEORGE	A	DO	2311722210017	AUBURN DR	MINNETONKA	55305	Moderate	WEL
795	00203742		A	DO	4117223400026	HOLDRIDGE DR	MINNETONKA	55391	Moderate	WEL
796	00162099	KYTONEN, MILFRED	A	DO	7117224300011	BREEZY HEIGHTS RD	WOODLAND	55391	Moderate	WEL
797	00272678	THOMPSON, HERB	A	DO	8117223400003	GRAYS BAY BLVD	MINNETONKA	55391	Moderate	WEL
798	00203799	FRA-TIM	A	DO	9117222400027	SHERIDAN HILLS CUR	MINNETONKA	55391	Moderate	WEL
799	00276378	AAKER, LAWRENCE	A	DO	1311722240025	FLETCHER PL	HOPKINS	55305	Moderate	WEL
800	00272825	GREENBERG, LOUIS	A	DO	1311722440015	COTTAGE DOWNS	HOPKINS	55305	Moderate	WEL
801	00276377	WYNN, BILL	A	DO	1411722140015	HOPKINS CROSSROAD	MINNETONKA	55305	Moderate	WEL
802	00204087	REINKING, B. F.	A	DO	14117223300047	SHADY OAK RD	MINNETONKA	55305	Moderate	WEL
803	00204149	MINNETONKA ATHLETIC CLUB	A	CO	1611722440076	MINNETONKA DR	MINNETONKA	55345	Low	WEL
804	00204478	JOHNSON & PETERSON	A	DO	2111722120031	WALKER PL	MINNETONKA	55345	Low	WEL
805	00204479	CURTISS, PAUL	A	DO	2111722120037	WILLISTON RD	MINNETONKA	55345	Low	WEL
806	00204477	DEVEAU BUS CO.	A	CO	2111722120043	DEVEAU PL	MINNETONKA	55345	Low	WEL
807	00204035	JANESE, ERIC	A	DO	1711722310007	MEADOW LA	MINNETONKA	55345	Low	WEL
808	00204198	VAN BOCKLE	A	DO	1711722420032	ELMWOOD PL	MINNETONKA	55345	Low	WEL
809	00249991	KELLING, GORDON	I	DO	1711722420034	ELMWOOD PL	MINNETONKA	55345	Low	WEL
810	00204199	VAN BOCKLE	A	DO	1711722420035	FAIRLAWN DR	MINNETONKA	55345	Low	WEL
811	00204196	VAN BOCKLE	A	DO	1711722420061	FAIRLAWN DR	MINNETONKA	55345	Low	WEL
812	00204195	HILL, DAVE	A	DO	1711722420091	MEADOW LA	MINNETONKA	55345	Low	WEL
813	00204200		A	DO	1711722420100	ELMWOOD PL	MINNETONKA	55345	Low	WEL
814	00204401	SMITH, DONALD	A	DO	1711722430045	ADDRESS UNASSIGNED	MINNETONKA	0	Low	WEL
815	00204402	YBUSO, GARY	A	DO	1711722430054	ELMWOOD PL	MINNETONKA	55345	Low	WEL
816	00203672	GREVICH, MEL	A	DO	2117222300030	WAYZATA BLVD	MINNETONKA	55305	Moderate	WEL
817	00203673		A	DO	2117222300051	WAYZATA BLVD	MINNETONKA	55305	Moderate	WEL
818	00203671	HAGGESETH	A	DO	211722240031	MARION LA W	MINNETONKA	55305	Moderate	WEL
819	00272663	ZAHAND, RENE	A	DO	211722440011	TIMBERLINE SPUR	MINNETONKA	55305	Moderate	WEL
820	00203676	LOSCHIEDER, P.	A	DO	211722440017	TIMBERLINE RD	MINNETONKA	55305	Moderate	WEL
821	00272371	FOX FARM WELL - GIBSON FARM	A	DO	211722440034	TIMBERLINE RD	MINNETONKA	55305	Moderate	WEL
822	00223793		A	DO	311722110012	SUNSET DR S	MINNETONKA	55305	Moderate	WEL
823	00203681	BUSHWELL, GARY	A	DO	311722110041	MILBERT RD	MINNETONKA	55305	Moderate	WEL
824	00203683	KOSKA, JAMES	A	DO	311722120006	PLYMOUTH RD	MINNETONKA	55305	Moderate	WEL
825	00203686	HADFIELD, HARRIET	A	DO	311722120023	PLYMOUTH RD	MINNETONKA	55305	Moderate	WEL
826	00203684	LICHT, RAYMOND	A	DO	311722120046	WINDYHILL RD	MINNETONKA	55305	Moderate	WEL
827	00203688	NESLUND, RICHARD	A	DO	311722130052	WAYZATA BLVD	MINNETONKA	55305	Moderate	WEL
828	00203692	HEDTKE, OTTO	A	DO	311722140005	MARION LA W	MINNETONKA	55305	Moderate	WEL
829	00223792		A	DO	311722140008	FAIRFIELD RD	MINNETONKA	55305	Moderate	WEL
830	00203690	TOWNROE, E. B.	A	DO	311722140038	SUNNYVIEW LA	MINNETONKA	55305	Moderate	WEL
831	00203689	JOHNSON, CHARLES	A	DO	311722140042	FAIRFIELD RD	MINNETONKA	55305	Moderate	WEL
832	00203685	GRADY	A	DO	311722210022	KENMAR CIR	MINNETONKA	55305	Moderate	WEL
833	00203694	STANDARD OIL CO.	A	CO	311722240003	WAYZATA BLVD	MINNETONKA	55305	Moderate	WEL
834	00223968	BELL HOTEL	A	CO	311722240003	WAYZATA BLVD	MINNETONKA	55305	Moderate	WEL
835	00203693		A	DO	311722240018	KNOLLWAY DR N	MINNETONKA	55305	Moderate	WEL
836	00223969	GREEN GABLE MOTEL	A	CO	311722310023	RIDGEDALE DR	MINNETONKA	55305	Moderate	WEL
837	00203695		A	DO	311722310026	FAIRFIELD RD S	MINNETONKA	55305	Moderate	WEL
838	00223791		A	DO	311722320005	LAUREL RD	MINNETONKA	55305	Moderate	WEL
839	00203700		A	DO	311722320009	WHITE BIRCH RD	MINNETONKA	55305	Moderate	WEL
840	00203706		A	DO	311722320010	WHITE BIRCH RD	MINNETONKA	55305	Moderate	WEL
841	00203705		A	DO	311722320013	WHITE BIRCH RD	MINNETONKA	55305	Moderate	WEL
842	00203697		A	DO	311722320015	WHITE BIRCH RD	MINNETONKA	55305	Moderate	WEL
843	00203701		A	DO	311722320019	LAUREL RD	MINNETONKA	55305	Moderate	WEL
844	00203699		A	DO	311722320020	LAUREL RD	MINNETONKA	55305	Moderate	WEL
845	00203702		A	DO	311722320022	WHITE BIRCH RD	MINNETONKA	55305	Moderate	WEL
846	00203707		A	DO	311722320022	WHITE BIRCH RD	MINNETONKA	55305	Moderate	WEL
847	00203703		A	DO	311722320023	WHITE BIRCH RD	MINNETONKA	55305	Moderate	WEL
848	00203704		A	DO	311722320024	WHITE BIRCH RD	MINNETONKA	55305	Moderate	WEL
849	00203708	LUNDGREN BROS.	A	DO	311722330003	OAKLAND RD	MINNETONKA	55305	Moderate	WEL
850	00203710	HUGHES BROS.	A	DO	311722330004	OAKLAND RD	MINNETONKA	55305	Moderate	WEL
851	00203712	LENHART, A. A.	A	DO	311722330010	OAKLAND RD	MINNETONKA	55305	Moderate	WEL
852	00203713	ANDERSON, LOWELL A.	A	DO	311722340013	FAIRFIELD RD S	MINNETONKA	55305	Moderate	WEL
853	00203715	CHURCH	A	DO	311722420005	ESSEX RD	MINNETONKA	55305	Moderate	WEL
854	00203714	WHITLEY	A	DO	311722420007	JEFFRY WAY	MINNETONKA	55305	Moderate	WEL
855	00203717	MINNETONKA 12	A	PC	311722420009	JEFFRY WAY	MINNETONKA	55305	Moderate	WEL
856	00191939	MINNETONKA 12A	A	PC	311722420023	RIDGEDALE DR	MINNETONKA	55305	Moderate	WEL
857	00203721	Laurie, Jim	A	DO	311722430011	LARKIN DR	MINNETONKA	55305	Moderate	WEL
858	00203719	LUNDSTROM CONST. CO.	A	DO	311722430030	ESSEX RD	MINNETONKA	55305	Moderate	WEL
859	00203720	EDWALL, ROBERT	A	DO	311722430034	LARKIN DR	MINNETONKA	55305	Moderate	WEL

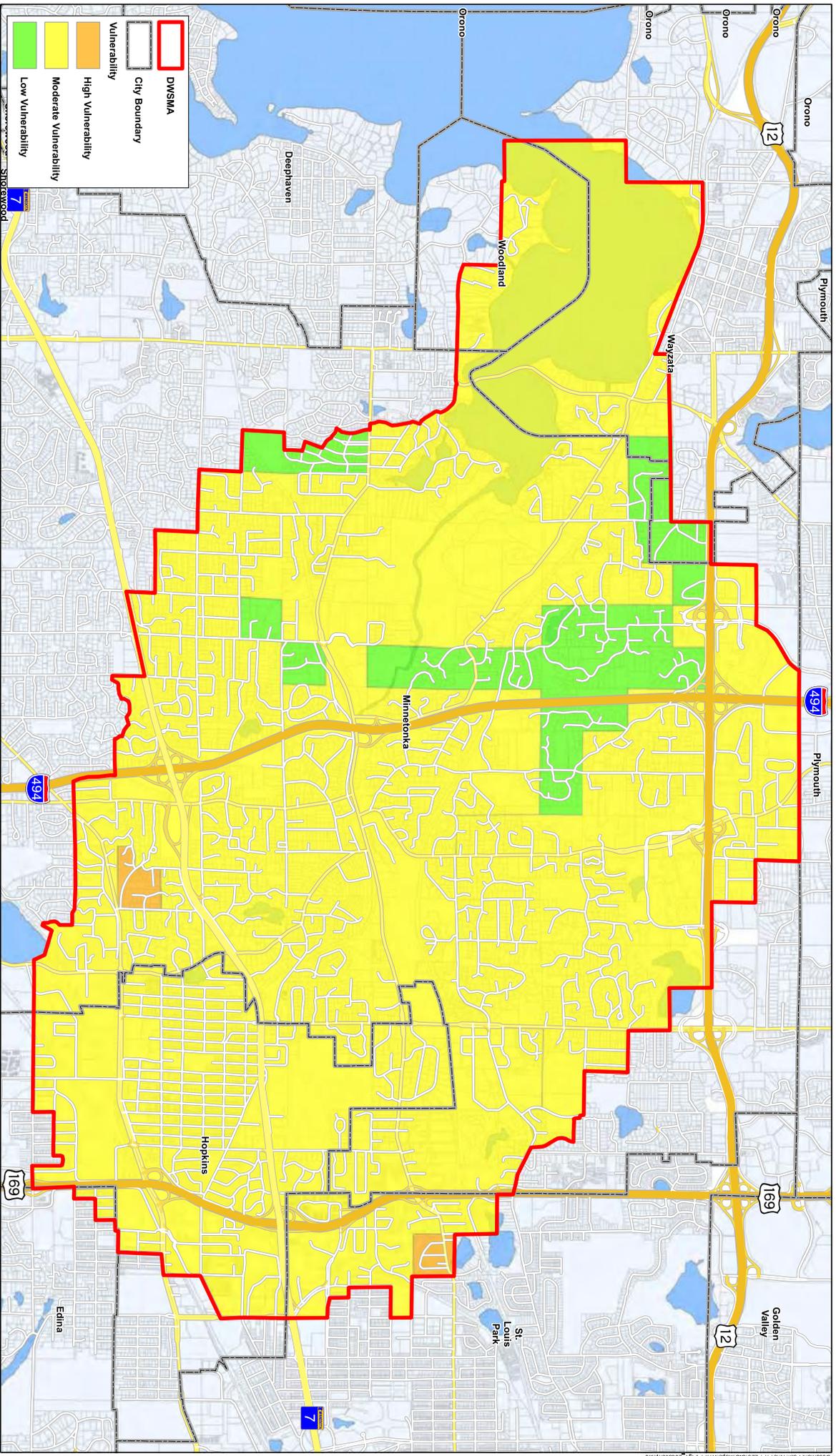
Table 3 - Public and Private Wells

Figure ID	Unique Number	Well Name	Status Code	Use Code	Parcel ID	Address	City	Zip Code	Vulnerability	PCS Code
860	W0000118	IMPERIAL DEVELOPERS	A	CO	311722440036	PLYMOUTH RD	MINNETONKA	55305	Moderate	WEL
861	00203749	WESTMAN, CARL	A	DO	411722420012	LINNER RD	MINNETONKA	55391	Moderate	WEL
862	00223806	MICHALIK, MICHAEL	A	DO	1011722140002	PLYMOUTH RD	MINNETONKA	55305	Moderate	WEL
863	00223788		A	DO	1011722210052	OAKLAND RD	MINNETONKA	55305	Moderate	WEL
864	00204010		A	DO	1011722440010	MURIEL RD	MINNETONKA	55305	Moderate	WEL
865	00204013	OLSON	A	DO	1011722440022	MARCH CIR	MINNETONKA	55305	Moderate	WEL
866	00204012	OERTEL CONSTRUCTION	A	DO	1011722440032	JUNE TER	MINNETONKA	55305	Moderate	WEL
867	00204014	WAGNER, LOUIS	A	DO	1111722110008	OAK RIDGE LA W	MINNETONKA	55305	Moderate	WEL
868	00439711	MARTINSON, RALPH	A	DO	1111722110017	PARK RIDGE DR W	MINNETONKA	55305	Moderate	WEL
869	00204017	HUTTNER, LESLIE	A	DO	1111722110029	LAKEVIEW LA W	MINNETONKA	55305	Moderate	WEL
870	00204016	DRAKE, G. A.	A	DO	1111722110032	LAKEVIEW LA W	MINNETONKA	55305	Moderate	WEL
871	00204015	KOLSRUID, WALLY	A	DO	1111722110037	LIVE OAK DR	MINNETONKA	55305	Moderate	WEL
872	00223801		A	DO	1111722110039	PARK RIDGE DR W	MINNETONKA	55305	Moderate	WEL
873	00204018	HIETANAN, W.	A	DO	1111722110044	PARK RIDGE DR W	MINNETONKA	55305	Moderate	WEL
874	00204019	HONEY	A	DO	1111722120008	LIVE OAK DR	MINNETONKA	55305	Moderate	WEL
875	00223802	WILSON, V. E.	A	DO	1111722120011	PARK RIDGE DR W	MINNETONKA	55305	Moderate	WEL
876	00204020	SODERLUND	A	DO	1111722120026	LIVE OAK DR	MINNETONKA	55305	Moderate	WEL
877	00204021	DOOLEY, ED	A	DO	1111722130007	FETTERLY LA	MINNETONKA	55305	Moderate	WEL
878	00204022	KUALEY, PAUL	A	DO	1111722130009	FETTERLY LA	MINNETONKA	55305	Moderate	WEL
879	00204025	LA MANTIA, CHARLES	A	DO	1111722130019	SHERWOOD HILLS RD	MINNETONKA	55305	Moderate	WEL
880	00204023	LEEDS, JACK	A	DO	1111722130023	SHERWOOD HILLS CIR	MINNETONKA	55305	Moderate	WEL
881	00223804	BEATTY, HERBERT O.	A	DO	1111722130024	SHERWOOD HILLS CIR	MINNETONKA	55305	Moderate	WEL
882	00223803	JOHNSON, ORELAND	A	DO	1111722130028	SHERWOOD HILLS RD	MINNETONKA	55305	Moderate	WEL
883	00158081		A	DO	1111722130031	SHERWOOD HILLS RD	MINNETONKA	55305	Moderate	WEL
884	00204024	BOWEN, ROBERT	A	DO	1111722130037	SHERWOOD HILLS RD	MINNETONKA	55305	Moderate	WEL
885	00149847	NITZ, DAVID	A	DO	1111722130043	SHERWOOD HILLS RD	MINNETONKA	55305	Moderate	WEL
886	00147855	MOORE, CLEM	A	DO	1111722130047	SHERWOOD HILLS RD	MINNETONKA	55305	Moderate	WEL
887	00204026	SCHMITT	A	DO	1111722130048	SHERWOOD HILLS RD	MINNETONKA	55305	Moderate	WEL
888	00204028	DORN REALTY	A	DO	1111722140020	NOTTINGHAM CT	MINNETONKA	55305	Moderate	WEL
889	00204029	DORN REALTY	A	DO	1111722140021	NOTTINGHAM CT	MINNETONKA	55305	Moderate	WEL
890	00223805	HYDE, ARTHUR	A	DO	1111722210060	DWIGHT LA	MINNETONKA	55305	Moderate	WEL
891	00204030	JOHNSON, FRIDOLPH	A	DO	1111722220309	ADDRESS UNASSIGNED	MINNETONKA	0	Moderate	WEL
892	00204031	ALEXANDER	A	DO	1111722230030	HILLOWAY RD W	MINNETONKA	55305	Moderate	WEL
893	00161427	CARTIER, TOM	A	DO	1111722240023	BYRNES RD	MINNETONKA	55305	Moderate	WEL
894	00133350	NITZ, DAVID	A	DO	1111722240032	BYRNES RD	MINNETONKA	55305	Moderate	WEL
895	00272452	LEEDS, JACK	A	DO	1111722240048	HILLOWAY RD W	MINNETONKA	55305	Moderate	WEL
896	00204033	JOHNSON, DOUG	A	DO	1111722310010	ORCHARD AVE W	MINNETONKA	55305	Moderate	WEL
897	00204034	DORN, MIKE	A	DO	1111722320001	SYLVAN RD S	MINNETONKA	55305	Moderate	WEL
898	00204048	MCCANN, LLOYD	A	DO	1211722130043	CEDARWOOD RIDGE	MINNETONKA	55305	Moderate	WEL
899	00204050	LESCHIEDER, PETE	A	DO	1211722220003	CAPE COD PL	MINNETONKA	55305	Moderate	WEL
900	00750624	EARTH SPIRIT ENVIRONMENT	A	IR	1211722220007	CAPE COD PL	MINNETONKA	55305	Moderate	WEL
901	00204052	HOLT, S. S.	A	DO	1211722230033	MILL RUN	MINNETONKA	55305	Moderate	WEL
902	00203682	DEDRICK, GRANVILLE A.	A	DO	311722110031	FAIRFIELD RD	MINNETONKA	55305	Moderate	WEL
903	00203691	TRIPLETT, JEROME	A	DO	311722140027	SUNSET DR S	MINNETONKA	55305	Moderate	WEL
904	00203696		A	DO	311722310007	ESSEX RD	MINNETONKA	55305	Moderate	WEL
905	00203716	SKOGEN, LYLE	A	DO	311722420017	ESSEX RD	MINNETONKA	55305	Moderate	WEL
906	00137381	RUTTEN, JOHN N	A	DO	1111722320008	PLYMOUTH RD	MINNETONKA	55305	Moderate	WEL
907	00203793	GOETZE, BRITTON	A	DO	911722140021	MEETING ST	MINNETONKA	55391	Low	WEL
908	00204138	BOYER, JOE	A	DO	1611722110014	MINNEHAHA CT	MINNETONKA	55391	Low	WEL
909	00150356	MINNETONKA 10A	A	PC	1611722140002	WILLISTON RD	MINNETONKA	55345	Low	WEL
910	00204140	MINNETONKA 10	A	PC	1611722140002	WILLISTON RD	MINNETONKA	55345	Low	WEL
911	00661401	MINNETONKA 16A	A	PC	1611722140002	WILLISTON RD	MINNETONKA	55345	Low	WEL
912	00203726	BAKER, L. J.	A	DO	411722310008	CLARENDON DR	MINNETONKA	55391	Low	WEL
913	00203728	LAUER, DICK	A	DO	411722310012	CLARE LA	MINNETONKA	55391	Low	WEL
914	00203727	AULD, JOE	A	DO	411722320002	HOLDRIDGE TER	WAYZATA	55391	Low	WEL
915	00203729	ASTRUM, CARL	A	DO	411722320004	HOLDRIDGE TER	WAYZATA	55391	Low	WEL
916	00561362	ESTHER CHRISTENSON TRUST	A	DO	411722320004	HOLDRIDGE TER	WAYZATA	55391	Low	WEL
917	00424071	KLEVEN, DAVID	A	DO	411722320007	HILL RD	WAYZATA	55391	Low	WEL
918	00620055	KROECK, GEORGE	A	DO	411722320012	HILL RD	WAYZATA	55391	Low	WEL
919	00462143	FRANK, SUSAN	A	DO	411722320014	HOLDRIDGE TER	WAYZATA	55391	Low	WEL
920	00615234	BREMER, BILL	A	DO	411722320015	CROSBY RD	WAYZATA	55391	Low	WEL
921	00650716	ALLEN-WOLSTEAD, LISA & E	A	DO	411722320016	HOLDRIDGE TER	WAYZATA	55391	Low	WEL
922	00426532	ROSEN, CASEY	A	DO	411722320017	CROSBY RD	WAYZATA	55391	Low	WEL
923	00538036	COOK, TIM	A	DO	411722320019	CROSBY RD	WAYZATA	55391	Low	WEL
924	00735741	SMITH, RUSSELL	A	DO	411722320020	HOLDRIDGE TER	WAYZATA	55391	Low	WEL
925	00419428	LIPACO, JOHN	A	DO	411722320022	HOLDRIDGE TER	WAYZATA	55391	Low	WEL
926	00184761	BRIGGS, GARY	A	DO	411722320024	HOLDRIDGE TER	WAYZATA	55391	Low	WEL
927	00112218	COLLINS, THOMAS	A	DO	411722320025	HOLDRIDGE TER	WAYZATA	55391	Low	WEL
928	00203731	LINDAHL, JACK	A	DO	411722320030	HOLDRIDGE RD E	WAYZATA	55391	Low	WEL
929	00705933	HOLDRIDGE LLC	A	DO	411722320032	HOLDRIDGE RD E	WAYZATA	55391	Low	WEL
930	00112226	LUDWIG, L. J.	A	DO	411722330001	HOLDRIDGE RD E	WAYZATA	55391	Low	WEL
931	00655014	MALMBERG, JOEL & JEAN	A	DO	411722330007	CROSBY RD	WAYZATA	55391	Low	WEL
932	00621593	KELLESTAD, LEIGH	A	DO	411722330008	CROSBY RD	WAYZATA	55391	Low	WEL
933	00203733		A	DO	411722330014	HOLDRIDGE RD E	WAYZATA	55391	Low	WEL
934	00203732	JOHNSON, RAY	A	DO	411722330015	HOLDRIDGE RD E	WAYZATA	55391	Low	WEL
935	00203734	HAIL, DOUGLAS	A	DO	411722330045	HOLDRIDGE RD E	WAYZATA	55391	Low	WEL
936	00203746	VON BUSCH, ART	A	DO	411722410011	BRIGHTWOOD DR	MINNETONKA	55391	Low	WEL
937	00203747	BANAZAK	A	DO	411722410012	BRIGHTWOOD DR	MINNETONKA	55391	Low	WEL
938	00136737	CARLSON, KEN	A	DO	411722430001	LINNER RD	MINNETONKA	55391	Low	WEL
939	00223743	CARLSON, KENNETH	A	DO	411722430008	DEER HILL CT	MINNETONKA	55391	Low	WEL
940	W0000115	CROSBY, JUDIE	A	DO	411722430052	LINNER RD	MINNETONKA	55391	Low	WEL
941	00203751	JOHNSON, IVAN	A	DO	411722440007	DEER HILL DR	MINNETONKA	55391	Low	WEL
942	00203752	LONG, G. R.	A	DO	411722440008	DEER HILL DR	MINNETONKA	55391	Low	WEL
943	00203753	SMESTAD + ENGQUIST	A	DO	411722440009	DEER HILL DR	MINNETONKA	55391	Low	WEL

Table 3 - Public and Private Wells

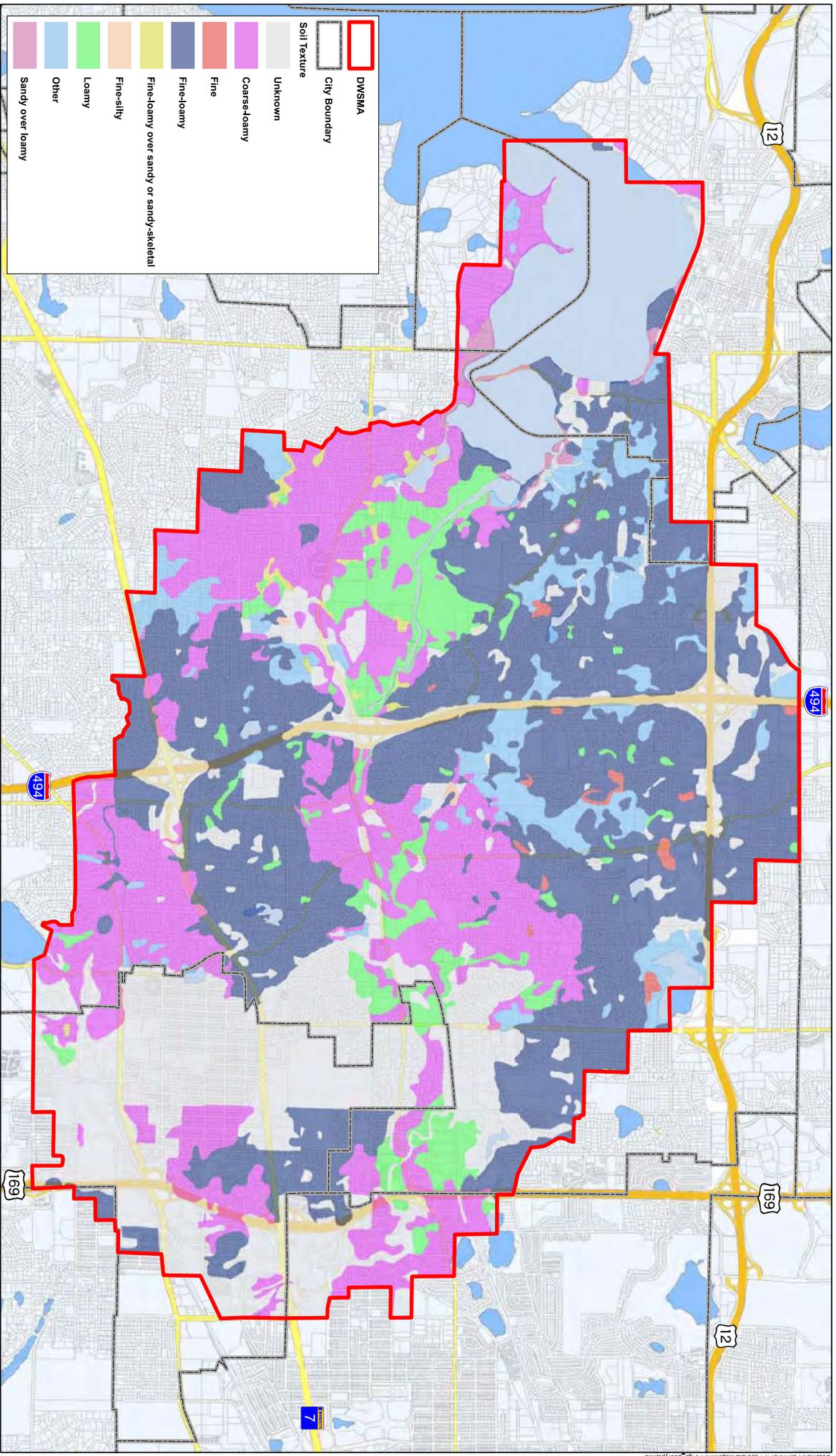
Figure ID	Unique Number	Well Name	Status Code	Use Code	Parcel ID	Address	City	Zip Code	Vulnerability	PCS Code
944	00203754	RYERSE, D. D.	A	DO	411722440011	DEER HILL DR	MINNETONKA	55391	Low	WEL
945	00203750	MEYERS, CLIFFORD	A	DO	411722440019	OAKWAYS	MINNETONKA	55391	Low	WEL
946	00203766	EXTURM, ED	A	DO	511722440006	RINGER RD	MINNETONKA	55391	Low	WEL
947	00203763	BUDINGER	A	DO	511722440013	RINGER RD	MINNETONKA	55391	Low	WEL
948	00203767	PIERCE, C.C.	A	DO	511722440015	LYMAN LA	MINNETONKA	55391	Low	WEL
949	00203765	PIERCE	A	DO	511722440016	RINGER RD	MINNETONKA	55391	Low	WEL
950	00203769	HEIL, RICHARD	A	DO	511722440025	LYMAN LA	MINNETONKA	55391	Low	WEL
951	00203764	BOYER, JOE	A	DO	511722440038	RINGER RD	MINNETONKA	55391	Low	WEL
952	00688960		A	DO	511722440039	CROSBY RD	WAYZATA	55391	Low	WEL
953	00223744	MICHAEL, WAYNE	A	DO	911722110002	MEETING ST	MINNETONKA	55391	Low	WEL
954	00223745	STEDMAN	A	DO	911722110006	MEETING ST	MINNETONKA	55391	Low	WEL
955	00203792	GOETZE, B. A.	A	DO	911722130057	STONE RD	MINNETONKA	55391	Low	WEL
956	00204007	WATERHOUSE, RAY	A	DO	911722440008	MAYFIELD RD	MINNETONKA	55391	Low	WEL
957	00204006	WATERHOUSE, RAY	A	DO	911722440010	MAYFIELD RD	MINNETONKA	55391	Low	WEL
958	00204004	WATERHOUSE, RAY	A	DO	911722440013	MAYFIELD RD	MINNETONKA	55391	Low	WEL
959	00204005	WATERHOUSE, RAY	A	DO	911722440014	MAYFIELD RD	MINNETONKA	55391	Low	WEL
960	00426893	COLWELL, FELTON	A	DO	911722440025	COPPERFIELD PL	MINNETONKA	55391	Low	WEL
961	204008	MINNETONKA 9	A	MU	1011722220022	ADDRESS UNASSIGNED	MINNETONKA	0	Low	WEL
962	00791777	WEBER, LOUIS	A	DO	1011722240013	OAKLAND RD	MINNETONKA	55305	Low	WEL
963	00276376	OLSON, H.S.	A	DO	411722310003	CLARENDON DR	MINNETONKA	55391	Low	WEL
964	00750674	FITZGERALD, SUZANNE	A	DO	411722320008	HILL RD	WAYZATA	55391	Low	WEL
965	00127500	BRITIAN, BOB	A	DO	411722320010	HOLDRIDGE TER	WAYZATA	55391	Low	WEL
966	00204556	OLSON, DON	A	DO	2311722330013	BRIARWOOD TER	MINNETONKA	55343	High	WEL
967	00204555	OLSON, DON	A	DO	2311722330018	BRIARWOOD TER	MINNETONKA	55343	High	WEL
968	00204561	UNDESTAD	A	DO	2311722340034	JAMES RD	MINNETONKA	55343	High	WEL
969	00204562	UNDESTAD	A	DO	2311722340035	JAMES RD	MINNETONKA	55343	High	WEL
970	00204563	UNDESTAD	A	DO	2311722340038	JAMES RD	MINNETONKA	55343	High	WEL
971	00204565	UNDESTAD, N.	A	DO	2311722340039	JAMES RD	MINNETONKA	55343	High	WEL
972	00204566	DONEFF, JACK	A	DO	2311722340040	JAMES RD	MINNETONKA	55343	High	WEL
973	00204560	UNDESTAD	A	DO	2311722340043	JAMES RD	MINNETONKA	55343	High	WEL
974	00249976	WALDENBERGER, LYNETTE	A	DO	1811721210035	31ST ST W	ST. LOUIS PARK	55426	High	WEL
975	00224065	SAMUELSON, C.S.	A	UN	1811721210077	COBBLECREST CT	ST. LOUIS PARK	55426	High	WEL
976	00203192	TINKER, DR. H. A.	A	UN	711721340030	CAVELL AVE S	ST. LOUIS PARK	55426	High	WEL

**APPENDIX B**  
Figures



**Figure 1: DWSMA Vulnerability**  
Wellhead Protection Plan  
City of Hopkins



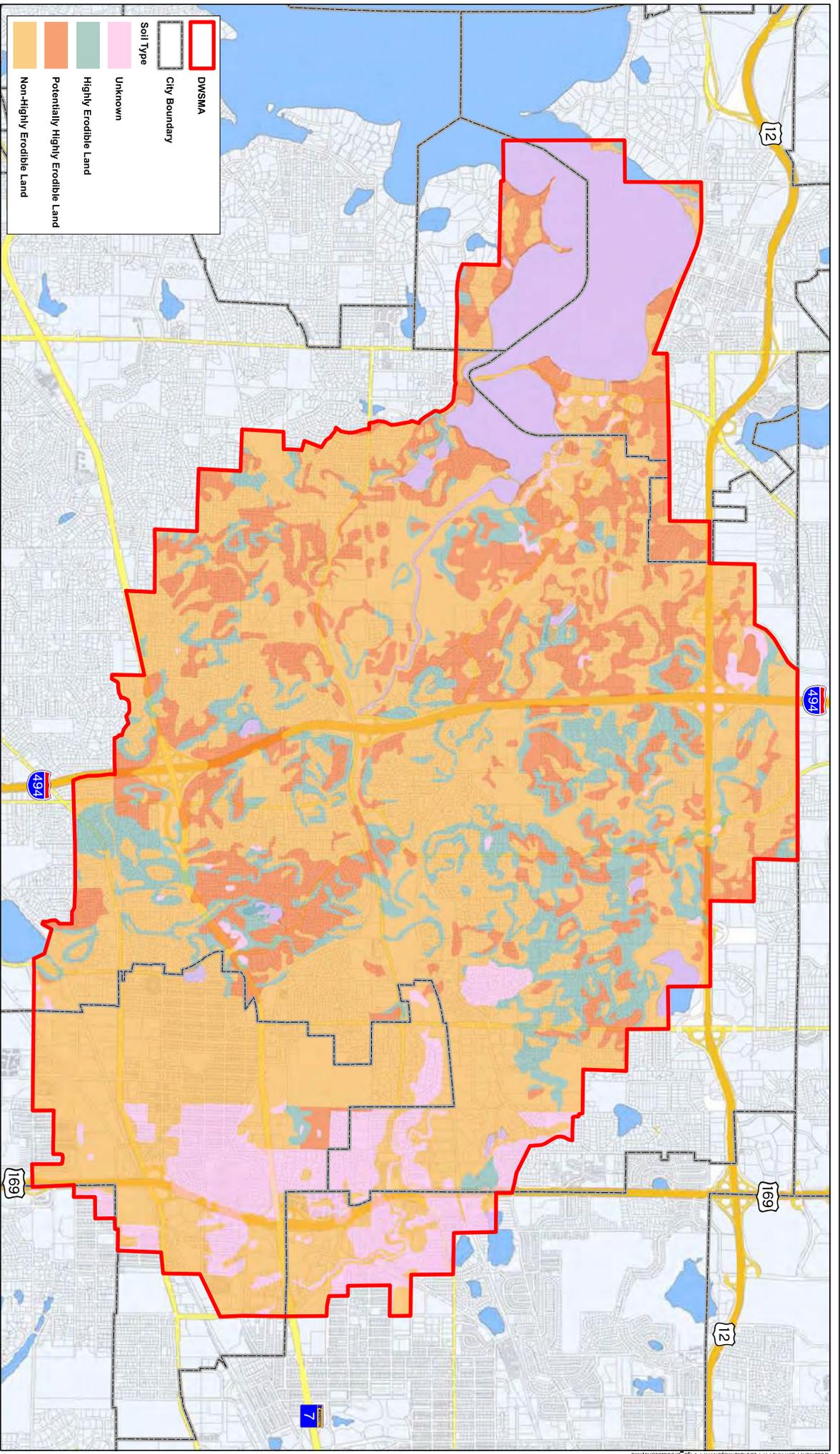


	DWSMA
	City Boundary
Soil Texture	
	Unknown
	Fine-loamy
	Fine
	Coarse-loamy
	Fine-silty
	Fine-loamy over sandy or sandy-skeletal
	Fine
	Sandy over loamy
	Other



**Figure 2: Soil Type**  
Wellhead Protection Plan  
City of Hopkins



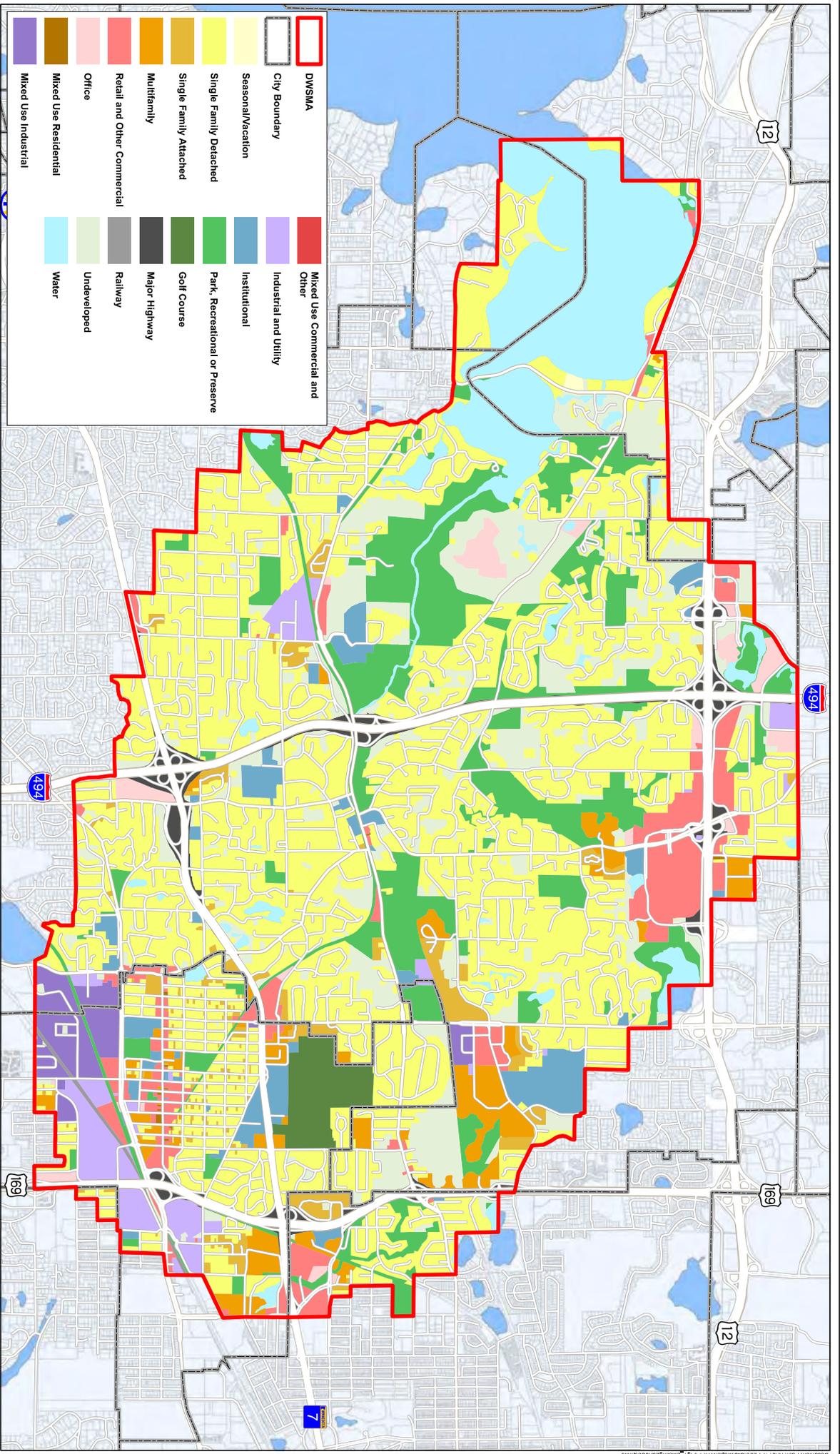


	DWSMA
	City Boundary
Soil Type	
	Non-Highly Erodible Land
	Potentially Highly Erodible Land
	Highly Erodible Land
	Unknown

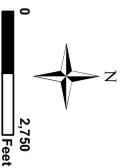


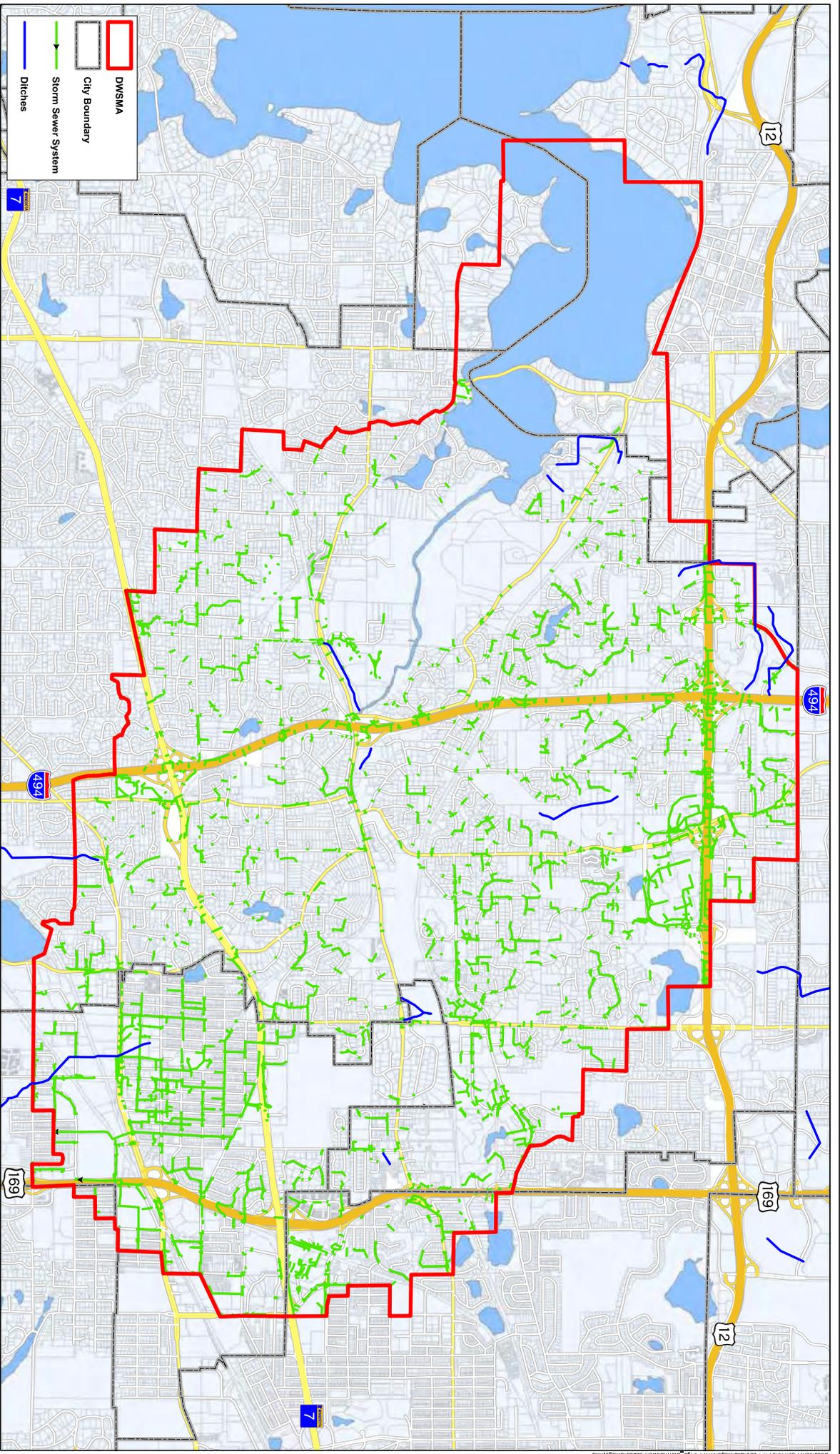
**Figure 3: Erodible Land**  
**Wellhead Protection Plan**  
**City of Hopkins**



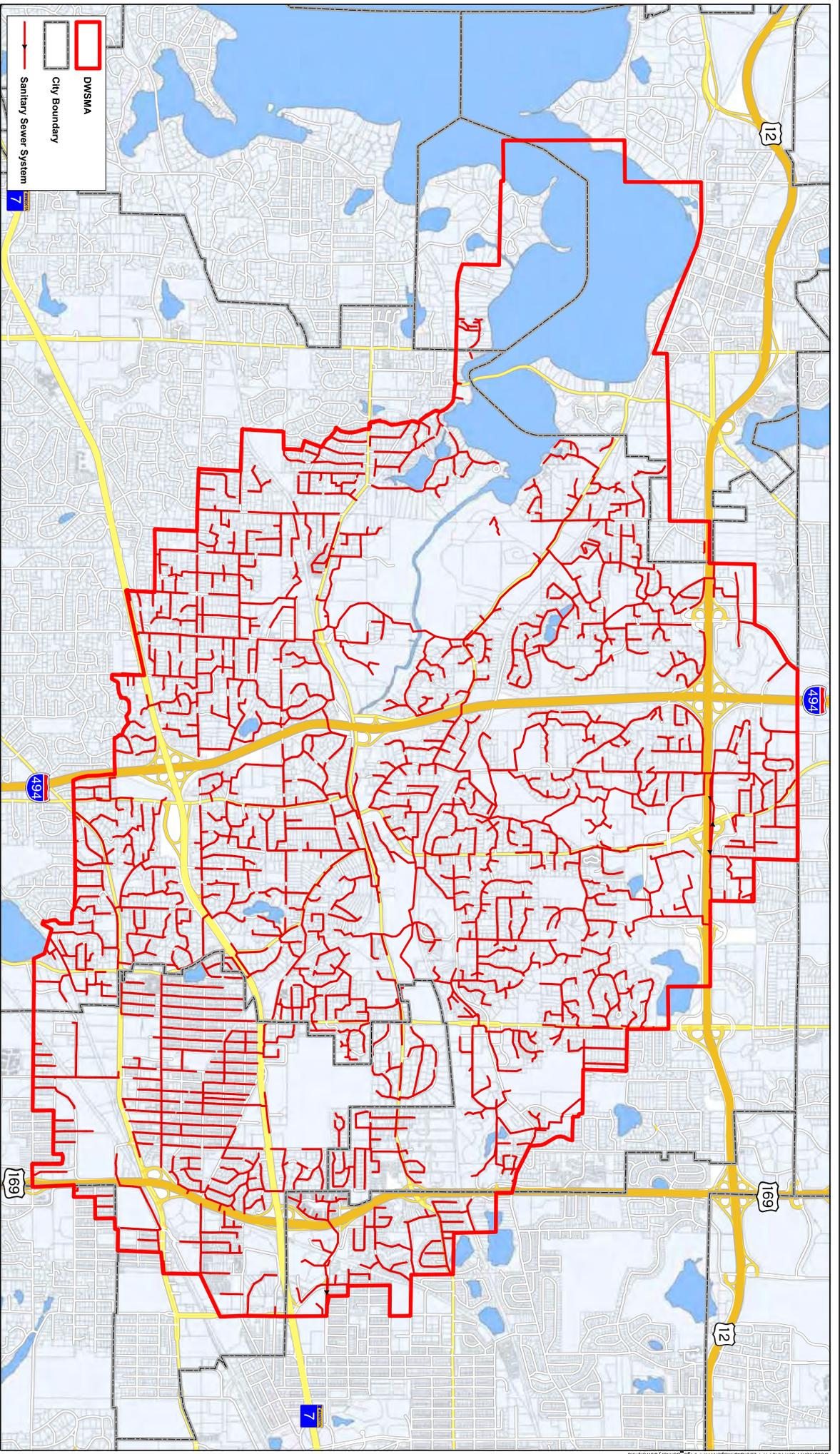


**Figure 4: Existing Land Use**  
**Wellhead Protection Plan**  
**City of Hopkins**

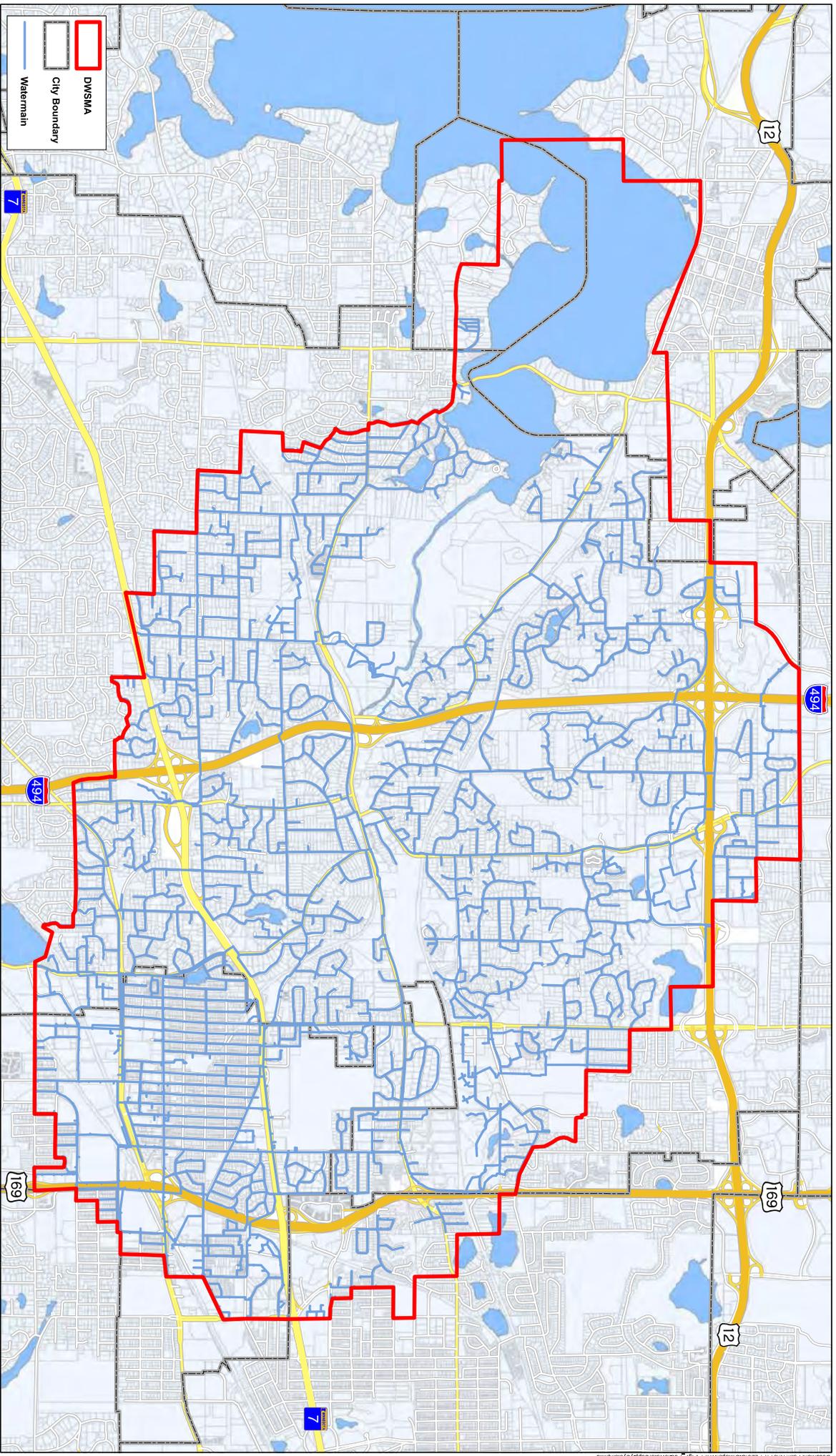




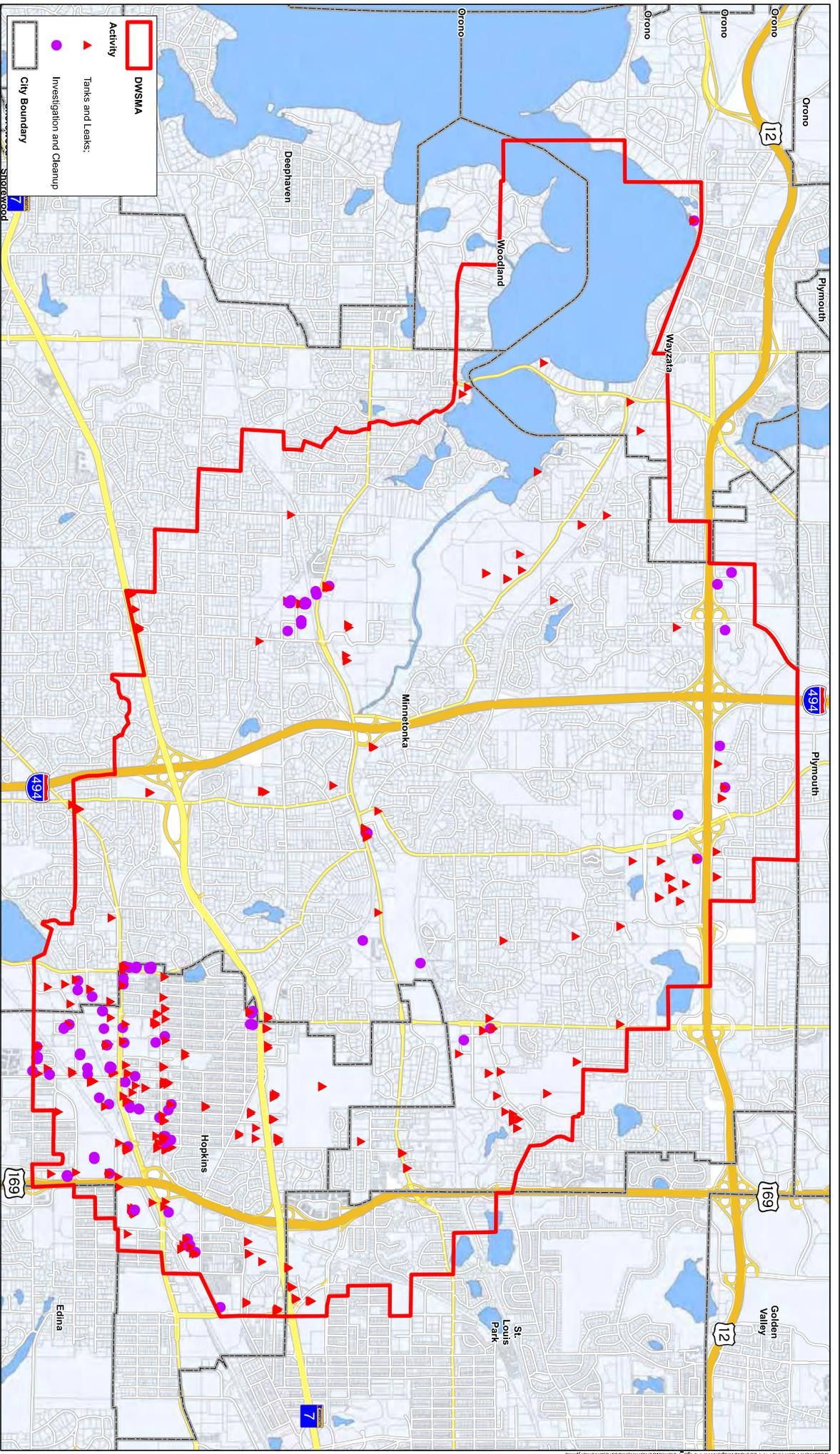
**Figure 5: Storm Sewer and Public Drainage Wellhead Protection Plan**  
**City of Hopkins**



**Figure 6: Sanitary Sewer  
Wellhead Protection Plan  
City of Hopkins**

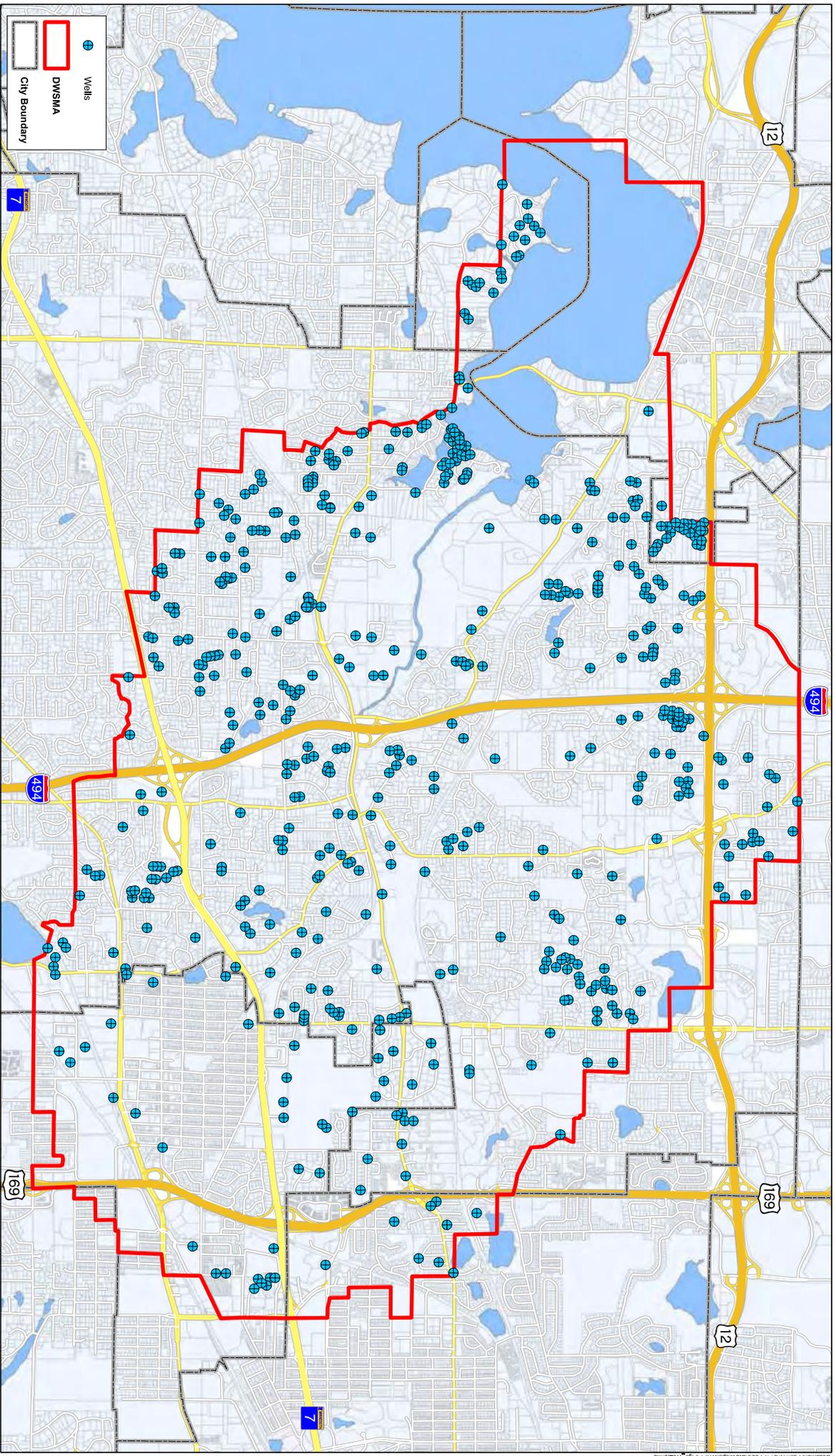


**Figure 7 : Public Water Supply System  
Wellhead Protection Plan  
City of Hopkins**



**Figure 8: Potential Contaminant Source Inventory**  
**Wellhead Protection Plan**  
**City of Hopkins**



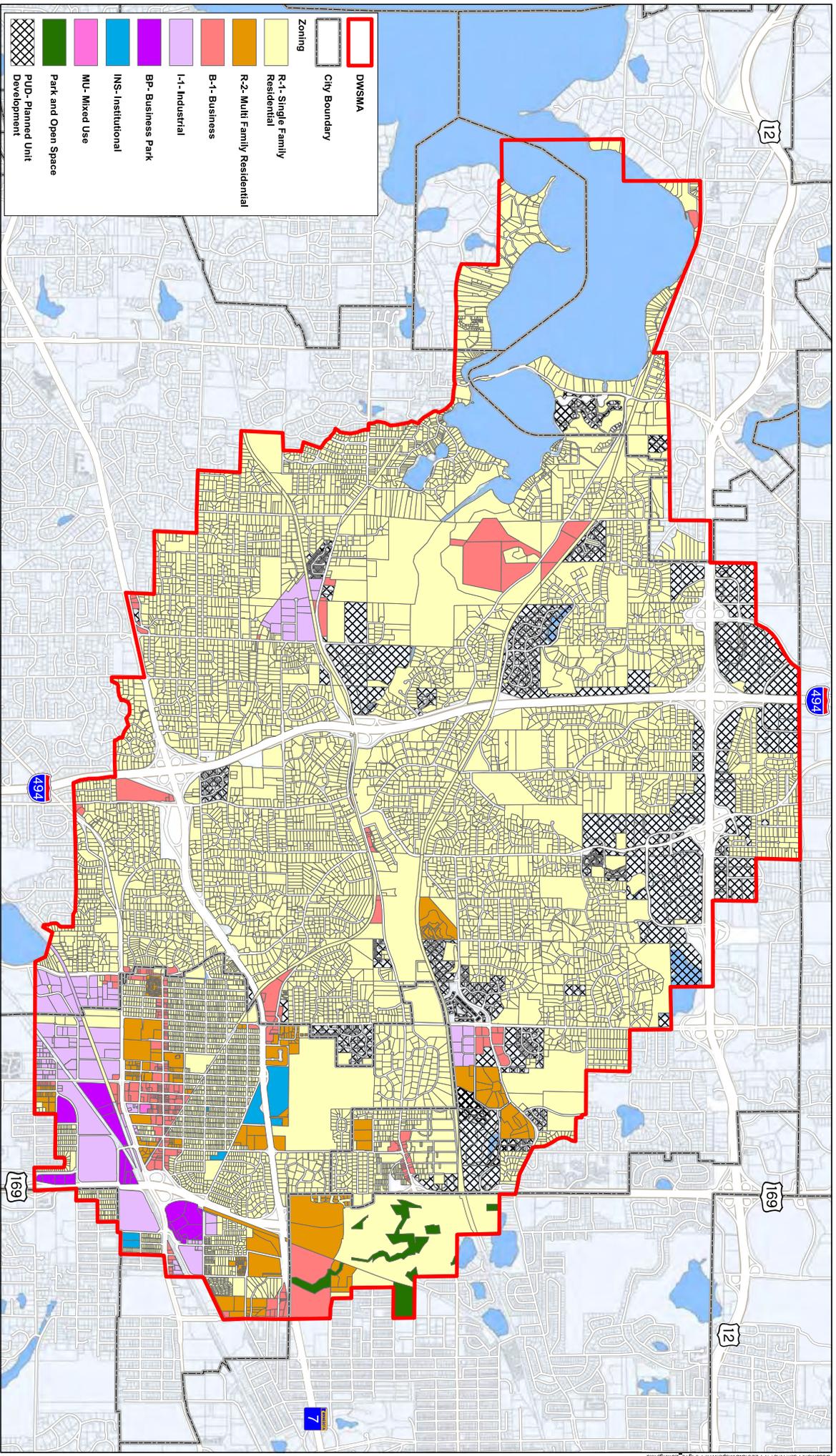


	Wells
	DWSMA
	City Boundary



**Figure 9: Wells**  
Wellhead Protection Plan  
City of Hopkins





**Figure 10: Zoning**  
**Wellhead Protection Plan**  
**City of Hopkins**

**APPENDIX C**  
Wellhead Protection Plan Part 1

**Amendment to the  
Wellhead Protection Plan**

**Part 1**

**Delineation of Wellhead Protection Area, Drinking Water Supply Management  
Area, and Drinking Water Supply  
Management Area Vulnerability Assessment**

**March 2015**

Prepared for

**The City of Hopkins**

by

**Leggette, Brashears & Graham, Inc.**

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## Glossary of Terms

**Data Element.** A specific type of information required by the Minnesota Department of Health to prepare a Wellhead Protection Plan.

**Drinking Water Supply Management Area (DWSMA).** The area delineated using identifiable land marks that reflects the scientifically calculated wellhead protection area boundaries as closely as possible (Minnesota Rules, part 4720.5100, subpart 13).

**Drinking Water Supply Management Area Vulnerability.** An assessment of the likelihood that the aquifer within the DWSMA is subject to impact from land and water uses within the wellhead protection area. It is based upon criteria that are specified under Minnesota Rules, part 4720.5210, subpart 3.

**Emergency Response Area (ERA).** The part of the wellhead protection area that is defined by a one-year time of travel within the aquifer that is used by the public water supply well (Minnesota Rules, part 4720.5250, subpart 3). It is used to set priorities for managing potential contamination sources within the DWSMA.

**Inner Wellhead Management Zone (IWMZ).** The land that is within 200 feet of a public water supply well (Minnesota Rules, part 4720.5100, subpart 19). The public water supplier must manage the IWMZ to help protect it from sources of pathogen or chemical contamination that may cause an acute health effect.

**Wellhead Protection (WHP).** A method of preventing well contamination by effectively managing potential contamination sources in all or a portion of the well's recharge area.

**Wellhead Protection Area (WHPA).** The surface and subsurface area surrounding a well or well field that supplies a public water system, through which contaminants are likely to move toward and reach the well or well field (Minnesota Statutes, part 103I.005, subdivision 24).

**Well Vulnerability.** An assessment of the likelihood that a well is at risk to human-caused contamination, either due to its construction or indicated by criteria that are specified under Minnesota Rules, part 4720.5550, subpart 2.

## **Acronyms**

**ATP** - Aquifer Test Plan

**CFR** - Calculated Fixed Radius

**CWI** - County Well Index

**DNR** - Minnesota Department of Natural Resources

**EPA** - United States Environmental Protection Agency

**FSA** - Farm Security Administration

**MDA** - Minnesota Department of Agriculture

**MDH** - Minnesota Department of Health

**MGS** - Minnesota Geological Survey

**MnDOT** - Minnesota Department of Transportation

**MnGEO** - Minnesota Geospatial Information Office

**MPCA** - Minnesota Pollution Control Agency

**NRCS** - Natural Resource Conservation Service

**SWCD** - Soil and Water Conservation District

**SWUDS** – State Water Use Database System

**UGE** - Upgradient Extensions

**UMN** - University of Minnesota

**USDA** - United States Department of Agriculture

**USGS** - United States Geological Survey

## 1. Introduction

Leggette, Brashears and Graham, Inc. (LBG) has developed Part 1 of the Wellhead Protection (WHP) Plan for the City of Hopkins, Minnesota (City) (public water supply identification number 1270016). The work was performed in accordance with the Minnesota Wellhead Protection Rule (MR), parts 4720.5100 to 4720.5590. The City's existing WHP Plan, approved in 2007, is being amended now to have this amendment completed and approved by the expiration of the previous plan on September 15, 2017.

The results of the development of this amended WHP Plan are presented in the text below, on Tables 1 through 7, Figures 1 through 11, and in Appendix A, which are listed in the Table of Contents.

This report presents delineations of the wellhead protection area (WHPA) and drinking water supply management area (DWSMA), and the vulnerability assessments for the public water supply wells and DWSMA. Figure 8 shows the boundaries of the WHPA and the DWSMA. These are based on WHPAs for the City's three wells that are defined by a 10-year time of travel and fracture flow considerations. Figure 8 also shows the emergency response area (ERA), which are defined by a 1-year time of travel. An inner wellhead management zone (IWMZ), which is the area within a 200-foot radius around the well, serves as the wellhead protection area for emergency wells, and is not displayed in this report. Definitions of rule-specific terms that are used are provided in the "Glossary of Terms".

This report also lists the technical information that was used to prepare this portion of the WHP Plan in accordance with the MR. Information pertaining to the Determination of Aquifer Properties and Aquifer Test Plan (DAP-ATP) and the well vulnerability sheets can be obtained from the Minnesota Department of Health (MDH).

The City Wells included in the WHP Plan are listed in Table 1.

**Table 1 - Water Supply Well Information  
City of Hopkins**

Local Well Name	Unique Number	Type	Casing Diameter (inches)	Casing Depth (feet)	Well Depth (feet)	Date Constructed/Reconstructed	Well Vulnerability	Aquifer
Well No. 1	204573	Emergency	16 x 12	286	482	1905	Vulnerable	OPCJ
Well No. 4	204068	Primary	24 x 20	410	548	1954	Vulnerable	OPCJ
Well No. 5	204570	Primary	36x24x16	382	495	1967	Vulnerable	OPCJ
Well No. 6	112228	Primary	30 x 24	354	545	1977	Vulnerable	OPCJ

OPCJ- Prairie du Chien - Jordan

## 2. Assessment of the Data Elements

Table 2 presents the assessment of the data elements as outlined in the MDH's scoping letter relative to the present and future implications of planning items that are specified in MR, part 4720.5210.

**Table 2 - Assessment of Data Elements**

Data Element	Present and Future Implications				Data Source (See Selected References for Numbered Citations)
	Use of the Well (s)	Delineation Criteria	Quality and Quantity of Well Water	Land and Groundwater Use in DWSMA	
<b>Precipitation</b>					
<b>Geology</b>					
Maps and geologic descriptions	H	H	H	H	MGS, 2000 and 2013, CWI
Subsurface data	H	H	H	H	MGS, 2000 and 2013, CWI
Borehole geophysics	H	H	H	H	MGS
Surface geophysics					None Available
Maps and soil descriptions					
<b>Water Resources</b>					
Watershed units					
List of public waters					
<b>Land Use</b>					
Parcel boundaries map	L	L	L	L	Hennepin County GIS Data
Political boundaries map	L	H	L	L	ESRI Data
PLS map	L	H	L	L	ESRI Data
<b>Public Utility Services</b>					
Transportation routes and corridors	L	M	M	M	ESRI
Storm/sanitary sewers and PWS system map					
Public drainage systems map or list					
Records of well construction, maintenance, and use	H	H	H	H	City, CWI, MDH Files
<b>Surface Water Quantity</b>					
Stream flow data					
Ordinary high water mark data					
Permitted withdrawals					
Protected levels/flows					
Water use conflicts					
<b>Groundwater Quantity</b>					
Permitted withdrawals	H	H	H	H	DNR
Groundwater use conflicts	H	H	H	H	DNR
Water levels	H	H	H	H	DNR, MPCA, MDH, City

Data Element	Present and Future Implications				Data Source (See Selected References for Numbered Citations)
	Use of the Well (s)	Delineation Criteria	Quality and Quantity of Well Water	Land and Groundwater Use in DWSMA	
<b>Surface Water Quality</b>					
Monitoring data summary	L	M			MDH, MPCA, MDA, DNR, City
<b>Groundwater Quality</b>					
Monitoring data					
Isotopic data	H	H	H	H	MPCA, MDH, USGS, UMN
Tracer studies					None Available
Contamination site data					
MPCA and MDA spills/release reports	H	H	H		MPCA and MDA

**Definitions Used for Assessing Data Elements:**

**High (H)** – The element has a direct impact.

**Moderate (M)** – The element has an indirect or marginal impact.

**Low (L)** – The element has little if any impact.

**Shaded** – The element was not required by MDH for preparing the WHP Part 1 Plan.

### 3. General Descriptions

#### 3.1 Description of the Water Supply System

The City, shown on Figure 1, obtains its drinking water supply from 3 primary wells, City Wells No. 4, 5, and 6. The wells are shown on Figure 1 and Table 1 summarizes information regarding them.

#### 3.2 Description of the Hydrogeologic Setting

The geology in the vicinity of the City consists of Quaternary-age glacial and post-glacial deposits that are underlain by Ordovician and Cambrian-aged bedrock. Clay and sand deposits are predominant throughout the study area. The uppermost bedrock over much of the area in and around the City consists of the Platteville and Glenwood Formations. These overlie, in order of depth, the St. Peter Sandstone, the Prairie du Chien Group, the Jordan Sandstone, the St. Lawrence Formation, the Tunnel City Group, the Wonewoc Sandstone, the Eau Claire Formation and the Mt. Simon Sandstone. A summary of the hydrologic conditions at the City Wells is presented in Tables 3a and 3b.

The layers of interest in this study are the Prairie du Chien Group and Jordan Sandstone as the City's production wells are completed solely within these aquifers. These two aquifers are referred to herein as the Prairie du Chien and Jordan Aquifers. The Jordan Aquifer is underlain by the St. Lawrence formation, a dolomitic siltstone that acts as a regional aquitard and confining layer, effectively isolating the layers from deeper bedrock aquifers.

**Table 3a - Description of the Prairie du Chien Aquifer at Hopkins Wells**

<b>Aquifer</b>	<b>Attribute</b>	<b>Descriptor</b>	<b>Data Source</b>
Prairie du Chien (OPDC)	Aquifer Material	Shale, Dolomite	City Well Logs
	Primary Porosity	0.056	Typical of aquifer material and recommended by MDH.
	Aquifer Thickness	115 - 119	City Well Logs (OPDC)
	Stratigraphic Top Elevation	637 – 656 ft-amsl	City Well Logs
	Stratigraphic Bottom Elevation	519 – 536 ft-amsl	City Well Logs
	Hydraulic Confinement	Confined	City Well Logs
	Transmissivity (T)	Reference Value: 20,532 ft <sup>2</sup> /day	The reference value for the OPDC was calculated using a pumping test on both the OPDC and CJDN aquifers at City Well No. 5 in 2005 and a test on the CJDN aquifer at Minnetonka City Well No. 6a in 1994.
	Hydraulic Conductivity (K)	Reference Value/Range: 177 ft/day (88.5 – 304 ft/day)	The reference value for the conductivity of the OPDC was determined by dividing the reference transmissivity by the thickness of the OPDC at City Well No. 5. The high end of the range was defined by an MDH re-analysis of the pumping test at City Well No. 5 from 2014 (see DAP-ATP). The low end of the range is equal to half of the reference value.
Groundwater Flow Field	Flow to the east and south (variable) Hydraulic Gradient: $2.0 \times 10^{-3}$	Measured from model results. Flow generally toward the Mississippi River.	

- ft-amsl = feet above mean sea level (NAVD 88)

**Table 3b - Description of the Jordan Aquifer at Hopkins Wells**

<b>Aquifer</b>	<b>Attribute</b>	<b>Descriptor</b>	<b>Data Source</b>
Jordan Sandstone (CJDN)	Aquifer Material	Sandstone	City Well Logs
	Primary Porosity	0.2	Typical of aquifer material and recommended by MDH.
	Aquifer Thickness	60 - 105 ft	City Well Logs
	Stratigraphic Top Elevation	519 - 536 ft-amsl	City Well Logs
	Stratigraphic Bottom Elevation	423 - 474 ft-amsl	City Well Logs
	Hydraulic Confinement	Confined	City Well Logs
	Transmissivity (T)	Reference Value: 1,548 ft <sup>2</sup> /day	The reference value for the transmissivity of the CJDN aquifer calculated from the conductivity determined from a pumping test at City of Minnetonka Well No. 6a in 1994 and the thickness of the CJDN at City Well No. 5.
	Hydraulic Conductivity (K)	Reference Value/Range: 25.9 ft/day (22 – 71.8 ft/day)	The reference value was determined from a CJDN-only pumping test at City of Minnetonka Well No. 6a in 1995 and the range was determined from a test at City of Medina Well No. 6 in 2007 and specific capacity data from CJDN-only wells in the area.
Groundwater Flow Field	Flow to the east and south (variable) Hydraulic Gradient: $2.0 \times 10^{-3}$	Measured from model results. Flow generally toward the Mississippi River.	

## 4. Delineation of the Wellhead Protection Area

### 4.1 Delineation Criteria

The boundaries of the WHPA for the City are shown in Figure 8. Table 4 provides descriptions of how the delineation criteria that are specified under MR, part 4720.5510 were included in the model.

**Table 4 - Description of WHPA Delineation Criteria**

<b>Criterion</b>	<b>Descriptor</b>	<b>How the Criterion was Addressed</b>
Flow Boundary	Mississippi and Minnesota Rivers, Bassett and Minnehaha Creeks, Lake Minnetonka and other local lakes.	The rivers provide boundary conditions within the regional model near the City. They are included in the local model and help set the local groundwater flow.
Daily Volume of Water Pumped	See Table 5	Pumping information was obtained from the Minnesota Department of Natural Resources (DNR) Appropriations Permit 1975-6245. The annual pumped volumes were converted to a daily volume pumped by a well.
Flow Boundary	Other High-Capacity Wells (Table 6)	The pumping amounts were determined based on the averaged 2010-2014 pumped volumes. The pumping amounts of these high-capacity wells were included in the methods used for the delineation.
Groundwater Flow Field	See Figures 3 through 5	The model calibration process addressed the relationship between the calculated versus observed groundwater flow field.
Aquifer Transmissivity	Reference Value 22,080 ft <sup>2</sup> /day	The reference value for the transmissivity of the combined OPDC and CJDN Aquifers was determined from a pumping test conducted at City Well No. 5 in 2005.
Time of Travel	10 years	The public water supplier selected a 10-year time of travel.

Information provided by the City and from the DNR MPARS database were used to identify the maximum volume of water pumped annually by each well over the previous five-year period (2010 – 2014). The volumes pumped from the wells over previous five years and the rates used in the delineation are summarized in Table 5. The total volume illustrated in Table 5 (1,094.3 MGY) is approximately 33% greater than the highest single-year demand over the period of record (820 MGY in 2011), indicating a conservative delineation volume. The daily volume of discharge used as an input parameter in the model was calculated by dividing the annual withdrawal volume by 365 days.

**Table 5 - Annual Volume of Water Discharged from Water Supply Wells**

Well Name	Unique Number	Total Annual Withdrawal (million gallons/year)(MGY)					Maximum Withdrawal 2010 - 2014 (MGY)	Daily Withdrawal used in WHP Plan (m3/d)
		2010	2011	2012	2013	2014		
Well No. 1	204573	0	0	0	0	0	0.0	
Well No. 4	204068	476.9	<u>561.2</u>	460	489.6	440.2	5,814.0	
Well No. 5	204570	0	78.1	191.8	198.2	<u>216</u>	2,237.8	
Well No. 6	112228	<u>317.1</u>	180.7	119.8	129.8	317.1	3,285.2	
<b>Totals</b>		794	<b>820</b>	771.6	817.6	812.6	1,094.3	11,336.9

- Source: The DNR State Water Use Database System (MPARS) Permit Number 1965-6425.

- Underlined values used in model for WHPA delineation.

**Table 6 - Other Permitted High-Capacity Wells within 2 Miles of City Wells**

Unique Number	Well Name	DNR Permit Number	Aquifer	Use	Annual Volume of Water Pumped* (million gallons)	Daily Volume (cubic meters)
203613	Edina, City of	1973-1119	CJDN	Municipal/Public Water Supply	374.86	3,883.5
203614	Edina, City of	1973-1119	CMTS	Municipal/Public Water Supply	111.9	1,159.3
132263	Minnetonka, City Of	1979-6207	OPDCCJDN	Municipal/Public Water Supply	182.6	1,891.7
205165	Minnetonka, City Of	1979-6207	OPDCCJDN	Municipal/Public Water Supply	182.2	1,888.0
204054	Minnetonka, City Of	1979-6207	CJDN	Municipal/Public Water Supply	127.9	1,324.6
208012	Minnetonka, City Of	1979-6207	CJDN	Municipal/Public Water Supply	111.6	1,155.8
204537	Minnetonka, City Of	1979-6207	OPDCCJDN	Municipal/Public Water Supply	85.0	880.4
160021	Minnetonka, City Of	1979-6207	OPDCCJDN	Municipal/Public Water Supply	92.1	953.9
204072	Oak Ridge Country Club	1966-1167	OPDCCJDN	Golf Course Irrigation	28.7	296.8
216050	St Louis Park, City Of	1988-6213	OPCJ	Pollution Containment	27.6	285.7
453805	Interlachen Country Club	1969-0490	OPCJ	Golf Course Irrigation	15.9	164.7

- Source: The DNR State Water Use Database System (MPARS) average pumping data from 2010-2014

## 4.2 Method Used to Delineate the Wellhead Protection Area

The WHPA for each City Well was determined using a combination of two delineations. The first was a porous media groundwater flow model. The second was a fracture flow delineation, which considers flow through fractured bedrock that could potentially significantly expand the capture zone of a well.

### 4.2.1. Porous Media Delineation

The porous media delineations of the WHPA for the City Wells were completed using an existing regional MODFLOW model, Metromodel 2.0, which was provided by the Metropolitan Council (Met Council, 2009). MODFLOW is a 3D, cell-centered, finite difference, saturated flow model developed by the USGS (Harbaugh et al., 2005).

The regional Metromodel consists of nine layers that represent the major aquifers and aquitards within the seven-county metropolitan area. These layers represent, from top to bottom, the following units: (1) surficial aquifer of glacial deposits; (2) St. Peter Sandstone or Quaternary Buried Artesian Aquifer; (3) Prairie du Chien Group; (4) Jordan Sandstone; (5) St. Lawrence Formation (aquitard); (6) Tunnel City Group; (7) Wonewoc Sandstone; (8) Eau Claire Formation (aquitard); and, (9) Mt. Simon Sandstone. The regional groundwater model was calibrated to steady-state water levels and river base flows.

A local-scale model, limited to parts of Hennepin and Ramsey Counties, was extracted from the regional seven-county model and is shown on Figures 1 through 4. The local model and all of the modeling for this amendment was completed using GMS (Aquaveo, 2015), a pre- and post-processor for MODFLOW. The local model was created using the technique of local grid refinement where a smaller, more refined grid is used within the regional model. The heads computed from the regional model then provide some of the boundary conditions for the local model as specified heads. The size of the domain and the general flow-field characteristics of the model were based on the Metromodel and the results of the original delineation.

The local model domain was divided into a three-dimensional, non-uniform grid. The model has 329 rows, 395 columns, and nine layers. The details of the Metromodel were translated to the local-scale model using GMS. Finer grid spacing was applied in the local model with telescopic mesh refinement used in the area of the site where the City Wells are located. This grid spacing (3 m in the area of the City's wells) provides better definition in the area of the flow field where simulating the influence of pumping from the wells is critical. The base of the model is variable at an elevation of approximately 30 meters below mean sea level in the area of the City Wells. There are the same nine layers in the local model to represent the bedrock units and unconsolidated materials as in the Metromodel. These layers correspond to the approximate vertical extent of the various stratigraphic units observed in the vicinity of the City. Layer 1 represents the unconsolidated materials, primarily clay till and sand units. Layer 2 represents unconsolidated materials in some areas and St. Peter Sandstone, where present. Layers 3 and 4 are comprised primarily of the Prairie du Chien Group and Jordan Sandstone, respectively. Layer 5 is the St. Lawrence Formation, which is an aquitard that effectively eliminates any influence from the four deeper layers of the model in the area of interest.

Changes were made to the original Metromodel defined characteristics in the area of interest around the City Wells. Site specific information allowed for more accurate definition of aquifer

characteristics. These changes were confined primarily to the Prairie du Chien and Jordan Aquifers in the area of the City. The conductivities of the Prairie du Chien and Jordan Aquifers were modified to be in line with the values reported in the DAP-ATP. Zones were created in Layers 3 and 4 of the model, shown in Figure 2, for modifying the horizontal and vertical conductivity of the aquifers in the vicinity of the City Wells and their capture zones. These conductivities replaced those used in the Metromodel for that area.

In addition to the previously mentioned changes, the following modifications were incorporated in the refined model:

- The pumping rates from Table 5 were assigned to the City Wells.
- The pumping rates from Table 6 were assigned to the permitted high-capacity wells located within approximately 2 miles of the City Wells.

As part of the delineation, groundwater pathline analyses were performed to determine the 1-, 5- and 10-year capture zones and ultimately the WHPA. The pathline analysis consisted of using MODPATH, a flowpath calculation program, to determine the capture zone for each of the City Wells. This was completed by tracing 375 flow paths from each cell for a 10-year travel time. Porosities of 5.6 percent and 20 percent were used for the Prairie du Chien Aquifer and the Jordan Aquifer, respectively, per MDH recommendations.

All three of the primary City Wells are open to both the Prairie du Chien and Jordan Aquifers. The Jordan Aquifer is also hydraulically connected to the Prairie du Chien Aquifer with a high likelihood of leakage between the two as documented in numerous tests and other WHP Plans completed in the area. The high likelihood of fracture flow within the Prairie du Chien Aquifer required the completion of a delineation of the potential area of fractured rock contributing to the flow from the City Wells.

#### 4.2.2. Fractured Rock Delineation

The second WHPA delineation for the City Wells was determined using the “Guidance for Delineating Wellhead Protection Areas in Fractured and Solution-Weathered Bedrock in Minnesota” (MDH, 2012). This guidance was developed by MDH to address the increased variability in flow velocities and directions in geologic settings with secondary porosity. The guidance is a modified volumetric analysis and does not use a model based on flow equations.

In accordance with the guidance, Delineation Technique 3 was used to delineate the WHPA. This technique was chosen, in part, because it is recommended for aquifers characterized by locally confined conditions where the ratio of the well discharge to the discharge vector is less than 3000, and Wells No. 4 through 6 are open to both the Prairie du Chien and Jordan. Parameters used in the fracture flow analysis are summarized in Appendix A.

The fracture-flow analysis is a method that establishes a calculated fixed-radius (CFR) capture zone based on the 5-year volume of water pumped for a given well. The initial CFRs were calculated using the MDH Calculated Fixed Radius Tool (Tool) for City Wells No. 4 and 6. Special considerations had to be made due to significant overlap of the initial CFRs. As a result, through discussions with MDH, it was decided that it would be useful to apportion the flow volume of City Well No. 5 to Wells No. 4 and 6 based on their proportion of total flow. This approach allowed a “two-well” scenario to be run using the Tool to determine the original, revised, and upgradient extensions for City Wells No. 4 and 6.

The flow direction was determined by reviewing the upgradient capture direction determined from the 10-year capture zones in the groundwater flow model.

Appendix A presents the input and output from the Tool used to determine the fracture flow delineation. Figure 7 illustrates the initial and revised CFRs, and the resulting fracture flow WHPA delineation.

After the uncertainty analysis and the fracture flow analysis were completed, the capture zones delineated for each of the analyses were plotted together. The outline of this concatenation delineates a final composite WHPA capture zone, shown on Figure 8, for use in defining the DWSMA.

The resulting WHPA boundaries (Figure 8) are a composite of the 10-year capture zones calculated using this model for the base case parameters, the parameter values used in the sensitivity analysis, and the fracture flow delineation. Details are discussed in the following section. The model input files are available upon request from the MDH.

### **4.3 Results of Model Calibration and Sensitivity Analysis**

The goal of numerical model calibration is to obtain a reasonable correlation between the simulated model results and observed field data. The calibration process is generally completed by running a series of steady-state simulations (simulations where the flow magnitude and direction are constant with time), comparing calculated heads to the measured heads at wells within the model domain while changing the model parameters until the best match between the two is achieved. After a model is reasonably calibrated a sensitivity analysis is used to determine the impact that changes to an input parameter have on the output of the model. In areas where there is a great deal of uncertainty in the physical parameters, either as a consequence of lack of data or based on the uncertainty associated with the interpretation of available data (i.e. pumping test analyses), a number of models are generally run to observe the effect on the model results over the range of potential values for each of the significant parameters. While none of the individual capture zones delineated as part of this analysis should be considered the “correct” one, it is assumed that the actual capture zone is encompassed by the resulting concatenation of analysis zones.

#### **4.3.1. Calibration**

The calibration plot, showing measured versus simulated hydraulic head values, for Layers 3 and 4 of the local model (representing the Prairie du Chien and Jordan Aquifers, respectively) is illustrated on Figure 5. The plots show that the simulated values and measured head values generally compare quite favorably and have a normalized root mean squared (NRMS) error of approximately 9 percent. Much of the error stems from areas in the model where the observation data was collected more than 20 years ago. In many parts of the metropolitan area, pumping has increased dramatically over this time period resulting in the model over-predicting drawdown relative to this older information. These portions of the model still calibrate reasonably well, however, and these older measurements are considered more valuable than no data. Therefore, no further effort was put into improving the calibration once the simulated heads in the area of interest closely matched the measured heads.

More extensive observation data collected within the same general time period and more accurate, site-specific transmissivity values throughout the model domain would improve calibration and model confidence.

The groundwater flow field and hydraulic heads in the area of the City for the calibrated model are shown on Figures 3, 4, and 7. The 1-, 5-, and 10-year capture zones, predicted using the calibrated model, are shown on Figure 6. However, due to the potential variability associated with the physical characteristics of the aquifer, a sensitivity/uncertainty analysis was completed as part of the modeling effort.

#### 4.3.2. Sensitivity Analysis

Sensitivity is the amount of change in model results caused by the variation of a particular input parameter. For example, changing the hydraulic conductivity of an area can change the calculated head values in and around the area of the modified model as compared to the heads in an unmodified model. Because of the relative complexity of the area of interest in this model, the size and orientation of the modeled capture zone may be sensitive to any of the input parameters described below:

The **pumping rate** determines the volume of the aquifer that contributes water to the well. Increasing the pumping rate will expand the capture zone, for a given thickness, and decreasing it will make the capture zone smaller.

- **Results** – The pumping rate for each well was defined by MR and therefore is not a variable for consideration in this analysis.

The **direction of groundwater flow** and gradient can often be variable and change significantly with changing conditions such as fluctuations in local surface water elevations or the pumping rates in local wells

- **Results** – The regional flow direction and gradient were determined through the modeling process and closely resemble the flow direction and gradient determined through mathematical analysis of the measured heads in the area. The model was calibrated to hydraulic heads, and the local refined model calibration mirrored the regional calibration. Based on the regional observation data, the characteristics of the flow field and the use of the aquifers of interest there is not likely to be a significant change to the flow field.

The **horizontal hydraulic conductivity** influences the size and shape of the capture zone. In the presence of a gradient, higher conductivities will result in long, narrow capture zones extending upgradient. Lower conductivities will result in shorter, wider capture zones. As there is nearly always a large amount of uncertainty associated with this parameter, most analyses will consider a range of conductivities. All of the transmissivity and conductivity data and analysis can be found in the DAP-ATP documentation from the MDH.

- **Results** - A change in the hydraulic conductivity of the aquifer will alter the location of the capture zones. As a result, a range of potential values of hydraulic conductivity were calculated using each of the City Wells. The hydraulic conductivity in the area of the City Wells was determined from the results of pumping tests completed at City Well No. 5 in 2005 and Minnetonka City Well No. 6A (208012) in 1994. Minnetonka City Well No. 6a is a solely Jordan Aquifer well that provided the hydraulic conductivity value for the Jordan Aquifer in the area. Using this information to determine the Jordan Aquifer contribution to the total flow at City Well No. 5 allowed for the calculation of the Prairie du Chien Aquifer conductivity in the Hopkins area. The values determined from specific capacity data from other wells completed only in the Jordan Aquifer in the Hopkins area yielded a conductivity range of 22 to 72 ft/day

(6.7 to 21.9 m/day) that was used during the uncertainty analysis, described in Section 4.4. The range of values for the Prairie du Chien Aquifer was determined by using half of the reference value for the low end of the range and the high end of the range was obtained from an MDH reassessment of the original City Well No. 5 test data. This yielded a range of approximately 89 to 304 ft/day (27 to 93 m/day) that was used during the uncertainty analysis.

The aquifer **thickness** and **porosity** influence the size and shape of the capture zone by limiting the water-bearing volume within a given area of aquifer. Decreasing or increasing either thickness or porosity forces a proportional decrease or increase in the areal extent of the capture zone.

- **Results** - The thickness of the aquifers around the wells in the model was compared to the actual thicknesses observed on the well logs for each of the City Wells. The modeled Prairie du Chien aquifer is approximately 7 percent thinner than the logged thickness at City Well No 6, the same thickness at City Well No. 5 and approximately 7 percent thicker at City Well No. 4. The modeled Jordan Aquifer is 38 percent thicker at City Well No. 5, 17 percent thinner at City Well No. 6 and approximately the same at City Well No. 4. To account for these differences, the values for the hydraulic conductivity used in the model were modified slightly from the values shown in Tables 3a and 3b in order to maintain the proper transmissivity. The porosity value in the model for the Jordan Aquifer is 20 percent and 5.6 percent for the Prairie du Chien Aquifer are typical or conservative for these aquifers and are not considered variables.

#### 4.4 Addressing Model Uncertainty

Using computer models to simulate groundwater flow always requires that simplifying assumptions be made. Local geology can be highly variable and information from well logs and pumping tests indicates that this is likely the case near the City Wells. Unfortunately, existing information is not detailed enough to define this degree of variability and interpretation of log and test data is often inconsistent. For models of the scale used in this study, the information and computational ability does not exist to precisely delineate the WHPA. To account for this, a number of models are run to examine the various potential WHPAs for the wells, given the range of the input data mentioned previously.

MODFLOW models were used to delineate the capture zones for the Prairie du Chien and Jordan Aquifers that supply water to the City Wells. As described previously, the hydraulic conductivity was the single variable identified that could cause the greatest change in the WHPAs for the City Wells. The range of hydraulic conductivity determined from the pumping test data at the City Wells and specific capacity analyses at other local wells is summarized in Table 3. The values used for each of the model runs in the uncertainty analysis are presented in Table 7.

**Table 7– Hydraulic Conductivity Values Used in Uncertainty Analysis**

<b>Simulation</b>	<b>Prairie du Chien Conductivity (ft/day)</b>	<b>Prairie du Chien Conductivity (m/day)</b>	<b>Jordan Conductivity (ft/day)</b>	<b>Jordan Conductivity (m/day)</b>
Base Model	177	53.9	25.9	7.9
Uncert-1	177	53.9	71.9	21.9
Uncert-2	177	53.9	22	6.7
Uncert-3	89	27	25.9	7.9
Uncert-4	89	27	22	6.7
Uncert-5	89	27	71.9	21.9
Uncert-6	304	93	25.9	7.9
Uncert-7	304	93	22	6.7
Uncert-8	304	93	71.9	21.9

- Conductivities were determined through testing and analysis as summarized in the DAP-ATP.

Capture areas delineated for the assessed range of aquifer conductivities for a 10-year time-of-travel period are shown on Figure 6. The WHPAs for the City Wells consist of a composite of the porous media aquifer delineations for the different input parameters used in the uncertainty analysis, shown on Figure 8, and the previously described fracture flow delineation, shown on Figure 7.

## **5. Delineation of the Drinking Water Supply Management Area**

The boundaries of the DWSMA were defined by LBG using roads, railroads and Public Land Survey System (PLSS) coordinates (Figure 8). The boundary was digitized using an aerial photo, and therefore, may not match the topographic map background layer exactly. Where the PLSS quarter quarter section coordinates were used, the DWSMA is snapped to the intersections.

## **6. Vulnerability Assessments**

The Part 1 WHP Plan includes the vulnerability assessments for the public water supply well and DWSMA. These vulnerability assessments are used to help define potential contamination sources within the DWSMA and to select appropriate measures for reducing the risk that they present to the public water supply.

### **6.1 Assessment of City Well Vulnerability**

The City Well vulnerability assessment was conducted in accordance with the MDH guidance document, “Assessing Well and Aquifer Vulnerability for Wellhead Protection” (MDH, 1997). Vulnerability assessment rating sheets and vulnerability scores for Wells No. 4 through 6 were obtained from the MDH and reviewed by LBG. The vulnerability of a well is scored based on the following six categories: DNR geologic sensitivity rating, casing integrity, casing depth, pumping rate, isolation distance from contaminant sources, and chemical and isotopic information. Based on these categories, City Wells No. 4 and 5 are considered Vulnerable, and City Well No. 6 is considered Not Vulnerable. The presence of tritium above 1 Tritium Unit (T.U.) in City Wells No. 4 and 5 triggered

the Vulnerable rating for these wells and the absence of a tritium result above 1 T.U. resulted in City Well No. 6 being Not Vulnerable.

## **6.2 Assessment of Drinking Water Supply Management Area Sensitivity**

The assessment of geologic sensitivity is a useful metric when estimating the relative vertical downward travel time of contaminants from grade level to the water table or source aquifer. A Level-3 DNR geologic sensitivity assessment was used for the City Wells. The Level-3 DNR geologic sensitivity rating is an empirical value determined by dividing the cumulative thickness of low permeability units above the aquifer by 10 (DNR, 1991). The resulting score is termed the “L-score”. A higher L-score indicates more low-permeability material above the aquifer, and therefore a lower vulnerability. A low L-score represents higher vulnerability. For example, a rating of L-1 has a higher vulnerability than L-9, because there is less low-permeability material present above the aquifer. A Level-3 assessment was conducted since the aquifers are overlain by varying thicknesses of clay.

A Level-3 assessment was also conducted for all Minnesota County Well Index (CWI) wells located in the vicinity of the DWSMA delineation. The geologic sensitivity “L-scores” were calculated by MDH using a Geographic Information System tool that utilizes lithology information from the CWI. Figure 9 illustrates the geologic sensitivity for the DWSMA as determined by mapping L-scores from well logs for wells near the DWSMA.

Review of site-specific data from the CWI indicates that much of the DWSMA has significant thicknesses of low permeability material that overlie the Prairie du Chien and Jordan aquifers. This results in geologic sensitivity ratings of Very Low and Low across much of the DWSMA. However, there are two areas across the DWSMA where there is less low permeability material, and therefore these are categorized as High geologic sensitivity. One area is located near the southwest boundary of the DWSMA, and the other is located near the northeast boundary of the DWSMA. City Wells No. 4 and 6 are considered to have Low geologic sensitivity, and City Well No 5 is considered in to have Very Low geologic sensitivity. These categorizations are the result of the MDH City Well Vulnerability Assessment sheets and the DWSMA geologic sensitivity analysis.

## **6.3 Assessment of the Drinking Water Supply Management Area Vulnerability**

Once the geologic sensitivity was determined for wells near the DWSMA and for the area within the DWSMA, the vulnerability ratings could be determined. Since tritium has been detected above 1 T.U., the vulnerability rating in the vicinity of the City Wells and across the DWSMA was increased one level compared to the sensitivity rating (Figure 10), when the geologic sensitivity alone could not explain the presence of Tritium.

## **6.4 Conjunctive Delineation**

A review was conducted to determine if a conjunctive delineation was necessary due to the presence of tritium above 1 T.U. present in City Wells No. 4 and 5, and that there were two areas considered geologically sensitive. Given that much of the DWSMA near the main surface water feature, Lake Minnetonka, has significant low permeability material overlying the Prairie du Chien and Jordan Aquifers, there does not appear to be a direct connection between these aquifers and surface water. Further, the two areas that are considered to have High geologic sensitivity are not coincident with significant surface water bodies. The high geologic sensitivity area in the southwest part of the DWSMA has a pond within the area, but in the event of surface drainage from the pond, the runoff

would run further southwest, and out of the DWSMA. Therefore, no conjunctive delineation was completed at this time.

## **7. Comparing Original Part 1 to This Amendment**

The vast majority of the WHP Area is the same between the original and this amended Part I. The primary difference between the original and current WHP Area is that there is an extension of the northwest boundary from the original Part I. This is due to the inclusion of the higher hydraulic conductivity value used for the Prairie du Chien Aquifer as part of the uncertainty analysis. The similarity between the remainder of the two WHP Areas is a result of using similar CFR Methodology for the determination of the fracture flow delineation.

The original Part 1 model was an analytic element model that considered the Prairie du Chien Group and Jordan Sandstone as a single aquifer. The current model is a finite difference model that treats each aquifer separately and incorporates the variable thicknesses of each aquifer and potential interactions with overlying and underlying layers. The current model should be flexible enough to be modified and updated to include any new data when the next Amendment to this Part 1 is due.

## **8. Recommendations**

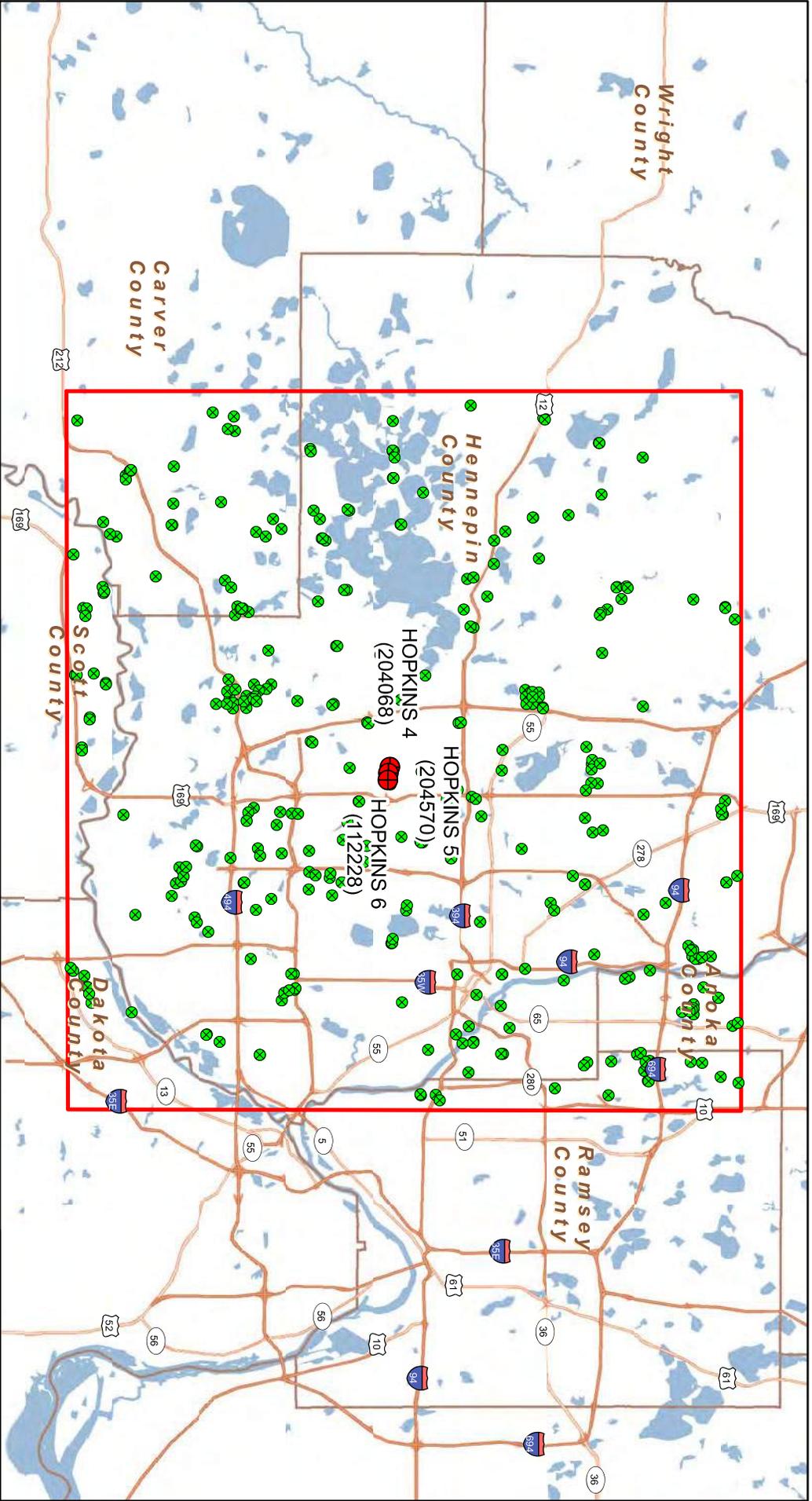
As the majority of the WHP Area was included as a result of the uncertainty associated with the fracture flow nature of the Prairie du Chien Aquifer, there are not many options for reducing the uncertainty. Therefore, upon completion of this Part 1 WHP Plan amendment, only the following recommendations are provided for the City to consider for better understanding the hydrogeologic conditions of the source aquifers and refinement of future WHPA delineations.

- Collect a synoptic round of groundwater samples from City Wells No. 4 and 5, surface water samples from Lake Minnetonka and Minnehaha Creek, and precipitation samples. It is recommended that one round of sampling be completed to conduct stable isotope analyses to evaluate the mixture of surface water and groundwater.
- Continue collecting groundwater samples from the City wells for analysis of regulated contaminants and provide the data to the MDH.

## 9. References

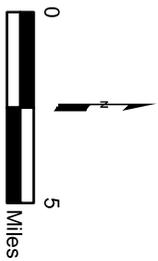
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## **Figures**



- City Well Location
- High Capacity Well Location
- Local Model Boundary

Source: ESRI, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, and the GIS User Community  
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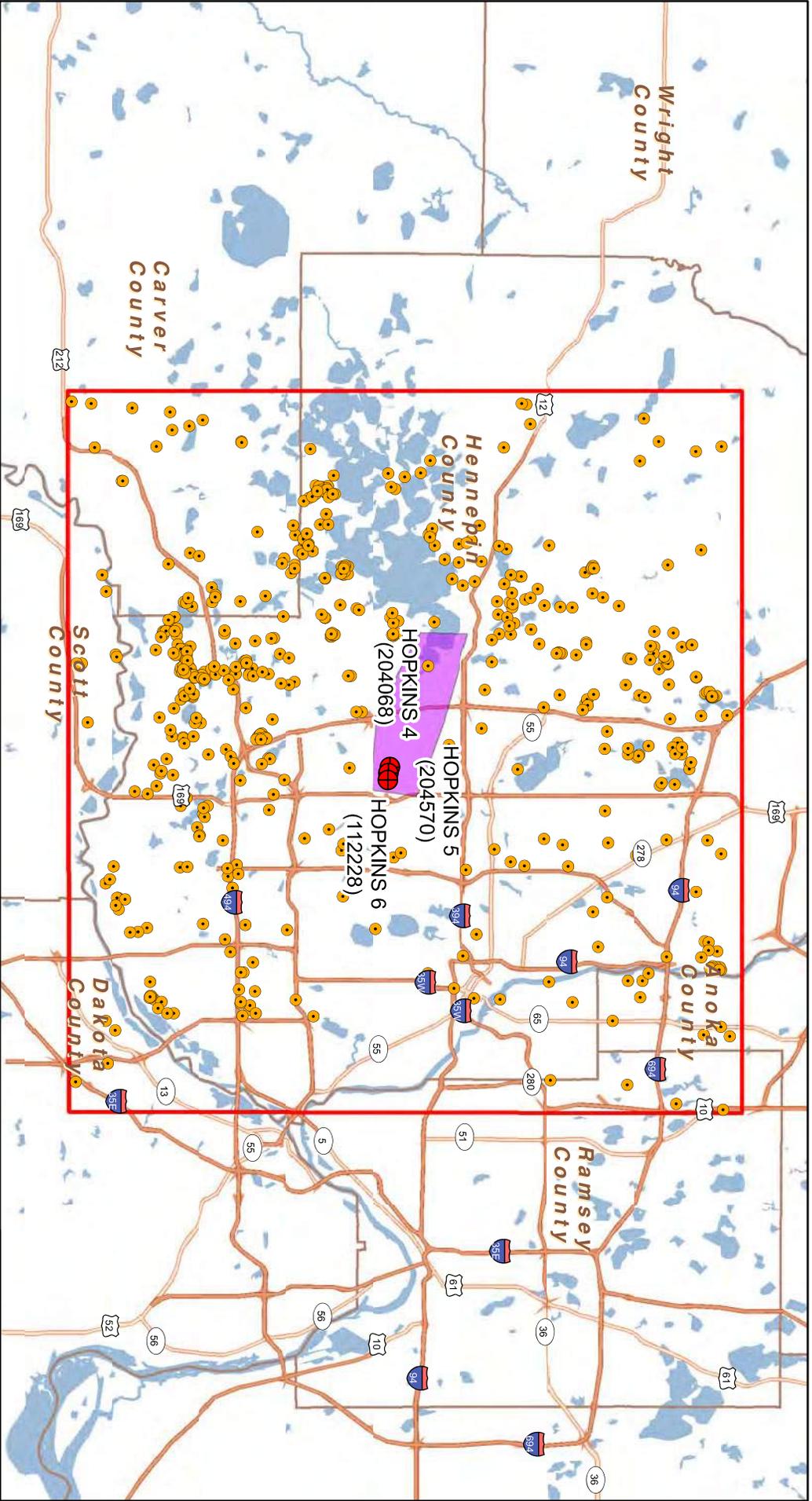


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**SITE LOCATION, HIGH CAPACITY WELLS, AND  
 LOCAL MODEL BOUNDARY**

FILE: g3hopkinswHP01d - Fig 1.MXD    DATE: 12/7/2015    FIGURE: 1

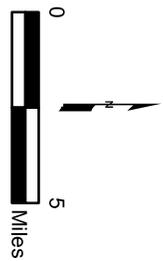


- City Well Location
- Calibration Point Location
- Local Model Boundary
- Modification Area

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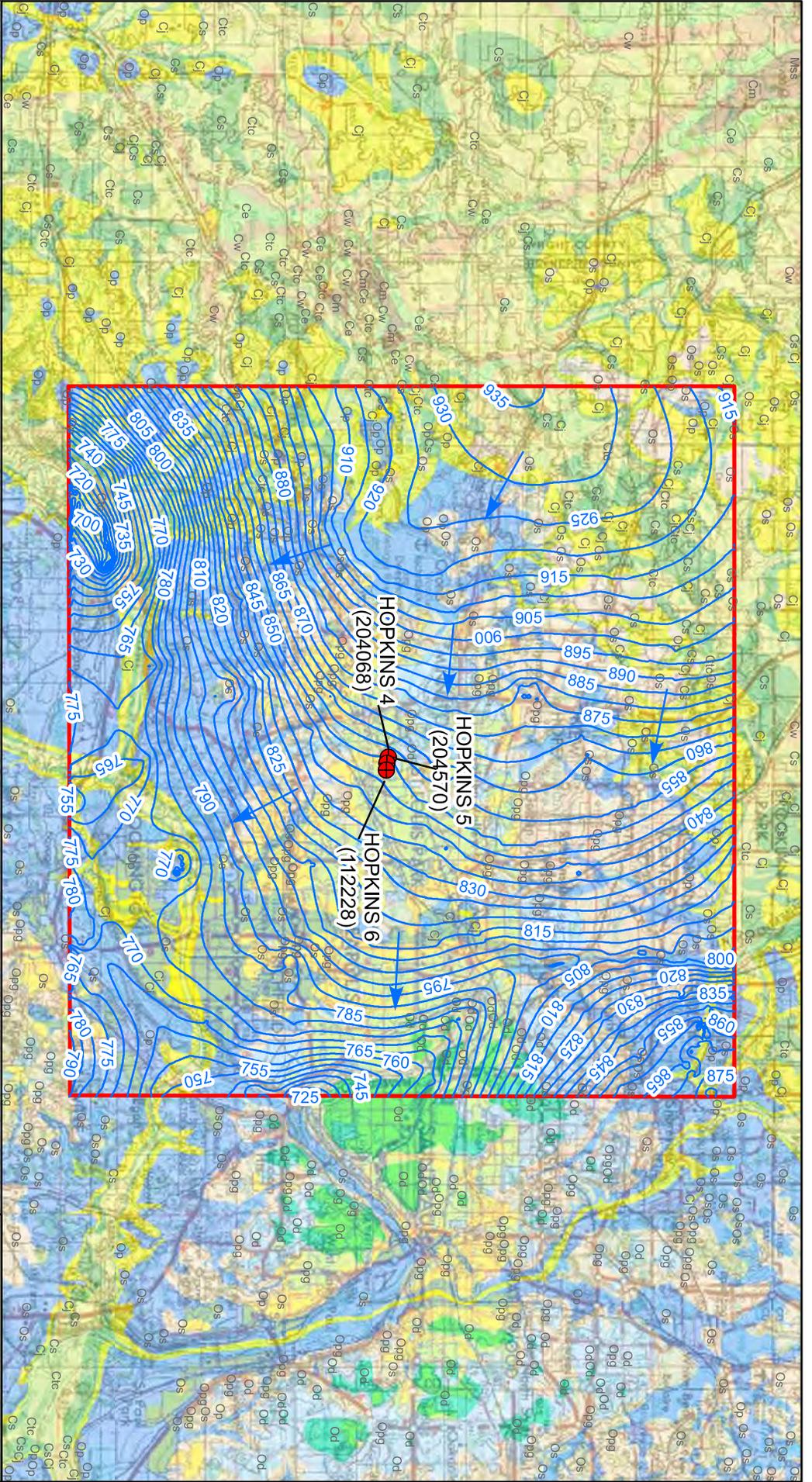
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**LOCAL MODEL BOUNDARY, CALIBRATION POINTS, AND  
 MODIFICATION AREA**

FILE: g3hopkinswhp01e - Fig 2.MXD    DATE: 12/7/2015    FIGURE: 2



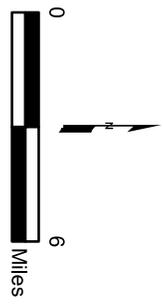
- City Well Location
- Potentiometric Surface Contour Prairie du Chien Aquifer (feet)
- Groundwater Flow Direction
- Local Model Boundary
- Bedrock in Model Boundary

- Bedrock in Model Boundary**
- Platteville and Glenwood Formations
  - St. Peter Sandstone
  - Prairie du Chien Group
  - Jordan Sandstone
  - St. Lawrence Formation
  - Tunnel City Group
  - Woneoc Sandstone
  - Mt. Simon Sandstone

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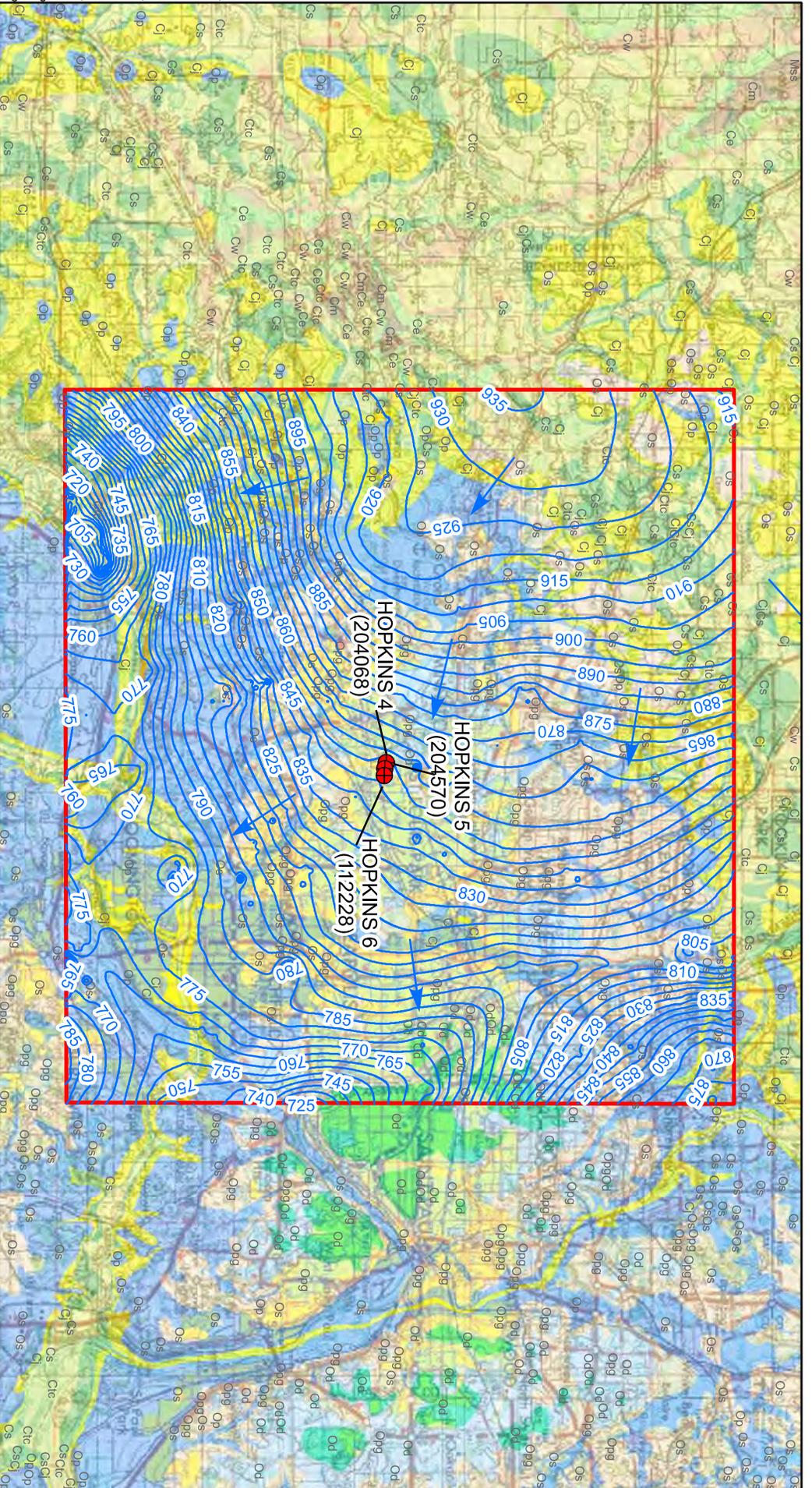


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**SIMULATED GROUNDWATER EQUIPOTENTIAL CONTOURS OF  
 PRAIRIE DU CHIEN AQUIFER AND BEDROCK GEOLOGY**

FILE: g3hopkinswhp01f - Fig3.MXD    DATE: 1/11/2016    FIGURE: 3

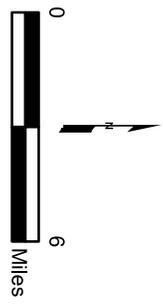


- City Well Location
- Potentiometric Surface Contour Jordan Aquifer (feet)
- Groundwater Flow Direction
- Local Model Boundary
- Bedrock in Model Boundary
- Platteville and Glenwood Formations
- St. Peter Sandstone
- Prairie du Chien Group
- Jordan Sandstone
- St. Lawrence Formation
- Tunnel City Group
- Wonehoc Sandstone
- Mt. Simon Sandstone

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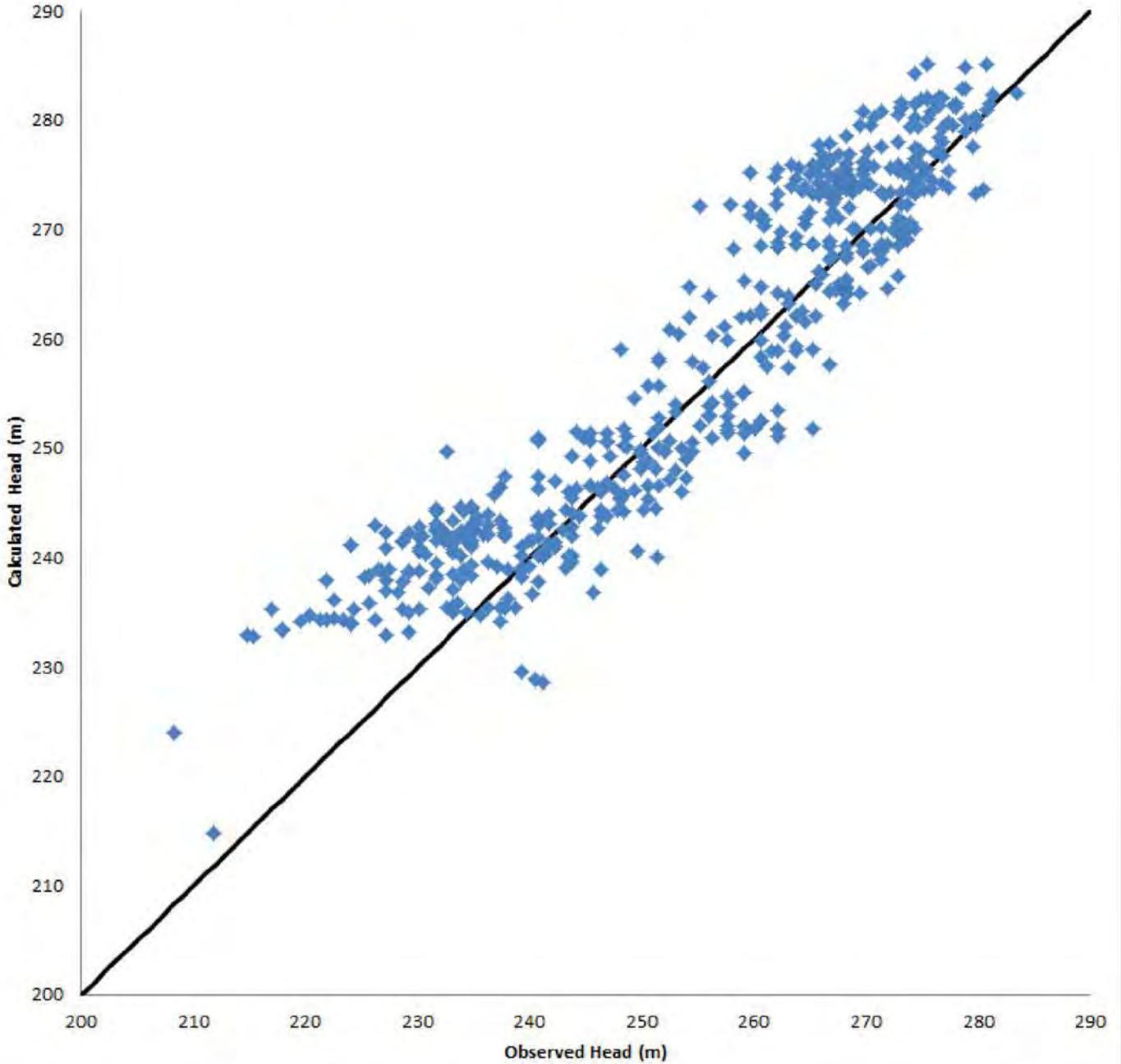


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**SIMULATED GROUNDWATER EQUIPOTENTIAL CONTOURS OF  
 JORDAN AQUIFER AND BEDROCK GEOLOGY**

FILE: g3hopkinswhp01g - Fig4.MXD DATE: 1/11/2016 FIGURE: 4

### Computed vs. Observed Values Hydraulic Head in Model Layers 3 and 4



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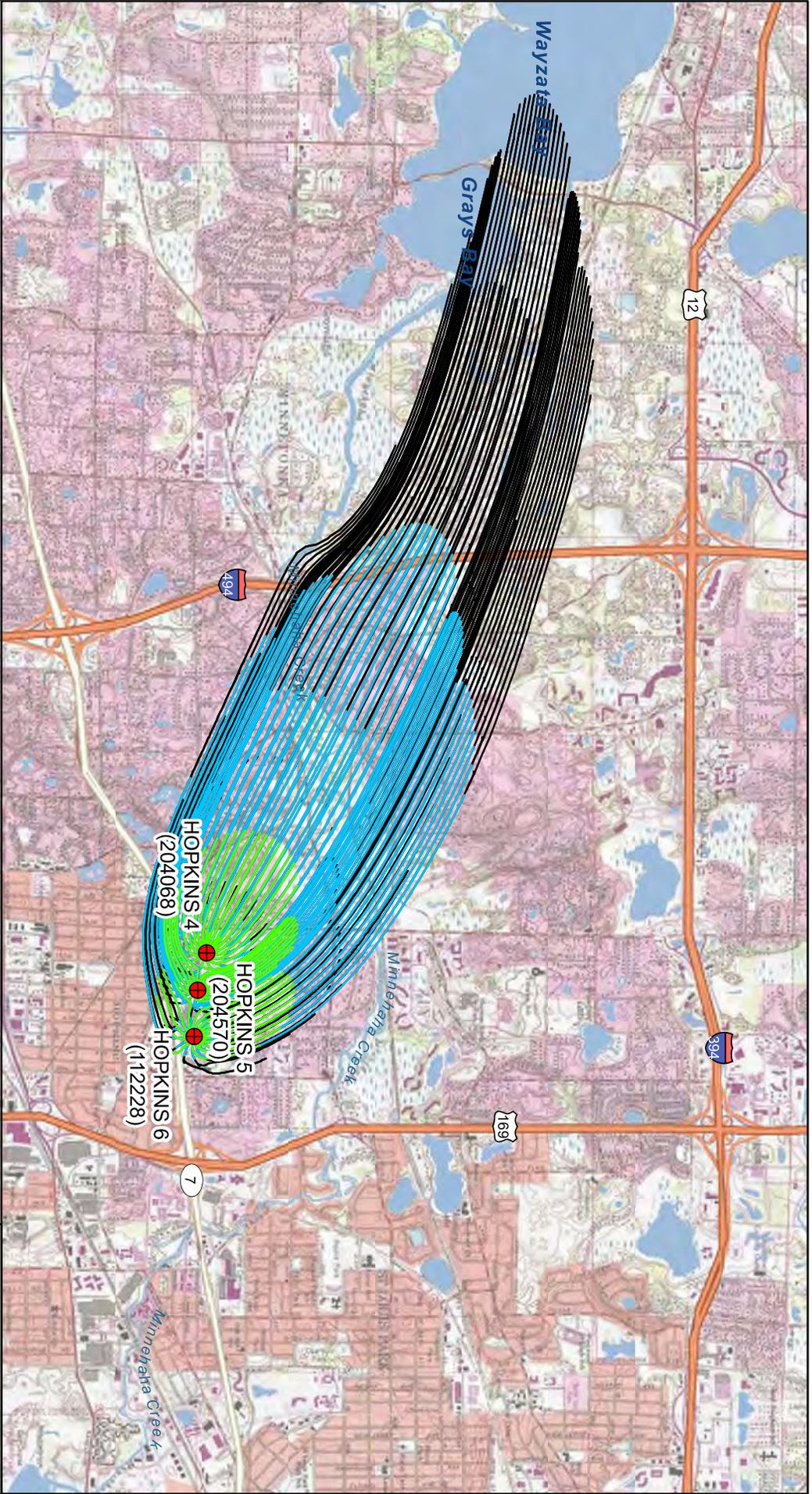
MODEL CALIBRATION

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DATE:

11/25/2015

FIGURE: 5

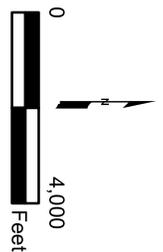


- City Well Location
- 1-Year Flowpaths Jordan and Prairie du Chien Aquifers
- 5-Year Flowpaths Jordan and Prairie du Chien Aquifers
- 10-Year Flowpaths Jordan and Prairie du Chien Aquifers

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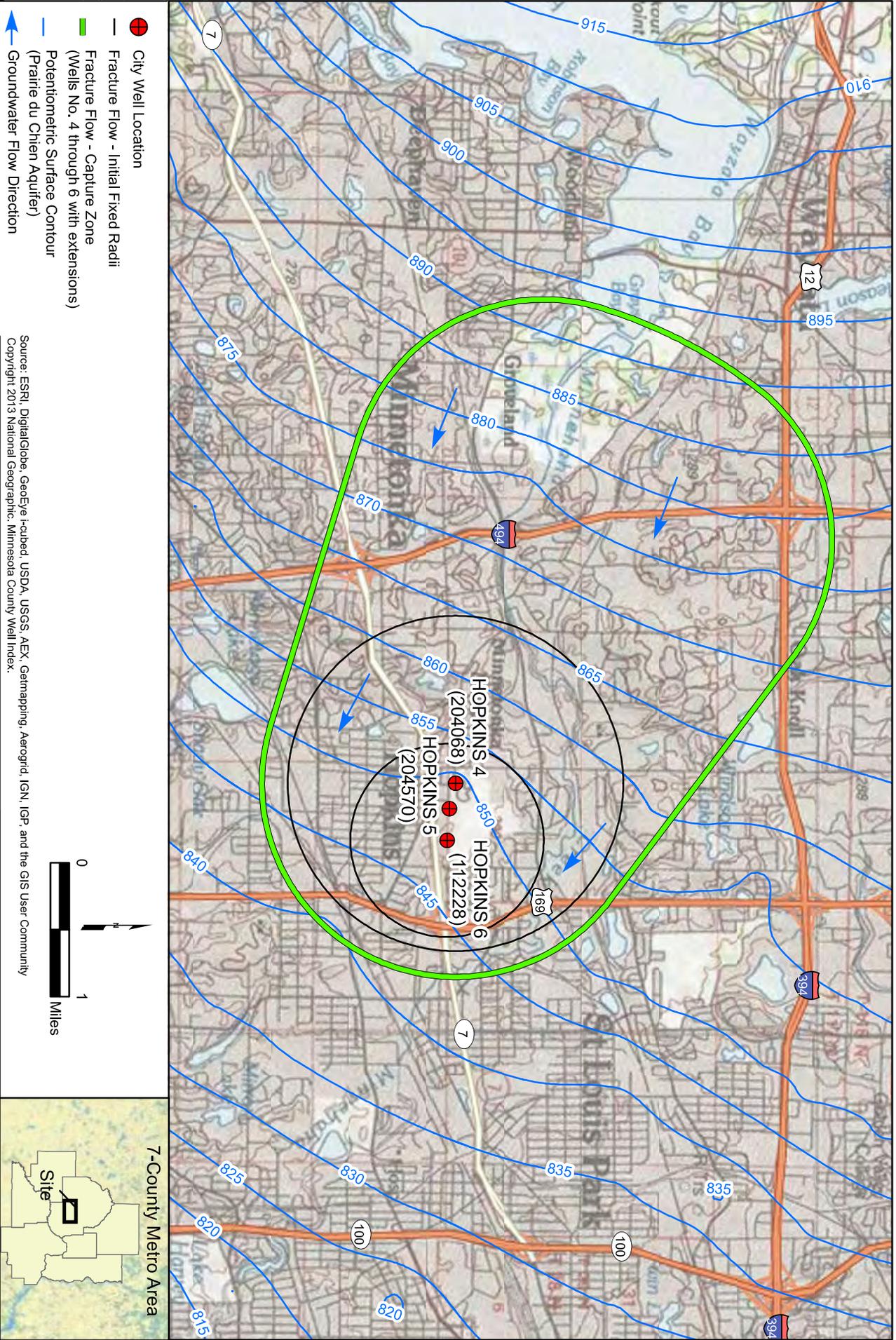
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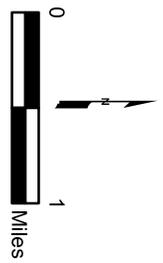
**1, 5, AND 10 YEAR FLOWPATHS FOR CALIBRATED MODEL**

FILE: g3hopkinswHP01i - Fig 6.MXD    DATE: 2/24/2016    FIGURE: 6



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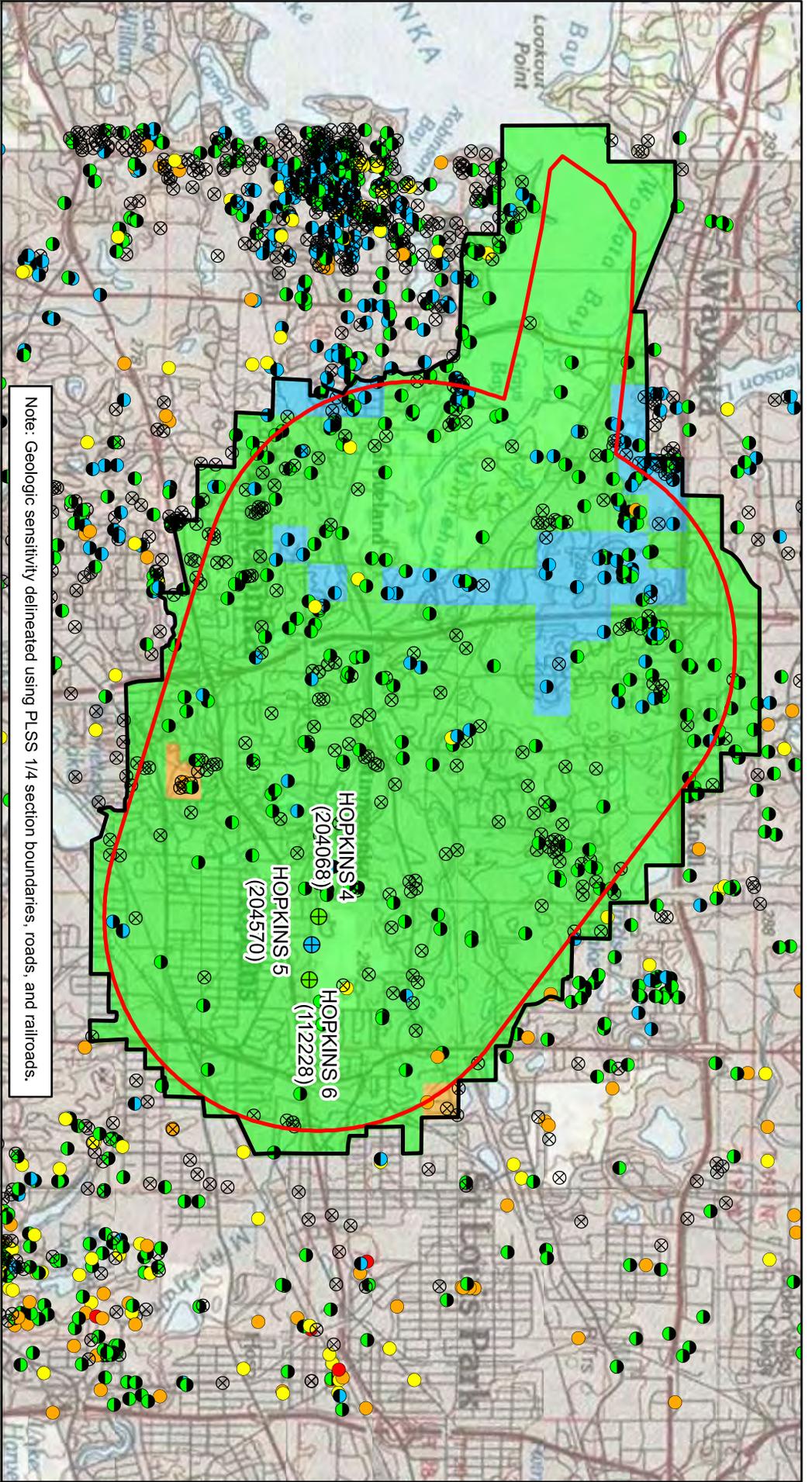


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**FRACTURE FLOW DELINEATION BOUNDARIES**

FILE: g3hopkinswHP01j - Fig 7.MXD    DATE: 2/24/2016    FIGURE: 7



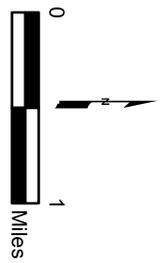


- ⊕ City Well Location
- Insufficient Data
- Domestic Well
- ⊕ Combined Wellhead Protection Area
- Drinking Water Supply Management Area

- Geologic Sensitivity**
- Very High Sensitivity
  - High Sensitivity
  - Moderate Sensitivity
  - Low Sensitivity (L-Score: 1-3)
  - Low Sensitivity (L-Score: 4-7)
  - Very Low Sensitivity (L-Score: 8-11)
  - Very Low Sensitivity (L-Score: >11)

Note: Geologic sensitivity delineated using PLSS 1/4 section boundaries, roads, and railroads.

Source: ESRI, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, and the GIS User Community  
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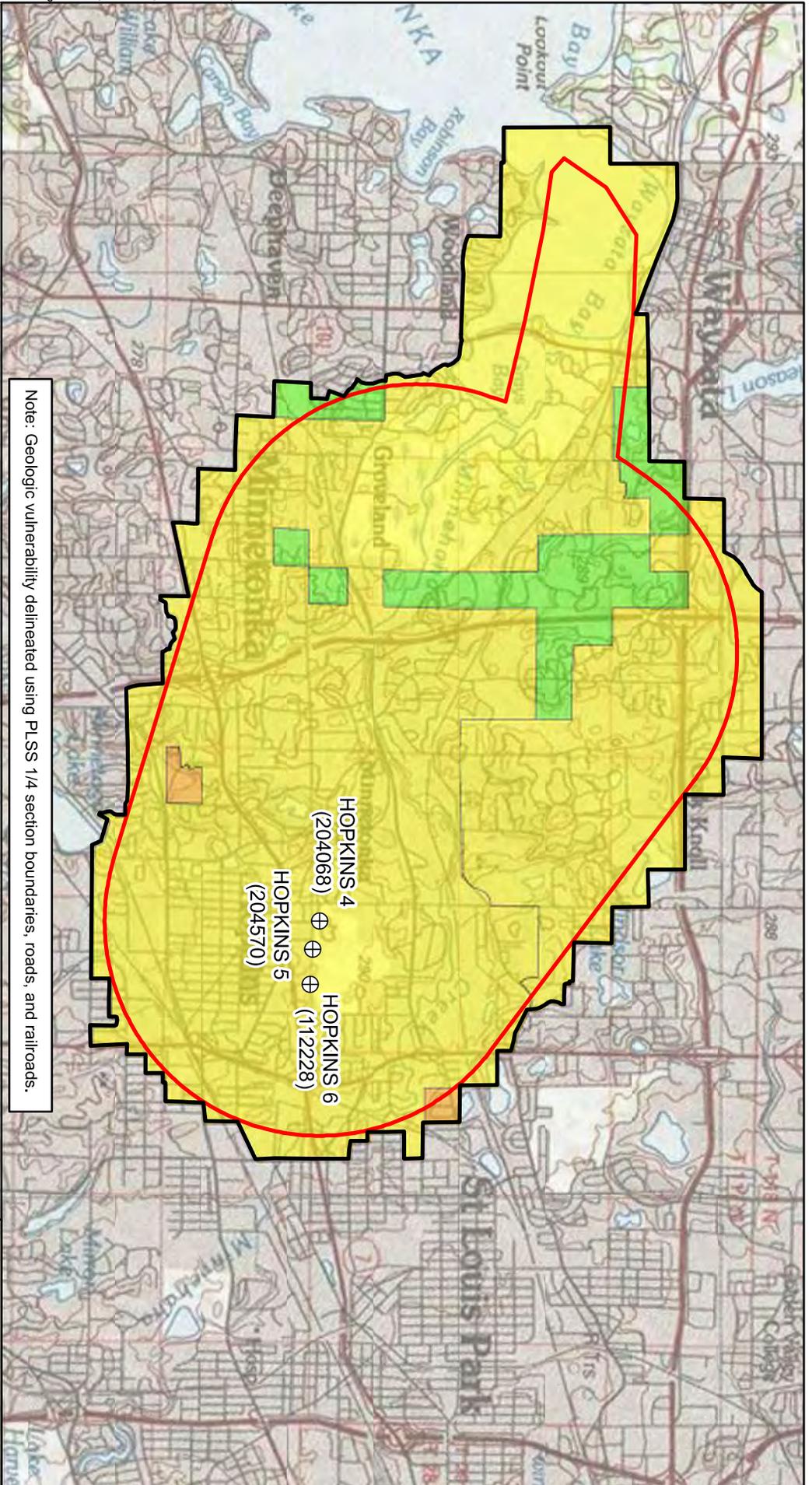


Prepared By:  
**LEGGETTE, BRASHEARS & GRAHAM, INC.**  
 Professional Groundwater and  
 Environmental Engineering Services  
 8 Pine Tree Drive, Suite 250  
 St. Paul, Minnesota 55112  
 (651) 490-1405

**CITY OF HOPKINS**  
 HOPKINS, MINNESOTA

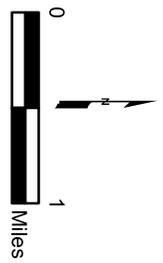
**DRINKING WATER SUPPLY MANAGEMENT AREA**  
**GEOLOGIC SENSITIVITY ASSESSMENT**

FILE: g3hopkinswHP011 - Fig 9.MXD      DATE: 3/7/2016      FIGURE: 9



Note: Geologic vulnerability delineated using PLSS 1/4 section boundaries, roads, and railroads.

- ⊕ City Well Location
  - Combined Wellhead Protection Area
  - Drinking Water Supply Management Area
- DWSMA Vulnerability**
- Very High
  - High
  - Moderate
  - Low



Source: ESRI, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, and the GIS User Community  
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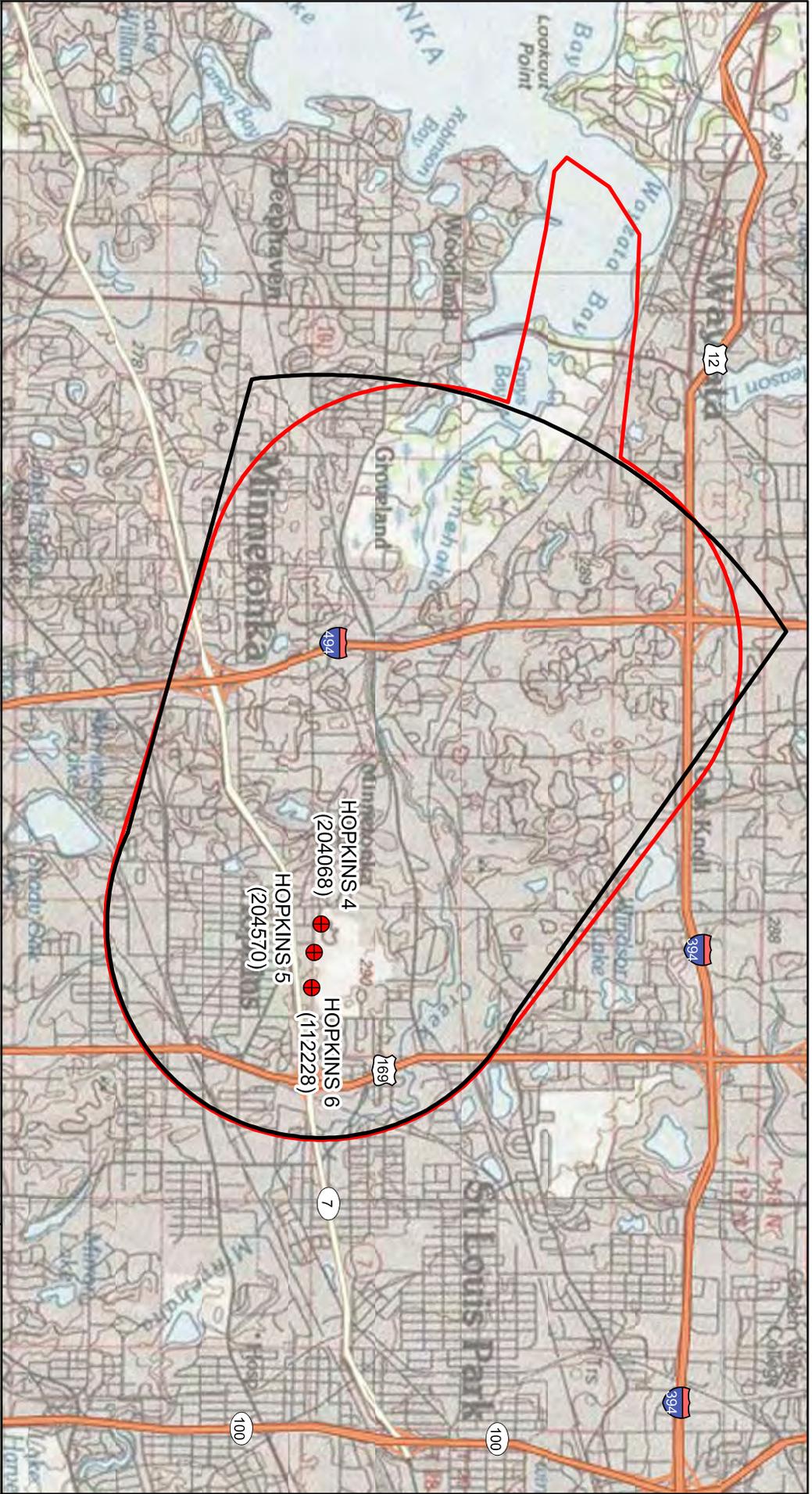


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**CITY OF HOPKINS**  
 HOPKINS, MINNESOTA

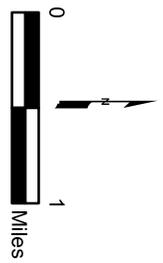
**DRINKING WATER SUPPLY MANAGEMENT AREA  
 VULNERABILITY ASSESSMENT**

FILE: g3hopkinswhp01m - Fig 10.MXD DATE: 3/7/2016 FIGURE: 10



- City Well Location
- Amended 2015 Wellhead Protection Area
- Original 2005 Wellhead Protection Area

Source: ESRI, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, and the GIS User Community  
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<b>CITY OF HOPKINS</b>	
HOPKINS, MINNESOTA	
<b>ORIGINAL AND AMENDED WELLHEAD PROTECTION AREAS</b>	
FILE: g3hopkinswhp01n - Fig 11.MXD	DATE: 12/14/2015
FIGURE: 11	

## **Appendix A**

### **Fracture Flow Delineation Calculation Data**

Appendix A  
Fracture Flow Delineation Calculation Data

Part 1 Wellhead Protection Plan  
Hopkins, Minnesota

Unique Well# = 204068  
HOPKINS 4  
X = 466,990.000, Y = 4,975,893.000

5 Year Pumping Volume (1825 days)				
Pumping Volume (Q):	7,252.00 m3/day	256,102.00 cu.ft./day	1,330.40 gal./min.	1,915,776.00 gal./day
Water Producing Zone Thickness (L):	13.411 m	44 ft.		
Effective Porosity (n):	0.056			
Original (CFR) Radius:	2,368.41 m	7,770.39 ft.		
New Radius:	2,688.88 m	8,821.79 ft.		
New Pumping Volume (Q): *	9,347.29 m3/day	330,096.31 cu.ft./day	1,714.79 gal./min.	2,469,291.91 gal./day

Unique Well# = 112228  
HOPKINS 6  
X = 467,675.000, Y = 4,975,792.000

5 Year Pumping Volume (1825 days)				
Pumping Volume (Q):	4,095.33 m3/day	144,625.25 cu.ft./day	751.3 gal./min.	1,081,872.00 gal./day
Water Producing Zone Thickness (L):	26.21 m	86.00 ft.		
Effective Porosity (n):	0.056			
Original (CFR) Radius:	1,273.06 m	4,176.72 ft.		
New Radius:	1,273.06 m	4,176.72 ft.		
New Pumping Volume (Q): *	4,095.33 m3/day	144,625.25 cu.ft./day	751.3 gal./min.	1,081,872.00 gal./day

OVERLAP SUMMARY INFORMATION

Original (CFR) Area for Well# 204068:	17,622,400.90 m2	189,685,761.08 sq.ft.
New (CFR) Area for Well# 204068:	22,713,956.09 m2	244,490,751.90 sq.ft.
Original (CFR) Area for Well# 112228:	5,091,555.18 m2	54,804,990.82 sq.ft.
New (CFR) Area for Well# 112228:	5,091,555.18 m2	54,804,990.82 sq.ft.
Overlap Area to Well# 204068:	5,091,555.18 m2	54,804,990.82 sq.ft.
Overlap Area to Well# 112228:	0 m2	0 sq.ft.
Total Overlap Area:	5,091,555.18 m2	54,804,990.82 sq.ft.

\* = New Pumping Volumes (Q) if needed for additional overlap computations with another well.

UP-GRADIENT EXTENSION (UGE)

(area beyond the New Areas of both Wells)

(area beyond the New Areas of both Wells)

Bearing from Well# 204068 = 297° from North +/- 10°.

Bearing from Well# 112228 = 297° from North +/- 10°.

Up-Gradient Extension Area:	24,682,304.62 m2	265,677,858.72 sq.ft.
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**APPENDIX D**  
Inner Well Management Zone

**INNER WELLHEAD MANAGEMENT ZONE (IWMZ) -  
 POTENTIAL CONTAMINANT SOURCE INVENTORY (PCSI) REPORT**

**PUBLIC WATER SYSTEM INFORMATION**

<b>PWS ID</b>	1270016	<b>COMMUNITY</b>
<b>NAME</b>	Hopkins	
<b>ADDRESS</b>	Hopkins Water Superintendent, 11100 Excelsior Boulevard, Hopkins, MN 55343	

**FACILITY (WELL) INFORMATION**

<b>NAME</b>	Well #1	<b>IS THERE A WELL LOG OR ADDITIONAL CONSTRUCTION INFORMATION AVAILABLE?</b>  <input type="checkbox"/> YES (Please attach a copy) <input type="checkbox"/> NO <input type="checkbox"/> UNDETERMINED
<b>FACILITY ID</b>	S01	
<b>UNIQUE WELL NO.</b>	204573	
<b>COUNTY</b>	Hennepin	

<b>PWS ID / FACILITY ID</b>	1270016    S01	<b>UNIQUE WELL NO.</b>	204573
-----------------------------	----------------	------------------------	--------

PCSI CODE	ACTUAL OR POTENTIAL CONTAMINATION SOURCE	ISOLATION DISTANCES (FEET)			LOCATION		
		Minimum Distances		Sensitive Well <sup>1</sup>	Within 200 Ft. Y / N / U	Dist. from Well	Est. (?)
		Community	Non-community				

**Agricultural Related**

*AC1	Agricultural chemical buried piping	50	50		N		
*AC2	Agricultural chemical multiple tanks or containers for residential retail sale or use, no single tank or container exceeding, but aggregate volume exceeding 56 gal. or 100 lbs. dry weight	50	50		N		
ACP	Agricultural chemical tank or container with 25 gal. or more or 100 lbs. or more dry weight, or equipment filling or cleaning area without safeguards	150	150		N		
ACS	Agricultural chemical storage or equipment filling or cleaning area with safeguards	100	100		N		
ACR	Agricultural chemical storage or equipment filling or cleaning area with safeguards and roofed	50	50		N		
ADW	Agricultural drainage well <sup>2</sup> (Class V well - illegal <sup>3</sup> )	50	50		N		
AAT	Anhydrous ammonia tank (stationary tank)	50	50		N		
AB1	Animal building, feedlot, confinement area, or kennel, 0.1 to 1.0 animal unit (stockyard)	50	20	100/40	N		
AB2	Animal building or poultry building, including a horse riding area, more than 1.0 animal unit	50	50	100	N		
ABS	Animal burial area, more than 1.0 animal unit	50	50		N		
FWP	Animal feeding or watering area within a pasture, more than 1.0 animal unit	50	50	100	N		
AF1	Animal feedlot, unroofed, 300 or more animal units (stockyard)	100	100	200	N		
AF2	Animal feedlot, more than 1.0, but less than 300 animal units (stockyard)	50	50	100	N		
AMA	Animal manure application	use discretion	use discretion		N		
REN	Animal rendering plant	50	50		N		
MS1	Manure (liquid) storage basin or lagoon, unpermitted or noncertified	300	300	600	N		
MS2	Manure (liquid) storage basin or lagoon, approved earthen liner	150	150	300	N		
MS3	Manure (liquid) storage basin or lagoon, approved concrete or composite liner	100	100	200	N		
MS4	Manure (solid) storage area, not covered with a roof	100	100	200	N		
OSC	Open storage for crops	use discretion	use discretion		N		

**SSTS Related**

AA1	Absorption area of a soil dispersal system, average flow greater than 10,000 gal./day	300	300	600	N		
AA2	Absorption area of a soil dispersal system serving a facility handling infectious or pathological wastes, average flow 10,000 gal./day or less	150	150	300	N		
AA3	Absorption area of a soil dispersal system, average flow 10,000 gal./day or less	50	50	100	N		
AA4	Absorption area of a soil dispersal system serving multiple family residences or a non-residential facility and has the capacity to serve 20 or more persons per day (Class V well) <sup>2</sup>	50/300/150 <sup>4</sup>	50/300/150 <sup>4</sup>	100/600/300 <sup>4</sup>	N		
CSP	Cesspool	75	75	150	N		
AGG	Dry well, leaching pit, seepage pit	75	75	150	N		
*FD1	Floor drain, grate, or trough connected to a buried sewer	50	50		N		
*FD2	Floor drain, grate, or trough if buried sewer is air-tested, approved materials, serving one building, or two or less single-family residences	50	20		N		
*GW1	Gray-water dispersal area	50	50	100	N		
LC1	Large capacity cesspools (Class V well - illegal) <sup>2</sup>	75	75	150	N		
MVW	Motor vehicle waste disposal (Class V well - illegal) <sup>2</sup>	illegal	illegal		N		

<b>PWS ID / FACILITY ID</b>	1270016 S01	<b>UNIQUE WELL NO.</b>	204573
-----------------------------	-------------	------------------------	--------

PCSI CODE	ACTUAL OR POTENTIAL CONTAMINATION SOURCE	ISOLATION DISTANCES (FEET)				LOCATION	
		Minimum Distances		Sensitive Well <sup>1</sup>	Within 200 Ft. Y / N / U	Dist. from Well	Est. (?)
		Community	Non-community				
PR1	Privy, nonportable	50	50	100	N		
PR2	Portable (privy) or toilet	50	20		N		
*SF1	Watertight sand filter; peat filter; or constructed wetland	50	50		N		
SET	Septic tank	50	50		N		
HTK	Sewage holding tank, watertight	50	50		N		
SS1	Sewage sump capacity 100 gal. or more	50	50		N		
SS2	Sewage sump capacity less than 100 gal., tested, conforming to rule	50	20		N		
*ST1	Sewage treatment device, watertight	50	50		N		
SB1	Sewer, buried, approved materials, tested, serving one building, or two or less single-family residences	50	20		Y	140	N
SB2	Sewer, buried, collector, municipal, serving a facility handling infectious or pathological wastes, open-jointed or unapproved materials	50	50		N		
*WB1	Water treatment backwash holding basin, reclaim basin, or surge tank with a direct sewer connection	50	50		N		
*WB2	Water treatment backwash holding basin, reclaim basin, or surge tank with a backflow protected sewer connection	20	20		N		
<b>Land Application</b>							
SPT	Land spreading area for sewage, septage, or sludge	50	50	100	N		
<b>Solid Waste Related</b>							
COS	Commercial compost site	50	50		N		
CD1	Construction or demolition debris disposal area	50	50	100	N		
*HW1	Household solid waste disposal area, single residence	50	50	100	N		
LF1	Landfill, permitted demolition debris, dump, or mixed municipal solid waste from multiple persons	300	300	600	N		
SVY	Scrap yard	50	50		N		
SWT	Solid waste transfer station	50	50		N		
<b>Storm Water Related</b>							
SD1	Storm water drain pipe, 8 inches or greater in diameter	50	20		N		
SWI	Storm water drainage well <sup>2</sup> (Class V well - illegal <sup>3</sup> )	50	50		N		
SM1	Storm water pond greater than 5000 gal.	50	35		N		
<b>Wells and Borings</b>							
*EB1	Elevator boring, not conforming to rule	50	50		N		
*EB2	Elevator boring, conforming to rule	20	20		N		
MON	Monitoring well	record dist.	record dist.		N		
WEL	Operating well	record dist.	record dist.		N		
UUW	Unused, unsealed well or boring	50	50		N		
<b>General</b>							
*CR1	Cistern or reservoir, buried, nonpressurized water supply	20	20		N		
PLM	Contaminant plume	50	50		N		
*CW1	Cooling water pond, industrial	50	50	100	N		
DC1	Deicing chemicals, bulk road	50	50	100	N		
*ET1	Electrical transformer storage area, oil-filled	50	50		N		
GRV	Grave or mausoleum	50	50		N		
GP1	Gravel pocket or French drain for clear water drainage only	20	20		N		
*HS1	Hazardous substance buried piping	50	50		N		
HS2	Hazardous substance tank or container, above ground or underground, 56 gal. or more, or 100 lbs. or more dry weight, without safeguards	150	150		N		
HS3	Hazardous substance tank or container, above ground or underground, 56 gal. or more, or 100 lbs. or more dry weight with safeguards	100	100		N		
HS4	Hazardous substance multiple storage tanks or containers for residential retail sale or use, no single tank or container exceeding 56 gal. or 100 lbs., but aggregate volume exceeding	50	50		N		
HWF	Highest water or flood level	50	N/A		N		
*HG1	Horizontal ground source closed loop heat exchanger buried piping	50	50		N		
*HG2	Horizontal ground source closed loop heat exchanger buried piping and horizontal piping, approved materials and heat transfer fluid	50	10		N		
IWD	Industrial waste disposal well (Class V well) <sup>2</sup>	illegal <sup>3</sup>	illegal <sup>3</sup>		N		
IWS	Interceptor, including a flammable waste or sediment	50	50		N		
OH1	Ordinary high water level of a stream, river, pond, lake, reservoir, or drainage ditch (holds water six months or more)	50	35		N		
*PP1	Petroleum buried piping	50	50		N		
*PP2	Petroleum or crude oil pipeline to a refinery or distribution center	100	100		N		

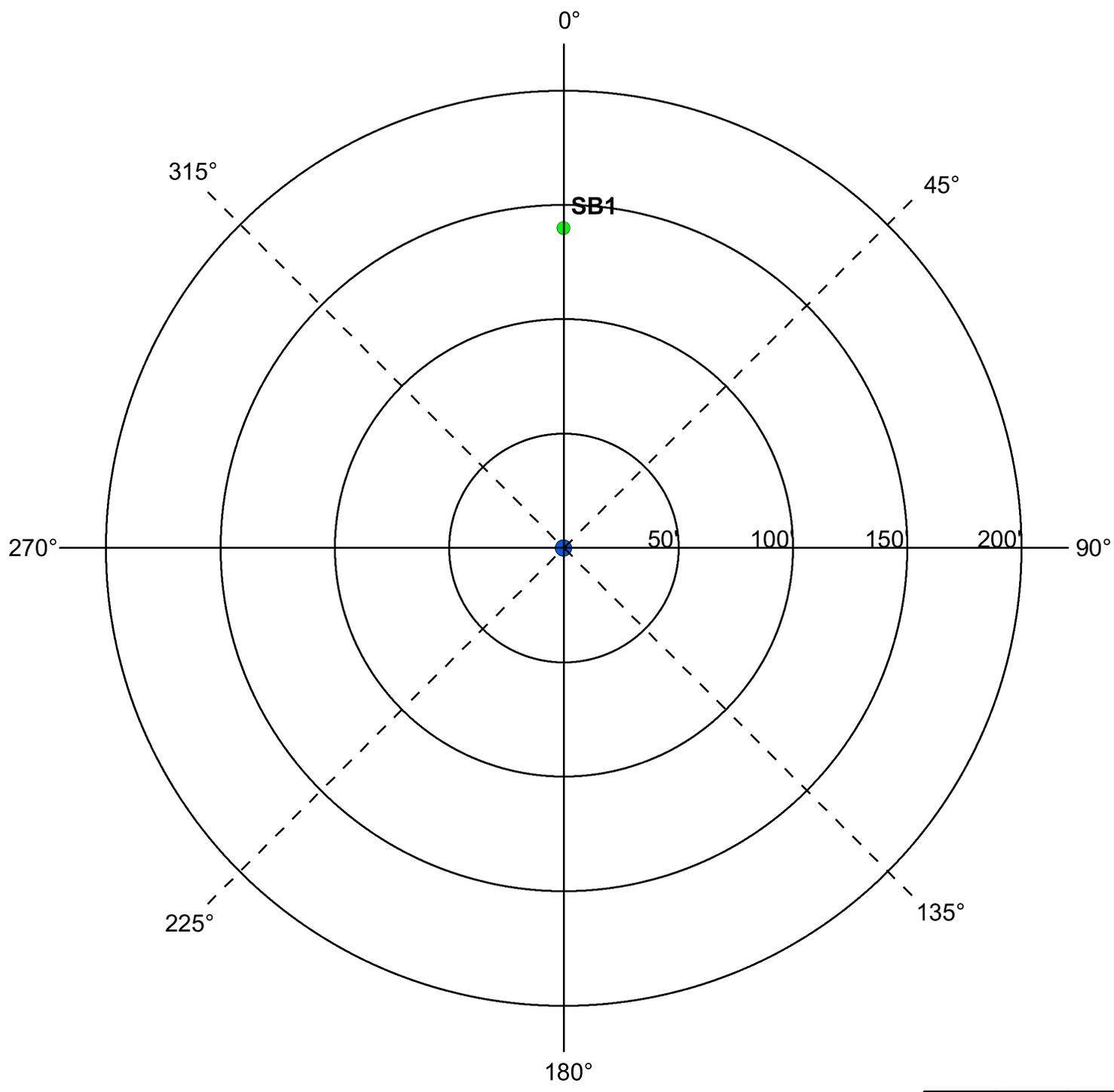


PWS ID / FACILITY ID 1270016 S01

UNIQUE WELL NO. 204573

SETBACK DISTANCES All potential contaminant sources must be noted on sketch.

Record the distance and approximate compass bearing of each potential contaminant source from the well, and identify the source using the "Source Code". Unlabeled points on the map are unsealed wells.



	Y	N	N/A
Were the isolation distances maintained for the new sources of contamination?			X
Is the system monitoring existing nonconforming sources of contamination?			X

Reminder Question: Were the wellhead protection measure(s) implemented?

INSPECTOR Freitag, John

DATE 5 - 31 - 2017

<b>RECOMMENDED WELLHEAD PROTECTION (WHP) MEASURES</b>	<b>WHP MEASURE IMPLEMENTED? Y or N</b>	<b>DATE VERIFIED</b>

**COMMENTS**

There is a gravel pocket at an unkown distance and bearing.

**For further information, please contact:**

**Minnesota Department of Health  
 Drinking Water Protection Section  
 Source Water Protection Unit  
 P.O. Box 64975  
 St. Paul, Minnesota 55164-0975**

**Section Receptionist: 651-201-4700  
 Division TDD: 651-201-5797 or MN Relay Service @ 1-800-627-3529 and ask for 651-201-5000**

**INNER WELLHEAD MANAGEMENT ZONE (IWMZ) -  
 POTENTIAL CONTAMINANT SOURCE INVENTORY (PCSI) REPORT**

**PUBLIC WATER SYSTEM INFORMATION**

<b>PWS ID</b>	1270016	<b>COMMUNITY</b>
<b>NAME</b>	Hopkins	
<b>ADDRESS</b>	Hopkins Water Superintendent, 11100 Excelsior Boulevard, Hopkins, MN 55343	

**FACILITY (WELL) INFORMATION**

<b>NAME</b>	Well #4	<b>IS THERE A WELL LOG OR ADDITIONAL CONSTRUCTION INFORMATION AVAILABLE?</b>  <input type="checkbox"/> YES (Please attach a copy) <input type="checkbox"/> NO <input type="checkbox"/> UNDETERMINED
<b>FACILITY ID</b>	S03	
<b>UNIQUE WELL NO.</b>	204068	
<b>COUNTY</b>	Hennepin	

<b>PWS ID / FACILITY ID</b>	1270016    S03	<b>UNIQUE WELL NO.</b>	204068
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PCSI CODE	ACTUAL OR POTENTIAL CONTAMINATION SOURCE	ISOLATION DISTANCES (FEET)			LOCATION		
		Minimum Distances		Sensitive Well <sup>1</sup>	Within 200 Ft. Y / N / U	Dist. from Well	Est. (?)
		Community	Non-community				

**Agricultural Related**

*AC1	Agricultural chemical buried piping	50	50		N		
*AC2	Agricultural chemical multiple tanks or containers for residential retail sale or use, no single tank or container exceeding, but aggregate volume exceeding 56 gal. or 100 lbs. dry weight	50	50		N		
ACP	Agricultural chemical tank or container with 25 gal. or more or 100 lbs. or more dry weight, or equipment filling or cleaning area without safeguards	150	150		N		
ACS	Agricultural chemical storage or equipment filling or cleaning area with safeguards	100	100		N		
ACR	Agricultural chemical storage or equipment filling or cleaning area with safeguards and roofed	50	50		N		
ADW	Agricultural drainage well <sup>2</sup> (Class V well - illegal <sup>3</sup> )	50	50		N		
AAT	Anhydrous ammonia tank (stationary tank)	50	50		N		
AB1	Animal building, feedlot, confinement area, or kennel, 0.1 to 1.0 animal unit (stockyard)	50	20	100/40	N		
AB2	Animal building or poultry building, including a horse riding area, more than 1.0 animal unit	50	50	100	N		
ABS	Animal burial area, more than 1.0 animal unit	50	50		N		
FWP	Animal feeding or watering area within a pasture, more than 1.0 animal unit	50	50	100	N		
AF1	Animal feedlot, unroofed, 300 or more animal units (stockyard)	100	100	200	N		
AF2	Animal feedlot, more than 1.0, but less than 300 animal units (stockyard)	50	50	100	N		
AMA	Animal manure application	use discretion	use discretion		N		
REN	Animal rendering plant	50	50		N		
MS1	Manure (liquid) storage basin or lagoon, unpermitted or noncertified	300	300	600	N		
MS2	Manure (liquid) storage basin or lagoon, approved earthen liner	150	150	300	N		
MS3	Manure (liquid) storage basin or lagoon, approved concrete or composite liner	100	100	200	N		
MS4	Manure (solid) storage area, not covered with a roof	100	100	200	N		
OSC	Open storage for crops	use discretion	use discretion		N		

**SSTS Related**

AA1	Absorption area of a soil dispersal system, average flow greater than 10,000 gal./day	300	300	600	N		
AA2	Absorption area of a soil dispersal system serving a facility handling infectious or pathological wastes, average flow 10,000 gal./day or less	150	150	300	N		
AA3	Absorption area of a soil dispersal system, average flow 10,000 gal./day or less	50	50	100	N		
AA4	Absorption area of a soil dispersal system serving multiple family residences or a non-residential facility and has the capacity to serve 20 or more persons per day (Class V well) <sup>2</sup>	50/300/150 <sup>4</sup>	50/300/150 <sup>4</sup>	100/600/300 <sup>4</sup>	N		
CSP	Cesspool	75	75	150	N		
AGG	Dry well, leaching pit, seepage pit	75	75	150	N		
*FD1	Floor drain, grate, or trough connected to a buried sewer	50	50		N		
*FD2	Floor drain, grate, or trough if buried sewer is air-tested, approved materials, serving one building, or two or less single-family residences	50	20		N		
*GW1	Gray-water dispersal area	50	50	100	N		
LC1	Large capacity cesspools (Class V well - illegal) <sup>2</sup>	75	75	150	N		
MVW	Motor vehicle waste disposal (Class V well - illegal) <sup>2</sup>	illegal	illegal		N		

<b>PWS ID / FACILITY ID</b>	1270016 S03	<b>UNIQUE WELL NO.</b>	204068
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PCSI CODE	ACTUAL OR POTENTIAL CONTAMINATION SOURCE	ISOLATION DISTANCES (FEET)				LOCATION	
		Minimum Distances		Sensitive Well <sup>1</sup>	Within 200 Ft. Y / N / U	Dist. from Well	Est. (?)
		Community	Non-community				
PR1	Privy, nonportable	50	50	100	N		
PR2	Portable (privy) or toilet	50	20		N		
*SF1	Watertight sand filter; peat filter; or constructed wetland	50	50		N		
SET	Septic tank	50	50		N		
HTK	Sewage holding tank, watertight	50	50		N		
SS1	Sewage sump capacity 100 gal. or more	50	50		N		
SS2	Sewage sump capacity less than 100 gal., tested, conforming to rule	50	20		N		
*ST1	Sewage treatment device, watertight	50	50		N		
SB1	Sewer, buried, approved materials, tested, serving one building, or two or less single-family residences	50	20		N		
SB2	Sewer, buried, collector, municipal, serving a facility handling infectious or pathological wastes, open-jointed or unapproved materials	50	50		N		
*WB1	Water treatment backwash holding basin, reclaim basin, or surge tank with a direct sewer connection	50	50		N		
*WB2	Water treatment backwash holding basin, reclaim basin, or surge tank with a backflow protected sewer connection	20	20		N		
<b>Land Application</b>							
SPT	Land spreading area for sewage, septage, or sludge	50	50	100	N		
<b>Solid Waste Related</b>							
COS	Commercial compost site	50	50		N		
CD1	Construction or demolition debris disposal area	50	50	100	N		
*HW1	Household solid waste disposal area, single residence	50	50	100	N		
LF1	Landfill, permitted demolition debris, dump, or mixed municipal solid waste from multiple persons	300	300	600	N		
SVY	Scrap yard	50	50		Y	80	N
SWT	Solid waste transfer station	50	50		N		
<b>Storm Water Related</b>							
SD1	Storm water drain pipe, 8 inches or greater in diameter	50	20		N		
SWI	Storm water drainage well <sup>2</sup> (Class V well - illegal <sup>3</sup> )	50	50		N		
SM1	Storm water pond greater than 5000 gal.	50	35		N		
<b>Wells and Borings</b>							
*EB1	Elevator boring, not conforming to rule	50	50		N		
*EB2	Elevator boring, conforming to rule	20	20		N		
MON	Monitoring well	record dist.	record dist.		N		
WEL	Operating well	record dist.	record dist.		N		
UUW	Unused, unsealed well or boring	50	50		N		
<b>General</b>							
*CR1	Cistern or reservoir, buried, nonpressurized water supply	20	20		N		
PLM	Contaminant plume	50	50		N		
*CW1	Cooling water pond, industrial	50	50	100	N		
DC1	Deicing chemicals, bulk road	50	50	100	N		
*ET1	Electrical transformer storage area, oil-filled	50	50		N		
GRV	Grave or mausoleum	50	50		N		
GP1	Gravel pocket or French drain for clear water drainage only	20	20		N		
*HS1	Hazardous substance buried piping	50	50		N		
HS2	Hazardous substance tank or container, above ground or underground, 56 gal. or more, or 100 lbs. or more dry weight, without safeguards	150	150		N		
HS3	Hazardous substance tank or container, above ground or underground, 56 gal. or more, or 100 lbs. or more dry weight with safeguards	100	100		N		
HS4	Hazardous substance multiple storage tanks or containers for residential retail sale or use, no single tank or container exceeding 56 gal. or 100 lbs., but aggregate volume exceeding	50	50		N		
HWF	Highest water or flood level	50	N/A		N		
*HG1	Horizontal ground source closed loop heat exchanger buried piping	50	50		N		
*HG2	Horizontal ground source closed loop heat exchanger buried piping and horizontal piping, approved materials and heat transfer fluid	50	10		N		
IWD	Industrial waste disposal well (Class V well) <sup>2</sup>	illegal <sup>3</sup>	illegal <sup>3</sup>		N		
IWS	Interceptor, including a flammable waste or sediment	50	50		N		
OH1	Ordinary high water level of a stream, river, pond, lake, reservoir, or drainage ditch (holds water six months or more)	50	35		N		
*PP1	Petroleum buried piping	50	50		N		
*PP2	Petroleum or crude oil pipeline to a refinery or distribution center	100	100		N		



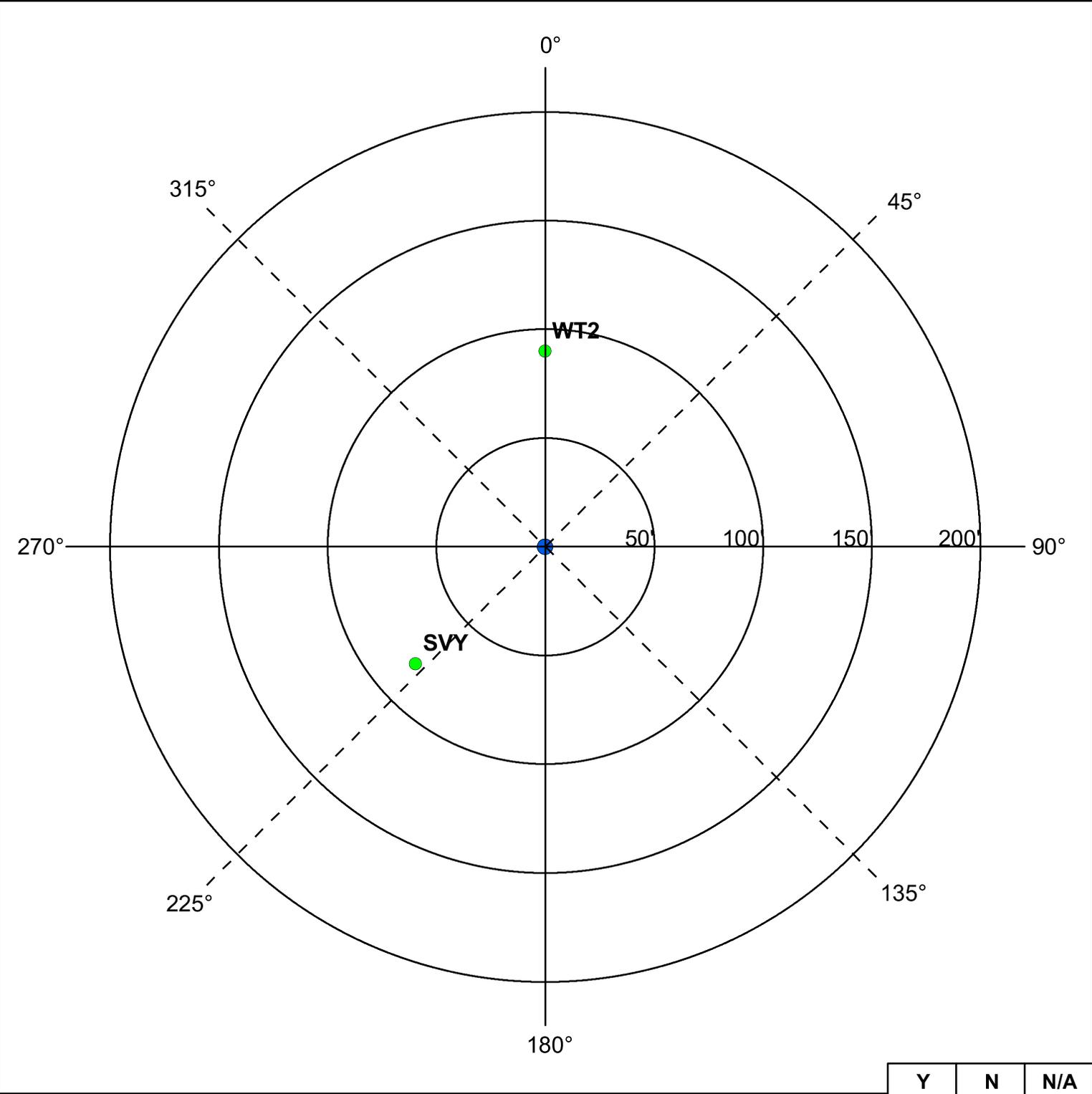
PWS ID / FACILITY ID 1270016 S03

UNIQUE WELL NO. 204068

SETBACK DISTANCES

All potential contaminant sources must be noted on sketch.

Record the distance and approximate compass bearing of each potential contaminant source from the well, and identify the source using the "Source Code". Unlabeled points on the map are unsealed wells.



	Y	N	N/A
Were the isolation distances maintained for the new sources of contamination?			X
Is the system monitoring existing nonconforming sources of contamination?			X

Reminder Question: Were the wellhead protection measure(s) implemented?

INSPECTOR Freitag, John

DATE 5 - 31 - 2017

RECOMMENDED WELLHEAD PROTECTION (WHP) MEASURES	WHP MEASURE IMPLEMENTED? Y or N	DATE VERIFIED

**COMMENTS**

**For further information, please contact:**

**Minnesota Department of Health  
 Drinking Water Protection Section  
 Source Water Protection Unit  
 P.O. Box 64975  
 St. Paul, Minnesota 55164-0975**

**Section Receptionist: 651-201-4700  
 Division TDD: 651-201-5797 or MN Relay Service @ 1-800-627-3529 and ask for 651-201-5000**

**INNER WELLHEAD MANAGEMENT ZONE (IWMZ) -  
 POTENTIAL CONTAMINANT SOURCE INVENTORY (PCSI) REPORT**

**PUBLIC WATER SYSTEM INFORMATION**

<b>PWS ID</b>	1270016	<b>COMMUNITY</b>
<b>NAME</b>	Hopkins	
<b>ADDRESS</b>	Hopkins Water Superintendent, 11100 Excelsior Boulevard, Hopkins, MN 55343	

**FACILITY (WELL) INFORMATION**

<b>NAME</b>	Well #5	<b>IS THERE A WELL LOG OR ADDITIONAL CONSTRUCTION INFORMATION AVAILABLE?</b>  <input type="checkbox"/> YES (Please attach a copy) <input type="checkbox"/> NO <input type="checkbox"/> UNDETERMINED
<b>FACILITY ID</b>	S04	
<b>UNIQUE WELL NO.</b>	204570	
<b>COUNTY</b>	Hennepin	

<b>PWS ID / FACILITY ID</b>	1270016    S04	<b>UNIQUE WELL NO.</b>	204570
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PCSI CODE	ACTUAL OR POTENTIAL CONTAMINATION SOURCE	ISOLATION DISTANCES (FEET)			LOCATION		
		Minimum Distances		Sensitive Well <sup>1</sup>	Within 200 Ft. Y / N / U	Dist. from Well	Est. (?)
		Community	Non-community				

**Agricultural Related**

*AC1	Agricultural chemical buried piping	50	50		N		
*AC2	Agricultural chemical multiple tanks or containers for residential retail sale or use, no single tank or container exceeding, but aggregate volume exceeding 56 gal. or 100 lbs. dry weight	50	50		N		
ACP	Agricultural chemical tank or container with 25 gal. or more or 100 lbs. or more dry weight, or equipment filling or cleaning area without safeguards	150	150		N		
ACS	Agricultural chemical storage or equipment filling or cleaning area with safeguards	100	100		N		
ACR	Agricultural chemical storage or equipment filling or cleaning area with safeguards and roofed	50	50		N		
ADW	Agricultural drainage well <sup>2</sup> (Class V well - illegal <sup>3</sup> )	50	50		N		
AAT	Anhydrous ammonia tank (stationary tank)	50	50		N		
AB1	Animal building, feedlot, confinement area, or kennel, 0.1 to 1.0 animal unit (stockyard)	50	20	100/40	N		
AB2	Animal building or poultry building, including a horse riding area, more than 1.0 animal unit	50	50	100	N		
ABS	Animal burial area, more than 1.0 animal unit	50	50		N		
FWP	Animal feeding or watering area within a pasture, more than 1.0 animal unit	50	50	100	N		
AF1	Animal feedlot, unroofed, 300 or more animal units (stockyard)	100	100	200	N		
AF2	Animal feedlot, more than 1.0, but less than 300 animal units (stockyard)	50	50	100	N		
AMA	Animal manure application	use discretion	use discretion		N		
REN	Animal rendering plant	50	50		N		
MS1	Manure (liquid) storage basin or lagoon, unpermitted or noncertified	300	300	600	N		
MS2	Manure (liquid) storage basin or lagoon, approved earthen liner	150	150	300	N		
MS3	Manure (liquid) storage basin or lagoon, approved concrete or composite liner	100	100	200	N		
MS4	Manure (solid) storage area, not covered with a roof	100	100	200	N		
OSC	Open storage for crops	use discretion	use discretion		N		

**SSTS Related**

AA1	Absorption area of a soil dispersal system, average flow greater than 10,000 gal./day	300	300	600	N		
AA2	Absorption area of a soil dispersal system serving a facility handling infectious or pathological wastes, average flow 10,000 gal./day or less	150	150	300	N		
AA3	Absorption area of a soil dispersal system, average flow 10,000 gal./day or less	50	50	100	N		
AA4	Absorption area of a soil dispersal system serving multiple family residences or a non-residential facility and has the capacity to serve 20 or more persons per day (Class V well) <sup>2</sup>	50/300/150 <sup>4</sup>	50/300/150 <sup>4</sup>	100/600/300 <sup>4</sup>	N		
CSP	Cesspool	75	75	150	N		
AGG	Dry well, leaching pit, seepage pit	75	75	150	N		
*FD1	Floor drain, grate, or trough connected to a buried sewer	50	50		N		
*FD2	Floor drain, grate, or trough if buried sewer is air-tested, approved materials, serving one building, or two or less single-family residences	50	20		N		
*GW1	Gray-water dispersal area	50	50	100	N		
LC1	Large capacity cesspools (Class V well - illegal) <sup>2</sup>	75	75	150	N		
MVW	Motor vehicle waste disposal (Class V well - illegal) <sup>2</sup>	illegal	illegal		N		

<b>PWS ID / FACILITY ID</b>	1270016 S04	<b>UNIQUE WELL NO.</b>	204570
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PCSI CODE	ACTUAL OR POTENTIAL CONTAMINATION SOURCE	ISOLATION DISTANCES (FEET)				LOCATION	
		Minimum Distances		Sensitive Well <sup>1</sup>	Within 200 Ft. Y / N / U	Dist. from Well	Est. (?)
		Community	Non-community				
PR1	Privy, nonportable	50	50	100	N		
PR2	Portable (privy) or toilet	50	20		N		
*SF1	Watertight sand filter; peat filter; or constructed wetland	50	50		N		
SET	Septic tank	50	50		N		
HTK	Sewage holding tank, watertight	50	50		N		
SS1	Sewage sump capacity 100 gal. or more	50	50		N		
SS2	Sewage sump capacity less than 100 gal., tested, conforming to rule	50	20		N		
*ST1	Sewage treatment device, watertight	50	50		N		
SB1	Sewer, buried, approved materials, tested, serving one building, or two or less single-family residences	50	20		N		
SB2	Sewer, buried, collector, municipal, serving a facility handling infectious or pathological wastes, open-jointed or unapproved materials	50	50		N		
*WB1	Water treatment backwash holding basin, reclaim basin, or surge tank with a direct sewer connection	50	50		N		
*WB2	Water treatment backwash holding basin, reclaim basin, or surge tank with a backflow protected sewer connection	20	20		N		
<b>Land Application</b>							
SPT	Land spreading area for sewage, septage, or sludge	50	50	100	N		
<b>Solid Waste Related</b>							
COS	Commercial compost site	50	50		N		
CD1	Construction or demolition debris disposal area	50	50	100	N		
*HW1	Household solid waste disposal area, single residence	50	50	100	N		
LF1	Landfill, permitted demolition debris, dump, or mixed municipal solid waste from multiple persons	300	300	600	N		
SVY	Scrap yard	50	50		N		
SWT	Solid waste transfer station	50	50		N		
<b>Storm Water Related</b>							
SD1	Storm water drain pipe, 8 inches or greater in diameter	50	20		N		
SWI	Storm water drainage well <sup>2</sup> (Class V well - illegal <sup>3</sup> )	50	50		N		
SM1	Storm water pond greater than 5000 gal.	50	35		N		
<b>Wells and Borings</b>							
*EB1	Elevator boring, not conforming to rule	50	50		N		
*EB2	Elevator boring, conforming to rule	20	20		N		
MON	Monitoring well	record dist.	record dist.		N		
WEL	Operating well	record dist.	record dist.		N		
UUW	Unused, unsealed well or boring	50	50		N		
<b>General</b>							
*CR1	Cistern or reservoir, buried, nonpressurized water supply	20	20		N		
PLM	Contaminant plume	50	50		N		
*CW1	Cooling water pond, industrial	50	50	100	N		
DC1	Deicing chemicals, bulk road	50	50	100	N		
*ET1	Electrical transformer storage area, oil-filled	50	50		N		
GRV	Grave or mausoleum	50	50		N		
GP1	Gravel pocket or French drain for clear water drainage only	20	20		N		
*HS1	Hazardous substance buried piping	50	50		N		
HS2	Hazardous substance tank or container, above ground or underground, 56 gal. or more, or 100 lbs. or more dry weight, without safeguards	150	150		N		
HS3	Hazardous substance tank or container, above ground or underground, 56 gal. or more, or 100 lbs. or more dry weight with safeguards	100	100		N		
HS4	Hazardous substance multiple storage tanks or containers for residential retail sale or use, no single tank or container exceeding 56 gal. or 100 lbs., but aggregate volume exceeding	50	50		N		
HWF	Highest water or flood level	50	N/A		N		
*HG1	Horizontal ground source closed loop heat exchanger buried piping	50	50		N		
*HG2	Horizontal ground source closed loop heat exchanger buried piping and horizontal piping, approved materials and heat transfer fluid	50	10		N		
IWD	Industrial waste disposal well (Class V well) <sup>2</sup>	illegal <sup>3</sup>	illegal <sup>3</sup>		N		
IWS	Interceptor, including a flammable waste or sediment	50	50		N		
OH1	Ordinary high water level of a stream, river, pond, lake, reservoir, or drainage ditch (holds water six months or more)	50	35		N		
*PP1	Petroleum buried piping	50	50		N		
*PP2	Petroleum or crude oil pipeline to a refinery or distribution center	100	100		N		



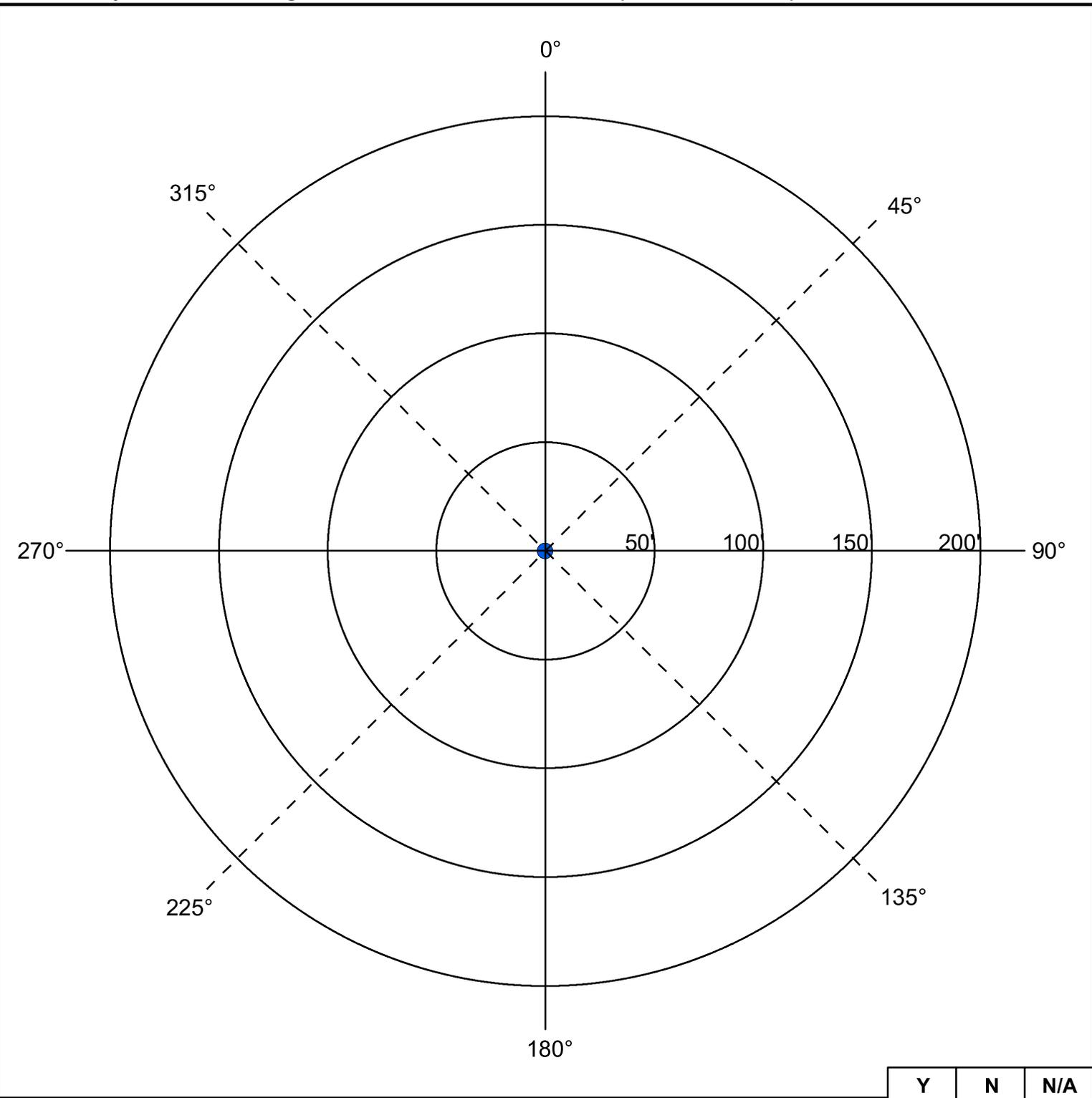
PWS ID / FACILITY ID 1270016 S04

UNIQUE WELL NO. 204570

SETBACK DISTANCES

All potential contaminant sources must be noted on sketch.

Record the distance and approximate compass bearing of each potential contaminant source from the well, and identify the source using the "Source Code". Unlabeled points on the map are unsealed wells.



	Y	N	N/A
Were the isolation distances maintained for the new sources of contamination?			X
Is the system monitoring existing nonconforming sources of contamination?			X

Reminder Question: Were the wellhead protection measure(s) implemented?

INSPECTOR Freitag, John

DATE 5 - 31 - 2017

<b>RECOMMENDED WELLHEAD PROTECTION (WHP) MEASURES</b>	<b>WHP MEASURE IMPLEMENTED? Y or N</b>	<b>DATE VERIFIED</b>

**COMMENTS**

There is a gravel pocket at an unknown distance and bearing.

**For further information, please contact:**

**Minnesota Department of Health  
 Drinking Water Protection Section  
 Source Water Protection Unit  
 P.O. Box 64975  
 St. Paul, Minnesota 55164-0975**

**Section Receptionist: 651-201-4700  
 Division TDD: 651-201-5797 or MN Relay Service @ 1-800-627-3529 and ask for 651-201-5000**

**INNER WELLHEAD MANAGEMENT ZONE (IWMZ) -  
 POTENTIAL CONTAMINANT SOURCE INVENTORY (PCSI) REPORT**

**PUBLIC WATER SYSTEM INFORMATION**

<b>PWS ID</b>	1270016	<b>COMMUNITY</b>
<b>NAME</b>	Hopkins	
<b>ADDRESS</b>	Hopkins Water Superintendent, 11100 Excelsior Boulevard, Hopkins, MN 55343	

**FACILITY (WELL) INFORMATION**

<b>NAME</b>	Well #6	<b>IS THERE A WELL LOG OR ADDITIONAL CONSTRUCTION INFORMATION AVAILABLE?</b>  <input type="checkbox"/> YES (Please attach a copy) <input type="checkbox"/> NO <input type="checkbox"/> UNDETERMINED
<b>FACILITY ID</b>	S05	
<b>UNIQUE WELL NO.</b>	112228	
<b>COUNTY</b>	Hennepin	

<b>PWS ID / FACILITY ID</b>	1270016    S05	<b>UNIQUE WELL NO.</b>	112228
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PCSI CODE	ACTUAL OR POTENTIAL CONTAMINATION SOURCE	ISOLATION DISTANCES (FEET)				LOCATION	
		Minimum Distances		Sensitive Well <sup>1</sup>	Within 200 Ft. Y / N / U	Dist. from Well	Est. (?)
		Community	Non-community				

**Agricultural Related**

*AC1	Agricultural chemical buried piping	50	50		N		
*AC2	Agricultural chemical multiple tanks or containers for residential retail sale or use, no single tank or container exceeding, but aggregate volume exceeding 56 gal. or 100 lbs. dry weight	50	50		N		
ACP	Agricultural chemical tank or container with 25 gal. or more or 100 lbs. or more dry weight, or equipment filling or cleaning area without safeguards	150	150		N		
ACS	Agricultural chemical storage or equipment filling or cleaning area with safeguards	100	100		N		
ACR	Agricultural chemical storage or equipment filling or cleaning area with safeguards and roofed	50	50		N		
ADW	Agricultural drainage well <sup>2</sup> (Class V well - illegal <sup>3</sup> )	50	50		N		
AAT	Anhydrous ammonia tank (stationary tank)	50	50		N		
AB1	Animal building, feedlot, confinement area, or kennel, 0.1 to 1.0 animal unit (stockyard)	50	20	100/40	N		
AB2	Animal building or poultry building, including a horse riding area, more than 1.0 animal unit	50	50	100	N		
ABS	Animal burial area, more than 1.0 animal unit	50	50		N		
FWP	Animal feeding or watering area within a pasture, more than 1.0 animal unit	50	50	100	N		
AF1	Animal feedlot, unroofed, 300 or more animal units (stockyard)	100	100	200	N		
AF2	Animal feedlot, more than 1.0, but less than 300 animal units (stockyard)	50	50	100	N		
AMA	Animal manure application	use discretion	use discretion		N		
REN	Animal rendering plant	50	50		N		
MS1	Manure (liquid) storage basin or lagoon, unpermitted or noncertified	300	300	600	N		
MS2	Manure (liquid) storage basin or lagoon, approved earthen liner	150	150	300	N		
MS3	Manure (liquid) storage basin or lagoon, approved concrete or composite liner	100	100	200	N		
MS4	Manure (solid) storage area, not covered with a roof	100	100	200	N		
OSC	Open storage for crops	use discretion	use discretion		N		

**SSTS Related**

AA1	Absorption area of a soil dispersal system, average flow greater than 10,000 gal./day	300	300	600	N		
AA2	Absorption area of a soil dispersal system serving a facility handling infectious or pathological wastes, average flow 10,000 gal./day or less	150	150	300	N		
AA3	Absorption area of a soil dispersal system, average flow 10,000 gal./day or less	50	50	100	N		
AA4	Absorption area of a soil dispersal system serving multiple family residences or a non-residential facility and has the capacity to serve 20 or more persons per day (Class V well) <sup>2</sup>	50/300/150 <sup>4</sup>	50/300/150 <sup>4</sup>	100/600/300 <sup>4</sup>	N		
CSP	Cesspool	75	75	150	N		
AGG	Dry well, leaching pit, seepage pit	75	75	150	N		
*FD1	Floor drain, grate, or trough connected to a buried sewer	50	50		N		
*FD2	Floor drain, grate, or trough if buried sewer is air-tested, approved materials, serving one building, or two or less single-family residences	50	20		N		
*GW1	Gray-water dispersal area	50	50	100	N		
LC1	Large capacity cesspools (Class V well - illegal) <sup>2</sup>	75	75	150	N		
MVW	Motor vehicle waste disposal (Class V well - illegal) <sup>2</sup>	illegal	illegal		N		

<b>PWS ID / FACILITY ID</b>	1270016 S05	<b>UNIQUE WELL NO.</b>	112228
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PCSI CODE	ACTUAL OR POTENTIAL CONTAMINATION SOURCE	ISOLATION DISTANCES (FEET)				LOCATION	
		Minimum Distances		Sensitive Well <sup>1</sup>	Within 200 Ft. Y / N / U	Dist. from Well	Est. (?)
		Community	Non-community				
PR1	Privy, nonportable	50	50	100	N		
PR2	Portable (privy) or toilet	50	20		N		
*SF1	Watertight sand filter; peat filter; or constructed wetland	50	50		N		
SET	Septic tank	50	50		N		
HTK	Sewage holding tank, watertight	50	50		N		
SS1	Sewage sump capacity 100 gal. or more	50	50		N		
SS2	Sewage sump capacity less than 100 gal., tested, conforming to rule	50	20		N		
*ST1	Sewage treatment device, watertight	50	50		N		
SB1	Sewer, buried, approved materials, tested, serving one building, or two or less single-family residences	50	20		Y	110	N
SB2	Sewer, buried, collector, municipal, serving a facility handling infectious or pathological wastes, open-jointed or unapproved materials	50	50		N		
*WB1	Water treatment backwash holding basin, reclaim basin, or surge tank with a direct sewer connection	50	50		N		
*WB2	Water treatment backwash holding basin, reclaim basin, or surge tank with a backflow protected sewer connection	20	20		N		
<b>Land Application</b>							
SPT	Land spreading area for sewage, septage, or sludge	50	50	100	N		
<b>Solid Waste Related</b>							
COS	Commercial compost site	50	50		N		
CD1	Construction or demolition debris disposal area	50	50	100	N		
*HW1	Household solid waste disposal area, single residence	50	50	100	N		
LF1	Landfill, permitted demolition debris, dump, or mixed municipal solid waste from multiple persons	300	300	600	N		
SVY	Scrap yard	50	50		N		
SWT	Solid waste transfer station	50	50		N		
<b>Storm Water Related</b>							
SD1	Storm water drain pipe, 8 inches or greater in diameter	50	20		N		
SWI	Storm water drainage well <sup>2</sup> (Class V well - illegal <sup>3</sup> )	50	50		N		
SM1	Storm water pond greater than 5000 gal.	50	35		N		
<b>Wells and Borings</b>							
*EB1	Elevator boring, not conforming to rule	50	50		N		
*EB2	Elevator boring, conforming to rule	20	20		N		
MON	Monitoring well	record dist.	record dist.		N		
WEL	Operating well	record dist.	record dist.		N		
UUW	Unused, unsealed well or boring	50	50		N		
<b>General</b>							
*CR1	Cistern or reservoir, buried, nonpressurized water supply	20	20		N		
PLM	Contaminant plume	50	50		N		
*CW1	Cooling water pond, industrial	50	50	100	N		
DC1	Deicing chemicals, bulk road	50	50	100	N		
*ET1	Electrical transformer storage area, oil-filled	50	50		N		
GRV	Grave or mausoleum	50	50		N		
GP1	Gravel pocket or French drain for clear water drainage only	20	20		Y	25	N
*HS1	Hazardous substance buried piping	50	50		N		
HS2	Hazardous substance tank or container, above ground or underground, 56 gal. or more, or 100 lbs. or more dry weight, without safeguards	150	150		N		
HS3	Hazardous substance tank or container, above ground or underground, 56 gal. or more, or 100 lbs. or more dry weight with safeguards	100	100		N		
HS4	Hazardous substance multiple storage tanks or containers for residential retail sale or use, no single tank or container exceeding 56 gal. or 100 lbs., but aggregate volume exceeding	50	50		N		
HWF	Highest water or flood level	50	N/A		N		
*HG1	Horizontal ground source closed loop heat exchanger buried piping	50	50		N		
*HG2	Horizontal ground source closed loop heat exchanger buried piping and horizontal piping, approved materials and heat transfer fluid	50	10		N		
IWD	Industrial waste disposal well (Class V well) <sup>2</sup>	illegal <sup>3</sup>	illegal <sup>3</sup>		N		
IWS	Interceptor, including a flammable waste or sediment	50	50		N		
OH1	Ordinary high water level of a stream, river, pond, lake, reservoir, or drainage ditch (holds water six months or more)	50	35		Y	150	N
*PP1	Petroleum buried piping	50	50		N		
*PP2	Petroleum or crude oil pipeline to a refinery or distribution center	100	100		N		

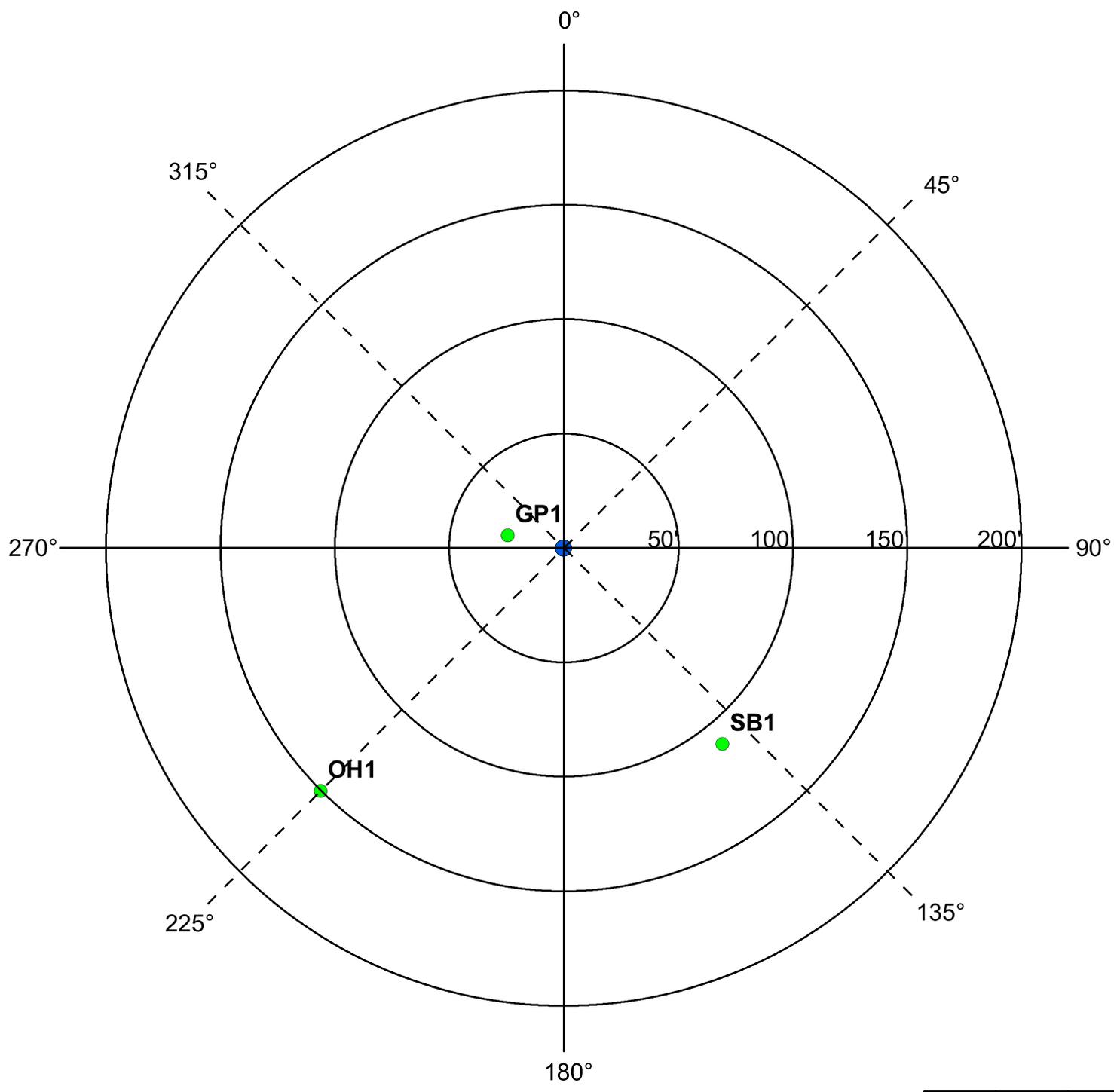


PWS ID / FACILITY ID 1270016 S05

UNIQUE WELL NO. 112228

SETBACK DISTANCES All potential contaminant sources must be noted on sketch.

Record the distance and approximate compass bearing of each potential contaminant source from the well, and identify the source using the "Source Code". Unlabeled points on the map are unsealed wells.



	Y	N	N/A
Were the isolation distances maintained for the new sources of contamination?			X
Is the system monitoring existing nonconforming sources of contamination?			X

Reminder Question: Were the wellhead protection measure(s) implemented?

INSPECTOR Freitag, John

DATE 5 - 31 - 2017



**APPENDIX E**  
Consumer Confidence Report



# Hopkins Highlights **Extra**

June  
**2014**

Partnering with the Community, Enhancing the Quality of Life

Inspire - Educate - Involve - Communicate

The City of Hopkins is issuing the results of monitoring done on its drinking water for the period from January 1 to December 31, 2013. The purpose of this report is to advance consumers' understanding of drinking water and heighten awareness of the need to protect precious water resources.

## Source of Water

The City of Hopkins provides drinking water to its residents from a groundwater source: three wells ranging from 495 to 548 feet deep that draw water from the Prairie Du Chien-Jordan aquifer.

The water provided to customers may meet drinking water standards, but the Minnesota Department of Health has also made a determination as to how vulnerable the source of water may be to future contamination incidents. If you wish to obtain the entire source water assessment regarding your drinking water, please call 651-201-4700 or 1-800-818-9318 (and press 5) during normal business hours, or view it online at [www.health.state.mn.us/divs/eh/water/swp/swa/](http://www.health.state.mn.us/divs/eh/water/swp/swa/).

Call 952-548-6373 if you have questions about the City of Hopkins drinking water or would like information about opportunities for public participation in decisions that may affect the quality of the water.

## Results of Monitoring

No contaminants were detected at levels that violated federal drinking water standards. However, some contaminants were detected in trace amounts that were below legal limits. The table that follows shows the contaminants that were detected in trace amounts last year. (Some contaminants are sampled less frequently than once a year; as a result, not all contaminants were sampled for in 2013. If any of these contaminants were detected the last time they were sampled for, they are included in the table along with the date that the detection occurred.)

## Key to Table Abbreviations

**MCLG (Maximum Contaminant Level Goal)**—The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.

**MCL (Maximum Contaminant Level)**—The highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.

**MRDL (Maximum Residual Disinfectant Level)**

**MRDLG (Maximum Residual Disinfectant Level Goal)**

**AL (Action Level)**—The concentration of a contaminant which, if exceeded, triggers treatment or other requirement which a water system must follow.

**90<sup>th</sup> Percentile Level**—This is the value obtained after disregarding 10 percent of the samples taken that had the highest levels. For example, in a situation in which 10 samples were taken, the 90<sup>th</sup> percentile level is determined by disregarding the highest result, which represents 10 percent of the samples. Note: In situations in which only 5 samples are taken, the average of the two with the highest levels is taken to determine the 90<sup>th</sup> percentile level.

**pCi/l (PicoCuries per liter)**—A measure of radioactivity.

**ppb (parts per billion)**—Can also be expressed as micrograms per liter (ug/l).

**ppm (parts per million)**—Can also be expressed as milligrams per liter (mg/l).

**nd**—No detection.

**N/A (Not applicable)**—Does not apply.

Contaminants (units)	Level Found			Average/ Result*	Typical Source of Contaminant
	MCLG	MCL	Range 2012		
<b>Alpha Emitters</b> (pCi/l)	0	15.4	N/A	5.8	Erosion of natural deposits.
<b>Barium</b> (ppm)	2	2	N/A	0.14	Discharge of drilling wastes, discharge from metal refineries, and erosion of natural deposits.
<b>Combined Radium</b> (pCi/l)	0	5.4	N/A	1.2	Erosion of natural deposits.
<b>Fluoride</b> (ppm)	4	4	0.68-1.2	1.07	Erosion of natural deposits, discharge from fertilizer and aluminum factories, and the State of Minnesota requires all municipal water systems to add fluoride to the drinking water to promote strong teeth.
<b>Haloacetic Acids</b> (HAA5) (ppb)	0	60	nd-1.3	0.85	By-product of drinking water disinfection.
<b>TTHM</b> (Total Trihalomethanes) (ppb)	0	80	0.3-1.1	0.78	By-product of drinking water disinfection.
<b>cis-1, 2-Dichloroethylene</b> (ppb)	70	70	N/A	0.45	Discharge from industrial chemical factories.

\*This is the value used to determine compliance with federal standards. It sometimes is the highest value detected and sometimes is an average of all the detected values. If it is an average, it may contain sampling results from the previous year.



# Hopkins Highlights **Extra**

June  
**2014**

Partnering with the Community, Enhancing the Quality of Life

Inspire - Educate - Involve - Communicate

Contaminants (units)	MRDLG	MRDL	Highest and Lowest Monthly Average	Highest Quarterly Average	Typical Source of Contaminant
<b>Chlorine</b> (ppm)	4.0	4.0	0.6-1	0.85	Water additive used to control microbes.

Contaminants (units)	MCLG	AL	90% Level	# Sites Over AL	Typical Source of Contaminant
<b>Copper</b> (ppm)	1.3	1.3	0.93	0 out of 30	Corrosion of household plumbing systems and erosion of natural deposits.
<b>Lead</b> (ppb) <i>6/18/2010</i>	0	15	2.8	1 out of 30	Corrosion of household plumbing systems and erosion of natural deposits.

If present, elevated levels of **lead** can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. The City of Hopkins is responsible for providing high quality drinking water, but cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline or at [www.epa.gov/safewater/lead](http://www.epa.gov/safewater/lead).

Some contaminants do not have Maximum Contaminant Levels established for them. These unregulated contaminants are assessed using state standards known as health risk limits to determine if they pose a threat to human health. If unacceptable levels of an unregulated contaminant are found, the response is the same as if an MCL has been exceeded; the water system must inform its customers and take other corrective actions. No unregulated contaminants were detected.

## Compliance with National Primary Drinking Water Regulations

The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally occurring minerals and, in some cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activity.

Contaminants that may be present in source water include:

- **Microbial contaminants**, such as viruses and bacteria, which may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife.
- **Inorganic contaminants**, such as salts and metals, which can be naturally occurring or result from urban stormwater runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming.
- **Pesticides and herbicides**, which may come from a variety of sources such as agriculture, urban stormwater runoff, and residential uses.
- **Organic chemical contaminants**, including synthetic and volatile organic chemicals, which are byproducts of industrial processes and petroleum production, and can also come from gas stations, urban stormwater runoff, and septic systems.
- **Radioactive contaminants**, which can be naturally occurring or be the result of oil and gas production and mining activities.

In order to ensure that tap water is safe to drink, the Environmental Protection Agency (EPA) prescribes regulations that limit the amount of certain contaminants in water provided by public water systems. Food and Drug Administration regulations establish limits for contaminants in bottled water, which must provide the same protection for public health.

Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the Environmental Protection Agency's Safe Drinking Water Hotline at 1-800-426-4791.

*Some people may be more vulnerable to contaminants in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk from infections. These people should seek advice about drinking water from their health care providers. EPA/CDC guidelines on appropriate means to lessen the risk of infection by Cryptosporidium are available from the Safe Drinking Water Hotline at 1-800-426-4791.*



# Hopkins Highlights

## EXTRA

## 2014 Drinking Water Report

The City of Hopkins is issuing the results of monitoring done on its drinking water for the period from January 1 to December 31, 2014. The purpose of this report is to advance consumers' understanding of drinking water and heighten awareness of the need to protect precious water resources.

### Source of Water

The City of Hopkins provides drinking water to its residents from a groundwater source: three wells ranging from 495 to 548 feet deep that draw water from the Prairie Du Chien-Jordan aquifer.

The water provided to customers may meet drinking water standards, but the Minnesota Department of Health has also made a determination as to how vulnerable the source of water may be to future contamination incidents. If you wish to obtain the entire source water assessment regarding your drinking water, please call 651-201-4700 or 1-800-818-9318 (and press 5) during normal business hours, or view it online at [www.health.state.mn.us/divs/eh/water/swp/swa/](http://www.health.state.mn.us/divs/eh/water/swp/swa/).

Call 952-548-6373 if you have questions about the City of Hopkins drinking water or would like information about opportunities for public participation in decisions that may affect the quality of the water.

### Results of Monitoring

No contaminants were detected at levels that violated federal drinking water standards. However, some contaminants were detected in trace amounts that were below legal limits. The table that follows shows the contaminants that were detected in trace amounts last year. (Some contaminants are sampled less frequently than once a year; as a result, not all contaminants were sampled for in 2014. If any of these contaminants were detected the last time they were sampled for, they are included in the table along with the date that the detection occurred.)

### Key to Table Abbreviations

**MCLG (Maximum Contaminant Level Goal)**—The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.

**MCL (Maximum Contaminant Level)**—The highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.

**MRDL (Maximum Residual Disinfectant Level)**

**MRDLG (Maximum Residual Disinfectant Level Goal)**

**AL (Action Level)**—The concentration of a contaminant which, if exceeded, triggers treatment or other requirement which a water system must follow.

**90th Percentile Level**—This is the value obtained after disregarding 10 percent of the samples taken that had the highest levels. For example, in a situation in which 10 samples were taken, the 90th percentile level is determined by disregarding the highest result, which represents 10 percent of the samples. Note: In situations in which only 5 samples are taken, the average of the two with the highest levels is taken to determine the 90th percentile level.

**pCi/l (PicoCuries per liter)**—A measure of radioactivity.

**ppb (parts per billion)**—Can also be expressed as micrograms per liter (µg/l).

**ppm (parts per million)**—Can also be expressed as milligrams per liter (mg/l).

**nd**—No detection.

**N/A**—Does not apply.

Contaminants (units)	MCLG	MCL	Level Found		Typical Source of Contaminant
			Range 2014	Average/Result*	
Alpha Emitters (pCi/l)	0	15.4	N/A	3.8	Erosion of natural deposits.
Barium (ppm)	2	2	N/A	0.14	Discharge of drilling wastes, discharge from metal refineries, and erosion of natural deposits.
Combined Radium (pCi/l)	0	5.4	N/A	1.1	Erosion of natural deposits.
Fluoride (ppm)	4	4	0.98-1.2	1.1	Erosion of natural deposits, discharge from fertilizer and aluminum factories, and the State of Minnesota requires all municipal water systems to add fluoride to the drinking water to promote strong teeth.
Haloacetic Acids (HAA5) (ppb)	0	60	1.5-1.9	1.9	By-product of drinking water disinfection.
Nitrate (as Nitrogen) (ppm)	10.4	10.4	nd-.07	0.07	Runoff from fertilizer use, leaching from septic tanks and sewage, and erosion of natural deposits.
TTHM (Total Trihalomethanes) (ppb)	0	80	0.7-1.1	1.1	By-product of drinking water disinfection.

\*This is the value used to determine compliance with federal standards. It sometimes is the highest value detected and sometimes is an average of all the detected values. If it is an average, it may contain sampling results from the previous year.



Contaminants (units)	MRDLG	MRDL	Highest and Lowest Monthly Average	Highest Quarterly Average	Typical Source of Contaminant
Chlorine (ppm)	4	4	0.7-1.1	0.92	Water additive used to control microbes.

Contaminants (units)	MCLG	AL	90% Level	# Sites Over AL	Typical Source of Contaminant
Copper (ppm)	1.3	1.3	0.93	0 out of 30	Corrosion of household plumbing systems and erosion of natural deposits.
Lead (ppb) 6/18/2010	0	15	2.8	1 out of 30	Corrosion of household plumbing systems and erosion of natural deposits.

## Lead

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children.

Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. The City of Hopkins is responsible for providing high quality drinking water, but cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking.

If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline or at [www.epa.gov/safewater/lead](http://www.epa.gov/safewater/lead).

## Compliance with National Primary Drinking Water Regulations

The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally occurring minerals and, in some cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activity.

Contaminants that may be present in source water include:

- **Microbial contaminants**, such as viruses and bacteria, which may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife.
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- **Radioactive contaminants**, which can be naturally occurring or be the result of oil and gas production and mining activities.

## Additional Contaminants

Monitoring may have been done for additional contaminants that do not have MCLs established for them and are not required to be monitored under the Safe Drinking Water Act. Results may be available by calling 651-201-4700 or 1-800-818-9318 during normal business hours.

Monitoring for unregulated contaminants as required by U.S. Environmental Protection Agency rules (40 CFR 141.40) was conducted in 2014. Results of the unregulated contaminant monitoring are available upon request from Cindy Swanson, Minnesota Department of Health, at 651-201-4656.



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Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the Environmental Protection Agency's Safe Drinking Water Hotline at 1-800-426-4791. ♥

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# Hopkins Highlights

## EXTRA

## 2015 Drinking Water Report

The City of Hopkins is issuing the results of monitoring done on its drinking water for the period from January 1 to December 31, 2015. The purpose of this report is to advance consumers' understanding of drinking water and heighten awareness of the need to protect precious water resources.

### Source of Water

The City of Hopkins provides drinking water to its residents from a groundwater source: three wells ranging from 495 to 548 feet deep that draw water from the Prairie Du Chien-Jordan aquifer.

The Minnesota Department of Health has made a determination as to how vulnerable our systems' source(s) of water may be to future contamination incidents. If you wish to obtain the entire source water assessment regarding your drinking water, please call 651-201-4700 or 1-800-818-9318 (and press 5) during normal business hours. Also, you can view it on line at [www.health.state.mn.us/divs/eh/water/swp/swa/](http://www.health.state.mn.us/divs/eh/water/swp/swa/).

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A measure of radioactivity.

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Can also be expressed as micrograms per liter (ug/l).

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			Range 2015	Average/Result*	
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<b>Barium</b> (ppm)	2	2	N/A	0.14	Discharge of drilling wastes, discharge from metal refineries, and erosion of natural deposits.
<b>Combined Radium</b> (pCi/l)	0	5.4	N/A	1.1	Erosion of natural deposits.
<b>Fluoride</b> (ppm)	4	4	0.77-1.0	1.04	Erosion of natural deposits, discharge from fertilizer and aluminum factories, and the State of Minnesota requires all municipal water systems to add fluoride to the drinking water to promote strong teeth.
<b>Haloacetic Acids</b> (HAA5) (ppb)	0	60	1-1.2	1.2	By-product of drinking water disinfection.
<b>Nitrate</b> (as Nitrogen) (ppm)	10.4	10.4	nd-.05	0.05	Runoff from fertilizer use, leaching from septic tanks and sewage, and erosion of natural deposits.
<b>TTHM</b> (Total Trihalomethanes) (ppb)	0	80	0.5-0.6	.6	By-product of drinking water disinfection.

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Appendix C:  
City of Hopkins Coordination Plan

## City of Hopkins Coordination Plan

The *MCWD Watershed Management Plan (2018)* and *NMCWD Water Management Plan (2017)* both highlight the desire to more closely integrate land use planning and water resource management to capitalize on opportunities to improve water resources as development and redevelopment occurs. Given that land use planning lies primarily with the cities, achievement of this goal will require close coordination and partnership between the watershed districts (WDs) and cities.

To achieve the level of coordination and communication required to successfully capitalize on opportunities to improve water resources as part of land use planning, the city will strive to conduct the following activities:

- Participate in an annual meeting to review water resource plan implementation, to be coordinated by the WDs. Parties will discuss how the WDs can receive notice of and consult on land use, infrastructure, park and recreation, and capital improvement planning efforts.
- Transmit the annual NPDES MS4 report to WDs (mutual transmittal, if applicable).
- Notify the WDs of the following:
  - Updates to road and infrastructure implementation programs. The City annually produces a map of anticipated road reconstruction and road maintenance projects for the next five years.
  - Updates to park and recreation plans.
  - Institution and completion of small area plans, sketch plans (if submitted) for large projects, and other focused development or redevelopment actions.
  - Significant alterations within the City MS4 system (to maintain currency of the WD watershed-wide hydrology and hydraulics model).
  - Updates to the Capital Improvement Plan.
- Partnership or coordination as to public communications and education.

The WDs are asked to complete the following activities:

- District notice to the City regarding watershed management plan amendments and annual capital improvement program updates.

### Annual Meeting

To capture CIP and budget planning, the annual meeting is planned to occur early in the second quarter. The annual meeting will involve a Planning Team that consists of the City Engineer, Assistant City Engineer and City Planner. The City welcomes and will accommodate requests from the WDs for additional meetings and communications that spur from the annual meeting. For elements the City and WDs identify for coordination, specific communication plans and schedules will be made. The Assistant City Engineer will facilitate communication among appropriate parties based on the scope of the item.

Conversations around water resources planning occur continuously throughout the year and are guided by this plan. It is common for various stakeholders across the community (public agencies, non-profit organizations, citizen groups, city departments, and private entities) to be involved in work that has prominent or nuanced water resources implications. Some of the challenges of coordinating water

resources planning includes the number of stakeholders involved, balancing funding priorities, community attitudes, and the fact that plans and projects are often owned by others (and may have different schedules, values, and service targets). Due to the dynamic nature of various concurrent activities and planning efforts, maps of anticipated road reconstruction, potential park improvements, capital infrastructure investment/reinvestment, priority water resources issues, and private development are not provided here, but will be prepared ahead of each annual meeting. Spatial analysis tools allow for these pieces of information to be integrated annually, efficiently incorporating the best available information.

### **Watershed District Coordination**

The City will work closely with the NMCWD and MCWD to identify and implement water resource protection or improvement partnership projects. The City and WDs have a history of partnership. The past successes have largely been the result of strong working relationships that promote regular conversations. The City is eager to continue and expand cooperative work in the following areas;

- CIP and budget planning: The City's process for this is described in more detail in the Capital Improvement Plan, which is located on the City's website: <http://www.hopkinsmn.com/468/Capital-Improvement-Plan>
- Private development and redevelopment: It's common for large projects to go through a sketch plan review with City Council. The City will share known upcoming projects at the annual meeting and refer to the watersheds as part of the sketch plan review process on larger projects. As WD staff develop relationships with the community and economic development staff at the City, they can regularly and informally check in with the City to stay abreast of private development and redevelopment activity. The City will facilitate a coordination meeting with private developers and the WDs at the request of the WDs. For projects that do not go through a sketch plan process, the City will inform permit applicants of the potential need for a WD permit and, when one is required, will not issue a City permit until the WD permit application has been made.
- Public development and redevelopment: Because of the City's strong working relationship with the WDs, the City is continually seeking opportunities for coordination. This occurs through informal conversations as opportunities arise. Any future efforts including small area plans or other planning activity will be shared at the annual meeting.
- Operation and maintenance: The City will inform the WDs of illicit discharges in a timely manner and share a summary of the illicit discharge detection and elimination program at each annual meeting. Additionally, the City will share its MS4 inspection results at each annual meeting.
- Applicants will be informed that permits may be required from the WDs and provide them with the necessary information to contact WD staff.
- Education and engagement: The City will share its education and engagement calendar at each annual meeting. The City asks the WDs to continue to cross- promote and partner on events.

## Project Partnerships

While some opportunities may be associated with development and redevelopment, other opportunities will be focused on land owned by the City. Figure SW-09 shows the city-owned parcels throughout the city. Upcoming opportunities for water resource management or improvement partnerships associated with City-owned park and property redevelopment include:

- Cottageville Park: Phase III Improvements
- Central Park: Park Improvements
- Development for 325 Blake Road

In 2010, the City and Minnehaha Creek Watershed District initiated a Cooperative Agreement (Agreement), known as the Cottageville Park Stormwater Management and Park Improvement Project. The purpose the Agreement was to address the Minnehaha Creek corridor, which had sustained damage to its water quality, channel stability, habitat and public use opportunities as the result of decades of urban development, urban stormwater discharges and adjacent urban uses. The goal was to advance social, economic and environmental goals within the Minnehaha Creek corridor. The Cottageville Park Stormwater Management and Park Improvement Project cooperative agreement and amendments are attached at the end of this plan.

In September 2020, the City and MCWD agreed to explore further collaborative work in the Minnehaha Creek corridor through the adoption of the Cooperative Agreement for the Coordinated Planning, Improvements and Development for 325 Blake Road. This agreement allows for the joint planning of a mixed use development on a portion of the MCWD-owned 325 Blake Road parcel and integration of the development with MCWD's concurrent capital project on the same site. MCWD's capital project includes regionalizing the treatment of approximately 270 acres of stormwater flowing into Minnehaha Creek, adding trails along the creek and connections to the regional trail system, an ecological restoration of the site, and open space amenities for use by the community. The MCWD's Cottageville Park Phase II Riparian Restoration project will also be completed as part of the overall project.

## Development Review Process and Land Use Planning

The City utilizes its Development Review process to address stormwater management and ensure water resource protection within the City. Engineering staff review development and redevelopment proposals to ensure that the stormwater management policies and standards of the WRMP are met. Engineering staff also consult the City's Wellhead Protection Plan to ensure that development and redevelopment proposals are in line with the protective measures established for the City's sensitive groundwater resources.

Staff from the City's planning department review development and redevelopment proposals with the guidance of the City's long-range Comprehensive Plan and Zoning Ordinance. In addition to incorporating the policies and design standards of this WRMP, the *City of Hopkins Comprehensive Plan* includes policies, principles, and guidelines that integrate water resources protection and management with land use planning. Among these include the City's land use policy to "grow and develop in a sustainable manner that will protect its high quality natural environment, promote energy efficiency and conservation of natural resources" and to "maintain the current open space and wetlands acreage and seek to expand it whenever possible". The Comprehensive Plan encourages reductions in impervious surfaces and associated stormwater runoff from redevelopment sites and parking lot design that

promotes stormwater infiltration, and encourages protection and improvement of urban forests, which provides stormwater management benefits, among others.

Additionally, the Hopkins Comprehensive Plan includes procedures for planning, programming, and implementing transportation infrastructure, sewer and water infrastructure, and park, recreation, and natural area management. These plans coincide with the timing of the local comprehensive planning timeline and support the Transportation, Water Resources, and Parks & Trails elements of the comprehensive plan.

The City's zoning ordinance is used by staff in the planning department to guide development and redevelopment within the city. The zoning ordinance establishes required setbacks from naturally occurring lakes, ponds, and streams. In some cases, the buffer requirements of the watershed districts may be more stringent, upon which the watershed district requirements supersede. The City's zoning ordinance also addresses development within the floodplain districts of the city.

Station Area Plans outline the long-range vision for land use and development along the proposed Green Line LRT Extension. Station area planning is occurring on an ongoing basis around and within a ½ mile radius of the station locations at Blake Road, in Downtown Hopkins and at Shady Oak Road. The plans can be viewed at: <http://www.hopkinsmn.com/162/Station-Area-Planning>.

The City of Hopkins is basically fully developed; thus, land alteration activities are primarily of a redevelopment nature. As the city redevelops, the City utilizes the policies of the Hopkins Comprehensive Plan, the zoning ordinance, and this WRMP to encourage low-impact site design. The City also relies on implementation of the rules and regulations of the NMCWD and MCWD.

**COOPERATIVE AGREEMENT  
&  
AMENDMENTS**

Cottageville Park Stormwater Management and Park  
Improvement Project

## COOPERATIVE AGREEMENT

### Minnehaha Creek Watershed District and City of Hopkins Cottageville Park Stormwater Management and Park Improvement Project

This Cooperative Agreement (“Agreement”) is made between the Minnehaha Creek Watershed District (MCWD), a watershed district and political subdivision with powers at Minnesota Statutes Chapters 103B and 103D, and the City of Hopkins (“Hopkins”), a home rule charter city of the State of Minnesota (together, the “parties”).

#### Recitals and Statement of Purpose

WHEREAS the Minnehaha Creek corridor has sustained damage to its water quality, channel stability, habitat and public use opportunities as the result of decades of urban development, urban stormwater discharges and adjacent urban uses;

WHEREAS market forces, public investments and other external sources prompt and are expected to continue to prompt evolution of current land use, development and redevelopment along the corridor;

WHEREAS Hopkins has a strong interest in supporting and facilitating current use, development and redevelopment that promote the social, economic and environmental well-being of its residents and the broader community;

WHEREAS coordination between the parties, and among the parties and other public and private stakeholders, can enhance the social, economic and environmental vitality of the corridor cost-effectively and further the goals and purposes of the parties;

WHEREAS in furtherance of the parties’ objectives, the parties have entered into the Option Agreement identified and defined in Paragraph 7 of this Agreement;

WHEREAS the parties acknowledge that their ability to achieve these objectives depends on each party satisfactorily and promptly performing individual obligations and working cooperatively with the other party in accordance with the terms and conditions stated in this Agreement;

THEREFORE the parties enter into this Agreement to document the scope of work to be undertaken and the responsibilities assumed by each party; establish procedures for carrying out these responsibilities; and facilitate communication and cooperation between the parties for the successful completion of the work encompassed by the Agreement; and

THEREFORE the parties further agree that this Agreement is made for mutual valuable consideration and is legally binding on them pursuant to the terms herein.

## Agreement

### Relation of the Parties

1. This Agreement provides for the coordination of independent activities by the parties related to the proposed acquisition of the Property pursuant to the Option Agreement (as those terms are defined in Paragraph 7), the development or improvement of that Property according to the provisions of this Agreement, and related cooperation for municipal and watershed goals as described herein, and does not provide for a joining of powers. The governing body of each party will retain its authority to direct the activities for which that party is responsible. Neither party is responsible for the acts or omissions of the other within the meaning of Minnesota Statutes §471.59, subdivision 1a.

2. All notices or other communications under this Agreement shall be in writing and shall be deemed to have been delivered on receipt in hand, by fax or electronically at the addresses stated below, namely:

#### *MCWD*

Mark Ten Eyck  
Land Conservation Program Manager  
MCWD  
18202 Minnetonka Boulevard  
Deephaven MN 55391  
952-471-0590 ext. 202  
[mtencyck@minnehahacreek.org](mailto:mtencyck@minnehahacreek.org)

#### *Hopkins*

Kersten Elverum  
Director of Planning  
1010 First Street South  
Hopkins, MN 55343  
[kilverum@hopkinsmn.com](mailto:kilverum@hopkinsmn.com)

Either party may change its addresses for notice purposes by written notice to the other party given as provided above.

3. The parties will cooperate to develop and carry out a plan for proper and effective communications with affected landowners and the broader public related to the subject matter of this Agreement.

4. Each party will bear the cost of carrying out its tasks and responsibilities under this Agreement, except as otherwise expressly provided in this Agreement.

5. MCWD approval of a stormwater facility or park improvement design under this Agreement is not an engineering certification of the design. The MCWD specifically disclaims any warranties or representations relative to the design or functionality of such improvements. The MCWD has no authority to select, or role in selecting, the means, method or manner of performing any of the work or the person or firm who will perform the work and is not liable for any amounts owed to such persons or firms. Any MCWD right to review or approve a design, work in progress or constructed improvement under this Agreement is solely for the MCWD's own purpose of ensuring that its public water resource goals are met and accounting for funds expended.

6. Hopkins will indemnify, defend and hold harmless the MCWD, its officers, board members, employees and agents from any and all actions, costs, damages and liabilities of any nature to the degree they are the result of any action or inaction by Hopkins or its contractor that is the basis for Hopkins' or its contractor's liability in law or equity, including but not limited to ordinary negligence. The MCWD will indemnify, defend and hold harmless Hopkins, its officers, council members, employees and agents, from any and all actions, costs, damages and liabilities of any nature to the degree they are the result of any action or inaction by the MCWD that is the basis for the MCWD's liability in law or equity, including but not limited to any claims arising out of the Option Agreement. Notwithstanding the foregoing or any other term of this Agreement, neither the MCWD nor Hopkins waives immunity in tort. This Agreement creates no right in and waives no immunity, defense or liability limit with respect to any third party.

#### Real Estate Acquisition

7. In accordance with the provision of that certain Memorandum Agreement by and between Hopkins and the MCWD dated June 14, 2010 (the "Memorandum Agreement"), Hopkins hereby assigns to MCWD all rights it possesses as Optionee under that certain Option Agreement dated June 16, 2010, and all amendments thereto, by and among Nemar Properties, LLC; Hopkins, and the MCWD for the purchase of 427-429 Blake Road (the "Option Agreement"). The real property located at 427-429 Blake Road that is the subject of the Option Agreement is herein referred to as the "Property". If and to the extent necessary, Hopkins will cooperate with the MCWD in connection with the exercise of all rights, responsibilities and remedies of Optionee under the Option Agreement; provided, however, Hopkins' liability for costs and expenses in connection with the Option Agreement incurred or arising prior to the date hereof shall be limited by and allocated in accordance with the provisions of the Memorandum Agreement. Paragraphs 1, 2 and 3 of the Memorandum Agreement are incorporated in this Agreement by reference and shall remain in effect in all of their terms, covenants and conditions.

8. This Agreement does not obligate the MCWD to exercise the option for acquisition of the Property. From and after the date hereof, the MCWD may exercise its rights and responsibilities as Optionee under the Option Agreement in its sole discretion and as it determines appropriate. The MCWD will promptly advise Hopkins of its decisions and actions as Optionee and will notify Hopkins of a) its

election to exercise the option to purchase the Property, or b) the termination of the Option Agreement and election by MCWD not to exercise its option to purchase the Property.

9. The parties' obligations and undertakings under the succeeding paragraphs of this Agreement are subject to and contingent upon the MCWD acquiring the Property pursuant to the Option Agreement. If the MCWD does not acquire the Property pursuant to the Option Agreement, Paragraphs 10-29 of this Agreement shall become null and void and shall have no further force or effect.

#### Stormwater Management Improvements

10. If the MCWD acquires the Property and conveys or unconditionally agrees to convey the Easement (defined in Paragraph 12) to Hopkins, Hopkins will design, construct and maintain stormwater management facilities conforming to the siting, performance, vegetation and maintenance criteria contained in Exhibit A to this Agreement, attached and incorporated herein. The stormwater management facilities to be designed, constructed and maintained by Hopkins in accordance with the terms and conditions of this Agreement are herein referred to as the "Stormwater Management Facilities."

11. Within 180 days following MCWD's closing on the Property, Hopkins will transmit to the MCWD preliminary plans for the Stormwater Management Facilities. The Stormwater Management Facilities may be sited on one or more parcels owned by Hopkins including the Cottageville Park property and any other property on which Hopkins has acquired, or is committed to acquiring, the property interest to support the improvements; or on the Property. The parties will consult and cooperate in Hopkins' development of the preliminary plan.

12. The MCWD will convey to Hopkins, at no cost, temporary and perpetual easements on the Property sufficient for construction and maintenance of stormwater management facilities conforming to Exhibit A and approved by the MCWD pursuant to this Agreement (the "Easement"). Notwithstanding, (a) Hopkins will conduct construction staging and stockpiling to the extent feasible on property other than the Property and (b) construction limits on the Property will be defined to minimize tree, vegetation and soil damage. Hopkins will perform the work in accordance with all applicable permits and approvals, including those of the MCWD. The MCWD in the easement may place terms on the performance of the work in order to protect its proprietary and water resource interests, provided they do not render the work unfeasible or significantly increase its cost.

13. Hopkins will exercise reasonable diligence to timely produce final design plans and specifications, as well as facility and vegetation management plans, for the Stormwater Management Facilities, for MCWD review and approval. MCWD approval will be based on the criteria in Exhibit A and will not be unreasonably withheld. Specifically, if the final design plans and specifications for the Stormwater Management Facilities are in conformity with the preliminary plans submitted under

**Paragraph 11 and the criteria in Exhibit A, the MCWD shall reasonably grant approval of such plans and specifications.**

**14. On MCWD approval under the preceding paragraph 13 and the conveyance of or unconditional agreement to convey the Easement to Hopkins, Hopkins will retain a contractor to promptly and diligently construct the Stormwater Management Facilities substantially in accordance with the approved design and all applicable permits, approvals, rules, environmental review and other legal requirements, including those of the MCWD. To the extent work will occur on MCWD property, the MCWD may require that Hopkins include in the construction contract or otherwise provide reasonable protections for the MCWD as to potential liabilities resulting from construction and maintenance of the facilities that may include, but are not limited to, insurance coverage and indemnification requirements, as well as vegetation warranties. To the extent of its authority under applicable bidding law, Hopkins will work with the MCWD to incorporate and apply criteria to ensure the selected contractor is qualified to successfully implement any specialized designs or methods.**

**15. Hopkins will notify the MCWD of construction meetings, which the MCWD may attend. Hopkins may issue change orders and work change directives for the work, subject to MCWD concurrence in any change that materially modifies either the Stormwater Management Facilities approved by MCWD or any element of the contract providing protection for the MCWD as described in the preceding paragraph 14. Hopkins will notify the MCWD of proposed change orders and work change directives and provide the MCWD at least two full business days to review and respond. If a proposed change order or work change directive requires city council approval, Hopkins will provide such notice at least two business days before city council consideration. Where MCWD concurrence is required, the MCWD will respond within two business days of a written request for concurrence accompanied by adequate documentation of the proposed change. A response may state the need for additional time, if MCWD concurrence requires Board approval or specific engineering review is needed. In such a case, the MCWD will exercise good faith and diligence to respond as quickly as possible consistent with the contract(s) entered into by Hopkins for the construction of the Stormwater Management Facilities. Change order and work change directive concurrence may be exercised by MCWD staff provided the design as revised conforms with Exhibit A.**

**16. Hopkins will notify the MCWD within a reasonable time of the substantial completion of the Stormwater Management Facilities. At the earliest mutual opportunity, the MCWD will accompany Hopkins on the walk-through and identification of remaining work items. Within 20 days of walk-through, the MCWD will provide concurrence in conformance to design plans and specifications or specify deviations. If the MCWD specifies deviations in the Stormwater Management Facilities that are not in substantial compliance with the approved plans and specifications therefor, the parties will work together to determine remaining work required and how it will be accomplished. Hopkins will provide the MCWD with a full set of record drawings for the stormwater management improvements.**

17. Hopkins will maintain the Stormwater Management Facilities in perpetuity in accordance with the facility and vegetation management plans approved by the MCWD. If the MCWD finds that facility or vegetation management is not meeting requirements of such management plans, it will provide Hopkins written notification describing the deficiency and, at the request of either party, the parties will meet promptly. Hopkins may cure such a facility maintenance deficiency within 30 days of the notification or meeting, or within such other time as the parties may agree; and may cure a vegetation maintenance deficiency by October 15 following the next full growing season after the notification or meeting, or within such other time as the parties may agree. If at that time the MCWD finds that the deficiency has not been cured, it may assume responsibility for maintenance of the facilities and/or native vegetation, with reimbursement by Hopkins for MCWD contract costs incurred. If the MCWD does not exercise this right, Hopkins' maintenance responsibility and its responsibility for maintenance costs will remain undiminished.

18. The parties will collaborate with respect to signage and other public information relating to the facilities. Each party retains the right to install and maintain signage or otherwise engage in any public informational effort with respect to its property, but will consult with the other party. Any public materials will acknowledge the shared participation of the parties in the project.

19. With the input of the MCWD and Hopkins engineers, the MCWD Board of Managers will determine the pollutant load reduction resulting from the project. On the basis of relative contributions to the costs of stormwater management improvements as reviewed by the parties, the MCWD will receive credit for 68 percent, and Hopkins will receive credit for 32 percent, of the pollutant load reduction for the purpose of meeting load allocations in the MCWD's watershed plan as well as any other water quality-related purpose.

#### Park Improvements

20. Hopkins intends to undertake recreational, park or other improvements to and the reconfiguration or expansion of Cottageville Park at its discretion and sole cost in conjunction with the acquisition of the Easement and design and construction of the Stormwater Management Facilities. MCWD may approve the siting of park improvements on the Property and shall convey easement rights to Hopkins consistent with its approval. MCWD approval will be on the basis of the water resource impacts of the park improvements, the potential for other uses of the Property consistent with MCWD's statutory purposes, possible MCWD liabilities and other relevant considerations.

21. Park improvements on the Cottageville Park property and any adjacent properties Hopkins may acquire have a primary purpose of serving recreational needs for the community. The MCWD will cooperate with Hopkins on the design and construction of any park improvements. For park improvements on Hopkins property, MCWD staff will have authority to approve the preliminary or concept plans for the park improvements with respect to water resource aspects of the design, including but not limited to stormwater impacts, tree preservation and design for

public education on water resource features of the site. Aside from orderly review and permitting under its rules, the MCWD will not have authority to approve the final plans and specifications for the park improvements on Hopkins property, provided such final plans and specifications are in conformity with the preliminary plans or concept plans for the park improvements approved by MCWD. The MCWD recognizes that the park improvements are intended, among other things, to serve specific recreational needs of the community. Hopkins recognizes the importance of meeting identified recreation needs in a way that supports and does not interfere with the District's surface and groundwater protection goals. The parties agree to work together and collaboratively to allow Hopkins to produce a park design that will integrate and knit together areas of active recreation, stormwater facilities, and protected vegetation and riparian areas to meet recreational needs in a way that provides for both active and passive recreation; meets MCWD goals for water resource restoration, enhancement and protection; and brings the public into productive and learning contact with water resource and conservation features.

#### Metropolitan Council Lift Station

22. The parties will cooperate to engage the Metropolitan Council in its project to relocate and reconstruct its Blake Road sanitary lift station. The parties' goal will be to establish a lift station location, design and construction schedule consistent with their water resource and park interests.

23. Hopkins will use its powers including its land use authorities to avoid a lift station siting deemed unacceptable to Hopkins or the MCWD, to distance the site from the creek, and to provide for spill protection and other risk reducing features to be incorporated into the design.

#### Further Collaboration

24. The parties will collaborate closely during design of the stormwater management facility and park improvements described in this Agreement. Hopkins will initiate or continue design efforts on these improvements on execution of this Agreement, in order to produce, without compromising the November 30, 2012 date for substantial completion of the Stormwater Management Facilities, a design that best integrates the public goals of the parties for the contiguous area comprising the Cottageville Park parcel, Property, and any other parcels in which Hopkins has acquired or is to acquire sufficient property rights. In a writing signed by both parties, and an amendment to this Agreement if necessary, the parties may adjust the design of the stormwater management facility improvements to incorporate trails or other park features and otherwise to advance the parties' mutual goals.

25. Hopkins and the MCWD agree that collaboration can result in expanded public benefits in realms of economic and housing redevelopment, public facilities and water resource protection and conservation. The parties will jointly review and build on the adopted Hopkins small-area plan encompassing the project area in order to develop a long-range redevelopment plan for an appropriately delineated area identified cooperatively. For the purpose of developing this plan, the parties commit

to work collaboratively and diligently to achieve, by September 9, 2010, governing body approval of a document that contains the following:

- a. A mutual statement of redevelopment goals;
- b. Identification and assessment of potentially applicable redevelopment tools including but not limited to land use powers, regulatory powers, redevelopment powers, property acquisition funds and powers, and revenue mechanisms;
- c. A review of opportunities for third-party participation, including but not limited to housing and redevelopment authorities, private landowners and stakeholders, and other municipalities along the Minnehaha Creek corridor; and
- d. Identification of further steps needed to complete a redevelopment implementation plan and a plan and schedule to complete those steps.

The parties will cooperate to complete the redevelopment implementation plan. The parties will retain consultants, commission studies and otherwise apply resources that they mutually determine are needed to ensure a sound and feasible plan that has community support. Costs, data ownership and other considerations related to this work will be negotiated between the parties in accordance with the relation the work in question bears to the purposes and roles of each party.

26. Neither party is committing to any specific role or responsibility under a redevelopment implementation plan by signing this Agreement. The outcome of the parties' effort under paragraph 25 will be a separate agreement allocating roles and responsibilities under the implementation plan, and that will be subject to approval by each party's governing body.

#### Remedies and Termination

27. Subject to the contingencies and conditions stated above, Hopkins will substantially complete the Stormwater Management Facilities by November 30, 2012.

28. Only contractual remedies are available for the failure of a party to fulfill the terms of this Agreement. The parties agree that the MCWD's acquisition of the Property, its assumption of relocation, demolition and other costs related to 427-429 Blake Road, and the acquisition of the Easement by Hopkins constitutes valuable consideration for the Stormwater Management Facilities. If the Stormwater Management Facilities are not completed by Hopkins in accordance with this Agreement, the MCWD may have, at its election, the contractual remedy of specific performance requiring that Hopkins fully perform its obligations under this Agreement.

29. This Agreement is effective when fully executed by the parties and expires five years thereafter. All obligations that have come into being before expiration, specifically including but not limited to obligations under paragraphs 6 and 17, shall survive expiration.

INTENDING TO BE BOUND,

MINNEHAHA CREEK WATERSHED DISTRICT

James B. Calkins 9-9-10  
James Calkins, President

Approved for Form and Execution:

[Signature]  
MCWD Counsel

CITY OF HOPKINS

Eugene J. Maxwell  
By: Eugene J. Maxwell  
Its: Mayor

[Signature]  
By: Richard Getschow  
Its: City Manager

Dated: September 10, 2010

# Hopkins – MCWD Cooperative Agreement

## EXHIBIT A

### **STORMWATER FACILITY STANDARDS:**

Stormwater facilities located on the 427-429 Blake Road Property (the “MCWD Property”) and contiguous parcels owned by the City of Hopkins or in which it has acquired easement rights, designed and constructed by the City of Hopkins shall generally conform to the performance standards of the September 8, 2009 SEH Concept Plan. These facilities shall provide water quality (phosphorus load reduction), water quantity (runoff volume reduction) and runoff rate control for 32.48 acres of residential and commercial land in the City of Hopkins, identified by the City of Hopkins and SEH as subwatersheds EE-1 (1.19 acres), EE-2 (9.65 acres), EH-1 (3.13 acres), EH-2 (2.7 acres), EH-3 (4.04 acres), EK-1 (0.48 acres), EK-2 (11.29 acres).

Stormwater facilities are to be designed and constructed to treat the 32.48 acre tributary drainage area and shall: (a) provide at least 17 lbs/year of phosphorus load reduction, (b) reduce runoff rates to the extent feasible and in no case increase runoff rates above existing rates for the 1, 10 and 100 year design storm events and (c) provide maximum amount of runoff volume reduction feasible based on site specific conditions such as groundwater elevation, hydrologic soil groups etc. Pre-treatment shall be included for stormwater facilities in accordance with the Minnesota Stormwater Manual. Design performance of facilities shall be documented through the use of appropriate hydraulic, hydrologic and pollutant load modeling. Modeling will be based on the 2030 buildout for the drainage area, presuming that water quality, peak flow and volume for new development and redevelopment will be managed consistent with present Hopkins and MCWD permitting standards.

Modeling and design of stormwater facilities on site should incorporate the following recommendations outlined in the February 10, 2010 memorandum from Wenck Associates to the Minnehaha Creek Watershed District: “Evaluation of Conceptual Stormwater Routing Plans for Cottageville Park on Blake Road in Hopkins” (attached).

#### Adjustments to modeling:

- Use more recent precipitation and temperature files, and increase the number of runs from 1 to 3.
- Change the filtration efficiency for soluble fraction (P0) from 90% to 0% to reflect that soluble phosphorus will be passing through the system untreated.
- Reduce pond volumes to reflect the likely limit in pond depth and maintain existing footprint for conceptual plan. Original depths were about 2.2 to 2.3, revised pond depths should be set to 1.8 feet to accommodate an underdrain system.

### Conceptual Alternative Design:

- Characterize local groundwater elevation & soils prior to design.
- Add pretreatment with a forebay or proprietary device, this will also reduce maintenance activities.
- Use engineered filtration media to promote filtration, enhance plant rooting depth, increase evapotranspiration.
- Consider assisted filtration by adding iron filings or an alternative to target removal of soluble phosphorus. Consider making this a demonstration project, by adding iron filings to one of the two ponds and measuring load reductions in both ponds. Some alternative routing scenarios would be necessary if this option is selected.
- Design the biofiltration systems with underdrains.

Consider addition of a shallow profile stormwater collection/ passive irrigation system to the garden area (or two garden areas). This could be in-lieu of one of the ponds, or to treat additional drainage area. Consider making the garden a native plant showcase and adding educational or community outreach elements. The additional cost for passive irrigation in an area about the size of the planned garden-oval is about \$160,000. The volume mitigation is equivalent to the 0.7 inch

storm which corresponds to 50% P removal capacity, and 80- 90 % of storms. This can also serve as a demonstration for future multipurpose public land use projects.

- Add monitoring to gauge effectiveness of demonstration projects. Bypass winter and early spring wet weather and large storm events to avoid impacts of road salt and large storms.
- Disconnect Pond A and B, as the treatment train will do nothing but hydraulically overload Pond B.
- Review updated MCWD XP-SWMM Model of the Creek to make additional recommendations.
- Add educational kiosks.
- The bio-filtration area EK-1 should be expanded to treat the 1.25 inch event Bring existing Interceptor Crossing into compliance with the MCWD Waterbody Crossing Rule.

Stormwater facilities may not include design features or management practices that unduly restrict groundwater flow through the site.

## **VEGETATION STANDARDS:**

Native vegetation shall be planted and maintained in all bioretention basins such that a minimum of 95% native species cover and a maximum of 5% invasive species cover is retained.

### Vegetative Performance Standards:

- Year 1 (first full growing season after construction): Seedlings of at least 4 native species shall be widely dispersed through the bioretention basins. No areas of bare soil larger than 16 square feet shall exist. There shall be no more than 5% total coverage of exotic, non-native, or invasive vegetation (such as cattail).
- Year 2 (second full growing season after construction): The bioretention basins shall contain at least 30% of all species contained in the specified seed mixture. No areas of bare soil larger than 9 square feet shall exist. There shall be no more than 5% total coverage of exotic, non-native or invasive vegetation.
- Subsequent years after Year 2: The bioretention basins shall have a minimum of 95% cover of native, non-invasive vegetation and shall contain at least 40% of all species in the specified seed mix. No areas of bare soil larger than 4 square feet shall exist. There shall be less than 5% total coverage of exotic, non-native, or invasive vegetation.

## **ECOLOGICAL RESTORATION & SECONDARY OBJECTIVES:**

In addition to achieving the above water quality, water quantity and rate control standards, design of the stormwater facilities on site should, as feasible, accommodate concurrent or future integration of broader ecological concerns, passive recreation and trails, active recreation and public education opportunities. The 75 foot average buffer may include the native planting areas within the rain water gardens and may include a pedestrian trail and at least one access point to the creek as shown in the concept plans prepared by the City. Any temporary excavations within the buffer area will have adequate erosion protection and shall be restored in a timely fashion.

Stormwater facilities and the 75 foot creek buffer shall be planted and maintained with native vegetation suited to the site and anticipated soil moisture conditions.

Design of stormwater facilities on site will conform to a tree preservation plan prepared by the MCWD after site inspection and consultation between the MCWD and Hopkins.

## **MAINTENANCE:**

Maintenance terms described in this exhibit will be incorporated in recorded perpetual instruments (easement for the MCWD Property, declaration for Hopkins parcels).

## **STORMWATER FACILITIES MAINTENANCE**

When construction is complete, Hopkins will perform an as-built topographic survey of the stormwater facilities. Bottom sediment elevations are to be observed annually and measured every 3 years to monitor sedimentation. When half of the as-built volume has been displaced with sediment, the basin shall be excavated and rebuilt to its design depth.

Hopkins shall perform annual inspections of stormwater facilities, stormsewer pipes and side slopes. Maintenance is required to remove trash and debris, and to repair eroded side slopes.

Bioretention basins are to be inspected annually and after significant storms. The length of time required for a basin full of water to completely drain should be no more than 48 hours. If a basin does not drain at this rate, maintenance is required.

Any proprietary devices shall be inspected and maintained in accordance with manufacturer instructions.

Hopkins shall keep records of inspections and maintenance performed.

## **VEGETATION MAINTENANCE**

Native vegetation shall be planted and maintained such that a minimum of 95% native species cover and a maximum of 5% invasive species cover is retained.

Maintenance activities shall be performed by a qualified professional:

- A certified wetland scientist or biologist shall conduct all vegetation surveys.
- A licensed contractor shall perform all maintenance within the bioretention basins.

**FIRST AMENDMENT to  
COOPERATIVE AGREEMENT**

**Minnehaha Creek Watershed District and City of Hopkins  
Cottageville Park Stormwater Management and Park Improvement Project**

This First Amendment (“Amendment”) to the Cooperative Agreement (“Agreement”) is made between the Minnehaha Creek Watershed District (MCWD), a watershed district and political subdivision with powers at Minnesota Statutes Chapters 103B and 103D, and the City of Hopkins (“Hopkins”), a home rule charter city of the State of Minnesota (together, the “parties”).

*Recitals and Statement of Purpose*

WHEREAS on September 10, 2010, the parties entered into the Agreement to advance social, economic and environmental goals within the Minnehaha Creek corridor;

WHEREAS pursuant to paragraphs 7 through 9 of the Agreement, the MCWD acquired the real property located at 427-429 Blake Road (the “Property”);

WHEREAS pursuant to the Agreement, Hopkins assumed the responsibility to design, build and maintain water quality facilities located on the Property, at its expense, in coordination with such park improvements it should choose to construct in adjacent, city-owned Cottageville Park, and pursuant to terms in the Agreement for the parties’ collaboration in the overall site improvements;

WHEREAS in January 2014 the Board of Water and Soil Resources (BWSR), on behalf of the State of Minnesota, awarded the MCWD a Clean Water Fund grant from the State of Minnesota in the amount of \$483,000, requiring a local match of \$150,000, to fund water quality and riparian improvements within the area described in this Agreement in order to meet water quality goals for Minnehaha Creek;

WHEREAS the MCWD concludes that it is cost-effective and advances the MCWD’s public goals to extend the design for the water resource improvements to encompass the parcel shown as Phase II on Exhibit C of this Amendment and riparian to Minnehaha Creek (together, “MCWD Properties”);

WHEREAS as conceptual design has proceeded, the parties have come to conclude that the MCWD should assume responsibility to design and construct the water resource improvements on the MCWD Properties;

WHEREAS the parties concur that in the interest of an integrated design and construction efficiencies, the MCWD’s design and construction activity also should extend onto the Cottageville Park property for the purpose of certain land grading, trail construction and landscaping;

WHEREAS these circumstances require that the Agreement be amended to revise the roles and responsibilities of the parties with respect to the design, construction and maintenance of the improvements contemplated in the Agreement and the funding of those improvements;

THEREFORE the parties agree that this Amendment is made for mutual valuable consideration and is legally binding on each party pursuant to the terms herein.

*Terms of Amendment*

A. Paragraph 2 of the Agreement is deleted and replaced by the following:

2. All notices or other communications under this Agreement shall be in writing and shall be deemed to have been delivered on receipt in hand, by fax or electronically at the addresses stated below, namely:

*MCWD*

Rena Clark  
Projects Manager  
MCWD  
15320 Minnetonka Boulevard  
Minnetonka MN 55345

[rclark@minnehahacreek.org](mailto:rclark@minnehahacreek.org)

*Hopkins*

Steve Stadler  
Director of Public Works  
City of Hopkins  
1010 First Street South 55343  
Hopkins MN

[sstadler@hopkinsmn.com](mailto:sstadler@hopkinsmn.com)

B. Paragraph 5 of the Agreement is deleted and replaced by the following:

5. A party's approval of a design prepared by or for the other party is not an engineering certification of the design and the approving party specifically disclaims any warranties or representations relative to the design or functionality of the design. A party has no authority to select, or role in selecting, the means, method or manner of performing any of the work or the person or firm who will perform the work of or on behalf of the other party, and is not liable for any amounts owed to such person or firm. Any right of a party to review or approve a design, work in progress or constructed improvement under this Agreement is solely for that party's own purposes of ensuring that its public goals are met and accounting for funds expended. Notwithstanding, the release and hold harmless of paragraph 14, and the release, hold harmless and indemnification of paragraph 20b, are undiminished by this paragraph.

C. Paragraphs 10 through 18 of the Agreement hereby are deleted and replaced by the following paragraphs 10 through 18.

10. The MCWD, at its election, may design and construct water resource improvements on the MCWD Properties, including but not limited to stormwater management facilities and associated stormwater conveyances

(“Facilities”), creek bank improvements including vegetated buffer areas and native vegetation, structures and signage for public education and riparian recreation, and related appurtenances (all together, the “Water Resource Improvements”). The design will conform to the siting, performance, vegetation and maintenance criteria contained in Exhibit A and the Conceptual Master Plan that is Exhibit B to this Amendment, both attached and incorporated herein. MCWD contracts for design and construction will state that warranties run to both the MCWD and Hopkins. The MCWD may phase the work at its discretion.

11. Hopkins will timely advise the MCWD of technical requirements for the Facilities to be connected to and incorporated into the municipal stormsewer system. The MCWD must secure Hopkins’ approval of the 90 percent plans and specifications for the Facilities, which Hopkins will not delay or unreasonably withhold. Hopkins will timely process any MCWD permit needed for the Water Resource Improvements, without permit review costs, fee or financial assurance, and will timely communicate any local requirements regarding traffic, disturbance or occupation of public ways, and any other matters. The work will include an open cut in Lake Street to install stormwater piping. Hopkins will communicate reasonable terms and specifications for traffic control and restoration.

12. The MCWD will notify Hopkins of construction meetings concerning the Facilities, which Hopkins may attend. The MCWD may issue change orders and work change directives, subject to Hopkins concurrence in any change to the Facilities that may materially affect operation of the municipal stormsewer system or the cost or schedule to maintain the Facilities. For such a change, the MCWD will notify Hopkins and provide Hopkins at least two full business days to review and respond. If a proposed change order or work change directive requires board of managers approval, the MCWD will provide such notice at least two business days before board consideration. Hopkins may have additional time, if its concurrence requires specific engineering review. In such a case, Hopkins will exercise good faith and diligence to respond as quickly as possible in recognition of the need to avoid delay under the MCWD’s contract(s) for the Water Resource Improvements. Change order and work change directive concurrence may be exercised by the city manager on behalf of Hopkins. Any contract delay cost resulting from Hopkins contract change review will be shared equally by the parties.

13. The MCWD will notify Hopkins when the Facilities are installed and before subsurface elements are covered. Hopkins will have three business days to inspect the Facilities and to advise the MCWD in writing of any concern that the Facilities materially diverge from the 90 percent plans and specifications. When the Facilities are constructed, the MCWD will supply Hopkins with record drawings and ownership of the Facilities will vest in Hopkins. At that time Hopkins will hold harmless and release the MCWD from all claims with respect to the design and construction of the Facilities.

14. In exchange for being released from its obligation under the Agreement to fund the design and construction of stormwater management facilities on the Property, and for the additional benefits to Hopkins from the improvements, Hopkins agrees to reimburse the MCWD for all design contract costs incurred by the MCWD after April 10, 2014 and all construction contract costs incurred by the MCWD for design and construction of the Water Resource Improvements, beyond those costs that are reimbursed from grant funds. For each payment the MCWD has made on a design or construction contract for the Water Resource Improvements, it will have a right of reimbursement from Hopkins. The MCWD will use best efforts first to obtain reimbursement from grant funds up to the amount of the grant, and will invoice Hopkins no more frequently than monthly. Hopkins will process invoices within 30 days. At its request, Hopkins may have an accounting.

15. The parties will collaborate with respect to signage and other public information. Each party retains the right to install and maintain signage or otherwise engage in any public informational effort with respect to its property, but will consult with the other party. Any public materials will acknowledge the shared participation of the parties in the project.

16. The MCWD will maintain native vegetation, buffer zone improvements and signage on the MCWD Properties, all in accordance with terms of the grant agreement. Hopkins will maintain the Facilities in perpetuity in accordance with Exhibit A and applicable requirements of its municipal stormwater system (MS4) permit. Except as provided in the first sentence of this paragraph, above, Hopkins will be responsible for day-to-day inspection and maintenance of the combined MCWD-Hopkins public space comprising Cottageville Park and the MCWD Properties, including but not limited to sanitation, inspection for and addressing hazards resulting from events such as severe weather, and public safety. Hopkins will prioritize inspection and maintenance consistent with the parties' shared recognition that the site is locally and regionally visible. The MCWD will be responsible for capital replacement on the MCWD Properties.

17. If the MCWD believes that Hopkins is not meeting an obligation under paragraph 16 with respect to the MCWD Properties, it will advise Hopkins in writing and the parties will meet promptly and in good faith to review the concern. Thereafter, if Hopkins fails to meet its obligations, with 30 days' written notice the MCWD may perform the deficient work itself and will be reimbursed by Hopkins for the reasonable cost thereof.

18. When construction of the Water Resource Improvements is complete, the MCWD will deliver to Hopkins an easement for filing in county land records affording Hopkins all rights necessary for it to meet its inspection and maintenance obligations under paragraph 16 ("Easement"). The easement may contain reasonable conditions to protect the Water Resource

Improvements and otherwise to protect Minnehaha Creek and related water resources from damage.

D. New paragraphs 20a through 20c are inserted into the Agreement as follows:

20. The MCWD's design and construction of the Water Resource Improvements will encompass that part of Cottageville Park identified as "Phase I - Hopkins Land" on the Design and Construction Phasing Plan attached hereto as Exhibit C and incorporated herein ("Cottageville Elements"). The MCWD's design will include a part of the Facilities, as well as grading, surface treatment and landscaping, and will conform to Exhibit B. The MCWD must secure Hopkins' approval of the 90 percent plans and specifications for the Cottageville Elements, consisting of grading plans, site trail layout and details/cross-sections, which Hopkins will not delay or unreasonably withhold. Hopkins will timely process any MCWD permit needed for the Cottageville Elements, without permit review costs, fee or financial assurance, and will timely communicate any local requirements regarding traffic, disturbance or occupation of public ways, and any other matters. Hopkins will allow for ingress/egress and occupation of Cottageville Park as necessary or convenient for construction. MCWD contracts for design and construction of the Cottageville Elements will state that warranties run to both the MCWD and Hopkins.

20a. The MCWD will notify Hopkins of construction meetings concerning the Cottageville Elements, which Hopkins may attend. The MCWD may issue change orders and work change directives, subject to Hopkins concurrence in any change that would materially affect contract price or time, or the cost or schedule to maintain the improvements. For such a change, the MCWD will notify Hopkins and provide Hopkins at least two full business days to review and respond. If a proposed change order or work change directive requires board of managers approval, the MCWD will provide such notice at least two business days before board consideration. Hopkins may have additional time, if its concurrence requires specific engineering review. In such a case, Hopkins will exercise good faith and diligence to respond as quickly as possible in recognition of the need to avoid delay under the MCWD's contract(s). Change order and work change directive concurrence may be exercised by the city manager on behalf of Hopkins. Any contract delay cost resulting from Hopkins contract change review will be shared equally by the parties.

20b. The MCWD will notify Hopkins when the Cottageville Elements are substantially completed. Hopkins will inspect the improvements without undue delay and advise the MCWD in writing of any concern that the improvements materially diverge from the 90 percent plans and specifications. When the improvements are constructed, the MCWD will supply Hopkins with final grades and ownership of the improvements will vest in Hopkins. At that time Hopkins will hold harmless and release the MCWD from all claims with respect to the design and construction of the Cottageville Elements, and

will indemnify the MCWD with respect to all liabilities, damages and costs arising out of any third-party claim arising from the design, construction or use of the Cottageville Elements.

20c. Hopkins will reimburse the MCWD for design and construction costs that it incurs for the Cottageville Elements in the same manner as specified at paragraph 14. Hopkins recognizes that a substantial part of these costs may not be eligible for grant reimbursement.

E. Paragraph 20 is renumbered as paragraph 20d and revised to read as follows:

20. Hopkins intends to undertake recreational, park or other improvements to Cottageville Park, including refinements to the area encompassed by the Cottageville Elements, improvements to that part of Cottageville Park not labeled as "Phase I - Hopkins Land" on Exhibit C (including the area indicated on Exhibit C as "Out Parcel," which presently is under private ownership), and a redesign of the right-of-way north of Cottageville Park at its discretion and sole cost. Any such improvements will be consistent with Exhibit B.

F. Paragraph 24 is deleted and replaced by the following:

24. The parties will collaborate closely during design of the Water Resource Improvements and park improvements described in this Agreement. The parties' efforts will be directed to produce a design that best integrates their public goals for the contiguous area comprising the Cottageville Park parcel, the District Properties, and any adjoining parcels owned by either party that are incorporated into the design for the improvements. Specifically, but not exclusively, the District owns a parcel southeast of Lake Street, northeast of Minnehaha Creek and riparian to the creek, as shown in Exhibit B, that may be suited for a public canoe launch and otherwise to augment the Water Resource Improvements.

G. Paragraph 27 is deleted, and paragraphs 28 and 29 are deleted and replaced by the following:

28. Only contractual remedies are available for the failure of a party to fulfill the terms of this Agreement. The parties agree that the MCWD's acquisition of the Property; its assumption of relocation, demolition and other costs related to 427-429 Blake Road; and its siting and construction of the Facilities on its property constitute valuable consideration for the financial contributions and maintenance obligations assumed by Hopkins under this Agreement. The contractual remedy of specific performance is available for either party under this Agreement regardless of the existence of an adequate remedy at law.

29. This Agreement is effective when fully executed by the parties and expires on March 31, 2019. All obligations that have come into being before

expiration, specifically including but not limited to obligations under paragraphs 6, <sup>16</sup>17 and <sup>17</sup>18, will survive expiration.

H. Wherever in the agreement the term "Stormwater Management Facilities" appears, it is replaced by the term "Water Resource Improvements."

I. Exhibits A to this Amendment, labeled "Revised Standards," replaces Exhibit A of the Agreement. Exhibits B and C to this Amendment, labeled, respectively, "Conceptual Master Plan" and "Design and Construction Phasing Plan," are Exhibits B and C to the Agreement.

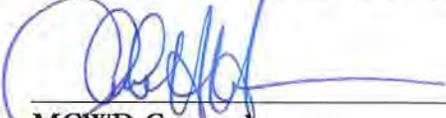
J. Except as specifically amended hereby, the Agreement and all terms therein remain in full force and effect.

INTENDING TO BE BOUND,

MINNEHAHA CREEK WATERSHED DISTRICT

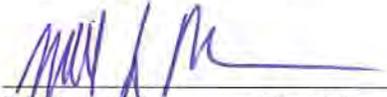
  
Sherry Davis White, President Date: 4/10/14

*Approved for Form and Execution:*

  
MCWD Counsel

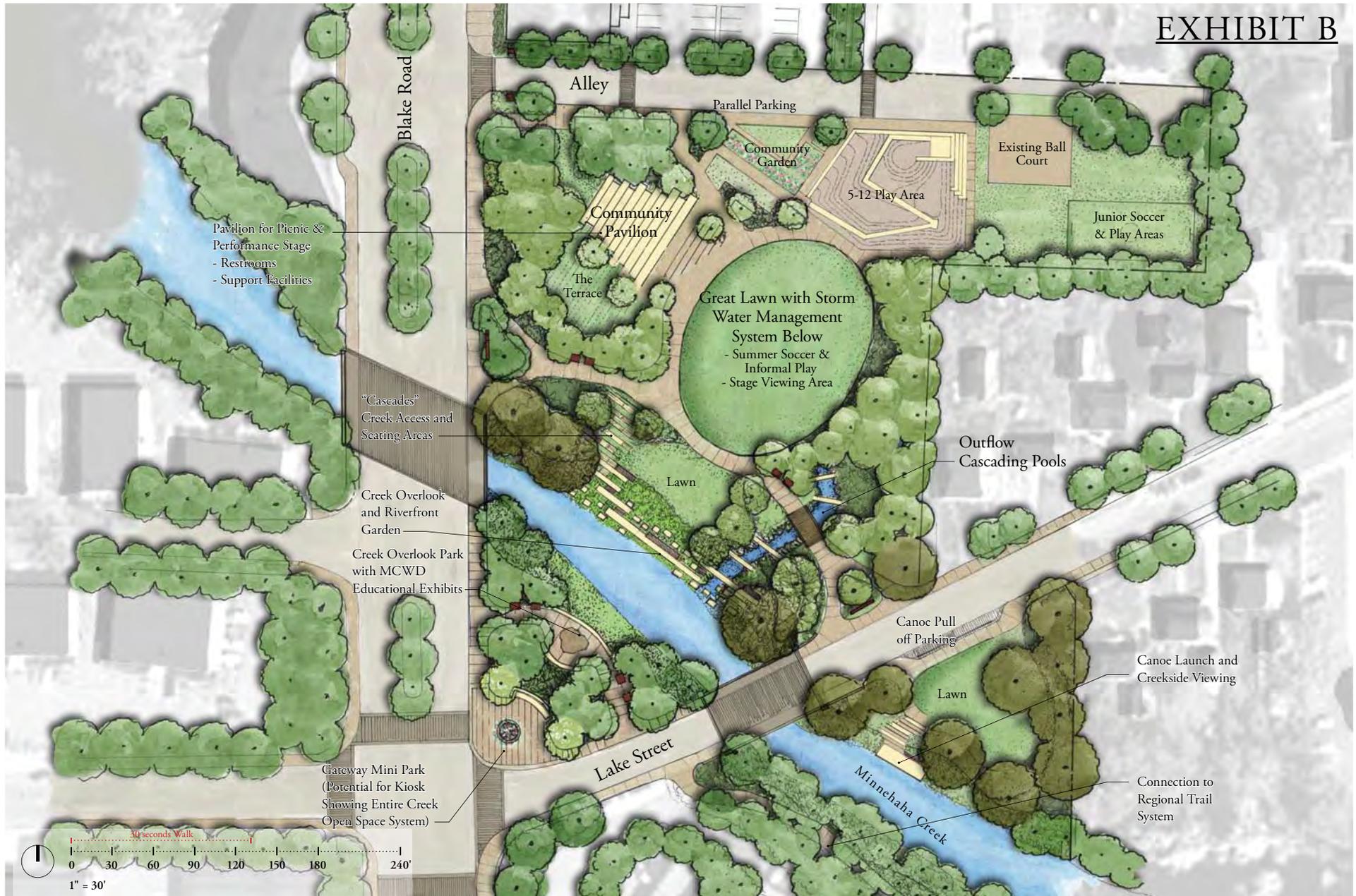
CITY OF HOPKINS

  
Eugene Maxwell, Mayor Date: 4-1-14

  
Michael Mornson, City Manager Date: 4-1-14



# EXHIBIT B



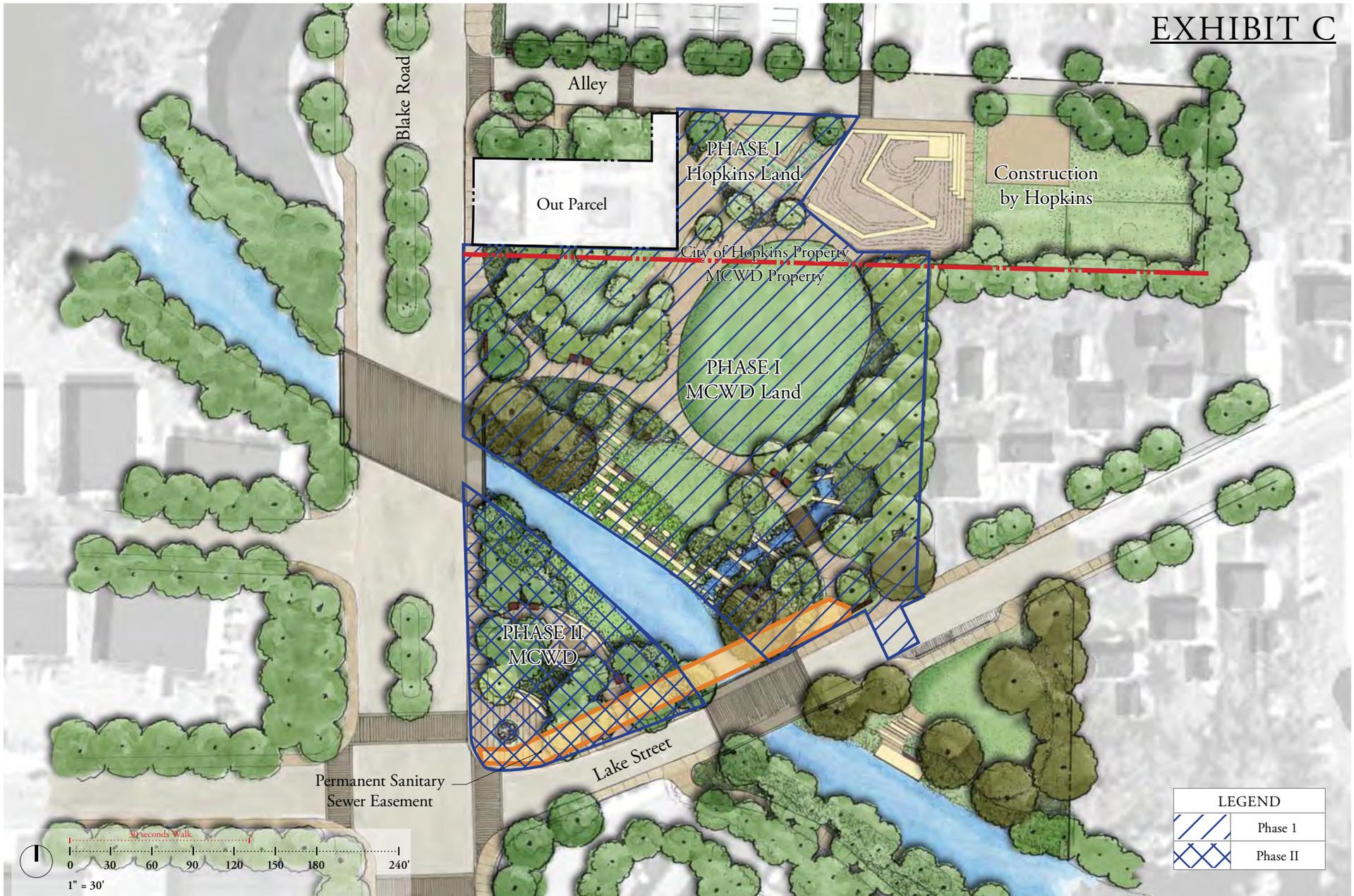
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## COTTAGEVILLE PARK Hopkins, Minnesota

Conceptual Master Plan  
March 27, 2014

# EXHIBIT C



**SECOND AMENDMENT to  
COOPERATIVE AGREEMENT**

**Minnehaha Creek Watershed District and City of Hopkins  
Cottageville Park Stormwater Management and Park Improvement Project**

This Second Amendment (“Amendment”) to the Cooperative Agreement (“Agreement”) is made between the Minnehaha Creek Watershed District (MCWD), a watershed district and political subdivision with powers at Minnesota Statutes Chapters 103B and 103D, and the City of Hopkins (“Hopkins”), a home rule charter city of the State of Minnesota (together, the “parties”).

*Recitals and Statement of Purpose*

WHEREAS on September 10, 2010, the parties entered into a cooperative agreement to advance social, economic and environmental goals within the Minnehaha Creek corridor, and on April 10, 2014 the parties amended that agreement (together, the “Agreement”);

WHEREAS the Agreement stated roles and responsibilities for water quality, riparian and community recreational improvements within the area described;

WHEREAS pursuant to the Agreement, the MCWD designed the improvements and solicited bids for their construction, but on the basis of bids received the parties determined to postpone a bid award in order to review project design, consider value engineering modifications, and extend the improvements to two areas adjacent to Cottageville Park that at the time of the Agreement were not yet under Hopkins control or otherwise were not ready to site the improvements;

WHEREAS one of these areas, a private residential duplex, now has been acquired by Hopkins, which will perform demolition of the structure and prepare the site, and the other, a public alley right-of-way owned by Hopkins, now is suitable in Hopkins’ determination for incorporation into the improvements;

THEREFORE the parties agree that this Amendment is made for mutual valuable consideration and is legally binding on each party pursuant to the terms herein.

*Terms of Amendment*

A. Paragraph 20 of the Agreement is revised to read as follows:

20. The MCWD’s design and construction of the Water Resource Improvements will encompass that part of Cottageville Park identified as “Phase I - Hopkins Land,” as well as those areas labeled as “Out Parcel” and “Alley,” on the Design and Construction Phasing Plan attached hereto as Exhibit C and incorporated herein (together, the “Cottageville Elements”). The MCWD’s design will include a part of the Facilities, as well as grading,

surface treatment and landscaping, and will conform to Exhibit B. The MCWD must secure Hopkins' approval of the 90 percent plans and specifications for the Cottageville Elements, consisting of grading plans, site trail layout and details/cross-sections, which Hopkins will not delay or unreasonably withhold. Hopkins will timely process any MCWD permit needed for the Cottageville Elements, without permit review costs, fee or financial assurance, and will timely communicate any local requirements regarding traffic, disturbance or occupation of public ways, and any other matters. Hopkins will allow for ingress/egress and occupation of Cottageville Park as necessary or convenient for construction. MCWD contracts for design and construction of the Cottageville Elements will state that warranties run to both the MCWD and Hopkins.

B. Paragraph 20d of the Agreement is revised to read as follows:

20d. Hopkins intends to undertake recreational, park or other improvements to Cottageville Park, including refinements to the area encompassed by the Cottageville Elements, at its discretion and sole cost. Any such improvements will be consistent with Exhibit B.

C. Except as specifically amended hereby, the Agreement and all terms therein remain in full force and effect.

Intending to be bound,

MINNEHAHA CREEK WATERSHED DISTRICT



Sherry Davis White, President

Date: 10-9-19

*Approved for Form and Execution:*



MCWD Counsel

CITY of HOPKINS



Eugene Maxwell, Mayor

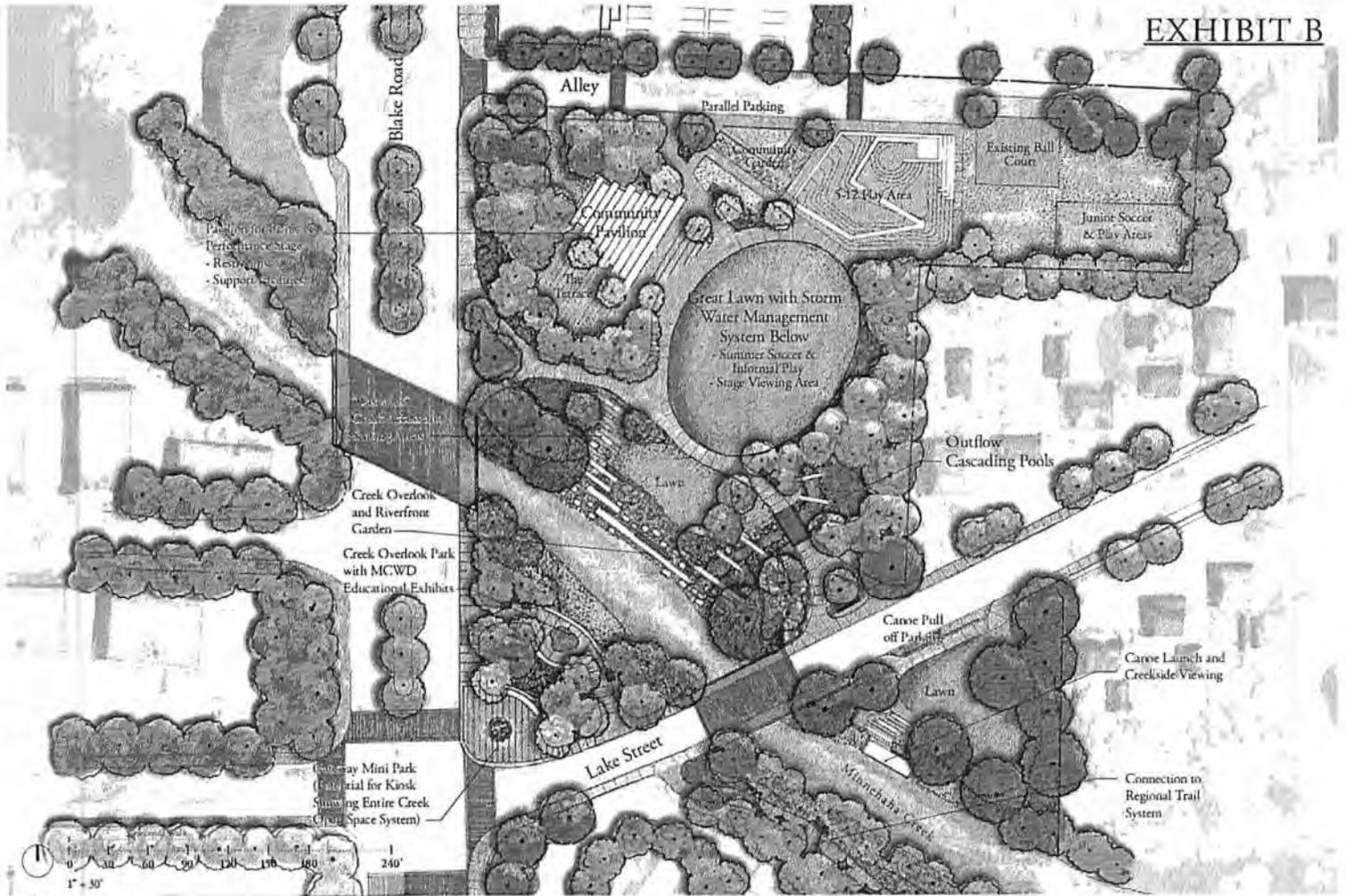
Date: 10/7/14



Michael Morrison, City Manager

Date: 10/7/19

EXHIBIT B

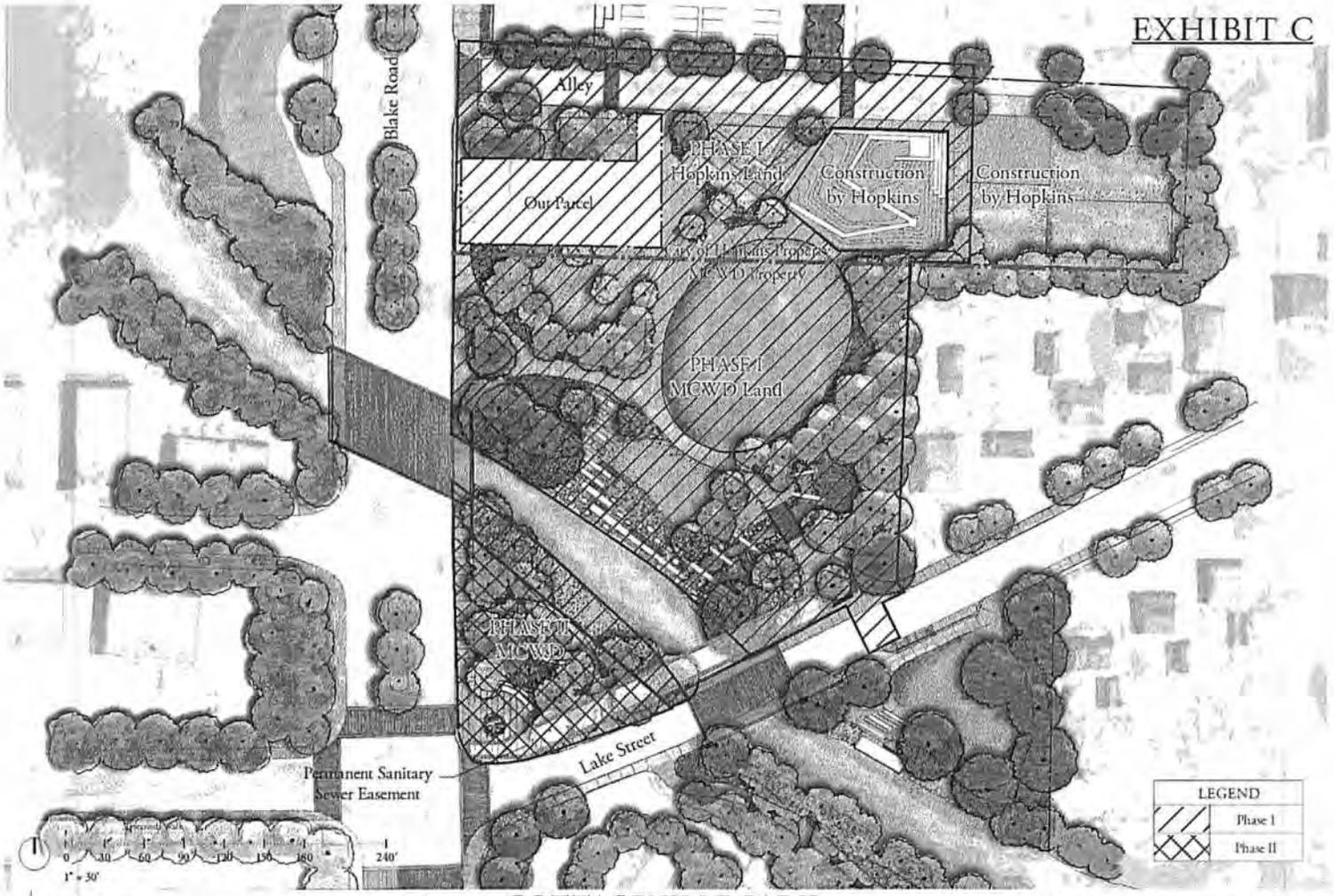


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COTTAGEVILLE PARK  
Hopkins, Minnesota

Conceptual Master Plan  
March 27, 2014

EXHIBIT C



LEGEND	
	Phase I
	Phase II

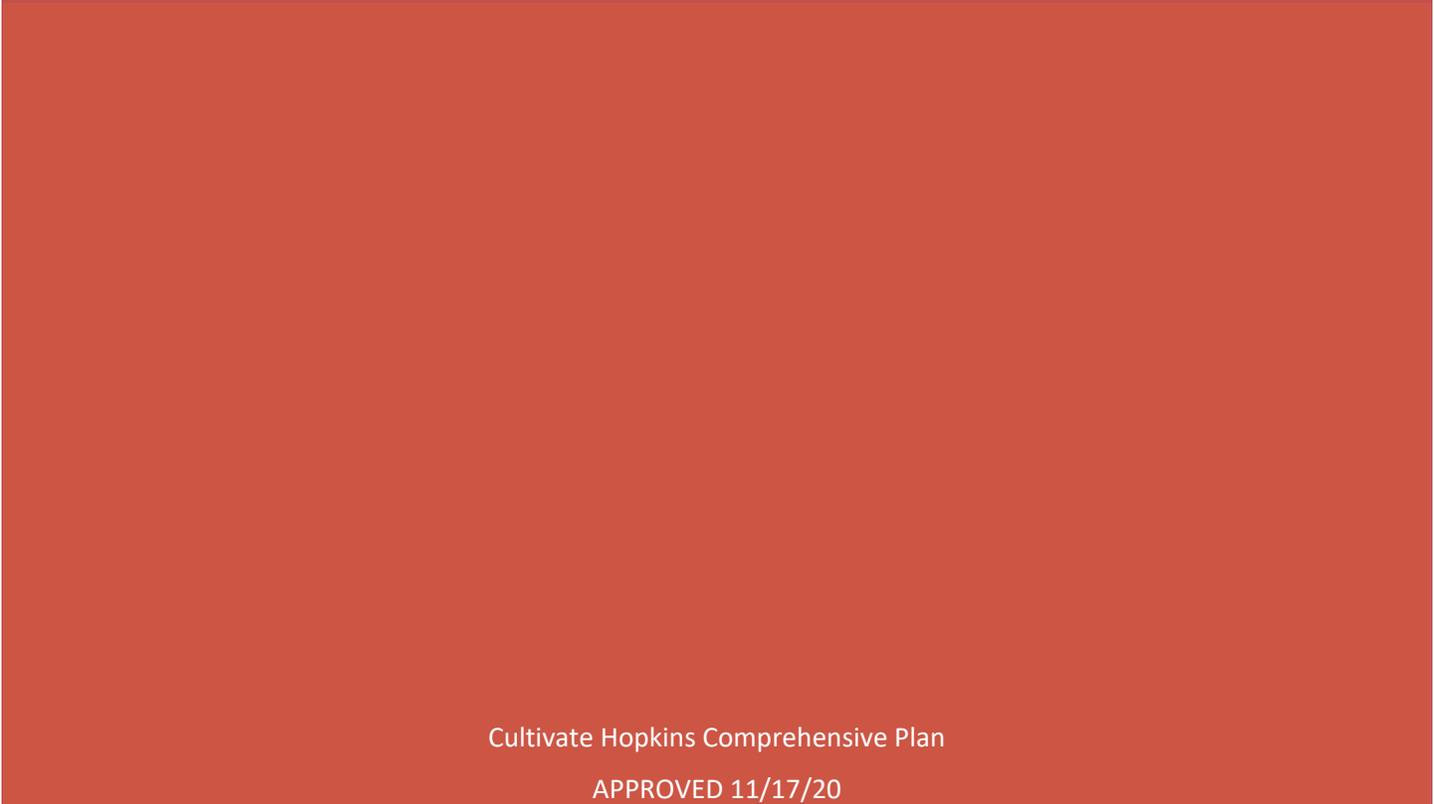
HART HOWERTON

COTTAGEVILLE PARK  
Hopkins, Minnesota

Design and Construction Phasing Plan  
October 1, 2014



# APPENDIX WR2: WATER SUPPLY, TREATMENT, AND DISTRIBUTION



Cultivate Hopkins Comprehensive Plan

APPROVED 11/17/20



# Water Supply, Treatment, & Distribution

This section describes the water supply and distribution system within the City of Hopkins. Much of the information herein is duplicated with the City's Water Supply Plan developed in 2017 to meet Minnesota Department of Natural Resources (DNR) requirements.

## Water Supply & Usage

### Areas Served by Local Water Supply Systems

The City of Hopkins completed their 3rd generation Water Supply Plan in 2017 and the following data has been taken from that plan. The Water Supply Plan contains a summary of water demand, water storage and treatment, source water condition, water conservation, emergency preparedness, and the Capital Improvement Plan (CIP).

The City of Hopkins is a fully developed community without need for future utility extensions to serve new growth. Expansions of the City's water distribution system is triggered by redevelopments. The attached **Figure W-1** illustrates the layout of Hopkins' water distribution network and water supply infrastructure.

### Water Treatment

The City of Hopkins has two water treatment facilities historically, but one (the Moline Tower Treatment Facility) is not currently in service. The City's active Elmo Park Water Treatment facility was constructed in 1967 and has a capacity of 8.64 MGD. It is a gravity filtration system which also utilizes the addition of some common treatment chemicals to remove iron and manganese. Residual materials resulting from the treatment process are discharged to the sanitary sewer. Reclaim water is discharged to a sediment pond in front of the facility, which ultimately discharges to the City's storm sewer system. The City of Hopkins has two water treatment facilities, however the Moline WTF is not active and the City does not use this water plant to treat water. The Elmo Park WTF has a capacity of 6,000 gpm (8.64 MGD) based on 24 hours of operation per day. This WTF is served by wells 4-6. The average maximum day demand is approximately 4.03 MGD, yielding a surplus in treatment capacity of 4.61 MGD, which is sufficient for current demands. Table 7 indicates that the projected peak day demand will continue to increase as the population increases. By 2025, the projected peak day demand is 4.36 MGD, which is still less than the plant capacity. There is adequate treatment capacity for the next 10 – 15 years.

### Water Storage

Currently, the City of Hopkins has four (4) storage facilities totaling 3.20 million gallons of storage capacity as shown in **Table WR2.1**. There are two elevated storage facilities and two ground storage facilities. The two elevated storage facilities have a combined total capacity of 2.2 million gallons while the two ground storage facilities have a combined capacity of 1.0 million gallons. Since there are pumps and a generator that can pump the water in the event of a power failure, the 1.0 million gallons in the reservoirs at the WTFs are included in the total storage capacity. AWWA recommends that the storage capacity should equal or exceed the average day demand. Based on the City's historic water usage demand (**Table WR2.2**), the current storage capacity is adequate for current average day demands. Based on the projected future water usage and future average day projections (**Table WR2.3**), by 2025, there is an estimated average day demand of 2.46 MGD, leaving a surplus storage capacity of 740,000 gallons. Looking at 2030, the projected average day demand is 2.52, yielding a surplus in storage of 680,000 gallons. There is adequate storage capacity for the City of Hopkins for the next 10 to 15 years

and beyond.

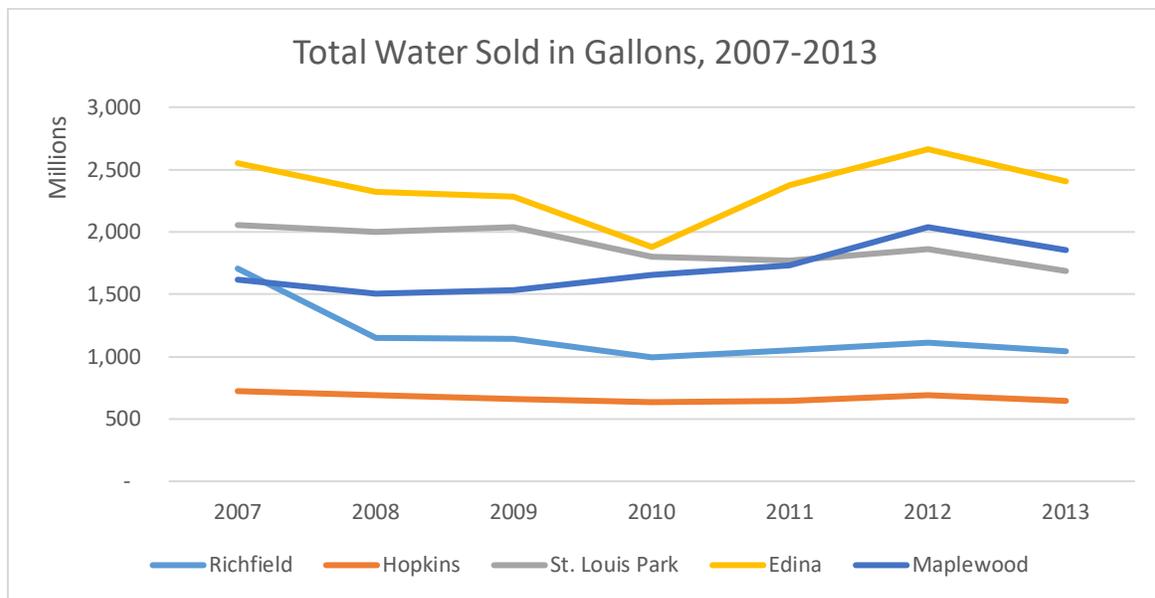
The City has four storage facilities, as summarized in **Table WR2.1** below. The locations of these facilities can be seen in **Figure W-2**.

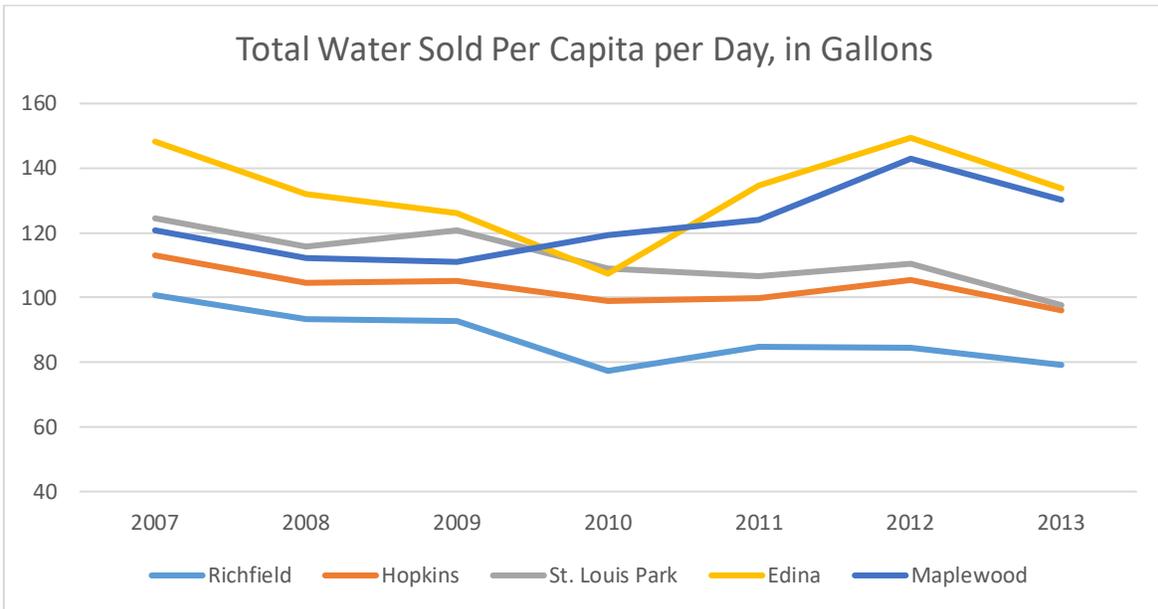
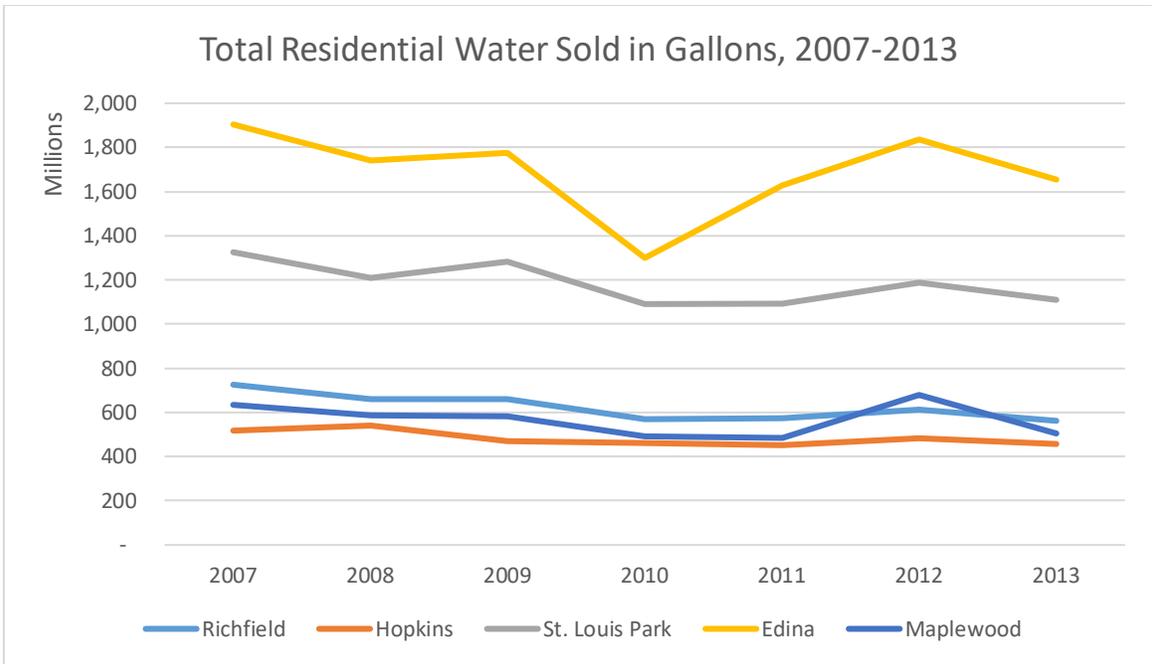
Table WR2.1. Storage Capacity as of December 2017				
Structure Name	Type of Storage Structure	Year Constructed	Primary Material	Storage Capacity (Gallons)
Elmo Park WTF Clearwell	Ground storage	1967	Concrete	500,000
Blake Hill Tower	Elevated storage	1962	Steel	500,000
Moline WTF Clearwell*	Ground storage	1963	Concrete	1,700,000
Moline Tower*	Elevated storage	1963	Steel	500,000
Total	NA	NA	NA	3,200,000

\*Note: The Moline storage tanks are combined into a single storage structure. The system has an electronically operated valve that transfers water from the high-pressure elevated tank to fill the lower pressure ground storage tank.

### Historic Water Demand & Projected Water Use

Hopkins has the lowest water use among comparable and neighboring cities. Hopkins’s water use has gradually decreased since 2007. Residential water use is higher than commercial/industrial water use. The following charts show the amount of water sold in Hopkins compared to other communities.





The historic water demand in the City of Hopkins is shown in **Table WR2.2**. This table quantifies the volume of water pumped and used for all purposes.

Table WR2.2. Historic Water Demand															
Year	Pop. Served	Total Connections	Residential Water Delivered (MG)	C/I/I Water Delivered (MG)	Water used for Non-essential	Wholesale Deliveries (MG)	Total Water Delivered (MG)	Total Water Pumped (MG)	Water Supplier Services	Percent Unmetered/Unaccounted	Average Daily Demand (MGD)	Max. Daily Demand (MGD)	Date of Max. Demand	Residential Per Capita Demand (GPCD)	Total per capita Demand (GPCD)
2005	17,367	3,126	490	148	0.0	0	638	919	0.0	30.6%	2.52	4.85	7/17/2005	77.3	145.0
2006	17,363	3,552	563	152	0.0	0	715	955	0.0	25.1%	2.62	4.50	7/7/2006	88.8	150.7
2007	17,360	3,914	516	207	0.0	0	723	921	0.0	21.5%	2.52	4.58	7/3/2007	81.5	145.3
2008	17,300	3,562	541	151	0.0	0	692	842	0.0	17.8%	2.31	3.80	7/16/2008	85.6	133.3
2009	17,350	3,556	469	195	0.0	0	664	813	0.0	18.4%	2.23	4.00	7/12/2009	74.0	128.4
2010	17,145	3,559	461	174	0.0	0	635	794	0.0	20.1%	2.18	3.74	8/28/2010	73.7	126.9
2011	17,145	3,723	452	146	46.7	0	644	820	0.0	21.4%	2.25	3.67	6/30/2011	72.2	131.0
2012	17,591	3,660	482	208	0.0	0	690	772	0.0	10.6%	2.11	4.65	9/3/2012	75.1	120.2
2013	17,591	3,682	456	148	41.6	0	645	818	0.0	21.0%	2.24	3.72	9/24/2013	71.0	127.3
2014	17,590	3,660	436	208	0.0	0	644	813	0.0	20.8%	2.23	3.73	7/30/2014	67.9	126.6
2015	18,971	3,606	435	185	0.0	0	620	734	0.0	15.6%	2.01	3.55	6/29/2015	62.8	106.0
2016	19,227	3,566	425	182	0.0	0	614	760	7.0	19.3%	2.08	3.54	7/14/2016	60.6	108.3
Avg. 2010-2016	17,894	3,637	450	178	13	0	642	787	1.0	18.4%	2.16	3.80	N/A	69.0	120.9

**MG** – Million Gallons      **MGD** – Million Gallons per Day      **GPCD** – Gallons per Capita per Day

The historical total per capita demand from 2011 through 2016 of 120 gallons per capita per day (gpcd) was used to make water demand projections through 2040. Based on historical trends in per capita demand and future population projections, it is acceptable to use 120 gpcd through 2040. The reason 2011 through 2016 data was used is that the City has implemented water conservation measures over the last several years and the per capita demand reflects those efforts. It is important to consider these water conservation measures when making projections as they can help make accurate projections with regards to the City’s plan of conserving water and reducing per capita demands. Commercial and industrial development was accounted for by using the historical demands to make projections. It is assumed that the rate at which commercial and industrial water usage increases will remain the same as the historical demands.

**Table WR2.3** illustrated the total projected water demand in the City of Hopkins. These water demand projections are based on historical usage trends and the anticipated increase in population through 2040 per the Metropolitan Council forecasts. The projections assume that the projected service population will equal the projected total population. As shown in the table, the population is projected to gradually increase over the planning period through 2040.

<b>Table WR2.3. Projected Annual Water Demand</b>					
Year	Projected Total Population <sup>(1)</sup>	Projected Population Served	Projected Total Per Capita Water Demand (GPCD)	Projected Average Daily Demand (MGD)	Projected Maximum Daily Demand (MGD) <sup>(2)</sup>
2016	19,000	19,000	120	2.28	4.03
2017	19,079	19,079	120	2.29	4.05
2018	19,354	19,354	120	2.32	4.11
2019	19,629	19,629	120	2.35	4.17
2020	20,100	20,100	120	2.41	4.27
2021	20,190	20,190	120	2.42	4.29
2022	20,280	20,280	120	2.43	4.31
2023	20,370	20,370	120	2.44	4.33
2024	20,460	20,460	120	2.45	4.34
2025	20,550	20,550	120	2.46	4.36
2030	21,000	21,000	120	2.52	4.46
2040	21,800	21,800	120	2.61	4.63
<sup>1</sup> Total Population Projections based on Metropolitan Council (2016 population estimate is from MN State Demographer) <sup>2</sup> Peaking Factor based on historical data					

**GPCD** – Gallons per Capita per Day

**MGD** – Million Gallons per Day

The projected average day demand was calculated by multiplying the projected total per capita demand of 120 gpcd by the projected service area population. As the population increases and the per capita demand remains constant, the average day demand will increase. By 2040, a projected average day demand of 2.61 MGD is expected.

The projected maximum day demand was calculated by multiplying the average day demand by a peaking factor. The peaking factor used to calculate the projected maximum day demand is the average historical peaking factor from 2005 through 2016 of 1.77. This peaking factor was used to project maximum day demands up to 2040. By 2040, a maximum day demand of 4.63 MGD is projected.

## Water Source Quality and Quantity Modeling

Table WR2.4. Information About Water Source Quality and Quantity Monitoring					
MN Unique Well # or Surface Water ID	Aquifer Name	Type of monitoring point	Monitoring program	Frequency of monitoring	Monitoring Method
204573 Well 1	Dresbach-Shakopee	Production Well	<input checked="" type="checkbox"/> routine MDH sampling <input checked="" type="checkbox"/> routine water utility sampling <input type="checkbox"/> other	<input type="checkbox"/> continuous <input type="checkbox"/> hourly <input checked="" type="checkbox"/> daily <input checked="" type="checkbox"/> monthly <input type="checkbox"/> quarterly <input checked="" type="checkbox"/> annually	<input type="checkbox"/> SCADA <input checked="" type="checkbox"/> grab sampling <input type="checkbox"/> steel tape <input type="checkbox"/> stream gauge
204068 Well 4	Jordan-Shakopee	Production Well	<input checked="" type="checkbox"/> routine MDH sampling <input checked="" type="checkbox"/> routine water utility sampling <input type="checkbox"/> other	<input type="checkbox"/> continuous <input type="checkbox"/> hourly <input checked="" type="checkbox"/> daily <input checked="" type="checkbox"/> monthly <input type="checkbox"/> quarterly <input checked="" type="checkbox"/> annually	<input type="checkbox"/> SCADA <input checked="" type="checkbox"/> grab sampling <input type="checkbox"/> steel tape <input type="checkbox"/> stream gauge
204570 Well 5	Jordan-Shakopee	Production Well	<input checked="" type="checkbox"/> routine MDH sampling <input checked="" type="checkbox"/> routine water utility sampling <input type="checkbox"/> other	<input type="checkbox"/> continuous <input type="checkbox"/> hourly <input checked="" type="checkbox"/> daily <input checked="" type="checkbox"/> monthly <input type="checkbox"/> quarterly <input checked="" type="checkbox"/> annually	<input type="checkbox"/> SCADA <input checked="" type="checkbox"/> grab sampling <input type="checkbox"/> steel tape <input type="checkbox"/> stream gauge
112228 Well 6	Jordan-Shakopee	Production Well	<input checked="" type="checkbox"/> routine MDH sampling <input checked="" type="checkbox"/> routine water utility sampling <input type="checkbox"/> other	<input type="checkbox"/> continuous <input type="checkbox"/> hourly <input checked="" type="checkbox"/> daily <input checked="" type="checkbox"/> monthly <input type="checkbox"/> quarterly <input checked="" type="checkbox"/> annually	<input type="checkbox"/> SCADA <input checked="" type="checkbox"/> grab sampling <input type="checkbox"/> steel tape <input type="checkbox"/> stream gauge

## Water Conservation

In Hopkins, the average water usage has been progressively decreasing. For residential use, the number of gallons per person per day of water usage has dropped from 80 gallons in 2005-2010, to 68 gallons in 2011-2016. Additionally, the average *total* water usage has decreased from 138 gallons per person per day in 2005-2010 to 120 gallons in 2011-2016.

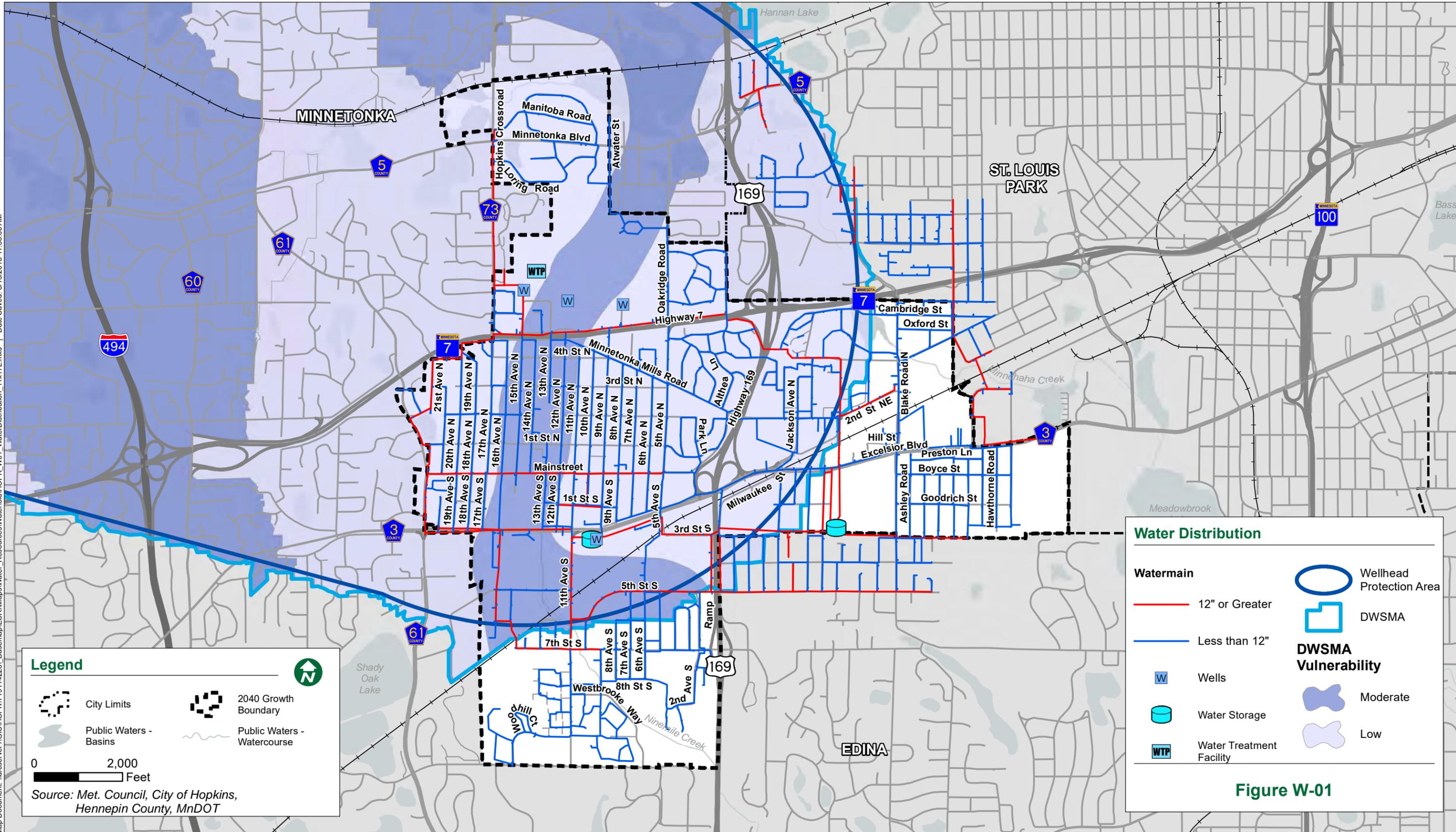
The Minnesota Department of Natural Resources, and perhaps the Metropolitan Council, are anticipated to intensify restrictions on water usage in the future to reduce the burden that is currently being placed on the aquifers. Continuation of existing water conservation policies and encouraging reductions in water usage will be beneficial moving forward.

**Goal: Conserve water resources by continuing education and incentive programs to ensure the city has adequate water supply to meet the long-term needs of the citizens.**

**Policies:**

- Identify and promote water conservation strategies through coordination and outreach with private landowners, developers, citizens, and other local governments.
- Raise water conservation awareness through strategically placing educational signage at decision-making points, such as faucets, showers, and water fountains.
- Encourage the use of drought-tolerant plantings, promote irrigation systems that utilize reclaimed water, and incentivize systems that collect rain water for reuse.
- Meter or otherwise estimate water usage for system maintenance/management and work to identify leaks or wasted water in the system.

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**Legend**

- City Limits
- 2040 Growth Boundary
- Public Waters - Basins
- Public Waters - Watercourse

0 2,000 Feet

Source: Met. Council, City of Hopkins, Hennepin County, MnDOT

**Water Distribution**

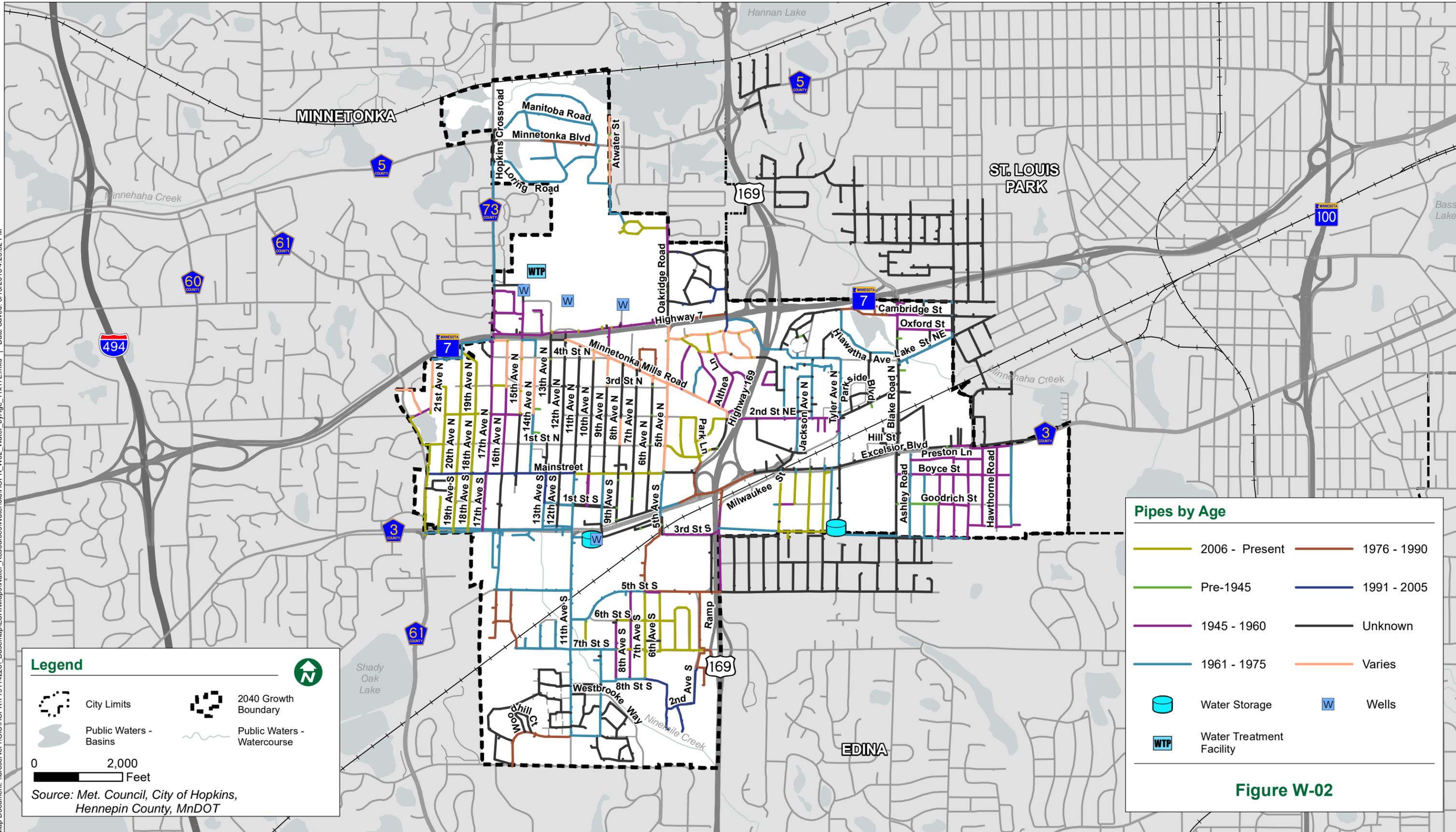
- 12" or Greater
- Less than 12"
- Wells
- Water Storage
- Water Treatment Facility
- Wellhead Protection Area
- DWSMA

**DWSMA Vulnerability**

- Moderate
- Low

**Figure W-01**

Map Document: \\arcserver1\GIS\HOPKIN\191142281\_Basemap\ESRI\Map\Water\_Resources\Water\HOPK\_W02\_Water\_byAge\_11x17L.mxd | Date Saved: 8/15/2018 4:23:32 PM



**Legend**

- City Limits
- 2040 Growth Boundary
- Public Waters - Basins
- Public Waters - Watercourse

0 2,000 Feet

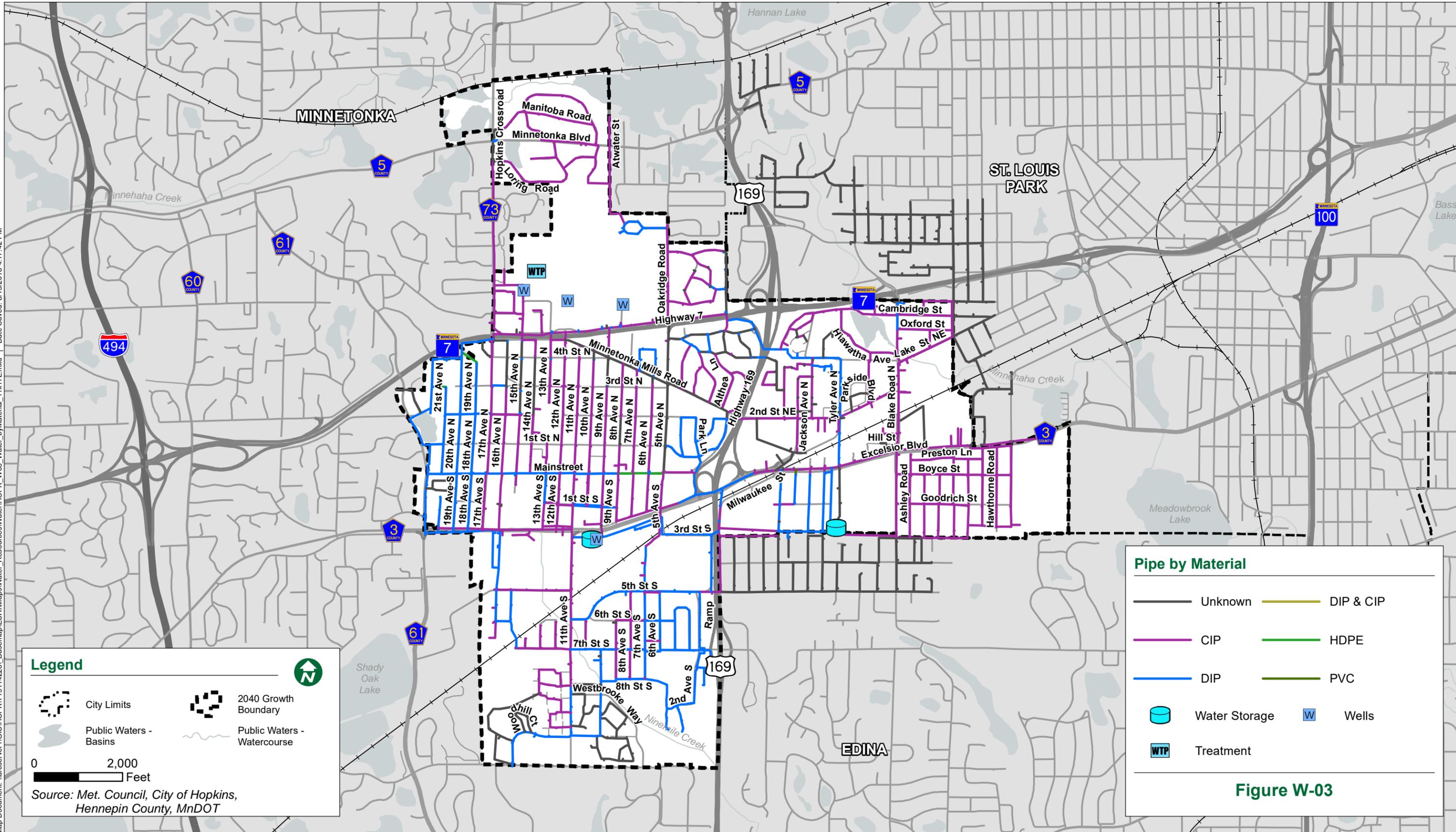
Source: Met. Council, City of Hopkins, Hennepin County, MnDOT

**Pipes by Age**

	2006 - Present		1976 - 1990
	Pre-1945		1991 - 2005
	1945 - 1960		Unknown
	1961 - 1975		Varies
	Water Storage		Wells
	Water Treatment Facility		

**Figure W-02**

Map Document: \\arcserver1\GIS\HOPKIN\191142281\_Basemap\ESRI\Maps\Water\_Resources\Water\HOPK\_W03\_Water\_byMaterial\_11x17L.mxd | Date Saved: 8/15/2018 4:17:42 PM



**Legend**

- City Limits
- 2040 Growth Boundary
- Public Waters - Basins
- Public Waters - Watercourse

0 2,000 Feet

Source: Met. Council, City of Hopkins, Hennepin County, MnDOT

**Pipe by Material**

	Unknown		DIP & CIP
	CIP		HDPE
	DIP		PVC
	Water Storage		Wells
	Treatment		

**Figure W-03**

# Local Water Supply Plan Hopkins, MN Third Generation for 2016-2018

Revised April 10, 2017

*Formerly called Water Emergency & Water Conservation Plan*



*Cover photo by Molly Shodeen*



For more information on this Water Supply Plan Template, please contact the DNR Division of Ecological and Water Resources at (651) 259-5034 or (651) 259-5100.

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# DEPARTMENT OF NATURAL RESOURCES – DIVISION OF ECOLOGICAL AND WATER RESOURCES AND METROPOLITAN COUNCIL

## INTRODUCTION TO WATER SUPPLY PLANS (WSP)

### Who needs to complete a Water Supply Plan

Public water suppliers serving more than 1,000 people, large private water suppliers in designated Groundwater Management Areas, and all water suppliers in the Twin Cities metropolitan area are required to prepare and submit a water supply plan.

The goal of the WSP is to help water suppliers: 1) implement long term water sustainability and conservation measures; and 2) develop critical emergency preparedness measures. Your community needs to know what measures will be implemented in case of a water crisis. A lot of emergencies can be avoided or mitigated if long term sustainability measures are implemented.

### Groundwater Management Areas (GWMA)

The DNR has designated three areas of the state as Groundwater Management Areas (GWMAs) to focus groundwater management efforts in specific geographies where there is an added risk of overuse or water quality degradation. A plan directing the DNR's actions within each GWMA has been prepared. Although there are no specific additional requirements with respect to the water supply planning for communities within designated GWMAs, communities should be aware of the issues and actions planned if they are within the boundary of one of the GWMAs. The three GWMAs are the North and East Metro GWMA (Twin Cities Metro), the Bonanza Valley GWMA and the Straight River GWMA (near Park Rapids). Additional information and maps are included in the [DNR Groundwater Management Areas webpage](#).

### Benefits of completing a WSP

Completing a WSP using this template, fulfills a water supplier's statutory obligations under M.S. [M.S.103G.291](#) to complete a water supply plan. For water suppliers in the metropolitan area, the WSP will help local governmental units to fulfill their requirements under M.S. 473.859 to complete a local comprehensive plan. Additional benefits of completing WSP template:

- The standardized format allows for quicker and easier review and approval
- Help water suppliers prepare for droughts and water emergencies.
- Create eligibility for funding requests to the Minnesota Department of Health (MDH) for the Drinking Water Revolving Fund.
- Allow water suppliers to submit requests for new wells or expanded capacity of existing wells.
- Simplify the development of county comprehensive water plans and watershed plans.
- Fulfill the contingency plan provisions required in the MDH wellhead protection and surface water protection plans.
- Fulfill the demand reduction requirements of Minnesota Statutes, section 103G.291 subd 3 and 4.

- Upon implementation, contribute to maintaining aquifer levels, reducing potential well interference and water use conflicts, and reducing the need to drill new wells or expand system capacity.
- Enable DNR to compile and analyze water use and conservation data to help guide decisions.
- Conserve Minnesota's water resources

If your community needs assistance completing the Water Supply Plan, assistance is available from your area hydrologist or groundwater specialist, the MN Rural Waters Association circuit rider program, or in the metropolitan area from Metropolitan Council staff. Many private consultants are also available.

## **WSP Approval Process**

### **10 Basic Steps for completing a 10-Year Water Supply Plan**

1. Download the DNR/Metropolitan Council Water Supply Plan Template from the [DNR Water Supply Plan webpage](#).
2. Save the document with a file name with this naming convention:  
WSP\_cityname\_permitnumber\_date.doc.
3. The template is a form that should be completed electronically.
4. Compile the required water use data (Part 1) and emergency procedures information (Part 2)
5. The Water Conservation section (Part 3) may need discussion with the water department, council, or planning commission, if your community does not already have an active water conservation program.
6. Communities in the seven-county Twin Cities metropolitan area should complete all the information discussed in Part 4. The Metropolitan Council has additional guidance information on their [Water Supply webpage](#). All out-state water suppliers **do not** need to complete the content addressed in Part 4.
7. Use the Plan instructions and Checklist document from the [DNR Water Supply Plan webpage](#) to insure all data is complete and attachments are included. This will allow for a quicker approval process.
8. Plans should be submitted electronically using the [MPARS website](#) – no paper documents are required.
9. DNR hydrologist will review plans (in cooperation with Metropolitan Council in Metro area) and approve the plan or make recommendations.
10. Once approved, communities should complete a Certification of Adoption form, and send a copy to the DNR.

Complete Table 1 with information about the public water supply system covered by this WSP.

**Table 1. General information regarding this WSP**

<b>Requested Information</b>	<b>Description</b>
DNR Water Appropriation Permit Number(s)	<b>1975-6245</b>
Ownership	<input checked="" type="checkbox"/> Public or <input type="checkbox"/> Private
Metropolitan Council Area	<input checked="" type="checkbox"/> Yes or <input type="checkbox"/> No (Hennepin)
Street Address	<b>1010 1<sup>st</sup> St. South</b>
City, State, Zip	<b>Hopkins, MN 55343</b>
Contact Person Name	Steve Stadler
Title	Public Works Director
Phone Number	(952) 548-6350
MDH Supplier Classification	Municipal

## **PART 1. WATER SUPPLY SYSTEM DESCRIPTION AND EVALUATION**

The first step in any water supply analysis is to assess the current status of demand and availability. Information summarized in Part 1 can be used to develop Emergency Preparedness Procedures (Part 2) and the Water Conservation Plan (Part 3). This data is also needed to track progress for water efficiency measures.

### **A. Analysis of Water Demand**

Complete Table 2 showing the past 10 years of water demand data.

- Some of this information may be in your Wellhead Protection Plan.
- If you do not have this information, do your best, call your engineer for assistance or if necessary leave blank.

If your customer categories are different than the ones listed in Table 2, please describe the differences below:

Water used for non-essential purposes includes "Other" water sold.
--

**Table 2. Historic water demand (see definitions in the [glossary](#) after Part 4 of this template)**

Year	Pop. Served	Total Connections	Residential Water Delivered (MG)	C/I/I Water Delivered (MG)	Water used for Non-essential	Wholesale Deliveries (MG)	Total Water Delivered (MG)	Total Water Pumped (MG)	Water Supplier Services	Percent Unmetered/Unaccounted	Average Daily Demand (MGD)	Max. Daily Demand (MGD)	Date of Max. Demand	Residential Per Capita Demand (GPCD)	Total per capita Demand (GPCD)
2005	17,367	3,126	490	148	0.0	0	638	919	0.0	30.6%	2.52	4.85	7/17/2005	77.3	145.0
2006	17,363	3,552	563	152	0.0	0	715	955	0.0	25.1%	2.62	4.50	7/7/2006	88.8	150.7
2007	17,360	3,914	516	207	0.0	0	723	921	0.0	21.5%	2.52	4.58	7/3/2007	81.5	145.3
2008	17,300	3,562	541	151	0.0	0	692	842	0.0	17.8%	2.31	3.80	7/16/2008	85.6	133.3
2009	17,350	3,556	469	195	0.0	0	664	813	0.0	18.4%	2.23	4.00	7/12/2009	74.0	128.4
2010	17,145	3,559	461	174	0.0	0	635	794	0.0	20.1%	2.18	3.74	8/28/2010	73.7	126.9
2011	17,145	3,723	452	146	46.7	0	644	820	0.0	21.4%	2.25	3.67	6/30/2011	72.2	131.0
2012	17,591	3,660	482	208	0.0	0	690	772	0.0	10.6%	2.11	4.65	9/3/2012	75.1	120.2
2013	17,591	3,682	456	148	41.6	0	645	818	0.0	21.0%	2.24	3.72	9/24/2013	71.0	127.3
2014	17,590	3,660	436	208	0.0	0	644	813	0.0	20.8%	2.23	3.73	7/30/2014	67.9	126.6
2015	18,971	3,606	435	185	0.0	0	620	734	0.0	15.6%	2.01	3.55	6/29/2015	62.8	106.0
2016	19,227	3,566	425	182	0.0	0	614	760	7.0	19.3%	2.08	3.54	7/14/2016	60.6	108.3
Avg. 2010-2016	17,894	3,637	450	178	13	0	642	787	1.0	18.4%	2.16	3.80	N/A	69.0	120.9

**MG** – Million Gallons      **MGD** – Million Gallons per Day      **GPCD** – Gallons per Capita per Day

See [Glossary](#) for definitions. A list of [Acronyms and Initialisms](#) can be found after the Glossary.

Complete Table 3 by listing the top 10 water users by volume, from largest to smallest. For each user, include information about the category of use (residential, commercial, industrial, institutional, or wholesale), the amount of water used in gallons per year, the percent of total water delivered, and the status of water conservation measures.

**Table 3. Large volume users**

Customer	Use Category (Residential, Industrial, Commercial, Institutional, Wholesale)	Amount Used (Gallons per Year)	Percent of Total Annual Water Delivered	Implementing Water Conservation Measures? (Yes/No/Unknown)
1.	Duke Realty Services	Commercial	23,864,905	3.9%
2.	Knollwood Towers East	Residential	9,551,615	1.6%
3.	Goodman Group	Residential	7,765,212	1.3%
4.	Augustana Chapel View	Commercial	7,074,310	1.2%
5.	Metes Bounds Mgmt.	Residential	6,585,758	1.1%
6.	Cargill Inc.	Commercial	6,076,762	1.0%
7.	Sela Investments Ltd.	Residential	5,838,406	1.0%
8.	The Towers LLC.	Commercial	5,326,534	0.9%
9.	Hopkins Village	Residential	5,305,539	0.9%
10.	Faelon Business Brok	Commercial	4,631,809	0.8%

## B. Treatment and Storage Capacity

Complete Table 4 with a description of where water is treated, the year treatment facilities were constructed, water treatment capacity, the treatment methods (i.e. chemical addition, reverse osmosis, coagulation, sedimentation, etc.) and treatment types used (i.e. fluoridation, softening, chlorination, Fe/MN removal, coagulation, etc.). Also describe the annual amount and method of disposal of treatment residuals. Add rows to the table as needed.

**Table 4. Water treatment capacity and treatment processes**

Treatment Site ID (Plant Name or Well ID)	Year Constructed	Treatment Capacity (GPD)	Treatment Method	Treatment Type	Annual Volume of Residuals	Disposal Process for Residuals	Do You Reclaim Filter Backwash Water?
Elmo Park Water Treatment Plant	1967	8,640,000 (6,000 gpm)	Gravity Filtration plus chemical addition	Fe/Mn removal	Unknown	Sanitary Sewer	No
Moline Water Treatment Plant	1963	Not Active	Not Active	Not Active	N/A	N/A	N/A
Total	NA	8,640,000	NA	NA	N/A	NA	N/A

Complete Table 5 with information about storage structures. Describe the type (i.e. elevated, ground, etc.), the storage capacity of each type of structure, the year each structure was constructed, and the primary material for each structure. Add rows to the table as needed.

**Table 5. Storage capacity, as of the end of the last calendar year**

Structure Name	Type of Storage Structure	Year Constructed	Primary Material	Storage Capacity (Gallons)
Elmo Park WTF Clearwell	Ground storage	1967	Concrete	500,000
Blake Hill Tower	Elevated storage	1962	Steel	500,000
Moline WTF Clearwell*	Ground storage	1963	Concrete	1,700,000
Moline Tower*	Elevated storage	1963	Steel	500,000
Total	NA	NA	NA	3,200,000

\*Note: The Moline storage tanks are combined into a single storage structure. The system has an electronically operated valve that transfers water from the high-pressure elevated tank to fill the lower pressure ground storage tank.

### Treatment and storage capacity versus demand

It is recommended that total storage equal or exceed the average daily demand.

Discuss the difference between current storage and treatment capacity versus the water supplier’s projected average water demand over the next 10 years (see Table 7 for projected water demand):

Currently, the City of Hopkins has four (4) storage facilities totaling 3.20 million gallons of storage capacity. There are two elevated storage facilities and two ground storage facilities. The two elevated storage facilities have a combined total capacity of 2.2 million gallons while the two ground storage facilities have a combined capacity of 1.0 million gallons. Since there are pumps and a generator that can pump the water in the event of a power failure, the 1.0 million gallons in the reservoirs at the WTFs are included in the total storage capacity. AWWA recommends that the storage capacity should equal or exceed the average day demand. Based on the data provided in Table 2, the current storage capacity is adequate for current average day demands. Using table 7 and the future average day projections, by 2025, there is an estimated average day demand of 2.30 MGD, leaving a surplus storage capacity of 900,000 gallons. Looking at 2030, the projected average day demand is 2.33, yielding a surplus in storage of 873,000 gallons. There is adequate storage capacity for the City of Hopkins for the next 10 to 15 years and beyond.

The City of Hopkins has two water treatment facilities (see Table 4), however, the Moline WTF is not active and the City does not use this water plant to treat water. The Elmo Park WTF has a capacity of 6,000 gpm (8.64 MGD) based on 24 hours of operation per day. This WTF is served by wells 4 – 6. Based on the data provided in Table 2, the average maximum day demand is approximately 4.03 MGD, yielding a surplus in treatment capacity of 4.61 MGD, which is sufficient for current demands. Table 7 indicates that the projected peak day demand will continue to increase as the population increases. By 2025, the projected peak day demand is 4.07 MGD, which is still less than the plant capacity. There is adequate treatment capacity for the next 10 – 15 years.

### C. Water Sources

Complete Table 6 by listing all types of water sources that supply water to the system, including groundwater, surface water, interconnections with other water suppliers, or others. Provide the name of each source (aquifer name, river or lake name, name of interconnecting water supplier) and the

Minnesota unique well number or intake ID, as appropriate. Report the year the source was installed or established and the current capacity. Provide information about the depth of all wells. Describe the status of the source (active, inactive, emergency only, retail/wholesale interconnection) and if the source facilities have a dedicated emergency power source. Add rows to the table as needed for each installation.

Include copies of well records and maintenance summary for each well that has occurred since your last approved plan in **Appendix 1**.

**Table 6. Water sources and status**

Resource Type (Groundwater, Surface water, Interconnection)	Resource Name	MN Unique Well # or Intake ID	Year Installed	Capacity (Gallons per Minute)	Well Depth (Feet)	Status of Normal and Emergency Operations (active, inactive, emergency only, retail/wholesale interconnection))	Does this Source have a Dedicated Emergency Power Source? (Yes or No)
Groundwater	Well 1	204573	1920	1,300	780	Inactive	N/A
Groundwater	Well 4	204068	1954	3,600	548	Active	Yes
Groundwater	Well 5	204570	1967	1200	500	Active	Yes
Groundwater	Well 6	112228	1977	2500	545	Active	Yes

**Limits on Emergency Interconnections**

Discuss any limitations on the use of the water sources (e.g. not to be operated simultaneously, limitations due to blending, aquifer recovery issues etc.) and the use of interconnections, including capacity limits or timing constraints (i.e. only 200 gallons per minute are available from the City of Prior Lake, and it is estimated to take 6 hours to establish the emergency connection). If there are no limitations, list none.

None.

**D. Future Demand Projections – Key Metropolitan Council Benchmark**

**Water Use Trends**

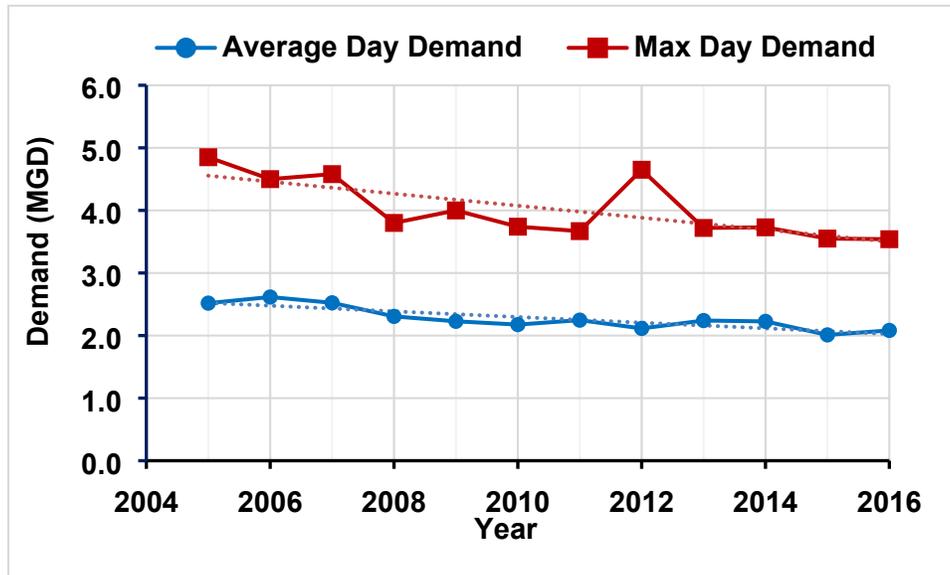
Use the data in Table 2 to describe trends in 1) population served; 2) total per capita water demand; 3) average daily demand; 4) maximum daily demand. Then explain the causes for upward or downward trends. For example, over the ten years has the average daily demand trended up or down? Why is this occurring?

From 2005 to 2016, the City of Hopkins saw an increase in population served of 10.7%, from 17,367 in 2005 to 19,227 in 2016. The population trend has slightly increased over the last 10 years. Based on the historical population, it is anticipated that the projected population will follow similar growth trends.

The total per capita demand has average 129 gallons per capita per day (gpcd) from 2005 through 2016. When looking at data from 2011 through 2016, the average day demand is 119 gpcd. This decrease in average per capita demand reflects water conservation measures the City has been implementing for the last several years. The per

capita demand had a peak in 2006 at 150.7 gpcd. Since then, the per capita demand has been decreasing as water conservation measures have been implemented and education about water conservation becomes easier to find. The demands in 2015 and 2016 have significantly declined (25% less than the average of the previous 10 years). Increased precipitation along with increased water conservation has led to the lower water demands.

Average day demand has been slightly declining over the 10-year historical period. The historical average of the average day demand is 2.27 MGD. Overall, there have not been any major fluctuations in average day demand. The decreasing could be represented by increased precipitation and efforts by the City to implement water conservation techniques and programs. The figure below represents the historical average and max day demand trends for Hopkins.



Maximum day demand has a decreasing trend over the historical period. One major peak occurred in 2012, which corresponds, to a drought year. Peaking factors have been relatively similar over the historical period. The peaking factor averages 1.77. Maximum day demands have decreased by 37% since 2005. Maximum day demands are most likely decreasing due to the implementation of water conservation measures and education about conserving water being more easily accessible to customers.

Use the water use trend information discussed above to complete Table 7 with projected annual demand for the next ten years. Communities in the seven-county Twin Cities metropolitan area must also include projections for 2030 and 2040 as part of their local comprehensive planning.

Projected demand should be consistent with trends evident in the historical data in Table 2, as discussed above. Projected demand should also reflect state demographer population projections and/or other planning projections.

**Table 7. Projected annual water demand**

Year	Projected Total Population <sup>(1)</sup>	Projected Population Served	Projected Total Per Capita Water Demand (GPCD)	Projected Average Daily Demand (MGD)	Projected Maximum Daily Demand (MGD) <sup>(2)</sup>
2016	19,000	19,000	120	2.28	4.03
2017	19,079	19,079	120	2.29	4.05
2018	19,354	19,354	120	2.32	4.11
2019	19,629	19,629	120	2.35	4.17
2020	20,100	20,100	120	2.41	4.27
2021	20,190	20,190	120	2.42	4.29
2022	20,280	20,280	120	2.43	4.31
2023	20,370	20,370	120	2.44	4.33
2024	20,460	20,460	120	2.45	4.34
2025	20,550	20,550	120	2.46	4.36
2030	21,000	21,000	120	2.52	4.46
2040	21,800	21,800	120	2.61	4.63

<sup>1</sup> Total Population Projections based on council staff recommended forecasts

<sup>2</sup> Peaking Factor based on historical data

**GPCD** – Gallons per Capita per Day

**MGD** – Million Gallons per Day

### Projection Method

Describe the method used to project water demand, including assumptions for population and business growth and how water conservation and efficiency programs affect projected water demand:

Water demand projections were based on historical trends and the increase in population. The Metropolitan Council population projections were used to for population projections through 2040. It is assumed that the projected service population will equal the projected total population. It is assumed that the population will remain constant until 2022 where the Met Council has a projected population of 19,000 people (based on linear interpolation between 2020 and 2030 projections).

The historical total per capita demand from 2011 through 2016 of 120 gallons per capita per day (gpcd) was used to make water demand projections through 2040. Based on historical trends in per capita demand and future population projections, it is acceptable to use 120 gpcd through 2040. The reason 2011 through 2016 data was used is that the City has implemented water conservation measures over the last several years and the per capita demand reflects those efforts. It is important to consider these water conservation measures when making projections as they can help make accurate projections with regards to the City’s plan of conserving water and reducing per capita demands. Commercial and industrial development was accounted for by using the historical demands to make projections. It is assumed that the rate at which commercial and industrial water usage increases will remain the same as the historical demands.

The projected average day demand was calculated by multiplying the projected total per capita demand of 120 gpcd by the projected service area population. As the population increases and the per capita demand remains constant, the average day demand will slightly increase. By 2040, a projected average day demand of 2.61 MGD is expected.

The projected maximum day demand was calculated by multiplying the average day demand by a peaking factor. The peaking factor used to calculate the projected maximum day demand is the average historical peaking factor

from 2005 through 2016 of 1.77. This peaking factor was used to project maximum day demands up to 2040. By 2040, a maximum day demand of 4.63 MGD is projected.

## E. Resource Sustainability

### Monitoring – Key DNR Benchmark

Complete Table 8 by inserting information about source water quality and quantity monitoring efforts. The list should include all production wells, observation wells, and source water intakes or reservoirs. Groundwater level data for DNR’s statewide network of observation wells are available online through the [DNR’s Cooperative Groundwater Monitoring \(CGM\) webpage](#).

**Table 8. Information about source water quality and quantity monitoring**

MN Unique Well # or Surface Water ID	Type of monitoring point	Monitoring program	Frequency of monitoring	Monitoring Method
204573 Well 1	<input checked="" type="checkbox"/> production well <input type="checkbox"/> observation well <input type="checkbox"/> source water intake <input type="checkbox"/> source water reservoir	<input checked="" type="checkbox"/> routine MDH sampling <input checked="" type="checkbox"/> routine water utility sampling <input type="checkbox"/> other	<input type="checkbox"/> continuous <input type="checkbox"/> hourly <input type="checkbox"/> daily <input type="checkbox"/> monthly <input type="checkbox"/> quarterly <input type="checkbox"/> annually	<input type="checkbox"/> SCADA <input checked="" type="checkbox"/> grab sampling <input type="checkbox"/> steel tape <input type="checkbox"/> stream gauge
204068 Well 4	<input checked="" type="checkbox"/> production well <input type="checkbox"/> observation well <input type="checkbox"/> source water intake <input type="checkbox"/> source water reservoir	<input checked="" type="checkbox"/> routine MDH sampling <input checked="" type="checkbox"/> routine water utility sampling <input type="checkbox"/> other	<input type="checkbox"/> continuous <input type="checkbox"/> hourly <input checked="" type="checkbox"/> daily <input checked="" type="checkbox"/> monthly <input type="checkbox"/> quarterly <input checked="" type="checkbox"/> annually	<input type="checkbox"/> SCADA <input checked="" type="checkbox"/> grab sampling <input type="checkbox"/> steel tape <input type="checkbox"/> stream gauge
204570 Well 5	<input checked="" type="checkbox"/> production well <input type="checkbox"/> observation well <input type="checkbox"/> source water intake <input type="checkbox"/> source water reservoir	<input checked="" type="checkbox"/> routine MDH sampling <input checked="" type="checkbox"/> routine water utility sampling <input type="checkbox"/> other	<input type="checkbox"/> continuous <input type="checkbox"/> hourly <input checked="" type="checkbox"/> daily <input checked="" type="checkbox"/> monthly <input type="checkbox"/> quarterly <input checked="" type="checkbox"/> annually	<input type="checkbox"/> SCADA <input checked="" type="checkbox"/> grab sampling <input type="checkbox"/> steel tape <input type="checkbox"/> stream gauge
112228 Well 6	<input checked="" type="checkbox"/> production well <input type="checkbox"/> observation well <input type="checkbox"/> source water intake <input type="checkbox"/> source water reservoir	<input checked="" type="checkbox"/> routine MDH sampling <input checked="" type="checkbox"/> routine water utility sampling <input type="checkbox"/> other	<input type="checkbox"/> continuous <input type="checkbox"/> hourly <input checked="" type="checkbox"/> daily <input checked="" type="checkbox"/> monthly <input type="checkbox"/> quarterly <input checked="" type="checkbox"/> annually	<input type="checkbox"/> SCADA <input checked="" type="checkbox"/> grab sampling <input type="checkbox"/> steel tape <input type="checkbox"/> stream gauge

### Water Level Data

A water level monitoring plan that includes monitoring locations and a schedule for water level readings must be submitted as **Appendix 2**. If one does not already exist, it needs to be prepared and submitted with the WSP. Ideally, all production and observation wells are monitored at least monthly.

Complete Table 9 to summarize water level data for each well being monitored. Provide the name of the aquifer and a brief description of how much water levels vary over the season (the difference between the highest and lowest water levels measured during the year) and the long-term trends for each well. If

water levels are not measured and recorded on a routine basis, then provide the static water level when each well was constructed and the most recent water level measured during the same season the well was constructed. Also include all water level data taken during any well and pump maintenance. Add rows to the table as needed.

Groundwater hydrographs illustrate the historical record of aquifer water levels measured within a well and can indicate water level trends over time. For each well in your system, provide a hydrograph for the life of the well, or for as many years as water levels have been measured. Include the hydrographs in **Appendix 3**. An example of a hydrograph can be found on the [DNR’s Groundwater Hydrograph webpage](#). Hydrographs for DNR Observation wells can be found in the [CGM](#) discussed above.

**Table 9. Water level data**

Unique Well Number or Well ID	Aquifer Name	Seasonal Variation (Feet)	Long-term Trend in water level data	Water level measured during well/pumping maintenance
204573 Well 1	Dresbach-Shakopee	NA – City is in the process of SCADA upgrades with well monitoring transducers	<input type="checkbox"/> Falling <input type="checkbox"/> Stable <input type="checkbox"/> Rising	MM/DD/YY: ____ MM/DD/YY: ____ MM/DD/YY: ____
204068 Well 4	Jordan-Shakopee	NA – City is in the process of SCADA upgrades with well monitoring transducers	<input type="checkbox"/> Falling <input type="checkbox"/> Stable <input type="checkbox"/> Rising	MM/DD/YY: ____ MM/DD/YY: ____ MM/DD/YY: ____
204570 Well 5	Jordan-Shakopee	NA – City is in the process of SCADA upgrades with well monitoring transducers	<input type="checkbox"/> Falling <input type="checkbox"/> Stable <input type="checkbox"/> Rising	MM/DD/YY: ____ MM/DD/YY: ____ MM/DD/YY: ____
112228 Well 6	Jordan-Shakopee	NA – City is in the process of SCADA upgrades with well monitoring transducers	<input type="checkbox"/> Falling <input type="checkbox"/> Stable <input type="checkbox"/> Rising	MM/DD/YY: ____ MM/DD/YY: ____ MM/DD/YY: ____

**Potential Water Supply Issues & Natural Resource Impacts – Key DNR & Metropolitan Council Benchmark**

Complete Table 10 by listing the types of natural resources that are or could potentially be impacted by permitted water withdrawals in the future. You do not need to identify every single water resource in your entire community. The goal is to help you triage the most important water resources and/or the water resources that may be impacted by your water supply system – perhaps during a drought or when the population has grown significantly in ten years. This is emerging science, so do the best you can with available data. For identified resources, provide the name of specific resources that may be impacted. Identify what the greatest risks to the resource are and how the risks are being assessed. Identify any resource protection thresholds – formal or informal – that have been established to identify when

actions should be taken to mitigate impacts. Provide information about the potential mitigation actions that may be taken, if a resource protection threshold is crossed. Add additional rows to the table as needed. See the glossary at the end of the template for definitions.

Some of this baseline data should have been in your earlier water supply plans or county comprehensive water plans. When filling out this table, think of what are the water supply risks, identify the resources, determine the threshold and then determine what your community will do to mitigate the impacts.

Your DNR area hydrologist is available to assist with this table.

For communities in the seven-county Twin Cities metropolitan area, the [Master Water Supply Plan Appendix 1 \(Water Supply Profiles\)](#), provides information about potential water supply issues and natural resource impacts for your community.

### Steps for completing Table 10

#### **1. Identify the potential for natural resource impacts/issues within the community**

First, review available information to identify resources that may be impacted by the operation of your water supply system (such as pumping).

##### *Potential Sources of Information:*

- County Geologic Atlas
- Local studies
- Metropolitan Council System Statement (for metro communities)
- Metropolitan Council Master Water Supply Plan (for metro communities)

ACTION: Check the resource type(s) that may be impacted in the column “Resource Type”

#### **2. Identify where your water supply system is most likely to impact those resources (and vice versa).**

##### *Potential Sources of Information:*

- Drinking Water Supply Management Areas
- Geologic Atlas - Sensitivity
- If no WHPA or other information exists, consider rivers, lakes, wetlands and significant within 1.5 miles of wells; and calcareous fens and trout streams within 5 miles of wells

ACTION: Focus the rest of your work in these areas.

#### **3. Within focus areas, identify specific features of value to the community**

You know your community best. What resources are important to pay attention to? It may be useful to check in with your community’s planning and zoning staff and others.

##### *Potential Sources of Information:*

- Park plans
- Local studies
- Natural resource inventories
- Tourist attractions/recreational areas/valued community resource

ACTION: Identify specific features that the community prioritizes in the “Resource Name” column (for example: North Lake, Long River, Brook Trout Stream, or Green Fen). If, based on a review of available information, no features are likely to be at risk, note “None”.

**4. Identify what impact(s) the resource is at risk for**

*Potential Sources of Information:*

- Wellhead Protection Plan
- Water Appropriation Permit
- County Geologic Atlas
- MDH or PCA reports of the area
- Metropolitan Council System Statement (for metro communities)
- Metropolitan Council Master Water Supply Plan (for metro communities)

ACTION: Check the risk type in the column “Risk”. If, based on a review of available information, no risk is identified, note “None anticipated”.

**5. Describe how the risk was assessed**

*Potential Sources of Information:*

- Local studies
- Monitoring data (community, WMO, DNR, etc.)
- Aquifer testing
- County Geologic Atlas or other hydrogeologic studies
- Regional or state studies, such as DNR’s report ‘Definitions and Thresholds for Negative Impacts to Surface Waters’
- Well boring logs

ACTION: Identify the method(s) used to identify the risk to the resource in the “Risk Assessed Through” column

**6. Describe protection threshold/goals**

What is the goal, if any, for protecting these resources? For example, is there a lower limit on acceptable flow in a river or stream? Water quality outside of an accepted range? A lower limit on acceptable aquifer level decline at one or more monitoring wells? Withdrawals that exceed some percent of the total amount available from a source? Or a lower limit on acceptable changes to a protected habitat?

*Potential Sources of Information:*

- County Comprehensive Water Plans
- Watershed Plans or One Watershed/One Plan
- Groundwater or Aquifer Plans
- Metropolitan Master Plans
- DNR Thresholds study
- Community parks, open space, and natural resource plans

ACTION: Describe resource protection goals in the “Describe Resource Protection Threshold” column or reference an existing plan/document/webpage

**7. If a goal/threshold should trigger action, describe the plan that will be implemented.**

Identify specific action, mitigation measures or management plan that the water supplier will implement, or refer to a partner's plan that includes actions to be taken.

***Potential Sources of Information:***

- County Comprehensive Water Plans
- Watershed Plans or One Watershed/One Plan
- Groundwater or Aquifer Plans
- Metropolitan Master Plans
- Studies such as DNR Thresholds study

ACTION: Describe the mitigation measure or management plan in the "Mitigation Measure or Management Plan" column.

**8. Describe work to evaluate these risks going forward.**

For example, what is the plan to regularly check in to stay current on plans or new data?

Identify specific action that the water supplier will take to identify the creation of or change to goals/thresholds, or refer to a partner's plan that includes actions to be taken.

***Potential Sources of Information:***

- County Comprehensive Water Plans
- Watershed Plans or One Watershed/One Plan
- Groundwater or Aquifer Plans
- Metropolitan Master Plans
- Studies such as DNR Thresholds study

ACTION: Describe what will be done to evaluate risks going forward, including any changes to goals or protection thresholds in the "Describe how Changes to Goals are monitored" column.

Table 10. Natural resource impacts (\*List specific resources in Appendix 12)

Resource Type	Resource Name	Risk	Risk Assessed Through *	Describe Resource Protection Threshold or Goal *	Mitigation Measures or Management Plan	Describe How Thresholds or Goals are Monitored
<input checked="" type="checkbox"/> River or stream	Minnehaha Creek, Ninemile Creek	<input type="checkbox"/> None anticipated <input checked="" type="checkbox"/> Flow/water level decline <input checked="" type="checkbox"/> Degrading water quality trends <input type="checkbox"/> Impacts on endangered, threatened, or special concern species habitat <input type="checkbox"/> Other: _____	<input type="checkbox"/> Geologic atlas or other mapping <input type="checkbox"/> Modeling <input type="checkbox"/> Modeling <input type="checkbox"/> Monitoring <input type="checkbox"/> Aquifer testing <input type="checkbox"/> WRAPS or other watershed report <input type="checkbox"/> Proximity (<1.5 miles) <input checked="" type="checkbox"/> Other: <u>Observation and public concerns regarding water quality</u>	<input type="checkbox"/> Not applicable <input checked="" type="checkbox"/> Additional data is needed to establish <input type="checkbox"/> See report: _____ <input type="checkbox"/> No data available <input type="checkbox"/> Other: _____	<input type="checkbox"/> Not applicable <input type="checkbox"/> Change groundwater pumping <input type="checkbox"/> Increase conservation <input checked="" type="checkbox"/> Other: <u>Consult with MN DNR</u>	<input type="checkbox"/> Not applicable <input type="checkbox"/> Newly collected data will be analyzed <input type="checkbox"/> Regular check-in with these partners: _____ <input checked="" type="checkbox"/> Other: <u>Consult with MN DNR</u>
<input type="checkbox"/> Calcareous fen	None	<input checked="" type="checkbox"/> None anticipated <input type="checkbox"/> Flow/water level decline <input type="checkbox"/> Degrading water quality trends <input type="checkbox"/> Impacts on endangered, threatened, or special concern species habitat <input type="checkbox"/> Other: _____	<input type="checkbox"/> Geologic atlas or other mapping <input type="checkbox"/> Modeling <input type="checkbox"/> Modeling <input type="checkbox"/> Monitoring <input type="checkbox"/> Aquifer testing <input type="checkbox"/> WRAPS or other watershed Report <input type="checkbox"/> Proximity (<5 miles) <input type="checkbox"/> Other: _____ <input type="checkbox"/> Other: _____	<input checked="" type="checkbox"/> Not applicable <input type="checkbox"/> Additional data is needed to establish <input type="checkbox"/> See report: _____ <input type="checkbox"/> Other: _____	<input checked="" type="checkbox"/> Not applicable <input type="checkbox"/> Change groundwater pumping <input type="checkbox"/> Increase conservation <input type="checkbox"/> Other: _____	<input checked="" type="checkbox"/> Not applicable <input type="checkbox"/> Newly collected data will be analyzed <input type="checkbox"/> Regular check-in with these partners: _____ <input type="checkbox"/> Other: _____

Resource Type	Resource Name	Risk	Risk Assessed Through *	Describe Resource Protection Threshold or Goal *	Mitigation Measures or Management Plan	Describe How Thresholds or Goals are Monitored
<input type="checkbox"/> Lake	None	<input checked="" type="checkbox"/> None anticipated <input type="checkbox"/> Flow/water level decline <input type="checkbox"/> Degrading water quality trends <input type="checkbox"/> Impacts on endangered, threatened, or special concern species habitat <input type="checkbox"/> Other: _____	<input type="checkbox"/> Geologic atlas or other mapping <input type="checkbox"/> Modeling <input type="checkbox"/> Modeling <input type="checkbox"/> Monitoring <input type="checkbox"/> Aquifer testing <input type="checkbox"/> WRAPS or other watershed report <input type="checkbox"/> Proximity (<1.5 miles) <input type="checkbox"/> Other: _____ <input type="checkbox"/> Other: _____	<input checked="" type="checkbox"/> Not applicable <input type="checkbox"/> Additional data is needed to establish <input type="checkbox"/> See report: _____ <input type="checkbox"/> Other: _____	<input checked="" type="checkbox"/> Not applicable <input type="checkbox"/> Change groundwater pumping <input type="checkbox"/> Increase conservation <input type="checkbox"/> Other: _____	<input checked="" type="checkbox"/> Not applicable <input type="checkbox"/> Newly collected data will be analyzed <input type="checkbox"/> Regular check-in with these partners: _____ <input type="checkbox"/> Other: _____
<input type="checkbox"/> Wetland	None	<input checked="" type="checkbox"/> None anticipated <input type="checkbox"/> Flow/water level decline <input type="checkbox"/> Degrading water quality trends <input type="checkbox"/> Impacts on endangered, threatened, or special concern species habitat <input type="checkbox"/> Other: _____	<input type="checkbox"/> Geologic atlas or other mapping <input type="checkbox"/> Modeling <input type="checkbox"/> Modeling <input type="checkbox"/> Monitoring <input type="checkbox"/> Aquifer testing <input type="checkbox"/> WRAPS or other watershed report <input type="checkbox"/> Proximity (<1.5 miles) <input type="checkbox"/> Other: _____ <input type="checkbox"/> Other: _____	<input checked="" type="checkbox"/> Not applicable <input type="checkbox"/> Additional data is needed to establish <input type="checkbox"/> See report: _____ <input type="checkbox"/> Other: _____	<input checked="" type="checkbox"/> Not applicable <input type="checkbox"/> Change groundwater pumping <input type="checkbox"/> Increase conservation <input type="checkbox"/> Other: _____	<input checked="" type="checkbox"/> Not applicable <input type="checkbox"/> Newly collected data will be analyzed <input type="checkbox"/> Regular check-in with these partners: _____ <input type="checkbox"/> Other: _____

Resource Type	Resource Name	Risk	Risk Assessed Through *	Describe Resource Protection Threshold or Goal *	Mitigation Measures or Management Plan	Describe How Thresholds or Goals are Monitored
<input type="checkbox"/> Trout stream	None	<input checked="" type="checkbox"/> None anticipated <input type="checkbox"/> Flow/water level decline <input type="checkbox"/> Degrading water quality trends <input type="checkbox"/> Impacts on endangered, threatened, or special concern species habitat <input type="checkbox"/> Other: _____	<input type="checkbox"/> Geologic atlas or other mapping <input type="checkbox"/> Modeling <input type="checkbox"/> Monitoring <input type="checkbox"/> Aquifer testing <input type="checkbox"/> WRAPS or other watershed report <input type="checkbox"/> Proximity (< 5 miles) <input type="checkbox"/> Other: _____	<input checked="" type="checkbox"/> Not applicable <input type="checkbox"/> Additional data is needed to establish <input type="checkbox"/> See report: _____ <input type="checkbox"/> Other: _____	<input checked="" type="checkbox"/> Not applicable <input type="checkbox"/> Change groundwater pumping <input type="checkbox"/> Increase conservation <input type="checkbox"/> Other: _____	<input checked="" type="checkbox"/> Not applicable <input type="checkbox"/> Newly collected data will be analyzed <input type="checkbox"/> Regular check-in with these partners: _____ <input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Aquifer	Jordan-Shakopee	<input type="checkbox"/> None anticipated <input type="checkbox"/> Flow/water level decline <input checked="" type="checkbox"/> Degrading water quality trends <input type="checkbox"/> Impacts on endangered, threatened, or special concern species habitat <input type="checkbox"/> Other: _____	<input type="checkbox"/> Geologic atlas or other mapping <input type="checkbox"/> Modeling <input checked="" type="checkbox"/> Monitoring <input type="checkbox"/> Aquifer testing <input type="checkbox"/> Proximity (obwell < 5 miles) <input checked="" type="checkbox"/> Other: <u>Evaluation of well water level data</u>	<input type="checkbox"/> Not applicable <input type="checkbox"/> Additional data is needed to establish <input type="checkbox"/> See report: _____ <input type="checkbox"/> Other: _____	<input type="checkbox"/> Not applicable <input type="checkbox"/> Change groundwater pumping <input checked="" type="checkbox"/> Increase conservation <input type="checkbox"/> Other: _____	<input type="checkbox"/> Not applicable <input checked="" type="checkbox"/> Newly collected data will be analyzed <input type="checkbox"/> Regular check-in with these partners: _____ <input checked="" type="checkbox"/> Other: <u>Consult with MN DNR</u>

### Wellhead Protection (WHP) and Source Water Protection (SWP) Plans

Complete Table 11 to provide status information about WHP and SWP plans.

The emergency procedures in this plan are intended to comply with the contingency plan provisions required in the Minnesota Department of Health’s (MDH) Wellhead Protection (WHP) Plan and Surface Water Protection (SWP) Plan.

**Table 11. Status of Wellhead Protection and Source Water Protection Plans**

Plan Type	Status	Date Adopted	Date for Update
WHP	<input checked="" type="checkbox"/> In Process <input type="checkbox"/> Completed <input type="checkbox"/> Not Applicable	2007	2017 – City is in the process of updated the WHP
SWP	<input type="checkbox"/> In Process <input type="checkbox"/> Completed <input checked="" type="checkbox"/> Not Applicable		

**WHP** – Wellhead Protection Plan    **SWP** – Source Water Protection Plan

### F. Capital Improvement Plan (CIP)

Please note that any wells that received approval under a ten-year permit, but that were not built, are now expired and must submit a water appropriations permit.

#### Adequacy of Water Supply System

Complete Table 12 with information about the adequacy of wells and/or intakes, storage facilities, treatment facilities, and distribution systems to sustain current and projected demands. List planned capital improvements for any system components, in chronological order. Communities in the seven-county Twin Cities metropolitan area should also include information about plans through 2040.

The assessment can be the general status by category; it is not necessary to identify every single well, storage facility, treatment facility, lift station, and mile of pipe.

Please attach your latest Capital Improvement Plan as **Appendix 4**.

**Table 12. Adequacy of Water Supply System**

System Component	Planned action	Anticipated Construction Year	Notes
Wells/Intakes	<input checked="" type="checkbox"/> No action planned - adequate <input type="checkbox"/> Repair/replacement <input type="checkbox"/> Expansion/addition	n/a	n/a
Water Storage Facilities	<input checked="" type="checkbox"/> No action planned - adequate <input type="checkbox"/> Repair/replacement <input type="checkbox"/> Expansion/addition	n/a	n/a
Water Treatment Facilities	<input type="checkbox"/> No action planned - adequate <input checked="" type="checkbox"/> Repair/replacement <input type="checkbox"/> Expansion/addition	2020	Rehab to WTP #1 to bring the facility back on-line.
Distribution Systems (Pipes, valves, etc.)	<input type="checkbox"/> No action planned - adequate <input checked="" type="checkbox"/> Repair/replacement <input type="checkbox"/> Expansion/addition	20-year planning	Replace remaining aging and undersized watermains (25% of system)

System Component	Planned action	Anticipated Construction Year	Notes
Pressure Zones	<input checked="" type="checkbox"/> No action planned - adequate <input type="checkbox"/> Repair/replacement <input type="checkbox"/> Expansion/addition	n/a	n/a
Other:	<input type="checkbox"/> No action planned - adequate <input type="checkbox"/> Repair/replacement <input type="checkbox"/> Expansion/addition		

### Proposed Future Water Sources

Complete Table 13 to identify new water source installation planned over the next ten years. Add rows to the table as needed.

**Table 13. Proposed future installations/sources**

Source	Installation Location (approximate)	Resource Name	Proposed Pumping Capacity (gpm)	Planned Installation Year	Planned Partnerships
Groundwater	none	none	none	none	none
Surface Water	none	none	none	none	none
Interconnection to another supplier	none	none	none	none	none

### Water Source Alternatives - Key Metropolitan Council Benchmark

Do you anticipate the need for alternative water sources in the next 10 years? Yes  No

For metro communities, will you need alternative water sources by the year 2040? Yes  No

**If you answered yes for either question, then complete table 14. If no, insert NA.**

Complete Table 14 by checking the box next to alternative approaches that your community is considering, including approximate locations (if known), the estimated amount of future demand that could be met through the approach, the estimated timeframe to implement the approach, potential partnerships, and the major benefits and challenges of the approach. Add rows to the table as needed.

For communities in the seven-county Twin Cities metropolitan area, these alternatives should include approaches the community is considering to meet projected 2040 water demand.

**Table 14. Alternative water sources**

Alternative Source Considered	Source and/or Installation Location (approximate)	Estimated Amount of Future Demand (%)	Timeframe to Implement (YYYY)	Potential Partners	Benefits	Challenges
<input type="checkbox"/> Groundwater	N/A	N/A	N/A	N/A	N/A	N/A
<input type="checkbox"/> Surface Water	N/A	N/A	N/A	N/A	N/A	N/A

Alternative Source Considered	Source and/or Installation Location (approximate)	Estimated Amount of Future Demand (%)	Timeframe to Implement (YYYY)	Potential Partners	Benefits	Challenges
<input type="checkbox"/> Reclaimed stormwater	N/A	N/A	N/A	N/A	N/A	N/A
<input type="checkbox"/> Reclaimed wastewater	N/A	N/A	N/A	N/A	N/A	N/A
<input type="checkbox"/> Interconnection to another supplier	N/A	N/A	N/A	N/A	N/A	N/A

## PART 2. EMERGENCY PREPAREDNESS PROCEDURES

The emergency preparedness procedures outlined in this plan are intended to comply with the contingency plan provisions required by MDH in the WHP and SWP. Water emergencies can occur as a result of vandalism, sabotage, accidental contamination, mechanical problems, power failings, drought, flooding, and other natural disasters. The purpose of emergency planning is to develop emergency response procedures and to identify actions needed to improve emergency preparedness. In the case of a municipality, these procedures should be in support of, and part of, an all-hazard emergency operations plan. Municipalities that already have written procedures dealing with water emergencies should review the following information and update existing procedures to address these water supply protection measures.

### A. Emergency Response Plan

Section 1433(b) of the Safe Drinking Water Act, (Public Law 107-188, Title IV- Drinking Water Security and Safety) requires community water suppliers serving over 3,300 people to prepare an Emergency Response Plan. MDH recommends that Emergency Response Plans are updated annually.

Do you have an Emergency Response Plan? Yes  No

Have you updated the Emergency Response Plan in the last year? Yes  No

When did you last update your Emergency Response Plan? 2009

Complete Table 15 by inserting the noted information regarding your completed Emergency Response Plan.

Table 15. Emergency Response Plan contact information

Emergency Response Plan Role	Contact Person	Contact Number	Phone	Contact Email
Emergency Response Lead	STEVE STADLER	(952) 548-6350		SSTADLER@HOPKINSMN.COM
Alternate Emergency Response Lead	ISMAIL EDDIHI	(952) 548-6373		IEDDIHI@HOPKINSMN.COM

### B. Operational Contingency Plan

All utilities should have a written operational contingency plan that describes measures to be taken for water supply mainline breaks and other common system failures as well as routine maintenance.

**Do you have a written operational contingency plan?** Yes  No

At a minimum, a water supplier should prepare and maintain an emergency contact list of contractors and suppliers.

### **C. Emergency Response Procedures**

Water suppliers must meet the requirements of MN Rules 4720.5280. Accordingly, the Minnesota Department of Natural Resources (DNR) requires public water suppliers serving more than 1,000 people to submit Emergency and Conservation Plans. Water emergency and conservation plans that have been approved by the DNR, under provisions of Minnesota Statute 186 and Minnesota Rules, part 6115.0770, will be considered equivalent to an approved WHP contingency plan.

#### **Emergency Telephone List**

Prepare and attach a list of emergency contacts, including the MN Duty Officer (1-800-422-0798), as **Appendix 5**. An [Emergency Contact List template](#) is available at the [MnDNR Water Supply Plans webpage](#).

The list should include key utility and community personnel, contacts in adjacent water suppliers, and appropriate local, state and federal emergency contacts. Please be sure to verify and update the contacts on the emergency telephone list and date it. Thereafter, update on a regular basis (once a year is recommended). In the case of a municipality, this information should be contained in a notification and warning standard operating procedure maintained by the Emergency Manager for that community. Responsibilities and services for each contact should be defined.

#### **Current Water Sources and Service Area**

Quick access to concise and detailed information on water sources, water treatment, and the distribution system may be needed in an emergency. System operation and maintenance records should be maintained in secured central and back-up locations so that the records are accessible for emergency purposes. A detailed map of the system showing the treatment plants, water sources, storage facilities, supply lines, interconnections, and other information that would be useful in an emergency should also be readily available. It is critical that public water supplier representatives and emergency response personnel communicate about the response procedures and be able to easily obtain this kind of information both in electronic and hard copy formats (in case of a power outage).

**Do records and maps exist?** Yes  No

**Can staff access records and maps from a central secured location in the event of an emergency?**

Yes  No

**Does the appropriate staff know where the materials are located?**

Yes  No

**Procedure for Augmenting Water Supplies**

Complete Tables 16 – 17 by listing all available sources of water that can be used to augment or replace existing sources in an emergency. Add rows to the tables as needed.

In the case of a municipality, this information should be contained in a notification and warning standard operating procedure maintained by the warning point for that community. Municipalities are encouraged to execute cooperative agreements for potential emergency water services and copies should be included in **Appendix 6**. Outstate Communities may consider using nearby high capacity wells (industry, golf course) as emergency water sources.

WSP should include information on any physical or chemical problems that may limit interconnections to other sources of water. Approvals from the MDH are required for interconnections or the reuse of water.

**Table 16. Interconnections with other water supply systems to supply water in an emergency**

Other Water Supply System Owner	Capacity (GPM & MGD)	Note Any Limitations On Use	List of services, equipment, supplies available to respond
City of Minnetonka City of St. Louis Park City of Edina	UNKNOWN AT THIS TIME	USE ONLY DURING EMERGENCIES	NONE

GPM – Gallons per minute MGD – million gallons per day

**Table 17. Utilizing surface water as an alternative source**

Surface Water Source Name	Capacity (GPM)	Capacity (MGD)	Treatment Needs	Note Any Limitations On Use
NONE	NONE	NONE	NONE	NONE

If not covered above, describe additional emergency measures for providing water (obtaining bottled water, or steps to obtain National Guard services, etc.)

Provide bottled water and provide water through interconnects if possible if capacity of the interconnect can meet demands for a short period.

**Allocation and Demand Reduction Procedures**

Complete Table 18 by adding information about how decisions will be made to allocate water and reduce demand during an emergency. Provide information for each customer category, including its priority ranking, average day demand, and demand reduction potential for each customer category. Modify the customer categories as needed, and add additional lines if necessary.

Water use categories should be prioritized in a way that is consistent with Minnesota Statutes 103G.261 (#1 is highest priority) as follows:

1. Water use for human needs such as cooking, cleaning, drinking, washing and waste disposal; use for on-farm livestock watering; and use for power production that meets contingency requirements.
2. Water use involving consumption of less than 10,000 gallons per day (usually from private wells or surface water intakes)
3. Water use for agricultural irrigation and processing of agricultural products involving consumption of more than 10,000 gallons per day (usually from private high-capacity wells or surface water intakes)
4. Water use for power production above the use provided for in the contingency plan.
5. All other water use involving consumption of more than 10,000 gallons per day.
6. Nonessential uses – car washes, golf courses, etc.

Water used for human needs at hospitals, nursing homes and similar types of facilities should be designated as a high priority to be maintained in an emergency. Lower priority uses will need to address water used for human needs at other types of facilities such as hotels, office buildings, and manufacturing plants. The volume of water and other types of water uses at these facilities must be carefully considered. After reviewing the data, common sense should dictate local allocation priorities to protect domestic requirements over certain types of economic needs. Water use for lawn sprinkling, vehicle washing, golf courses, and recreation are legislatively considered non-essential.

**Table 18. Water use priorities**

Customer Category	Allocation Priority	Average Daily Demand (GPD)	Short-Term Emergency Demand Reduction Potential (GPD)
Residential	1	1,240,000	496,000
Commercial/Institutional/Industrial	2	490,000	196,000
Non-Essential	3	40,000	40,000
TOTAL	NA	1,770,000	732,000

**GPD** – Gallons per Day

***Tip: Calculating Emergency Demand Reduction Potential***

The emergency demand reduction potential for all uses will typically equal the difference between maximum use (summer demand) and base use (winter demand). In extreme emergency situations, lower priority water uses must be restricted or eliminated to protect priority domestic water requirements. Emergency demand reduction potential should be based on average day demands for customer categories within each priority class. Use the tables in Part 3 on water conservation to help you determine strategies.

Complete Table 19 by selecting the triggers and actions during water supply disruption conditions.

**Table 19. Emergency demand reduction conditions, triggers and actions (Select all that may apply and describe)**

Emergency Triggers	Short-term Actions	Long-term Actions
<input checked="" type="checkbox"/> Contamination <input checked="" type="checkbox"/> Loss of production <input checked="" type="checkbox"/> Infrastructure failure <input checked="" type="checkbox"/> Executive order by Governor <input type="checkbox"/> Other: _____	<input type="checkbox"/> Supply augmentation through _____ <input checked="" type="checkbox"/> Adopt (if not already) and enforce a critical water deficiency ordinance to penalize lawn watering, vehicle washing, golf course and park irrigation & other nonessential uses. <input type="checkbox"/> Water allocation through _____ <input type="checkbox"/> Meet with large water users to discuss their contingency plan.	<input type="checkbox"/> Supply augmentation through _____ <input checked="" type="checkbox"/> Adopt (if not already) and enforce a critical water deficiency ordinance to penalize lawn watering, vehicle washing, golf course and park irrigation & other nonessential uses. <input type="checkbox"/> Water allocation through _____ <input checked="" type="checkbox"/> Meet with large water users to discuss their contingency plan.

**Notification Procedures**

Complete Table 20 by selecting trigger for informing customers regarding conservation requests, water use restrictions, and suspensions; notification frequencies; and partners that may assist in the notification process. Add rows to the table as needed.

**Table 20. Plan to inform customers regarding conservation requests, water use restrictions, and suspensions**

Notification Trigger(s)	Methods (select all that apply)	Update Frequency	Partners
<input checked="" type="checkbox"/> Short-term demand reduction declared (< 1 year)	<input checked="" type="checkbox"/> Website <input type="checkbox"/> Email list serve <input checked="" type="checkbox"/> Social media (e.g. Twitter, Facebook) <input type="checkbox"/> Direct customer mailing, <input type="checkbox"/> Press release (TV, radio, newspaper), <input type="checkbox"/> Meeting with large water users (> 10% of total city use) <input type="checkbox"/> Other: _____	<input type="checkbox"/> Daily <input type="checkbox"/> Weekly <input type="checkbox"/> Monthly <input type="checkbox"/> Annually <input checked="" type="checkbox"/> As needed	none
<input checked="" type="checkbox"/> Long-term Ongoing demand reduction declared	<input checked="" type="checkbox"/> Website <input type="checkbox"/> Email list serve <input checked="" type="checkbox"/> Social media (e.g. Twitter, Facebook) <input type="checkbox"/> Direct customer mailing, <input type="checkbox"/> Press release (TV, radio, newspaper), <input type="checkbox"/> Meeting with large water users (> 10% of total city use) <input type="checkbox"/> Other: _____	<input type="checkbox"/> Daily <input type="checkbox"/> Weekly <input type="checkbox"/> Monthly <input type="checkbox"/> Annually <input checked="" type="checkbox"/> As needed	none
<input checked="" type="checkbox"/> Governor’s critical water deficiency declared	<input checked="" type="checkbox"/> Website <input type="checkbox"/> Email list serve <input checked="" type="checkbox"/> Social media (e.g. Twitter, Facebook)	<input type="checkbox"/> Daily <input type="checkbox"/> Weekly <input type="checkbox"/> Monthly <input type="checkbox"/> Annually	none

Notification Trigger(s)	Methods (select all that apply)	Update Frequency	Partners
	<input type="checkbox"/> Direct customer mailing, <input type="checkbox"/> Press release (TV, radio, newspaper), <input type="checkbox"/> Meeting with large water users (> 10% of total city use) <input type="checkbox"/> Other: _____	<input checked="" type="checkbox"/> As needed	

**Enforcement**

Prior to a water emergency, municipal water suppliers must adopt regulations that restrict water use and outline the enforcement response plan. The enforcement response plan must outline how conditions will be monitored to know when enforcement actions are triggered, what enforcement tools will be used, who will be responsible for enforcement, and what timelines for corrective actions will be expected.

Affected operations, communications, and enforcement staff must then be trained to rapidly implement those provisions during emergency conditions.

***Important Note:***

Disregard of critical water deficiency orders, even though total appropriation remains less than permitted, is adequate grounds for immediate modification of a public water supply authority’s water use permit (2013 MN Statutes 103G.291)

**Does the city have a critical water deficiency restriction/official control in place that includes provisions to restrict water use and enforce the restrictions? (This restriction may be an ordinance, rule, regulation, policy under a council directive, or other official control)** Yes  No

If yes, attach the official control document to this WSP as **Appendix 7**.

If no, the municipality must adopt such an official control within 6 months of submitting this WSP and submit it to the DNR as an amendment to this WSP.

**Irrespective of whether a critical water deficiency control is in place, does the public water supply utility, city manager, mayor, or emergency manager have standing authority to implement water restrictions?** Yes  No

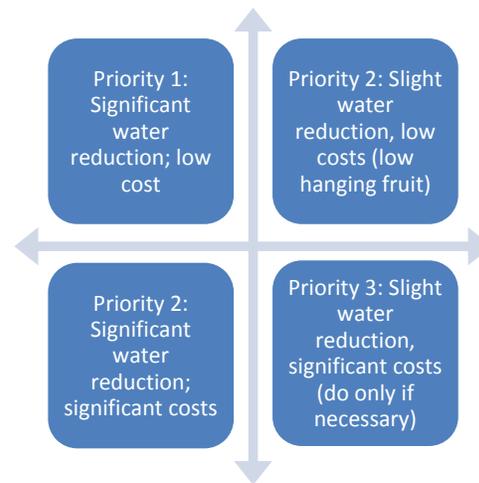
If yes, cite the regulatory authority reference: City Manager.

If no, who has authority to implement water use restrictions in an emergency?

n/a

## PART 3. WATER CONSERVATION PLAN

Minnesotans have historically benefited from the state's abundant water supplies, reducing the need for conservation. There are however, limits to the available supplies of water and increasing threats to the quality of our drinking water. Causes of water supply limitation may include: population increases, economic trends, uneven statewide availability of groundwater, climatic changes, and degraded water quality. Examples of threats to drinking water quality include: the presence of contaminant plumes from past land use activities, exceedances of water quality standards from natural and human sources, contaminants of emerging concern, and increasing pollutant trends from nonpoint sources.



There are many incentives for conserving water; conservation:

- reduces the potential for pumping-induced transfer of contaminants into the deeper aquifers, which can add treatment costs
- reduces the need for capital projects to expand system capacity
- reduces the likelihood of water use conflicts, like well interference, aquatic habitat loss, and declining lake levels
- conserves energy, because less energy is needed to extract, treat and distribute water (and less energy production also conserves water since water is used to produce energy)
- maintains water supplies that can then be available during times of drought

It is therefore imperative that water suppliers implement water conservation plans. The first step in water conservation is identifying opportunities for behavioral or engineering changes that could be made to reduce water use by conducting a thorough analysis of:

- Water use by customer
- Extraction, treatment, distribution and irrigation system efficiencies
- Industrial processing system efficiencies
- Regulatory and barriers to conservation
- Cultural barriers to conservation
- Water reuse opportunities

Once accurate data is compiled, water suppliers can set achievable goals for reducing water use. A successful water conservation plan follows a logical sequence of events. The plan should address both conservation on the supply side (leak detection and repairs, metering), as well as on the demand side (reductions in usage). Implementation should be conducted in phases, starting with the most obvious and lowest-cost options. In some cases, one of the early steps will be reviewing regulatory constraints to water conservation, such as lawn irrigation requirements. Outside funding and grants may be available for implementation of projects. Engage water system operators and maintenance staff and customers in brainstorming opportunities to reduce water use. Ask the question: "How can I help save water?"

### Progress since 2006

Is this your community's first Water Supply Plan? Yes  No

If yes, describe conservation practices that you are already implementing, such as: pricing, system improvements, education, regulation, appliance retrofitting, enforcement, etc.

n/a

If no, complete Table 21 to summarize conservation actions taken since the adoption of the 2006 water supply plan.

**Table 21. Implementation of previous ten-year Conservation Plan**

2006 Plan Commitments	Action Taken?
Change water rates structure to provide conservation pricing	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Water supply system improvements (e.g. leak repairs, valve replacements, etc.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Educational efforts	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
New water conservation ordinances	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Rebate or retrofitting Program (e.g. for toilet, faucets, appliances, showerheads, dish washers, washing machines, irrigation systems, rain barrels, water softeners, etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Enforcement	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Describe other	<input type="checkbox"/> Yes <input type="checkbox"/> No

**What are the results you have seen from the actions in Table 21 and how were results measured?**

Reduction in average day demand and maximum day demand, which results in lower per capita demands.

### **A. Triggers for Allocation and Demand Reduction Actions**

Complete table 22 by checking each trigger below, as appropriate, and the actions to be taken at various levels or stages of severity. Add in additional rows to the table as needed.

**Table 22. Short and long-term demand reduction conditions, triggers and actions**

Objective	Triggers	Actions
-----------	----------	---------

Objective	Triggers	Actions
Protect surface water flows	<input type="checkbox"/> Low stream flow conditions <input checked="" type="checkbox"/> Reports of declining wetland and lake levels <input type="checkbox"/> Other: _____	<input checked="" type="checkbox"/> Increase promotion of conservation measures <input type="checkbox"/> Other: _____
Short-term demand reduction (less than 1 year)	<input checked="" type="checkbox"/> Extremely high seasonal water demand (more than double winter demand) <input checked="" type="checkbox"/> Loss of treatment capacity <input checked="" type="checkbox"/> Lack of water in storage <input checked="" type="checkbox"/> State drought plan <input checked="" type="checkbox"/> Well interference <input type="checkbox"/> Other: _____	<input checked="" type="checkbox"/> Adopt (if not already) and enforce the critical water deficiency ordinance to restrict or prohibit lawn watering, vehicle washing, golf course and park irrigation & other nonessential uses. <input type="checkbox"/> Supply augmentation through _____ <input type="checkbox"/> Water allocation through _____ <input checked="" type="checkbox"/> Meet with large water users to discuss user's contingency plan.
Long-term demand reduction (>1 year)	<input checked="" type="checkbox"/> Per capita demand increasing <input checked="" type="checkbox"/> Total demand increase (higher population or more industry). Water level in well(s) below elevation of half of available static head. <input type="checkbox"/> Other: _____	<input checked="" type="checkbox"/> Develop a critical water deficiency ordinance that is or can be quickly adopted to penalize lawn watering, vehicle washing, golf course and park irrigation & other nonessential uses. <input type="checkbox"/> Enact a water waste ordinance that targets overwatering (causing water to flow off the landscape into streets, parking lots, or similar), watering impervious surfaces (streets, driveways or other hardscape areas), and negligence of known leaks, breaks, or malfunctions. <input checked="" type="checkbox"/> Meet with large water users to discuss user's contingency plan. <input type="checkbox"/> Enhanced monitoring and reporting: audits, meters, billing, etc.
Governor's "Critical Water Deficiency Order" declared	<input checked="" type="checkbox"/> Per capita demand is increasing and there is limited water supply. Water supply wells cannot meet peak day demands.	<input checked="" type="checkbox"/> Supplement water supply through interconnection. Enforce water restriction ordinances and restrict non-essential water usage if possible.

## B. Conservation Objectives and Strategies – *Key benchmark for DNR*

This section establishes water conservation objectives and strategies for eight major areas of water use.

### Objective 1: Reduce Unaccounted (Non-Revenue) Water loss to Less than 10%

The Minnesota Rural Water Association, the Metropolitan Council and the Department of Natural Resources recommend that all water uses be metered. Metering can help identify high use locations and times, along with leaks within buildings that have multiple meters.

It is difficult to quantify specific unmetered water use such as that associated with firefighting and system flushing or system leaks. Typically, water suppliers subtract metered water use from total water pumped to calculate unaccounted or non-revenue water loss.

Is your five-year average (2005-2014) unaccounted Water Use in Table 2 higher than 10%?

Yes  No

What is your leak detection monitoring schedule? (e.g. Monitor 1/3rd of the city lines per year)

The City performs leak detections as needed on a yearly basis. Leak detections will continue in areas deemed vulnerable to leaks.

**Water Audits** - are designed to help quantify and track water losses associated with water distribution systems and identify areas for improved efficiency and cost recovery. The American Water Works Association (AWWA) has a recommended water audit methodology which is presented in [AWWA's M36 Manual of Water Supply Practices: Water Audits and Loss Control Programs](#). AWWA also provides a free spreadsheet-based water audit tool that water suppliers can use to conduct their own water audits. This free water audit tool can be found on AWWA's [Water Loss Control webpage](#). Another resource for water audit and water loss control information is [Minnesota Rural Water Association](#).

What is the date of your most recent water audit? 2017

Frequency of water audits:  yearly  other (specify frequency) User water audits are conducted monthly by automated meter readings which alert the City of spikes in customer water usage.

Leak detection and survey:  every year  every other year  periodic as needed

Year last leak detection survey completed: 2017

If Table 2 shows annual water losses over 10% or an increasing trend over time, describe what actions will be taken to reach the <10% loss objective and within what timeframe

Water losses are at 18.4% over the historical timeframe (Table 2). With a goal of achieving less than 10% water losses, increased water monitoring will be the focus along with continued leak detections on vulnerable sections of the City's water distribution system. The increased water monitoring would most likely include records of water used for specific purposes such as backwashing at the water plants, hydrant flushing, and other water uses that would be considered substantial. Records of this water use will be recorded and monitored. Leak detections will be an important factor in stopping large leaks and identifying small leaks within the system. Leaks will be repaired in a timely manner. The goal would be to reduce unaccounted for water to 10% or less within 10 years (approximately 0.8 – 1% reduction per year).

**Metering** -AWWA recommends that every water supplier install meters to account for all water taken into its system, along with all water distributed from its system at each customer's point of service. An effective metering program relies upon periodic performance testing, repair, maintenance or replacement of all meters. Drinking Water Revolving Loan Funds are available for purchase of new meters when new plants are built. AWWA also recommends that water suppliers conduct regular water audits to account for unmetered unbilled consumption, metered unbilled consumption and source

water and customer metering inaccuracies. Some cities install separate meters for interior and exterior water use, but some research suggests that this may not result in water conservation.

Complete Table 23 by adding the requested information regarding the number, types, testing and maintenance of customer meters.

**Table 23. Information about customer meters**

Customer Category	Number of Customers	Number of Metered Connections	Number of Automated Meter Readers	Meter testing intervals (years)	Average age/meter replacement schedule (years)
Residential	3,200	3,308	3,308	As needed	Variable / As needed
Commercial/Industrial/Institutional	361	458	458	As needed	Variable / As needed
Public facilities	5	n/a	n/a	n/a	n/a
TOTALS	3,566	3,766	3,766	NA	NA

For unmetered systems, describe any plans to install meters or replace current meters with advanced technology meters. Provide an estimate of the cost to implement the plan and the projected water savings from implementing the plan.

n/a

**Table 24. Water source meters**

	Number of Meters	Meter testing schedule (years)	Number of Automated Meter Readers	Average age/meter replacement schedule (years)
Water source (wells/intakes)	4	As needed	4	Variable / Check meters yearly and Replacement is as needed
Treatment plant	2	As needed	2	Variable / Check meters yearly and Replacement is as needed

**Objective 2: Achieve Less than 75 Residential Gallons per Capita Demand (GPCD)**

The 2002 average residential per capita demand in the Twin Cities Metropolitan area was 75 gallons per capita per day.

Is your average 2010-2015 residential per capita water demand in Table 2 more than 75? Yes  No

What was your 2010 – 2015 five-year average residential per capita water demand? 74.2 g/person/day

Describe the water use trend over that timeframe:

Residential water demand decreased from 89 gpcd in 2006 to 60.6 gpcd in 2016. This decrease in demand is most likely attributed to increased water conservation and improved water metering and accounting for lost water and repairing leaks in the system. The total per capita demand follows a similar trend, decreasing from 151 gpcd in 2006 to 108 gpcd in 2016. Overall, residential per capita demand has significantly decreased and has remained below 75 gpcd since 2013. It is projected to remain less than 75 gpcd for future demands.

Complete Table 25 by checking which strategies you will use to continue reducing residential per capita demand and project a likely timeframe for completing each checked strategy (Select all that apply and add rows for additional strategies):

**Table 25. Strategies and timeframe to reduce residential per capita demand**

Strategy to reduce residential per capita demand	Timeframe for completing work
<input type="checkbox"/> Revise city ordinances/codes to encourage or require water efficient landscaping.	
<input type="checkbox"/> Revise city ordinance/codes to permit water reuse options, especially for non-potable purposes like irrigation, groundwater recharge, and industrial use. Check with plumbing authority to see if internal buildings reuse is permitted	
<input checked="" type="checkbox"/> Revise ordinances to limit irrigation. Describe the restricted irrigation plan: Odd-even watering	Ongoing
<input type="checkbox"/> Revise outdoor irrigation installations codes to require high efficiency systems (e.g. those with soil moisture sensors or programmable watering areas) in new installations or system replacements.	
<input checked="" type="checkbox"/> Make water system infrastructure improvements	Ongoing and part of the capital improvement plan
<input checked="" type="checkbox"/> Offer free or reduced cost water use audits) for residential customers.	City now uses automated meter readings to identify spikes in user water usage and works with the home owner to identify the source.
<input type="checkbox"/> Implement a notification system to inform customers when water availability conditions change.	
<input type="checkbox"/> Provide rebates or incentives for installing water efficient appliances and/or fixtures indoors (e.g., low flow toilets, high efficiency dish washers and washing machines, showerhead and faucet aerators, water softeners, etc.)	
<input type="checkbox"/> Provide rebates or incentives to reduce outdoor water use (e.g., turf replacement/reduction, rain gardens, rain barrels, smart irrigation, outdoor water use meters, etc.)	
<input type="checkbox"/> Identify supplemental Water Resources	
<input checked="" type="checkbox"/> Conduct audience-appropriate water conservation education and outreach.	Ongoing on the City website.
<input type="checkbox"/> Describe other plans	

**Objective 3: Achieve at least 1.5% annual reduction in non-residential per capita water use** (For each of the next ten years, or a 15% total reduction over ten years.) This includes commercial, institutional, industrial and agricultural water users.

Complete Table 26 by checking which strategies you will use to continue reducing non-residential customer use demand and project a likely timeframe for completing each checked strategy (add rows for additional strategies).

Where possible, substitute recycled water used in one process for reuse in another. (For example, spent rinse water can often be reused in a cooling tower.) Keep in mind the true cost of water is the amount on the water bill PLUS the expenses to heat, cool, treat, pump, and dispose of/discharge the water. Don't just calculate the initial investment. Many conservation retrofits that appear to be prohibitively expensive are actually very cost-effective when amortized over the life of the equipment. Often reducing water use also saves electrical and other utility costs. Note: as of 2015, water reuse, and is not allowed by the state plumbing code, M.R. 4715 (a variance is needed). However, several state agencies are addressing this issue.

**Table 26. Strategies and timeframe to reduce institutional, commercial industrial, and agricultural and non-revenue use demand**

Strategy to reduce total business, industry, agricultural demand	Timeframe for completing work
<input type="checkbox"/> Conduct a facility water use audit for both indoor and outdoor use, including system components	
<input checked="" type="checkbox"/> Install enhanced meters capable of automated readings to detect spikes in consumption	Completed and operational
<input type="checkbox"/> Compare facility water use to related industry benchmarks, if available (e.g., meat processing, dairy, fruit and vegetable, beverage, textiles, paper/pulp, metals, technology, petroleum refining etc.)	
<input type="checkbox"/> Install water conservation fixtures and appliances or change processes to conserve water	
<input checked="" type="checkbox"/> Repair leaking system components (e.g., pipes, valves)	Ongoing
<input type="checkbox"/> Investigate the reuse of reclaimed water (e.g., stormwater, wastewater effluent, process wastewater, etc.)	
<input type="checkbox"/> Reduce outdoor water use (e.g., turf replacement/reduction, rain gardens, rain barrels, smart irrigation, outdoor water use meters, etc.)	
<input type="checkbox"/> Train employees how to conserve water	
<input type="checkbox"/> Implement a notification system to inform non-residential customers when water availability conditions change.	
<input type="checkbox"/> Nonpotable rainwater catchment systems intended to supply uses such as water closets, urinals, trap primers for floor drains and floor sinks, industrial processes, water features, vehicle washing facilities, cooling tower makeup, and similar uses shall be approved by the commissioner. <a href="#">Plumbing code 4714.1702, Published October 31, 2016</a>	
<input type="checkbox"/> Describe other plans:	

**Objective 4: Achieve a Decreasing Trend in Total Per Capita Demand**

Include as **Appendix 8** one graph showing total per capita water demand for each customer category (i.e., residential, institutional, commercial, industrial) from 2005-2014 and add the calculated/estimated linear trend for the next 10 years.

Describe the trend for each customer category; explain the reason(s) for the trends, and where trends are increasing.

Total water demands show a decreasing trend. The total demand decreased from 150 gpcd in 2006, to 108 gpcd in 2016, a decrease of 28%. The decrease in demand reflects water conservation efforts that the City has implemented to reduce water demands. Future demands will most likely be linked to residential demand trends. If the residential demand trends continue to decrease, the total demand will most likely decrease. This occurs because the residential demand makes up a majority of the water usage for Hopkins.

Residential water demand follows a similar trend to the total water demand. Because Hopkins water demand is mostly residential usage, this category drives the water demand trends. The residential water usage is a decreasing trend. The residential water usage peaked in 2006 at 89 gpcd and reached a new low in 2016 at 60.6 gpcd, a decrease of 32%. Even during drought years (2007 and 2012), the water demands decreased for this category. This is not typical as during drought conditions, residents tend to water lawns more frequently, which drives up the water usage. The decrease in residential demand over the last 5 years, stems from an increase in water conservation education and changing the utility billing to a tiered system that charges more for high water usage. The decreasing trends are predicted slow down and plateau, but are expected to continue the slight decrease over the next 10 years.

Commercial/Institutional/Industrial water demand has remained stable over the last 10 years. There are peaks and valleys in the graph shown in appendix 8, which is typical as businesses, and commercial industries move into or out of the City. This trend is predicted to continue over the next 10 years.

**Objective 5: Reduce Ratio of Maximum day (peak day) to the Average Day Demand to Less Than 2.6**

Is the ratio of average 2005-2014 maximum day demand to average 2005-2014 average day demand reported in Table 2 more than 2.6? Yes  No

Calculate a ten-year average (2005 – 2014) of the ratio of maximum day demand to average day demand: 1.77

The position of the DNR has been that a peak day/average day ratio that is above 2.6 for in summer indicates that the water being used for irrigation by the residents in a community is too large and that efforts should be made to reduce the peak day use by the community.

It should be noted that by reducing the peak day use, communities can also reduce the amount of infrastructure that is required to meet the peak day use. This infrastructure includes new wells, new water towers which can be costly items.

**Objective 6: Implement Demand Reduction Measures**

***Water Conservation Program***

Municipal water suppliers serving over 1,000 people are required to adopt demand reduction measures that include a conservation rate structure, or a uniform rate structure with a conservation program that achieves demand reduction. These measures must achieve demand reduction in ways that reduce water demand, water losses, peak water demands, and nonessential water uses. These measures must be approved before a community may request well construction approval from the Department of Health or before requesting an increase in water appropriations permit volume ([Minnesota Statutes, section 103G.291, subd. 3 and 4](#)). Rates should be adjusted on a regular basis to ensure that revenue of the system is adequate under reduced demand scenarios. If a municipal water supplier intends to use a Uniform Rate Structure, a community-wide Water Conservation Program that will achieve demand reduction must be provided.

**Current Water Rates**

Include a copy of the actual rate structure in **Appendix 9** or list current water rates including base/service fees and volume charges below.

Volume included in base rate or service charge: 1,000 gallons or \_\_\_ cubic feet \_\_\_ other

Frequency of billing:  Monthly  Bimonthly  Quarterly  Other: \_\_\_\_\_

Water Rate Evaluation Frequency:  every year  every \_\_\_ years  no schedule

Date of last rate change: January 1, 2017

**Table 27. Rate structures for each customer category (Select all that apply and add additional rows as needed)**

Customer Category	Conservation Billing Strategies in Use *	Conservation Neutral Billing Strategies in Use **	Non-Conserving Billing Strategies in Use ***
Residential	<input checked="" type="checkbox"/> Monthly billing <input checked="" type="checkbox"/> Increasing block rates (volume tiered rates) <input type="checkbox"/> Seasonal rates <input type="checkbox"/> Time of use rates <input checked="" type="checkbox"/> Water bills reported in gallons <input type="checkbox"/> Individualized goal rates <input type="checkbox"/> Excess use rates <input type="checkbox"/> Drought surcharge <input type="checkbox"/> Use water bill to provide comparisons <input checked="" type="checkbox"/> Service charge not based on water volume <input type="checkbox"/> Other (describe)	<input type="checkbox"/> Uniform <input checked="" type="checkbox"/> Odd/even day watering	<input type="checkbox"/> Service charge based on water volume <input type="checkbox"/> Declining block <input type="checkbox"/> Flat <input type="checkbox"/> Other (describe)
Commercial/ Industrial/ Institutional	<input checked="" type="checkbox"/> Monthly billing <input checked="" type="checkbox"/> Increasing block rates (volume tiered rates) <input type="checkbox"/> Seasonal rates <input type="checkbox"/> Time of use rates	<input type="checkbox"/> Uniform	<input type="checkbox"/> Service charge based on water volume <input type="checkbox"/> Declining block <input type="checkbox"/> Flat <input type="checkbox"/> Other (describe)

Customer Category	Conservation Billing Strategies in Use *	Conservation Neutral Billing Strategies in Use **	Non-Conserving Billing Strategies in Use ***
	<input checked="" type="checkbox"/> Water bills reported in gallons <input type="checkbox"/> Individualized goal rates <input type="checkbox"/> Excess use rates <input type="checkbox"/> Drought surcharge <input type="checkbox"/> Use water bill to provide comparisons <input type="checkbox"/> Service charge not based on water volume <input type="checkbox"/> Other (describe)		
<input type="checkbox"/> Other			

**\* Rate Structures components that may promote water conservation:**

- **Monthly billing:** is encouraged to help people see their water usage so they can consider changing behavior.
- **Increasing block rates (also known as a tiered residential rate structure):** Typically, these have at least three tiers: should have at least three tiers.
  - The first tier is for the winter average water use.
  - The second tier is the year-round average use, which is lower than typical summer use. This rate should be set to cover the full cost of service.
  - The third tier should be above the average annual use and should be priced high enough to encourage conservation, as should any higher tiers. For this to be effective, the difference in block rates should be significant.
- **Seasonal rate:** higher rates in summer to reduce peak demands
- **Time of Use rates:** lower rates for off peak water use
- **Bill water use in gallons:** this allows customers to compare their use to average rates
- **Individualized goal rates:** typically used for industry, business or other large water users to promote water conservation if they keep within agreed upon goals. **Excess Use rates:** if water use goes above an agreed upon amount this higher rate is charged
- **Drought surcharge:** an extra fee is charged for guaranteed water use during drought
- **Use water bill to provide comparisons:** simple graphics comparing individual use over time or compare individual use to others.
- **Service charge or base fee that does not include a water volume** – a base charge or fee to cover universal city expenses that are not customer dependent and/or to provide minimal water at a lower rate (e.g., an amount less than the average residential per capita demand for the water supplier for the last 5 years)
- **Emergency rates** -A community may have a separate conservation rate that only goes into effect when the community or governor declares a drought emergency. These higher rates can help to protect the city budgets during times of significantly less water usage.

**\*\*Conservation Neutral\*\***

- **Uniform rate:** rate per unit used is the same regardless of the volume used
- **Odd/even day watering** –This approach reduces peak demand on a daily basis for system operation, but it does not reduce overall water use.

**\*\*\* Non-Conserving \*\*\***

- **Service charge or base fee with water volume:** an amount of water larger than the average residential per capita demand for the water supplier for the last 5 years
- **Declining block rate:** the rate per unit used decreases as water use increases.
- **Flat rate:** one fee regardless of how much water is used (usually unmetered).

Provide justification for any conservation neutral or non-conserving rate structures. If intending to adopt a conservation rate structure, include the timeframe to do so:

Hopkins has flat meter rate for residential and commercial structures, along with a tiered rate, which bills more for higher water usage for commercial, and residential and multi-family dwellings. The flat rate is specific for the size of the meter installed and is indicated in the rate schedule in the appendix.

**Objective 7: Additional strategies to Reduce Water Use and Support Wellhead Protection Planning**

Development and redevelopment projects can provide additional water conservation opportunities, such as the actions listed below. If a Uniform Rate Structure is in place, the water supplier must provide a Water Conservation Program that includes at least two of the actions listed below. Check those actions that you intent to implement within the next 10 years.

**Table 28. Additional strategies to Reduce Water Use & Support Wellhead Protection**

<input type="checkbox"/>	Participate in the GreenStep Cities Program, including implementation of at least one of the 20 “Best Practices” for water
<input type="checkbox"/>	Prepare a master plan for smart growth (compact urban growth that avoids sprawl)
<input type="checkbox"/>	Prepare a comprehensive open space plan (areas for parks, green spaces, natural areas)
<input checked="" type="checkbox"/>	Adopt a water use restriction ordinance (lawn irrigation, car washing, pools, etc.)
<input checked="" type="checkbox"/>	Adopt an outdoor lawn irrigation ordinance
<input type="checkbox"/>	Adopt a private well ordinance (private wells in a city must comply with water restrictions)
<input type="checkbox"/>	Implement a stormwater management program
<input type="checkbox"/>	Adopt non-zoning wetlands ordinance (can further protect wetlands beyond state/federal laws-for vernal pools, buffer areas, restrictions on filling or alterations)
<input type="checkbox"/>	Adopt a water offset program (primarily for new development or expansion)
<input type="checkbox"/>	Implement a water conservation outreach program
<input type="checkbox"/>	Hire a water conservation coordinator (part-time)
<input type="checkbox"/>	Implement a rebate program for water efficient appliances, fixtures, or outdoor water management
<input type="checkbox"/>	Other

**Objective 8: Tracking Success: How will you track or measure success through the next ten years?**

Monitor per capita demand as well as peak day demand to determine trends.

**Tip: The process to monitor demand reduction and/or a rate structure includes:**

- a) The DNR Hydrologist will call or visit the community the first 1-3 years after the water supply plan is completed.
- b) They will discuss what activities the community is doing to conserve water and if they feel their actions are successful. The Water Supply Plan, Part 3 tables and responses will guide the discussion.

For example, they will discuss efforts to reduce unaccounted for water loss if that is a problem, or go through Tables 33, 34 and 35 to discuss new initiatives.

- c) The city representative and the hydrologist will discuss total per capita water use, residential per capita water use, and business/industry use. They will note trends.
- d) They will also discuss options for improvement and/or collect case studies of success stories to share with other communities. One option may be to change the rate structure, but there are many other paths to successful water conservation.
- e) If appropriate, they will cooperatively develop a simple work plan for the next few years, targeting a couple areas where the city might focus efforts.

### C. Regulation

Complete Table 29 by selecting which regulations are used to reduce demand and improve water efficiencies. Add additional rows as needed.

Copies of adopted regulations or proposed restrictions or should be included in **Appendix 10** (a list with hyperlinks is acceptable).

**Table 29. Regulations for short-term reductions in demand and long-term improvements in water efficiencies**

Regulations Utilized	When is it applied (in effect)?
<input type="checkbox"/> Rainfall sensors required on landscape irrigation systems	<input type="checkbox"/> Ongoing <input type="checkbox"/> Seasonal <input type="checkbox"/> Only during declared Emergencies
<input type="checkbox"/> Water efficient plumbing fixtures required	<input type="checkbox"/> New development <input type="checkbox"/> Replacement <input type="checkbox"/> Rebate Programs
<input checked="" type="checkbox"/> Critical/Emergency Water Deficiency ordinance	<input checked="" type="checkbox"/> Only during declared Emergencies
<input checked="" type="checkbox"/> Watering restriction requirements (time of day, allowable days, etc.)	<input checked="" type="checkbox"/> Odd/even <input type="checkbox"/> 2 days/week <input type="checkbox"/> Only during declared Emergencies
<input type="checkbox"/> Water waste prohibited (for example, having a fine for irrigators spraying on the street)	<input type="checkbox"/> Ongoing <input type="checkbox"/> Seasonal <input type="checkbox"/> Only during declared Emergencies
<input type="checkbox"/> Limitations on turf areas (requiring lots to have 10% - 25% of the space in natural areas)	<input type="checkbox"/> New development <input type="checkbox"/> Shoreland/zoning <input type="checkbox"/> Other
<input type="checkbox"/> Soil preparation requirements (after construction, requiring topsoil to be applied to promote good root growth)	<input type="checkbox"/> New Development <input type="checkbox"/> Construction Projects <input type="checkbox"/> Other
<input type="checkbox"/> Tree ratios (requiring a certain number of trees per square foot of lawn)	<input type="checkbox"/> New development <input type="checkbox"/> Shoreland/zoning <input type="checkbox"/> Other
<input type="checkbox"/> Permit to fill swimming pool and/or requiring pools to be covered (to prevent evaporation)	<input type="checkbox"/> Ongoing <input type="checkbox"/> Seasonal <input type="checkbox"/> Only during declared Emergencies
<input type="checkbox"/> Ordinances that permit stormwater irrigation, reuse of water, or other alternative water use (Note: be sure to check current plumbing codes for updates)	<input type="checkbox"/> Describe

## D. Retrofitting Programs

Education and incentive programs aimed at replacing inefficient plumbing fixtures and appliances can help reduce per capita water use, as well as energy costs. It is recommended that municipal water suppliers develop a long-term plan to retrofit public buildings with water efficient plumbing fixtures and appliances. Some water suppliers have developed partnerships with organizations having similar conservation goals, such as electric or gas suppliers, to develop cooperative rebate and retrofit programs.

A study by the AWWA Research Foundation (Residential End Uses of Water, 1999) found that the average indoor water use for a non-conserving home is 69.3 gallons per capita per day (gpcd). The average indoor water use in a conserving home is 45.2 gpcd and most of the decrease in water use is related to water efficient plumbing fixtures and appliances that can reduce water, sewer and energy costs. In Minnesota, certain electric and gas providers are required (Minnesota Statute 216B.241) to fund programs that will conserve energy resources and some utilities have distributed water efficient showerheads to customers to help reduce energy demands required to supply hot water.

### Retrofitting Programs

Complete Table 30 by checking which water uses are targeted, the outreach methods used, the measures used to identify success, and any participating partners.

**Table 30. Retrofitting programs (Select all that apply)**

Water Use Targets	Outreach Methods	Partners
<input checked="" type="checkbox"/> Low flush toilets, <input type="checkbox"/> Toilet leak tablets, <input type="checkbox"/> Low flow showerheads, <input type="checkbox"/> Faucet aerators;	<input checked="" type="checkbox"/> Education about <input type="checkbox"/> Free distribution of <input type="checkbox"/> Rebate for <input type="checkbox"/> Other	<input type="checkbox"/> Gas company <input type="checkbox"/> Electric company <input type="checkbox"/> Watershed organization
<input type="checkbox"/> Water conserving washing machines, <input type="checkbox"/> Dish washers, <input type="checkbox"/> Water softeners;	<input type="checkbox"/> Education about <input type="checkbox"/> Free distribution of <input type="checkbox"/> Rebate for <input type="checkbox"/> Other	<input type="checkbox"/> Gas company <input type="checkbox"/> Electric company <input type="checkbox"/> Watershed organization
<input checked="" type="checkbox"/> Rain gardens, <input checked="" type="checkbox"/> Rain barrels, <input type="checkbox"/> Native/drought tolerant landscaping, etc.	<input checked="" type="checkbox"/> Education about <input type="checkbox"/> Free distribution of <input type="checkbox"/> Rebate for <input type="checkbox"/> Other	<input type="checkbox"/> Gas company <input type="checkbox"/> Electric company <input type="checkbox"/> Watershed organization

Briefly discuss measures of success from the above table (e.g. number of items distributed, dollar value of rebates, gallons of water conserved, etc.):

The City has an exceptional public outreach program for educating the public about their water system and their efforts are measured in the reduction in total and residential gallon per capita day usage over the last 10 years.

## E. Education and Information Programs

Customer education should take place in three different circumstances. First, customers should be provided information on how to conserve water and improve water use efficiencies. Second, information should be provided at appropriate times to address peak demands. Third, emergency notices and educational materials about how to reduce water use should be available for quick distribution during an emergency.

### Proposed Education Programs

Complete Table 31 by selecting which methods are used to provide water conservation and information, including the frequency of program components. Select all that apply and add additional lines as needed.

**Table 31. Current and Proposed Education Programs**

Education Methods	General summary of topics	#/Year	Frequency
Billing inserts or tips printed on the actual bill	Water conservation and water system components/operations	4	<input type="checkbox"/> Ongoing <input checked="" type="checkbox"/> Seasonal <input type="checkbox"/> Only during declared emergencies
Consumer Confidence Reports	Water Conservation and water quality	1	<input checked="" type="checkbox"/> Ongoing <input type="checkbox"/> Seasonal <input type="checkbox"/> Only during declared emergencies
Press releases to traditional local news outlets (e.g., newspapers, radio and TV)			<input type="checkbox"/> Ongoing <input type="checkbox"/> Seasonal <input type="checkbox"/> Only during declared emergencies
Social media distribution (e.g., emails, Facebook, Twitter)	Water Conservation City Utilities Operation		<input checked="" type="checkbox"/> Ongoing <input type="checkbox"/> Seasonal <input type="checkbox"/> Only during declared emergencies
Paid advertisements (e.g., billboards, print media, TV, radio, web sites, etc.)			<input type="checkbox"/> Ongoing <input type="checkbox"/> Seasonal <input type="checkbox"/> Only during declared emergencies
Presentations to community groups	Presentations at schools about the water cycle and city water services		<input checked="" type="checkbox"/> Ongoing <input type="checkbox"/> Seasonal <input type="checkbox"/> Only during declared emergencies
Staff training			<input type="checkbox"/> Ongoing <input type="checkbox"/> Seasonal <input type="checkbox"/> Only during declared emergencies
Facility tours	Water treatment technology	As needed	<input checked="" type="checkbox"/> Ongoing <input type="checkbox"/> Seasonal <input type="checkbox"/> Only during declared emergencies

Education Methods	General summary of topics	#/Year	Frequency
Displays and exhibits	System water system and utilities. The City has built a water trailer that is hooked up to a fire hydrant and provides free water and drinking fountains on the trailer at public events. Educational information is provided when people utilize the free water trailer.		<input type="checkbox"/> Ongoing <input checked="" type="checkbox"/> Seasonal <input type="checkbox"/> Only during declared emergencies
Marketing rebate programs (e.g., indoor fixtures & appliances and outdoor practices)			<input type="checkbox"/> Ongoing <input type="checkbox"/> Seasonal <input type="checkbox"/> Only during declared emergencies
Community news letters	Water Conservation and Water Quality		<input type="checkbox"/> Ongoing <input checked="" type="checkbox"/> Seasonal <input type="checkbox"/> Only during declared emergencies
Direct mailings (water audit/retrofit kits, showerheads, brochures)			<input checked="" type="checkbox"/> Ongoing <input type="checkbox"/> Seasonal <input type="checkbox"/> Only during declared emergencies
Information kiosk at utility and public buildings	Multiple pamphlets at Public Buildings on City services including watering restrictions.		<input checked="" type="checkbox"/> Ongoing <input type="checkbox"/> Seasonal <input type="checkbox"/> Only during declared emergencies
Public service announcements			<input type="checkbox"/> Ongoing <input type="checkbox"/> Seasonal <input type="checkbox"/> Only during declared emergencies
Cable TV Programs			<input type="checkbox"/> Ongoing <input type="checkbox"/> Seasonal <input type="checkbox"/> Only during declared emergencies
Demonstration projects (landscaping or plumbing)			<input type="checkbox"/> Ongoing <input type="checkbox"/> Seasonal <input type="checkbox"/> Only during declared emergencies
K-12 education programs (Project Wet, Drinking Water Institute, presentations)			<input type="checkbox"/> Ongoing <input type="checkbox"/> Seasonal <input type="checkbox"/> Only during declared emergencies
Community events (children’s water festivals, environmental fairs)			<input type="checkbox"/> Ongoing <input type="checkbox"/> Seasonal <input type="checkbox"/> Only during declared emergencies

Education Methods	General summary of topics	#/Year	Frequency
Community education classes			<input type="checkbox"/> Ongoing <input type="checkbox"/> Seasonal <input type="checkbox"/> Only during declared emergencies
Water week promotions			<input type="checkbox"/> Ongoing <input type="checkbox"/> Seasonal <input type="checkbox"/> Only during declared emergencies
Website (include address: <a href="http://www.hopkinsmn.com/services/water/index.php">http://www.hopkinsmn.com/services/water/index.php</a> )	Water quality characteristics, hydrant flushing, lawn watering, utility rates, etc.	Continuous	<input checked="" type="checkbox"/> Ongoing <input type="checkbox"/> Seasonal <input type="checkbox"/> Only during declared emergencies
Targeted efforts (large volume users, users with large increases)			<input type="checkbox"/> Ongoing <input type="checkbox"/> Seasonal <input type="checkbox"/> Only during declared emergencies
Notices of ordinances			<input type="checkbox"/> Ongoing <input type="checkbox"/> Seasonal <input type="checkbox"/> Only during declared emergencies
Emergency conservation notices			<input type="checkbox"/> Ongoing <input type="checkbox"/> Seasonal <input type="checkbox"/> Only during declared emergencies
Other:			<input type="checkbox"/> Ongoing <input type="checkbox"/> Seasonal <input type="checkbox"/> Only during declared emergencies

Briefly discuss what future education and information activities your community is considering in the future:

The City has recently developed trading cards for the various types of public works equipment. The cards are intended to educate the public on how the City maintains their systems. The City may consider expanding the trading cards to include additional information about the water system as an educational effort.

The City will also continue the school presentation to delivery their message on water conservation and quality to as many students as possible.

Additional educational concepts and items are found in Appendix 12.

## **PART 4. ITEMS FOR METROPOLITAN AREA COMMUNITIES**

Minnesota Statute 473.859 requires WSPs to be completed for all local units of government in the seven-county Metropolitan Area as part of the local comprehensive planning process.



Much of the information in Parts 1-3 addresses water demand for the next 10 years. However, additional information is needed to address water demand through 2040, which will make the WSP consistent with the Metropolitan Land Use Planning Act, upon which the local comprehensive plans are based.

This Part 4 provides guidance to complete the WSP in a way that addresses plans for water supply through 2040.

### **A. Water Demand Projections through 2040**

Complete Table 7 in Part 1D by filling in information about long-term water demand projections through 2040. Total Community Population projections should be consistent with the community's system statement, which can be found on the Metropolitan Council's website and which was sent to the community in September 2015.

Projected Average Day, Maximum Day, and Annual Water Demands may either be calculated using the method outlined in *Appendix 2* of the *2015 Master Water Supply Plan* or by a method developed by the individual water supplier.

### **B. Potential Water Supply Issues**

Complete Table 10 in Part 1E by providing information about the potential water supply issues in your community, including those that might occur due to 2040 projected water use.

The [Master Water Supply Plan](#) provides information about potential issues for your community in *Appendix 1 (Water Supply Profiles)*. This resource may be useful in completing Table 10.

You may document results of local work done to evaluate impact of planned uses by attaching a feasibility assessment or providing a citation and link to where the plan is available electronically.

### **C. Proposed Alternative Approaches to Meet Extended Water Demand Projections**

Complete Table 12 in Part 1F with information about potential water supply infrastructure impacts (such as replacements, expansions or additions to wells/intakes, water storage and treatment capacity, distribution systems, and emergency interconnections) of extended plans for development and redevelopment, in 10-year increments through 2040. It may be useful to refer to information in the community's local Land Use Plan, if available.

Complete Table 14 in Part 1F by checking each approach your community is considering to meet future demand. For each approach your community is considering, provide information about the amount of

future water demand to be met using that approach, the timeframe to implement the approach, potential partners, and current understanding of the key benefits and challenges of the approach.

As challenges are being discussed, consider the need for: evaluation of geologic conditions (mapping, aquifer tests, modeling), identification of areas where domestic wells could be impacted, measurement and analysis of water levels & pumping rates, triggers & associated actions to protect water levels, etc.

**D. Value-Added Water Supply Planning Efforts (Optional)**

The following information is not required to be completed as part of the local water supply plan, but completing this can help strengthen source water protection throughout the region and help Metropolitan Council and partners in the region to better support local efforts.

**Source Water Protection Strategies**

**Does a Drinking Water Supply Management Area for a neighboring public water supplier overlap your community?** Yes  No

If you answered no, skip this section. If you answered yes, please complete Table 32 with information about new water demand or land use planning-related local controls that are being considered to provide additional protection in this area.

**Table 32. Local controls and schedule to protect Drinking Water Supply Management Areas**

Local Control	Schedule to Implement	Potential Partners
<input checked="" type="checkbox"/> None at this time	Will be discussed	Unknown at this time
<input type="checkbox"/> Comprehensive planning that guides development in vulnerable drinking water supply management areas		
<input type="checkbox"/> Zoning overlay		
<input type="checkbox"/> Other:		

**Technical assistance**

From your community’s perspective, what are the most important topics for the Metropolitan Council to address, guided by the region’s Metropolitan Area Water Supply Advisory Committee and Technical Advisory Committee, as part of its ongoing water supply planning role?

- Coordination of state, regional and local water supply planning roles
- Regional water use goals
- Water use reporting standards
- Regional and sub-regional partnership opportunities
- Identifying and prioritizing data gaps and input for regional and sub-regional analyses
- Others: \_\_\_\_\_

## GLOSSARY

**Agricultural/Irrigation Water Use** - Water used for crop and non-crop irrigation, livestock watering, chemigation, golf course irrigation, landscape and athletic field irrigation.

**Average Daily Demand** - The total water pumped during the year divided by 365 days.

**Calcareous Fen** - Calcareous fens are rare and distinctive wetlands dependent on a constant supply of cold groundwater. Because they are dependent on groundwater and are one of the rarest natural communities in the United States, they are a protected resource in MN. Approximately 200 have been located in Minnesota. They may not be filled, drained or otherwise degraded.

**Commercial/Institutional Water Use** - Water used by motels, hotels, restaurants, office buildings, commercial facilities and institutions (both civilian and military). Consider maintaining separate institutional water use records for emergency planning and allocation purposes. Water used by multi-family dwellings, apartment buildings, senior housing complexes, and mobile home parks should be reported as Residential Water Use.

**Commercial/Institutional/Industrial (C/I/I) Water Sold** - The sum of water delivered for commercial/institutional or industrial purposes.

**Conservation Rate Structure** - A rate structure that encourages conservation and may include increasing block rates, seasonal rates, time of use rates, individualized goal rates, or excess use rates. If a conservation rate is applied to multifamily dwellings, the rate structure must consider each residential unit as an individual user. A community may have a separate conservation rate that only goes into effect when the community or governor declares a drought emergency. These higher rates can help to protect the city budgets during times of significantly less water usage.

**Date of Maximum Daily Demand** - The date of the maximum (highest) water demand. Typically this is a day in July or August.

**Declining Rate Structure** - Under a declining block rate structure, a consumer pays less per additional unit of water as usage increases. This rate structure does not promote water conservation.

**Distribution System** - Water distribution systems consist of an interconnected series of pipes, valves, storage facilities (water tanks, water towers, reservoirs), water purification facilities, pumping stations, flushing hydrants, and components that convey drinking water and meeting fire protection needs for cities, homes, schools, hospitals, businesses, industries and other facilities.

**Flat Rate Structure** - Flat fee rates do not vary by customer characteristics or water usage. This rate structure does not promote water conservation.

**Industrial Water Use** - Water used for thermonuclear power (electric utility generation) and other industrial use such as steel, chemical and allied products, paper and allied products, mining, and petroleum refining.

**Low Flow Fixtures/Appliances** - Plumbing fixtures and appliances that significantly reduce the amount of water released per use are labeled "low flow". These fixtures and appliances use just enough water to be effective, saving excess, clean drinking water that usually goes down the drain.

**Maximum Daily Demand** - The maximum (highest) amount of water used in one day.

**Metered Residential Connections** - The number of residential connections to the water system that have meters. For multifamily dwellings, report each residential unit as an individual user.

**Percent Unmetered/Unaccounted For** - Unaccounted for water use is the volume of water withdrawn from all sources minus the volume of water delivered. This value represents water "lost" by miscalculated water use due to inaccurate meters, water lost through leaks, or water that is used but unmetered or otherwise undocumented. Water used for public services such as hydrant flushing, ice skating rinks, and public swimming pools should be reported under the category "Water Supplier Services".

**Population Served** - The number of people who are served by the community's public water supply system. This includes the number of people in the community who are connected to the public water supply system, as well as people in neighboring communities who use water supplied by the community's public water supply system. It should not include residents in the community who have private wells or get their water from neighboring water supply.

**Residential Connections** - The total number of residential connections to the water system. For multifamily dwellings, report each residential unit as an individual user.

**Residential Per Capita Demand** - The total residential water delivered during the year divided by the population served divided by 365 days.

**Residential Water Use** - Water used for normal household purposes such as drinking, food preparation, bathing, washing clothes and dishes, flushing toilets, and watering lawns and gardens. Should include all water delivered to single family private residences, multi-family dwellings, apartment buildings, senior housing complexes, mobile home parks, etc.

**Smart Meter** - Smart meters can be used by municipalities or by individual homeowners. Smart metering generally indicates the presence of one or more of the following:

- Smart irrigation water meters are controllers that look at factors such as weather, soil, slope, etc. and adjust watering time up or down based on data. Smart controllers in a typical summer will reduce water use by 30%-50%. Just changing the spray nozzle to new efficient models can reduce water use by 40%.
- Smart Meters on customer premises that measure consumption during specific time periods and communicate it to the utility, often on a daily basis.
- A communication channel that permits the utility, at a minimum, to obtain meter reads on demand, to ascertain whether water has recently been flowing through the meter and onto the premises, and to issue commands to the meter to perform specific tasks such as disconnecting or restricting water flow.

**Total Connections** - The number of connections to the public water supply system.

**Total Per Capita Demand** - The total amount of water withdrawn from all water supply sources during the year divided by the population served divided by 365 days.

**Total Water Pumped** - The cumulative amount of water withdrawn from all water supply sources during the year.

**Total Water Delivered** - The sum of residential, commercial, industrial, institutional, water supplier services, wholesale and other water delivered.

**Ultimate (Full Build-Out)** - Time period representing the community's estimated total amount and location of potential development, or when the community is fully built out at the final planned density.

**Unaccounted (Non-revenue) Loss** - See definitions for "percent unmetered/unaccounted for loss".

**Uniform Rate Structure** - A uniform rate structure charges the same price-per-unit for water usage beyond the fixed customer charge, which covers some fixed costs. The rate sends a price signal to the customer because the water bill will vary by usage. Uniform rates by class charge the same price-per-unit for all customers within a customer class (e.g. residential or non-residential). This price structure is generally considered less effective in encouraging water conservation.

**Water Supplier Services** - Water used for public services such as hydrant flushing, ice skating rinks, public swimming pools, city park irrigation, back-flushing at water treatment facilities, and/or other uses.

**Water Used for Nonessential Purposes** - Water used for lawn irrigation, golf course and park irrigation, car washes, ornamental fountains, and other non-essential uses.

**Wholesale Deliveries** - The amount of water delivered in bulk to other public water suppliers.

## **Acronyms and Initialisms**

**AWWA** – American Water Works Association  
**C/I/I** – Commercial/Institutional/Industrial  
**CIP** – Capital Improvement Plan  
**GIS** – Geographic Information System  
**GPCD** – Gallons per capita per day  
**GWMA** – Groundwater Management Area – North and East Metro, Straight River, Bonanza,  
**MDH** – Minnesota Department of Health  
**MGD** – Million gallons per day

**MG** – Million gallons  
**MGL** – Maximum Contaminant Level  
**MnTAP** – Minnesota Technical Assistance Program (University of Minnesota)  
**MPARS** – MN/DNR Permitting and Reporting System (new electronic permitting system)  
**MRWA** – Minnesota Rural Waters Association  
**SWP** – Source Water Protection  
**WHP** – Wellhead Protection

## **APPENDICES TO BE SUBMITTED BY THE WATER SUPPLIER**

### **Appendix 1: Well records and maintenance summaries**

Go to [Part 1C](#) for information on what to include in appendix

### **Appendix 2: Water level monitoring plan**

Go to [Part 1E](#) for information on what to include in appendix

### **Appendix 3: Water level graphs for each water supply well**

Go to [Part 1E](#) for information on what to include in appendix

### **Appendix 4: Capital Improvement Plan**

Go to [Part 1E](#) for information on what to include in appendix

### **Appendix 5: Emergency Telephone List**

Go to [Part 2C](#) for information on what to include in appendix

### **Appendix 6: Cooperative Agreements for Emergency Services**

Go to [Part 2C](#) for information on what to include in appendix

### **Appendix 7: Municipal Critical Water Deficiency Ordinance**

Go to [Part 2C](#) for information on what to include in appendix

### **Appendix 8: Graph of Ten Years of Annual Per Capita Water Demand for Each Customer Category**

Go to [Objective 4 in Part 3B](#) for information on what to include in appendix

### **Appendix 9: Water Rate Structure**

Go to [Objective 6 in Part 3B](#) for information on what to include in appendix

### **Appendix 10: Ordinances or Regulations Related to Water Use**

Go to [Objective 7 in Part 3B](#) for information on what to include in appendix

### **Appendix 11: Implementation Checklist**

Provide a table that summarizes all the actions that the public water supplier is doing, or proposes to do, with estimated implementation dates.

### **Appendix 12: Sources of Information for Table 10**

Provide links or references to the information used to complete Table 10. If the file size is reasonable, provide source information as attachments to the plan.

## Appendix 1

### Well Records and Well Maintenance Summary



204068

County Hennepin  
 Quad Hopkins  
 Quad ID 104B

MINNESOTA DEPARTMENT OF HEALTH  
**WELL AND BORING REPORT**  
 Minnesota Statutes Chapter 1031

Entry Date 08/24/1991  
 Update Date 03/10/2017  
 Received Date

<b>Well Name</b> HOPKINS 4	<b>Township</b> 117	<b>Range</b> 22	<b>Dir Section</b> W 13	<b>Subsection</b> CCDCBC	<b>Well Depth</b> 548 ft.	<b>Depth Completed</b> 548 ft.	<b>Date Well Completed</b> 05/14/1954
<b>Elevation</b> 982 ft.	<b>Elev. Method</b> LiDAR 1m DEM (MNDNR)				<b>Drill Method</b> Cable Tool	<b>Drill Fluid</b>	
<b>Address</b>					<b>Use</b> community supply(municipal)	<b>Status</b> Active	
Contact HOPKINS MN 555343					<b>Well Hydrofractured?</b> Yes <input type="checkbox"/> No <input type="checkbox"/>		
Well HOPKINS MN 55305					<b>From</b> To		
<b>Stratigraphy Information</b>					<b>Casing Type</b> Step down		
					<b>Joint</b> Welded		
					<b>Drive Shoe?</b> Yes <input type="checkbox"/> No <input type="checkbox"/>		
					<b>Above/Below</b> 1.17 ft.		
<b>Geological Material</b>					<b>Casing Diameter</b>		
From To (ft.) Color Hardness					<b>Weight</b>		
DRIFT WITH 0 144					20 in. To 355 ft. lbs./ft.		
LIMESTONE 144 147					24 in. To 145 ft. lbs./ft.		
LIMESTONE 147 171					<b>Hole Diameter</b>		
SHALES 171 175 GREEN					20 in. To 410 ft.		
SHALEY SANDSTONE 175 176					10 in. To 548 ft.		
SHALEY SANDSTONE 176 338							
SHALEY SANDSTONE 338 339							
SHAKOPEE-ONEOTA 339 450							
JORDAN SANDSTONE 450 454							
JORDAN SANDSTONE 454 530							
ST. LAWRENCE SHALE 530 535 GREEN							
ST. LAWRENCE SHALE 535 548 GREEN							
					<b>Open Hole</b> From 355 ft. To 548 ft.		
					<b>Screen?</b> <input type="checkbox"/> <b>Type</b> <b>Make</b>		
					<b>Static Water Level</b>		
					159 ft. land surface Measure 02/17/2017		
					<b>Pumping Level (below land surface)</b>		
					148 ft. hrs. Pumping at 1500 g.p.m.		
					<b>Wellhead Completion</b>		
					Pitless adapter manufacturer Model		
					<input type="checkbox"/> Casing Protection <input checked="" type="checkbox"/> 12 in. above grade		
					<input type="checkbox"/> At-grade (Environmental Wells and Borings ONLY)		
					<b>Grouting Information</b> Well Grouted? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Specified		
					<b>Nearest Known Source of Contamination</b>		
					feet Direction Type		
					Well disinfected upon completion? <input type="checkbox"/> Yes <input type="checkbox"/> No		
					<b>Pump</b> <input type="checkbox"/> Not Installed Date Installed		
					Manufacturer's name BYRON JACKSON		
					Model Number HP <u>Q</u> Volt		
					Length of drop pipe ft Capacity g.p. Typ <u>Turbine</u>		
					<b>Abandoned</b>		
					Does property have any not in use and not sealed well(s)? <input type="checkbox"/> Yes <input type="checkbox"/> No		
					<b>Variance</b>		
					Was a variance granted from the MDH for this well? <input type="checkbox"/> Yes <input type="checkbox"/> No		
					<b>Miscellaneous</b>		
					First Bedrock Platteville Formation Aquifer multiple		
					Last Strat St.Lawrence Formation Depth to Bedrock 147 ft		
					Located by Minnesota Department of Health		
					Locate Method GPS SA On (averaged)		
					System UTM - NAD83, Zone 15, Meters X 466990 Y 4975893		
					Unique Number Verification Information from Input Date 10/19/1999		
					<b>Angled Drill Hole</b>		
					<b>Well Contractor</b>		
					Bergerson-Caswell 27058		
					Licensee Business Lic. or Reg. No. Name of Driller		
<b>Remarks</b>							
G.W.Q. NO.0211. GAMMA LOGGED 2-25-1988.							
GAMMA LOGGED 2-17-2017. LOGGED FOR MDH.							
VIDEO AND HYDROLAB BY MDH 2-17-2017.							
VIDEO SHOWS 355 FT. OF 20 IN. CASING.							
TWO 4 OR 6 IN. DIAMETER PIPES IN WELL FROM 399 FT. TO 411 FT.							
BERGERSON-CASWELL GOING TO TRY TO FISH THEM OUT ON 2-17-2017.							
SMALLER DIAMETER HOLE STARTS AT ABOUT 410 OR 411 FT. LOOKS LIKE 10 INCH.							
GAMMA LOGGED 3-1-2017 TO DEPTH OF 540.5 FT. LOGGED FOR MDH.							
VIDEOED 3-1-2017 BY MDH.							

**204570**

County Hennepin  
 Quad Hopkins  
 Quad ID 104B

MINNESOTA DEPARTMENT OF HEALTH  
**WELL AND BORING REPORT**  
 Minnesota Statutes Chapter 1031

Entry Date 08/24/1991  
 Update Date 03/30/2016  
 Received Date

<b>Well Name</b> HOPKINS 5	<b>Township</b> 117	<b>Range</b> 22	<b>Dir Section</b> W 24	<b>Subsection</b> BABABB	<b>Well Depth</b> 495 ft.	<b>Depth Completed</b> 495 ft.	<b>Date Well Completed</b> 05/00/1967			
<b>Elevation</b> 958 ft.	<b>Elev. Method</b> 7.5 minute topographic map (+/- 5 feet)				<b>Drill Method</b> Cable Tool	<b>Drill Fluid</b>				
<b>Address</b>					<b>Use</b> community supply(municipal)	<b>Status</b> Active				
Well 1205 HWY 7 HY HOPKINS MN 55343					<b>Well Hydrofractured?</b> Yes <input type="checkbox"/> No <input type="checkbox"/> <b>From</b> <b>To</b>					
Contact HOPKINS MN 55343					<b>Casing Type</b> Telescoping <b>Joint</b>					
<b>Stratigraphy Information</b>					<b>Drive Shoe?</b> Yes <input type="checkbox"/> No <input type="checkbox"/> <b>Above/Below</b>					
<b>Geological Material</b>	<b>From</b>	<b>To (ft.)</b>	<b>Color</b>	<b>Hardness</b>	<b>Casing Diameter</b> <b>Weight</b>					
CLAY & BOULDERS	0	47			30 in. To	240 ft.	lbs./ft.			
COARSE GRAVEL	47	51			16 in. To	382 ft.	lbs./ft.			
SANDY CLAY &	51	98			24 in. To	321 ft.	lbs./ft.			
SAND & GRAVEL	98	106			<b>Open Hole</b> From 382 ft. To 495 ft.					
SANDY CLAY	106	127			<b>Screen?</b> <input type="checkbox"/>	<b>Type</b>	<b>Make</b>			
SAND & GRAVEL	127	132			<b>Static Water Level</b>					
FINE SAND	132	141		HARD	117 ft.	land surface	Measure 04/26/1967			
CLAY, STONES & SAND	141	174			<b>Pumping Level (below land surface)</b>					
HARD SHALE &	174	183			121 ft.	4 hrs.	Pumping at 2050 g.p.m.			
HARD SHALE &	183	209			<b>Wellhead Completion</b>					
SHALE	209	217	BROWN	HARD	Pitless adapter manufacturer Model					
SHALE & SANDROCK	217	235			<input type="checkbox"/> Casing Protection <input type="checkbox"/> 12 in. above grade					
SANDROCK	235	255			<input type="checkbox"/> At-grade (Environmental Wells and Borings ONLY)					
SHALE	255	271			<b>Grouting Information</b> Well Grouted? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Specified					
SANDROCK-SHALEY	271	308			<b>Nearest Known Source of Contamination</b>					
SANDROCK-SHALEY	308	312			feet	Direction	Type			
SHAKOPEE-ONEOTA	312	422			Well disinfected upon completion? <input type="checkbox"/> Yes <input type="checkbox"/> No					
JORDAN SANDROCK	422	424			<b>Pump</b> <input type="checkbox"/> Not Installed	Date Installed				
JORDAN SANDROCK	424	484			Manufacturer's name					
ST. LAWRENCE SHALE	484	495			Model Number	HP 100	Volt			
					Length of drop pipe	ft	Capacity	g.p.	Typ	Turbine
					<b>Abandoned</b>					
					Does property have any not in use and not sealed well(s)? <input type="checkbox"/> Yes <input type="checkbox"/> No					
					<b>Variance</b>					
					Was a variance granted from the MDH for this well? <input type="checkbox"/> Yes <input type="checkbox"/> No					
					<b>Miscellaneous</b>					
					First Bedrock	St.Peter Sandstone	Aquifer	Prairie Du Chien-		
					Last Strat	Jordan Sandstone	Depth to Bedrock	183 ft		
					Located by Minnesota Department of Health					
					Locate Method	GPS SA On (averaged)				
					System	UTM - NAD83, Zone 15, Meters	X 467294	Y 4975820		
					Unique Number Verification	Information from	Input Date	10/19/1999		
					<b>Angled Drill Hole</b>					
					<b>Well Contractor</b>					
					Bergerson-Caswell	27058				
					Licensee Business	Lic. or Reg. No.	Name of Driller			
<b>Remarks</b>										
GAMMA LOGGED 3-31-1997.										

112228

County Hennepin  
 Quad Hopkins  
 Quad ID 104B

MINNESOTA DEPARTMENT OF HEALTH  
**WELL AND BORING REPORT**  
 Minnesota Statutes Chapter 1031

Entry Date 08/24/1991  
 Update Date 06/01/2017  
 Received Date

<b>Well Name</b> HOPKINS 6	<b>Township</b> 117	<b>Range</b> 22	<b>Dir Section</b> W 24	<b>Subsection</b> ABBBAB	<b>Well Depth</b> 545 ft.	<b>Depth Completed</b> 545 ft.	<b>Date Well Completed</b> 09/30/1977
<b>Elevation</b> 964.6	<b>Elev. Method</b> LiDAR 1m DEM (MNDNR)				<b>Drill Method</b> Cable Tool	<b>Drill Fluid</b>	
<b>Address</b>					<b>Use</b> community supply(municipal)	<b>Status</b> Active	
Contact HOPKINS MN 55343					<b>Well Hydrofractured?</b> Yes <input type="checkbox"/> No <input type="checkbox"/> <b>From</b> <b>To</b>		
Well HOPKINS MN 55343					<b>Casing Type</b> Step down <b>Joint</b> Welded		
<b>Stratigraphy Information</b>					<b>Drive Shoe?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> <b>Above/Below</b> 2 ft.		
<b>Geological Material</b>	<b>From</b>	<b>To (ft.)</b>	<b>Color</b>	<b>Hardness</b>	<b>Casing Diameter</b> <b>Weight</b>		
CLAY, SAND & GRAVEL	0	66			24 in. To	354 ft.	lbs./ft.
SAND	66	71	GRAY		30 in. To	132 ft.	lbs./ft.
CLAY, SAND & GRAVEL	71	133			<b>Open Hole</b> From 354 ft. To 545 ft.		
PLATTEVILLE	133	148			<b>Screen?</b> <input type="checkbox"/> <b>Type</b> <b>Make</b>		
PLATTEVILLE	148	157			<b>Static Water Level</b>		
PLATTEVILLE	157	166			147 ft.	land surface	Measure 09/29/1977
SHALEY SANDROCK & SHALE	166	281			<b>Pumping Level (below land surface)</b>		
SHALEY SANDROCK	281	292	RED		150 ft.	16 hrs.	Pumping at 3000 g.p.m.
SHALEY SANDROCK	292	321		HARD	<b>Wellhead Completion</b>		
HARD SHALEY	321	333			Pitless adapter manufacturer Model		
LIMEROCK, SANDROCK	333	345			<input type="checkbox"/> Casing Protection <input checked="" type="checkbox"/> 12 in. above grade		
LIMEROCK	345	356		HARD	<input type="checkbox"/> At-grade (Environmental Wells and Borings ONLY)		
SANDROCK	356	440			<b>Grouting Information</b> Well Grouted? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Specified		
SANDROCK	440	545			Material	Amount	From To
					bentonite	50 Cubic yards	0 ft. 354 ft.
					<b>Nearest Known Source of Contamination</b>		
					feet	Direction	Type
					Well disinfected upon completion? <input type="checkbox"/> Yes <input type="checkbox"/> No		
					<b>Pump</b> <input checked="" type="checkbox"/> Not Installed	Date Installed	
					Manufacturer's name		
					Model Number	HP	Volt
					Length of drop pipe	ft	Capacity g.p. Typ
					<b>Abandoned</b>		
					Does property have any not in use and not sealed well(s)? <input type="checkbox"/> Yes <input type="checkbox"/> No		
					<b>Variance</b>		
					Was a variance granted from the MDH for this well? <input type="checkbox"/> Yes <input type="checkbox"/> No		
					<b>Miscellaneous</b>		
					First Bedrock	Platteville Formation	Aquifer Prairie Du Chien-
					Last Strat	Jordan Sandstone	Depth to Bedrock 133 ft
					Located by Minnesota Department of Health		
					Locate Method Digitization (Screen) - Map (1:12,000)		
					System	UTM - NAD83, Zone 15, Meters	X 467643 Y 4975815
					Unique Number Verification	Info/GPS from data	Input Date 10/19/1999
					<b>Angled Drill Hole</b>		
					<b>Well Contractor</b>		
					Bergerson-Caswell	27058	HENRICH, E.
					Licensee Business	Lic. or Reg. No.	Name of Driller
<b>Remarks</b>							
GAMMA LOGGED 3-12-1998.							

Appendix 2  
Water Level Monitoring Plan

The City does not currently have the ability to continually monitor the well water levels. Currently, grab samples are collected at various times throughout the year. However, the data is insufficient to produce well water level hydrographs for Appendix 3. The City is in the process of SCADA upgrades, which will include well water level monitoring transducers. Ultimately, the City will have the capability to monitor the well water levels remotely and track levels and trends. The following table is used as the Water Level Monitoring Plan for the City of Hopkins:

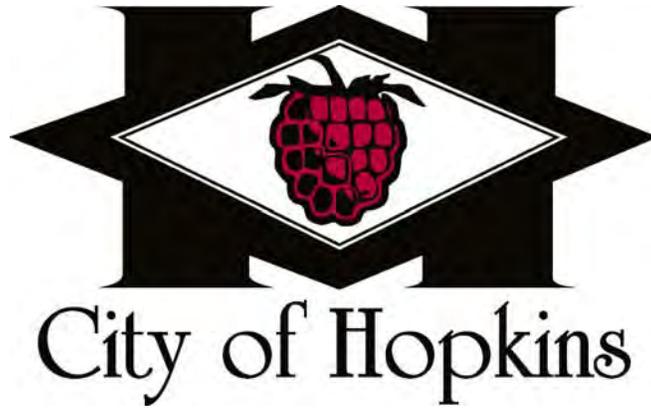
<b>Water Level Monitoring Plan City of Hopkins, MN</b>			
Well Number	Monitoring Location	Date to Start Monitoring Well Water Levels	Water Level Monitoring Frequency*
1	At Well No. 1	January – March 2018	Continuous
4	At Well No. 4	January – March 2018	Continuous
5	At Well No. 5	January – March 2018	Continuous
6	At Well No. 6	January – March 2018	Continuous
<ul style="list-style-type: none"> <li>• Data point collection will be determined by the City after SCADA upgrades are complete</li> </ul>			

Based on the table above, the City will begin to implement water level monitoring starting in 2018 after the SCADA upgrades are completed (this is anticipated to be sometime between January and March of 2018, but it may take longer to implement data recording). The monitoring will occur at the location of each of the four (4) municipal wells. Monitoring will be continuous, meaning that the SCADA system will continuously monitor the well water levels, but data will be recorded on a frequency selected by the City (can be from as frequent as every 15 minutes, to every day, to once per week or month). The City will record data points at least once per month for each well.

Appendix 3  
Well Water Level Graphs

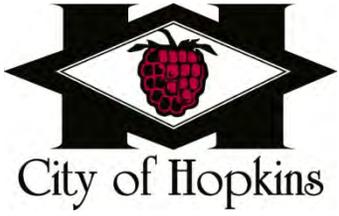
The City is in the process of SCADA upgrades, which will include well monitoring transducers. The City does not have sufficient data to produce well water level hydrographs at this time. However, after the SCADA upgrades, the City will have the ability to monitor and track well water levels. See Appendix 2 for the water level monitoring plan.

Appendix 4  
Capital Improvement Plan



# CAPITAL IMPROVEMENT PLAN 2017-2021







# City of Hopkins

1010 First Street South • Hopkins, MN 55343-7573 • Phone: 952-935-8474 • Fax: 952-935-1834

Web address: [www.hopkinsmn.com](http://www.hopkinsmn.com)

DATE: December 2016

TO: Honorable Mayor and Members of the City Council

FROM: Mike Mornson, City Manager

SUBJECT: **2017-2021 CAPITAL IMPROVEMENT PLAN**

With this letter I respectfully submit the 2017-2021 Capital Improvement Plan. This five-year planning document represents the combined efforts of city staff, advisory commissions, citizens and the City Council.

The Capital Improvement Plan is a five-year forecast of project needs in the City of Hopkins. It is intended to alert the Council and citizens to the major capital needs on the horizon. The first year of the plan becomes an adopted capital budget and relates almost completely to the operating budget that is approved on a yearly basis. The remaining four year represents an estimate of project needs and funding capabilities of the city. This year's plan does not include proposed equipment purchases. A document relating specifically to equipment replacement needs has been developed into a separate document.

The Capital Improvement Plan is intended to serve as a planning tool and is therefore structured to present a meaningful, long-range perspective of the city's capital programming needs. At the same time, sufficient projected detail is provided to enable those who review the information to make informed decisions on the programming of projects over the next several years.

Please use the information provided to formulate plans, projects and questions. The Capital Improvement Plan can serve the community best by provoking thoughts and actions.

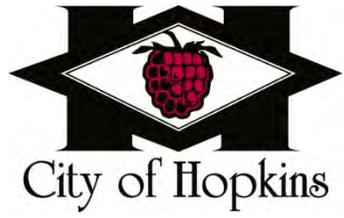
This document was developed by the Finance Department with assistance of all city departments. I want to especially thank all those involved in the development of the Capital Improvement Plan and especially Steve Stadler, Public Works Director, Nate Stanley, City Engineer, Kersten Elverum, Planning and Economic Development Director, and Christine Harkess, Finance Director for their hard work and dedication.

**CAPITAL IMPROVEMENT PLAN  
2017-2021**

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# **Introduction**



## **INTRODUCTION AND PURPOSE**

The Capital Improvement Plan is a flexible plan based upon long-range physical planning and financial projections, which schedules the major public improvements that may be incurred by the City over the next five years. Flexibility of the Capital Improvement Plan is established through annual review, and revision if necessary. The annual review assures that the program will become a continuing part of the budgetary process and that it will be consistent with changing demands as well as changing patterns in cost and financial resources. Funds are appropriated only for the first year of the program, which is then included in the annual budget.

The Capital Improvement Plan serves as a tool for implementing certain aspects of the City's comprehensive plan; therefore, the program describes the overall objectives of City development, the relationship between projects with respect to timing and need, and the City's fiscal capabilities.

The Capital Improvement Plan can help assure:

1. A systematic approach to planning and initiating capital projects affording the opportunity to plan the location, timing, and financing of needed public improvements;
2. The development of a realistic program of capital spending within the City's projected fiscal capability to finance such projects, avoiding sharp change in the tax levy or bonded indebtedness;
3. The coordination of public and private improvement projects permitting adequate time for design and engineering to eliminate duplication of effort and expense;
4. The expenditure of public funds that is compatible with the City's adopted Comprehensive Plan;
5. That the public is kept informed of the proposed future projects and expenditures;
6. That private investors are aware of the City's long-range development program so that they may guide their development in a way that is compatible with the City's program;
7. Aid in achieving federal and/or state participation by providing the necessary planning and lead time necessary for a successful application in addition to meeting prerequisites needed for certain federal and state grants.

## **PROGRAM DESCRIPTIONS**

In order to effectively plan for and manage the projects contained in a Capital Improvement Plan, it is necessary to group similar activities into "Program Categories". The City of Hopkins' activities are divided into four program categories which are 1) Utilities, 2) Transportation, 3) Parks, Forestry and Pavilion, and 4) General Public Buildings. The City also includes an outline of proposed expenditures for unscheduled projects. Program categories are explained in the following sections.

### **UTILITIES PROGRAM**

Program Description: The Utilities Program includes the municipal water, municipal sanitary sewer, storm sewer and refuse systems.

Program Goal: Provide reliable, efficient, and safe utility service to all parts of the City with a minimum of adverse effects on the environment.

Subprograms: Water, sanitary sewer, storm sewer, and refuse service.

#### **I. Municipal Water System Subprogram (WA)**

A. Subprogram Goal: The goal of the Municipal Water System subprogram is to provide water in sufficient quantities at sufficient pressure, with a high degree of reliability and safety to all parts of the City so as to satisfy the normal demands of the general public for water while at the same time providing sufficient reserves in case of fire emergency or power outages.

#### **B. Objectives:**

1. Water quality shall meet the purity standards of the Minnesota Department of Health.
2. Any hydrant on the system shall, under maximum condition, deliver no less than 500 gallons per minute with a residual pressure of 20 pounds per square inch.
3. The system shall be looped to provide maximum reliability.
4. The supply and storage system shall be designed and maintained to have maximum reliability.

## II. Municipal Sanitary Sewer Subprogram (SA)

A. Subprogram Goal: The goal of the Municipal Sanitary Sewer subprogram is to promote a healthful environment by collecting all sewage from existing and projected development in a sanitary and economic manner.

B. Objectives:

1. Provide sewer lines of adequate size and grade to collect and transmit all discharge sewage.
2. Prevent sewage from overflowing into the natural environment.
3. Prevent sewage back-ups.
4. Encourage or promote connection of all generators of sewage to the Municipal system.
5. Meet the effluent and infiltration standards of the Metropolitan Waste Control Commission.

## III. Storm Sewer Subprogram (SS)

A. Subprogram Goal: Manage and control surface and ground waters in order to protect the man-made and natural environment in a safe and efficient manner.

B. Objectives:

1. Prevent flooding.
2. Prevent damage to property due to erosion.
3. Meet water quality standards established by the controlling regulatory law or authority.

## TRANSPORTATION PROGRAM

Program Description: This program includes streets, walkways, traffic signs and signals, vehicular parking facilities, and street lighting.

Program Goal: Provide for the safe and efficient movement of people and goods throughout the city.

Subprograms: Streets, Walkways/Sidewalks, Signs/Signals, Parking Facilities, and Street Lights.

**I. Streets Subprogram (ST)**

A. Subprogram Goal: The goal of the Streets subprogram is to provide safe, convenient, economic public streets to best facilitate the movement of vehicular traffic.

B. Objectives:

1. Streets should be constructed with permanent surfaces, concrete curb and gutter, and with ancillary storm drainage, to standards established by the City.
2. Streets should be of a size and load capacity consistent with their functional classifications.
3. Timely major repair to preserve the basic capital investment in streets.

**II. Walkways/Sidewalks Subprogram (WS)**

A. Subprogram Goal: To provide a safe and convenient pedestrian system with incidental recreational benefits.

**III. Signs/Signals Subprogram (SI)**

A. Subprogram Goal: The goal of the Signs/Signals subprogram is to provide an efficient and orderly system of street and traffic signing so as to promote safe, convenient travel throughout the City.

B. Objectives:

1. Signs and signals should be installed in conformity with the Minnesota Manual on Uniform Traffic Control Devices.
2. Periodic surveys and studies should be made to document the effectiveness of City signing patterns.

**IV. Parking Facilities Subprogram (PA)**

A. Subprogram Goal: To provide such supporting facilities as will promote maximum use of public parking spaces by employers, employees, customers, and visitors.

B. Objectives:

1. Provide parking facilities for present and anticipated needs of the City of Hopkins.

V. **Street Lights Subprogram (SL)**

A. Subprogram Goal: To provide a system of street lighting within the City that will promote safe and convenient vehicular and pedestrian travel on City Streets.

B. Objectives:

1. To provide lighting at each street intersection within the City.
2. To provide mid-block street lighting in conformance with the City's street lighting policy, in order to provide equitable, cost efficient lighting.
3. To continually update the system so as to provide energy and cost efficient lighting.

**PARKS, FORESTRY AND PAVILION PROGRAM**

Program Description: This program includes community parks, neighborhood parks, open spaces, recreational structures and facilities.

Program Goal: The goal of the Park and Recreation Program is to provide facilities for safe, stimulating, and comprehensive leisure time activities of Hopkins citizens.

Subprograms: Neighborhood Facilities, Community Facilities

I. **Neighborhood Facilities Subprogram (NF)**

A. Subprogram Goals: To acquire ownership or use rights of park sites located to provide convenient walking access to all Hopkins citizens and to develop such sites to provide optimum recreational serviceability consistent with the preservation and enhancement of pleasing aesthetic qualities.

B. Objectives:

1. Acquire property or use rights on those neighborhoods that do not have convenient walking access to neighborhood park facilities.
2. Develop neighborhood park facilities to meet the needs of various user groups.

3. Preserve and maintain existing structures and facilities in order to retain current service and safety levels.

4. Preserve and enhance the aesthetic qualities of neighborhood parks.

## II. **Community Facilities Subprogram (CF)**

A. **Subprogram Goals:** The goal of the Community Facilities subprogram is to develop, or acquire ownership or use rights of sites which serve the entire City and to provide facilities that serve community-wide needs.

B. **Objectives:**

1. Acquire sites that have valuable and unique natural characteristics to preserve irreplaceable community resources.

2. Preserve by acquisition, gift, or other arrangement properties that have valuable historic-cultural qualities.

3. Preserve and maintain existing structures and facilities in order to retain current service and safety levels.

4. Construct or acquire structures and facilities necessary to meet the changing needs of the community.

## **GENERAL PUBLIC BUILDINGS PROGRAM**

**Program Description:** The General Public Buildings Program includes all municipal buildings except those provided for in the Utility and Park Facilities Program.

**Program Goal:** Provide buildings that are adequate and convenient for the efficient accommodation of City functions.

**Subprograms:** Administrative Offices, Maintenance Facilities, Fire Facilities, Community Center.

### I. **Administrative Offices Subprogram (AO)**

A. **Subprogram Goal:** The goal of the Administrative Offices subprogram is to provide facilities for the efficient and safe conduct of legislative and administrative functions of the City.

B. Objectives:

1. Maintain current facilities in a state of good repair so as to maximize cost effectiveness and avoid costly repair.
2. Upgrade facilities as necessary to provide for the efficient, safe, and effective provision of the City services.

**II. Maintenance Facilities Subprogram (MF)**

A. Subprogram Goal: The goal of the Maintenance Facilities subprogram is to provide facilities for the efficient and safe conduct of City maintenance functions.

B. Objectives:

1. Maintain current facilities in a state of good repair so as to maximize cost effectiveness and avoid costly repair.
2. Upgrade facilities as necessary to provide for the efficient, safe, and effective provision of City services.

**III. Fire Facilities Subprogram (FF)**

A. Subprogram Goal: To provide a fire station, or stations, for storage of Fire Department equipment and for the training and meetings of volunteer fire fighters to provide prompt and efficient protection to life and property.

B. Objectives:

1. Provide a maximum four-minute daytime and three-minute nighttime response to all points within the City.
2. Meet objective 1 through the use of volunteers.

**IV. Community Center Subprogram (CC)**

A. Subprogram Goal: To provide a community facility, or facilities, which meet the social, recreational, and cultural needs of all citizens, particularly senior citizens.

B. Objectives:

1. Maintain current facilities in a state of good repair so as to maximize cost effectiveness and avoid costly repairs.

2. Construct or acquire structures and facilities necessary to meet the changing needs of the City.
3. Upgrade facilities as necessary to provide for efficient, safe, and effective provision of City services.

### **ECONOMIC DEVELOPMENT PROGRAM**

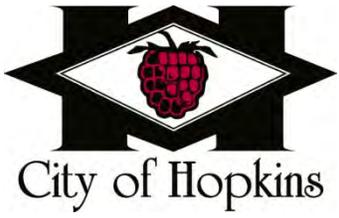
Program Description: This program includes redevelopment projects that have been identified through adopted plans and goals of the City of Hopkins.

Program Goal: To facilitate the redevelopment of key sites in order to achieve the state objectives of the project.

Objectives:

1. Elimination of blight or blighting conditions
2. Creation of jobs
3. Increase property value(s)
4. Catalyst of additional redevelopment
5. Environmental clean-up
6. Increase transit-oriented development around LRT stations

# **Sources of Funding**



## **SOURCES OF FUNDING**

In order to fund the anticipated Capital Improvements, the City must draw upon a variety of sources. Many of these sources have a specific or "dedicated" purpose (i.e., the water utility fund will finance water main installation but not a street overlay). Therefore, it is important to identify the uses and limitations of the various revenue sources.

### **CURRENT REVENUES - GENERAL FUND (CR)**

This represents funding from current year revenue collections in the General Fund that support operations and capital outlay expenditures. Revenue sources include property tax levies, state aid payments, and various permit and license fees. This source of funding is generally used only for operations and small capital purchases.

### **GENERAL FUND RESERVES (GR)**

Reserves of the general fund are the funds remaining after subtracting cash flow and emergency amounts from the City's cash balance, sometimes referred to as "fund balance". The use of General Fund Reserves is not recommended for Capital Improvements without significant staff and Council review.

### **COMMUNICATION (formerly Cable TV) FUND (CT)**

This funding source consists of franchise fees received from the local Cable TV company, in excess of the amounts earmarked for the access programming and commission budgets. Expenditures are limited to cable-related facilities, or must have a cable related purpose.

### **ECONOMIC DEVELOPMENT FUND (ED)**

This funding source was established by the Housing and Redevelopment Authority (HRA) and the City of Hopkins, to provide funding for the purpose of promoting development and redevelopment within the City. The Economic Development fund is a revolving fund administered by the HRA, intended to provide an ongoing funding source used to reduce or extend the long term debt involved with development and redevelopment activities. The HRA reviews all proposed uses of this fund on an individual basis.

### **GRANT-IN-AID (GA)**

This is aid received from either the Federal or State government. In many cases, grants are made on matching basis, which means the City shares a portion of the costs of the project being funded.

### **MUNICIPAL STATE AID STREETS (MS)**

This funding source represents funds received from the State of Minnesota to support construction and maintenance of State Aid classified municipal streets. State law defines the types and limits of State Aid Streets expenditures.

### **PERMANENT IMPROVEMENT REVOLVING/GENERAL OBLIGATION BONDS (PI)**

Improvements with a life of several years may be financed from the proceeds of a General Obligation Bond Issue. Law limits the total debt that can be incurred under this method of financing.

With some exception, General Obligation Bonds are generally subject to a referendum process. Examples of projects, which may not require a referendum, are those financed through the use of special assessments where at least 20 percent of the project cost is assessed to the benefiting property owners. The remaining portion not assessed can be financed through general obligation bonds repaid by a tax levy.

### **PRIVATE SECTOR FUNDING (PF)**

This funding source consists primarily of payments made by developers for the purchase of land, the installation of water, sewer, or streets or other related expenditures. It can also refer to donations made to the City by individuals or groups.

### **OTHER GOVERNMENTAL UNITS (GU)**

These are funds received from Hennepin County, adjacent communities, etc. for projects that also benefit a jurisdiction other than the City of Hopkins.

### **REVENUE BONDS (RB)**

These are bonds issued for improvements made for specific revenue producing facility or operation. The debt incurred is repaid from the revenue generated by the facility. If the revenue generated is insufficient, then the difference becomes an annual obligation of the taxpayers and becomes an additional tax levy. These are generally not subject to referendum.

### **REAL ESTATE SALES FUND (RE)**

This funding source consists primarily of funds built up from the sale of City owned property. To date, the fund has been used for building improvements. Because the sale of both general City property and park/recreation property are accumulated into this fund, earmarking a portion for recreational purposes may be justified.

### **SPECIAL ASSESSMENT (SA)**

A number of projects may be realistically financed using Special Assessment to pay the ultimate cost. Almost any project can potentially be financed using the assessment process. In each case it is necessary to make a determination that the assessed property will benefit by the amount of the assessment.

The cost of street reconstruction is shared by the property owner and the City. Special assessments to individual properties are capped per city policy. Concurrent improvement costs to the utility systems are assumed by the respective utility funds.

### **TAX INCREMENT FINANCING (TF)**

This funding source results from the tax value of new development that is "incrementally" greater than the existing tax value. Typically, bonds are sold based on the assumption that the higher tax receipts will retire the bonds. However, the use of TIF funds through a "pay as you go" method has become more common. This type of funding can be used for public improvements within a redevelopment district to support the goals of redevelopment, specifically the elimination of blighted conditions. Approval of the Hopkins HRA should be anticipated prior to the commitment of these funds. State law strictly regulates the use of these funds.

### **WATER FUNDS (WF)**

Water funds consist of revenue generated from the sale of water. The cost of operations plus system (capital) improvements determines the ultimate charge levied for the service provided.

### **SANITARY SEWER FUNDS (SF)**

Sanitary sewer funds consist of revenue generated from charges made for sewage disposal. The cost of operations plus system (capital) improvements determines the ultimate charge levied for the service provided.

### **STORM SEWER UTILITY REVENUES (SU)**

Storm sewer funds consist of revenue generated by charging storm water drainage fee to parcels of land for the availability and use of municipal storm sewer facilities. Expenditures from this funding source are related to drainage facilities.

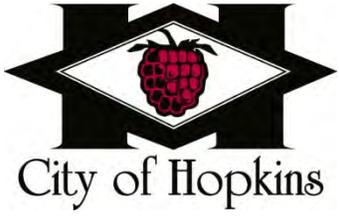
### **PAVILION FUND (PA)**

Pavilion Funds consist of revenues generated from rental fees collected from users of the Pavilion. These funds are utilized to pay for operating, and capital expenditures.

## Funding Sources

Communication (formerly Cable TV) Fund	CT
Current Revenues – General Fund	CR
General Fund Reserves	GR
Economic Development Fund	ED
Grant-In-Aid	GA
Housing and Redevelopment Authority	HRA
Municipal State-Aid Streets	MS
Other Government Units	GU
Park Dedication Fund	PDF
Pavilion Fund	PA
Permanent Improvement Revolving/General Obligation Bonds	PI
Private Sector Funds	PF
Real Estate Sales Fund	RE
Revenue Bonds	RB
Sanitary Sewer Fund	SF
Special Assessment	SA
Storm Sewer Fund	SU
Tax Increment Financing	TF
Water Fund	WF

# **Summary of Impacts on Major Funding Sources**



## **SUMMARY OF PROJECT IMPACTS ON MAJOR FUNDING SOURCES**

### **CURRENT REVENUES/GENERAL FUND RESERVES**

Expenditures for 2016 are budgeted at an increase of 4.66% over the 2015 budget. The 2016 budget was compiled with an average 2% salary increase. The 2016 budget has no levy limits and the City will receive approximately \$413,900 in LGA. The tax levy is the major source of revenues (82%) for the General Fund and therefore presents a challenge when levy limits are in place.

Unassigned fund balance in the General Fund totals \$5,439,799 at the end of 2015 and is projected to remain at that level for 2016 or increase slightly. The State Auditor's Office recommends no less than five month of operating expenditures in reserves. For 2016 five months of expenditures would total \$4,948,221 or 41.6%. At January 1, 2016 the unassigned fund balance was at 45.8% of budgeted expenditures.

### **PERMANENT IMPROVEMENT REVOLVING FUND, (P.I.R.) - G.O. DEBT**

Funding from bonds is used to reimburse the P.I.R. fund for public improvement projects, which have been previously expended. The debt is funded by special assessment collections and city tax levies over a ten to fifteen year period. Bonds totaling \$3,800,000 were sold in 2016 to fund the 2016 street improvement projects. The next bond sale is scheduled for 2017 and will be for the Park Valley and Peacefully Valley neighborhood street projects. These bonds are expected to total approximately \$7,700,000.

The P.I.R. fund has completed substantial projects over the last three and this pace is expected to continue with scheduled projects for 2017 totaling \$7,742,8000 and future projects in the years 2018-2021 totaling over \$17 million. Projects scheduled for 2017 include the Park Valley, Peaceful Valley street reconstruction projects, Eight Avenue Artery project, pedestrian and bicycle access improvements, Blake Road corridor improvements along with street overlay and street sign management programs. The funding is provided for these projects by special assessments and PIR/Bonding.

In the years 2017-2021 as mentioned above, the city has an aggressive residential street improvement schedule planned, all of which will require bonding.

### **MUNICIPAL STATE AID FUND**

Funding for municipal state aid road projects comes from state MSA funding and is drawn down as projects are done. State funding is not sufficient for current planned projects as the City has been aggressive in doing MSA projects. In the queue for reimbursement is a request for is the Shady Oak project. In late 2014 we received an advance on the Shady Oak project which essentially cleared up our receivable backlog for Excelsior Blvd and Minnetonka Mills Road. This leaves Shady Oak Road as the only project in the funding queue.

Currently the only MSA project scheduled is lighting, landscaping and street improvements on County Road 3 from Shady Oak Road to Meadowbrook Road. This is programed for 2021.

## CAPITAL IMPROVEMENT FUND

Funding for these improvements comes from a general tax levy that was implemented in 2005. Upon approval of the Financial Management Plan the levy was scaled back in 2015 to allow for other needs to take precedence. The levy is restored in 2016 and increased in 2017. Projects scheduled in 2017 total \$76,500 and include upgrades to the public works lunchroom, planning for the city hall lobby upgrade, and Activity Center gym enhancements. Beginning in 2018 projects exceeds available funding, and therefore an interfund loan will be considered with a 4-year payback. The projects currently are placed in the CIP but will not be done if funding is not secured.

## PARK IMPROVEMENT FUND

The source of funding for this fund is development fees charged to developers for park development, in addition to franchise fees from gas and electric services. The franchise fees are expected to supply approximately \$295,000 to the fund for much needed park projects. Developer payments are uncertain as they are dependent on future development and redevelopment in the city, however there are two projects in the works that will result in developer fees over the next few years. Projects scheduled for 2017 total \$1,586,5000 and include improvements for Burnes, Hilltop, Maetzold, and Interlachen Parks along with improvements to Shady Oak Beach.

## WATER FUND

Implementing the rates as proposed in the Utility Master Plan (UMP) in 2017 along with a bond sale in 2017 provide the funding needed for projects scheduled for 2017. Bonds will need to be sold each year thereafter in which there are water projects associated with the residential street improvement program.

Projects planned for 2017 include \$1,500,000 in water main improvements done in conjunction with street improvements, and water improvements along the Eight Avenue Artery. The public works facility improvement project annual transfer of \$45,000 was reinstated in 2014 and goes until 2023.

The City along with their financial advisor prepared a comprehensive rate study which will be implemented on January 1, 2017. The city is implementing a tiered rate structure that is a significant change from past practice. Tiered rates will allow the city to comply with MN Department of Natural Resource requirements for conservation pricing of rates and provide funds for operations, debt service and capital outlay.

## SANITARY SEWER FUND

Implementing the rates as proposed in the Utility Master Plan (UMP) in 2017 along with a bond sale in 2017 provide the funding needed for projects scheduled for 2017. Bonds will need to be sold each year thereafter in which there are water projects associated with the residential street improvement program.

Projects planned for 2017 include \$1,300,000 in sewer main improvements done in conjunction with street improvements and along the Eight Avenue Artery along with reconstruction of Lift Station No. 7.. In addition to the scheduled capital expenditures, the Metropolitan Waste Control Commission is projecting annual increases in its disposal charges to local governments. The public works facility improvement project annual transfer of \$50,000 was reinstated in 2014 and goes until 2023.

The City along with their financial advisor prepared a comprehensive rate study which will be implemented on January 1, 2017. Rates will be increasing from \$4.30 to \$5.81 per \$1,000 gallons of water used. This rate increase will provide funds for operations, debt service and capital outlay.

### STORM SEWER FUND

Bonds will be sold in 2015 for the 2015 storm water management project. These bonds issues along with current revenues should provide the needed funding for scheduled projects. Bonds will need to be sold in 2016 and each year thereafter in which there are water projects associated with the residential street improvement program.

Projects planned for 2017 include \$600,000 in sewer main improvements done in conjunction with street improvements, Westbrook Way/Smetana Road drainage improvements and alley repairs for storm water management. The public works facility improvement project will cost the storm sewer enterprise \$25,000 a year for twenty years (2004–2023).

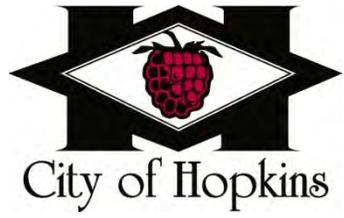
The most recent rate increase pursuant to the 2007 Utility Master Plan was done in 2009. This rate increase is expected to support the storm sewer system well into the future and currently no additional rates increases are proposed.

### PAVILION FUND

This facility built in 1990 is starting to need repairs and replacement to areas that are heavily used; capital projects scheduled for 2017 include \$140,000 for the Pavilion roof replacement and \$200,000 in engineering fees to prepare plans and specs for the refrigeration system replacement which is scheduled for 2018. In 2018-2021 facility projects totaling \$2,717,000 will be needed. A major project coming up is the replacement of the refrigeration system 2018 at a cost of \$2.4 million.

A Financial Management Plan was developed in 2014 to address the growing capital needs of the Pavilion along with other funds. A levy was put in place for 2015 and 2016 to address the growing capital needs and may be continued in the future depending on the various funds levy needs.

# **Cash Flow Statements**



	<u>Actual 2015</u>	<u>Projected 2016</u>	<u>Projected 2017</u>	<u>Projected 2018</u>	<u>Projected 2019</u>	<u>Projected 2020</u>	<u>Projected 2021</u>
<b>Working Capital Beginning Year</b>	141,306	258,547	1,595,722	1,566,394	1,337,686	770,616	728,035
<b>Revenues:</b>							
Taxes (from matured Park Bonds)							
Interest	8,743	4,266	47,872	46,992	40,131	23,118	21,841
Dedication fees	0	0	0	0			
Moline Apts		180,000					
Village Apts			120,000				
Cold Storage Site Redevelopment				300,000			
Joint Rec refunds		6,000	6,000	6,000	6,000	6,000	6,000
Franchise Fees (gas/elec) 2014 incr	87,148	85,300	85,300	85,300	85,300	85,300	85,300
Franchise Fees (gas/elec) 2012 incr	206,227	210,000	210,000	210,000	210,000	210,000	210,000
Transfer in Franchise Fees		316,970					
Bond Proceeds	1,504,382	1,150,000	1,200,000				
Hennepin County Grant							
Cottageville Park Donations		34,689					
BWSR Grant		425,250					
CDBG Funds		180,000					
PIR Funding (Transfer In)	225,000						
Water Funding (Transfer In)	37,500						
Sewer Funding (Transfer In)	37,500						
Storm Sewer Funding (Transfer In)	265,000						
Donations - general	989						
Donations - benches							
Total Revenues	<u>2,372,489</u>	<u>2,592,475</u>	<u>1,669,172</u>	<u>648,292</u>	<u>341,431</u>	<u>324,418</u>	<u>323,141</u>
<b>Expenditures:</b>							
<b>C.I.P. Projects</b>	<b>101,269</b>	<b>858,300</b>	<b>1,586,500</b>	<b>210,000</b>	<b>691,500</b>	<b>150,000</b>	<b>40,000</b>
Cottageville Property Acquisition							
Cottageville Park Playground	338,835						
Cottageville Park House Demo	12,107						
Cottageville Park Improvements	1,796,036			450,000			
Cottageville Park Pavilion		380,000					
Bond Payment Contribution (2015 Bonds)		10,000	10,000	10,000	10,000	10,000	10,000
Bond Payment Contribution (2016 Bonds)			95,000	100,000	100,000	100,000	100,000
Bond Payment Contribution (2017 Bonds)				100,000	100,000	100,000	100,000
Skate Park commitment	7,000	7,000	7,000	7,000	7,000	7,000	7,000
Total Expenditures	<u>2,255,248</u>	<u>1,255,300</u>	<u>1,698,500</u>	<u>877,000</u>	<u>908,500</u>	<u>367,000</u>	<u>257,000</u>
<b>Working Capital Year End</b>	<b>258,547</b>	1,595,722	1,566,394	1,337,686	770,616	728,035	794,176

**FACILITIES & BUILDINGS  
CAPITAL IMPROVEMENTS FUND (305)**

**11/16/2016**

	<b>Actual 2015</b>	<b>Projected 2016</b>	<b>Projected 2017</b>	<b>Projected 2018</b>	<b>Projected 2019</b>	<b>Projected 2020</b>	<b>Projected 2021</b>
<b>Working Capital Beginning Year</b>	255,974	67,621	(265,588)	67,912	60,252	12,553	4,616
<b>Revenues:</b>							
Interest	1,991	338	0	340	301	63	23
Transfers from General Fund		125,000	100,000	100,000	100,000	100,000	100,000
Transfers from Enterprise Funds		400,000					
Transfer from Real Estate Fund	128,697						
Interfund Loan				350,000			
Tax Levy (red per FMP)	52,311	125,000	310,000	100,000	100,000	100,000	100,000
Total Revenues	182,999	650,338	410,000	550,340	200,301	200,063	200,023
<b>Expenditures:</b>							
<b>C.I.P. Projects</b>	<b>371,352</b>	<b>983,547</b>	<b>76,500</b>	<b>558,000</b>	<b>223,000</b>	<b>118,000</b>	<b>45,000</b>
Repay Interfund Loan					25,000	90,000	150,000
Transfer to General Fund							
Total Expenditures	371,352	983,547	76,500	558,000	248,000	208,000	195,000
<b>Working Capital Year End</b>	<b>67,621</b>	(265,588)	67,912	60,252	12,553	4,616	9,639

## COMMUNICATIONS (Cable TV) - WORKING CAPITAL PROJECTIONS

	<b>Actual <u>2015</u></b>	<b>Projected <u>2016</u></b>	<b>Projected <u>2017</u></b>	<b>Projected <u>2018</u></b>	<b>Projected <u>2019</u></b>	<b>Projected <u>2020</u></b>	<b>Projected <u>2021</u></b>
Working Capital Beginning Year	490,071	532,952	542,372	533,381	496,272	504,295	507,488
<b>Revenues:</b>							
Franchise Fees	232,667	225,000	225,000	225,000	225,000	225,000	225,000
Franchise Fees - PEG Fees	35,059	30,000	30,000	30,000	30,000	30,000	30,000
Interest	6,047	2,132	2,169	2,134	1,985	2,017	2,030
Total Revenues	<u>273,773</u>	<u>257,132</u>	<u>257,169</u>	<u>257,134</u>	<u>256,985</u>	<u>257,017</u>	<u>257,030</u>
<b>Expenditures:</b>							
Expense	143,972	148,292	152,740	157,323	162,042	166,903	171,911
Transfer Out	86,920	86,920	86,920	86,920	86,920	86,920	86,920
<b>Capital Outlay</b>	-	<b>12,500</b>	<b>26,500</b>	<b>50,000</b>	-	-	-
Total Expenditures	<u>230,892</u>	<u>247,712</u>	<u>266,160</u>	<u>294,243</u>	<u>248,962</u>	<u>253,823</u>	<u>258,831</u>
Change in available funds	42,881	9,420	(8,991)	(37,109)	8,023	3,194	(1,801)
Working Capital Ending Year	<b>532,952</b>	<b>542,372</b>	<b>533,381</b>	<b>496,272</b>	<b>504,295</b>	<b>507,488</b>	<b>505,688</b>

## MUNICIPAL STATE AID FUND (302)

	<u>Actual 2015</u>	<u>Projected 2016</u>	<u>Projected 2017</u>	<u>Projected 2018</u>	<u>Projected 2019</u>	<u>Projected 2020</u>	<u>Projected 2021</u>
<b>Working Capital Beginning Bal</b>	513,074	422,235	424,346	426,467	428,600	830,743	1,234,897
<b>Revenues:</b>							
State MSA Funds, projects	600,766	0	0	0	400,000	400,000	400,000
State MSA Advance							
Interest Earnings	18,630	2,111	2,122	2,132	2,143	4,154	6,174
Hennepin County -SOR Land Reimb							
Shady Oak Rd - Land Sale proceeds							
Bond issue							
<b>Total Revenues</b>	<u>619,396</u>	<u>2,111</u>	<u>2,122</u>	<u>2,132</u>	<u>402,143</u>	<u>404,154</u>	<u>406,174</u>
Transfer Out for Projects							
<b>CIP State Aid Projects</b>							
Highway 7 & 5th Ave Traffic Signal							
Shady Oak Rd - Co Rd 61	542,662						
Shady Oak Rd ROW Purchase							
Shady Oak Rd Land Acquisition							
Mainstreet Rehabilitation	109,935						
ARTery - 8th Ave S							
County Road 3 - EB							700,000
Sixth St S (11th - 12th Ave)							
Landscape - Excelsior Blvd Median	25,424						
Misc Expenses	32,214						
<b>Total Expenditures</b>	<u>710,235</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>700,000</u>
<b>Working Capital Ending Balance</b>	<b>422,235</b>	424,346	426,467	428,600	830,743	1,234,897	941,071
<i>includes cash, interest rcvbl, &amp; A/P</i>							

## Cash Flow Analysis

P.I.R. FUND (501)

11/16/2016

	<u>Actual 2015</u>	<u>Projected 2016</u>	<u>Projected 2017</u>	<u>Projected 2018</u>	<u>Projected 2019</u>	<u>Projected 2020</u>	<u>Projected 2021</u>
<b>Working Capital Beginning Year</b>	2,785,317	442,413	422,657	364,757	246,274	91,289	18,654
<b>Revenues:</b>							
Property Taxes	1,260						
Special Assessment Revenues - from levy	53,803	55,000	50,000	50,000	50,000	50,000	55,000
Special Assessment Revenues - Prepaid							
County Grant	122,929						
State Gas Tax	120,554						
Interest	43,183	4,424	1,902	1,641	1,108	411	84
Bond Proceeds	5,361,851	3,800,000	7,700,000	4,300,000	4,800,000	4,200,000	4,300,000
Total Revenues	<u>5,703,580</u>	<u>3,859,424</u>	<u>7,751,902</u>	<u>4,351,641</u>	<u>4,851,108</u>	<u>4,250,411</u>	<u>4,355,084</u>
<b>Expenditures:</b>							
<b>C.I.P. Projects</b>	<b>6,338,523</b>	<b>2,505,000</b>	<b>5,678,800</b>	<b>3,365,300</b>	<b>3,290,300</b>	<b>2,220,000</b>	<b>2,245,000</b>
<b>C.I.P. Projects - Special Assm</b>		<b>1,310,000</b>	<b>2,064,000</b>	<b>900,000</b>	<b>1,500,000</b>	<b>1,885,000</b>	<b>1,885,000</b>
<b>Transfers for SA Debt collected thru Assm</b>							
Debt Service Transfers - 2010A - Imprv	61,358	64,180	67,002	69,824	80,794	83,045	69,238
Debt Service Transfers (prepaids to DS funds)							
Debt Fund - Zion Special Assessments	22,482						
Transfer Out - Bond Proceeds to Enterprise Funds	1,399,121						
Transfer for Cottageville Park	225,000						
Total Expenditures	<u>8,046,484</u>	<u>3,879,180</u>	<u>7,809,802</u>	<u>4,470,124</u>	<u>5,006,094</u>	<u>4,323,045</u>	<u>4,334,238</u>
<b>Working Capital Year End</b>	<b>442,413</b>	422,657	364,757	246,274	91,289	18,654	39,500
<b>Total Projects Scheduled (CIP &amp; SA)</b>	<b>6,338,523</b>	<b>3,815,000</b>	<b>7,742,800</b>	<b>4,265,300</b>	<b>4,790,300</b>	<b>4,105,000</b>	<b>4,130,000</b>

WATER FUND - WORKING CAPITAL PROJECTION

11/16/2016

	Actual 2015	Projected 2016	Projected 2017	Projected 2018	Projected 2019	Projected 2020	Projected 2021
<b>Working Capital Beginning Year</b>	73,581	(176,360)	(100,308)	283,577	830,552	1,351,182	1,839,135
<b>Revenues:</b>							
Operating Revenues	1,347,992	1,401,911	2,035,905	2,147,880	2,266,014	2,390,644	2,522,130
Other	166,245	165,235	172,272	179,661	187,418	195,564	204,116
Interest	2,555	0	0	0	0	0	0
Grants/Other Govt Funding							
Gain on Sale of Asset							
Trsansfer In - Bond Proceeds	496,275						
Bond Issuance		2,200,000	1,700,000	1,550,000	1,760,000	1,500,000	1,500,000
<b>Total Revenues</b>	<b>2,013,066</b>	<b>3,767,146</b>	<b>3,908,177</b>	<b>3,877,541</b>	<b>4,213,432</b>	<b>4,086,208</b>	<b>4,226,246</b>
<b>Expenditures:</b>							
Operation Expense	1,396,476	1,111,244	1,150,027	1,190,249	1,231,969	1,275,245	1,320,140
Other Exp - bond issuance-fiscal fee							
Other Exp - int on current bonds	50,003	0	0	0			
Other Exp - int on refunded bonds							
Other Exp - int on 2009 bonds		21,350	19,725	17,887	15,963	13,900	11,600
Other Exp - int on 2012 bonds		12,529	11,629	10,729	9,829	8,929	7,979
Other Exp - int on 2013 bonds		16,431	15,431	14,381	13,281	12,181	11,081
<i>Other Exp -est interest on Future Bonds</i>		<i>13,000</i>	<i>153,000</i>	<i>258,000</i>	<i>328,000</i>	<i>438,000</i>	
<b>Equipment Replacement Items</b>		<b>35,000</b>	<b>222,000</b>			<b>0</b>	<b>0</b>
<b>Capital Improvements</b>	<b>376,710</b>	<b>2,270,000</b>	<b>1,700,000</b>	<b>1,550,000</b>	<b>1,768,000</b>	<b>1,510,000</b>	<b>1,500,000</b>
Principal Bond payment							
Principal Bond payment - refunded	180,000						
Principal Bond pymnt - 2009 debt	50,000	50,000	50,000	55,000	55,000	55,000	60,000
Principal Bond pymnt - 2012 debt	40,000	45,000	45,000	45,000	45,000	45,000	50,000
Principal Bond pymnt - 2013 debt	50,000	50,000	50,000	55,000	55,000	55,000	55,000
Transfer for 2014A Debt Payment	17,800	17,800	17,800	17,800	17,800	17,800	17,800
<i>Principal Bond pymnt - Future Debt</i>		<i>3,740</i>	<i>44,680</i>	<i>71,520</i>	<i>89,960</i>	<i>112,200</i>	
Transfer Out - Cottageville Park	37,500						
Capital Lease (PW Facility) (1)	45,000	45,000	45,000	45,000	45,000	45,000	45,000
<b>Total Expenditures</b>	<b>2,243,489</b>	<b>3,691,094</b>	<b>3,524,292</b>	<b>3,330,566</b>	<b>3,692,802</b>	<b>3,598,255</b>	<b>3,078,600</b>
<b>Change in available funds</b>	<b>(230,423)</b>	<b>76,052</b>	<b>383,885</b>	<b>546,975</b>	<b>520,630</b>	<b>487,953</b>	<b>1,147,646</b>
Inventory change	(16,182)						
Bond Premium/Discount Exp	(3,335)						
<b>Working Capital Ending Year</b>	<b>(176,360)</b>	<b>(100,308)</b>	<b>283,577</b>	<b>830,552</b>	<b>1,351,182</b>	<b>1,839,135</b>	<b>2,986,781</b>

(1) Capital Lease moved to Storm Sewer - back to water fund in 2014

**Rate History (water/sprinkler)**

1984 \$0.85  
 1993 \$1.05  
 1997 \$1.10  
 2000 \$1.20  
 2005 \$1.40  
**Per Utility Master Plan (10/07)**  
 2008 \$1.65  
 2009 \$1.86  
 2010 \$1.90  
 2011 \$1.94/2.40 - not incr, left at \$1.90  
 2012 \$1.96 / 2.40  
 2013 \$2.02 / 2.40  
 2014 \$2.10 / 2.50  
 2015 \$2.18 / 2.60  
**2017 Tiered Rate Structure Implemented**

	Monthly Water Rates				
	Current	Proposed Rates			
	2016	2017	2018	2019	2020
<b>Fiat Rates</b>					
Residential - 5/8" Meter		2.39	2.55	2.72	2.91
Residential - 1" Meter		2.39	2.55	2.72	2.91
Apt/Commercial - 1 1/2" to 2" Meter		4.77	5.09	5.44	5.80
Apt/Commercial - 3" Meter		7.16	7.64	8.16	8.71
Apt/Commercial - 4" Meter		9.54	10.18	10.87	11.61
Apt/Commercial - 6" Meter		14.31	15.28	16.31	17.41
<b>Residential and Multi Family</b>					
All usage	2.18				
0 - 3,000 gallons		2.44	2.60	2.78	2.97
3,001 - 5,000 gallons		2.81	3.00	3.20	3.42
Over 5,000 gallons		3.23	3.45	3.68	3.93
<b>Commercial</b>					
All usage	2.18				
0-10,000 gallons		2.33	2.49	2.66	2.83
10,001 -20,000 gallons		2.68	2.86	3.05	3.26
Over 20,000 gallons		3.08	3.29	3.51	3.75
<b>Irrigation</b>					
All usage	2.60	2.92	3.12	3.33	3.55

## SEWER FUND - WORKING CAPITAL PROJECTION

11/16/2016

	<u>Actual 2015</u>	<u>Projected 2016</u>	<u>Projected 2017</u>	<u>Projected 2018</u>	<u>Projected 2019</u>	<u>Projected 2020</u>	<u>Projected 2021</u>
<b>Working Capital Beginning Year</b>	116,280	385,285	575,986	664,282	1,247,100	1,797,676	2,444,650
<b>Revenues:</b>							
Operating Revenues	2,172,278	2,496,600	2,917,804	3,078,283	3,247,589	3,426,206	3,614,648
Grants/Other Govt Funding							
Other	150	20,000	20,000	20,000	20,000	20,000	0
Interest	2,270	963	1,440	1,661	3,118	4,494	6,112
Transfer In - Bond Proceeds	297,004						
Bond Issuance	0	650,000	1,300,000	1,000,000	1,000,000	760,000	750,000
Total Revenues	<u>2,471,701</u>	<u>3,167,563</u>	<u>4,239,244</u>	<u>4,099,944</u>	<u>4,270,707</u>	<u>4,210,700</u>	<u>4,370,760</u>
<b>Expenditures:</b>							
Operation Expense	519,685	589,319	609,053	629,484	650,634	672,533	695,207
MWCC Charges (3% inflation)	1,321,360	1,361,001	1,401,831	1,443,886	1,487,203	1,531,819	1,577,774
Other - Bond Issuance-fiscal fees							
Interest Expense	39,084	26,575	24,463	22,187	19,825	17,200	14,300
Interest Expense - 2012 Debt		2,749	2,549	2,349	2,149	1,949	1,749
Interest Expense - 2013 Debt		9,318	8,719	8,119	7,519	6,919	6,319
<i>Interest Expense - Future Debt</i>		19,500	57,200	83,300	107,402	122,306	
<b>Equipment Replacement Items</b>		<b>33,600</b>	<b>531,000</b>				<b>0</b>
<b>Capital Improvements</b>	<b>106,249</b>	<b>762,000</b>	<b>1,300,000</b>	<b>1,025,000</b>	<b>1,053,000</b>	<b>760,000</b>	<b>750,000</b>
Principal Bond payment (2009)	60,000	65,000	65,000	65,000	70,000	70,000	75,000
Principal Bond payment (2012)	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Principal Bond payment (2013)	30,000	30,000	30,000	30,000	30,000	30,000	30,000
Transfer for 2014A Debt Payment	17,800	17,800	17,800	17,800	17,800	17,800	17,800
<i>Principal Bond payments Future Deb</i>	0	0	43,333	130,000	196,600	263,200	
Transfer Out - Cottageville Park	37,500						
Capital Lease (PW Facility) (1)	50,000	50,000	50,000	50,000	50,000	50,000	50,000
Total Expenditures	<u>2,191,680</u>	<u>2,976,862</u>	<u>4,150,948</u>	<u>3,517,125</u>	<u>3,720,131</u>	<u>3,563,726</u>	<u>3,228,148</u>
Change in available funds	280,021	190,701	88,296	582,819	550,575	646,974	1,142,611
Inventory change	(9,424)						
Bond Premium/Discount Exp	(1,592)						
<b>Working Capital Ending Year</b>	<b>385,285</b>	<b>575,986</b>	<b>664,282</b>	<b>1,247,100</b>	<b>1,797,676</b>	<b>2,444,650</b>	<b>3,587,261</b>

(1) Capital Lease moved to Storm Sewer - back in fund in 2014

Rate History

1983 \$1.50  
1989 \$1.75  
1991 \$2.00  
1993 \$2.50  
1999 \$2.25 Rate DECREASE  
2006 \$2.50 rate increase

**Per Utility Master Plan (10/07)**

2008 \$2.70  
2009 \$3.10  
2010 \$3.40  
2011 \$3.70 - act 3.60  
2012 \$3.75  
2013 \$3.90  
2014 \$4.10  
2015 \$4.30

**Rates per 2016 Utility FMP**

2017 \$5.81  
2018 \$6.12  
2019 \$6.46  
2020 \$6.82

STORM SEWER FUND - WORKING CAPITAL PROJECTION

11/16/2016

	Projected 2015	Projected 2016	Projected 2017	Projected 2018	Projected 2019	Projected 2020	Projected 2021
<b>Working Capital Beginning Year</b>	508,676	755,174	1,171,790	1,459,343	1,684,310	898,580	1,137,846
<b>Revenues:</b>							
Operating Revenues	799,306	799,306	799,306	799,306	799,306	799,306	799,306
Other	6,236	5,000	5,000	5,000	5,000	5,000	5,000
Interest	8,149	1,888	2,929	3,648	4,211	2,246	2,845
Transfer In - PY Cottageville Park Exp	282,119						
Transfer In - Bond Proceeds	605,843						
Bond Issuance		500,000	900,000	350,000	500,000	700,000	700,000
Total Revenues	1,701,653	1,306,194	1,707,235	1,157,954	1,308,517	1,506,552	1,507,151
<b>Expenditures:</b>							
Operation Expense	135,296	138,002	140,762	143,577	146,449	149,378	152,365
Other - Bond Issuance-fiscal fees							
Bond Interest - existing	27,901						
Bond Interest - 2009 refunded bonds							
Bond Interest - 2010 bonds		13,623	12,485	11,173	9,629	7,805	5,765
Bond Interest - 2012 bonds		5,281	4,881	4,481	4,081	3,681	3,281
Bond Interest - 2013 bonds		7,338	6,888	6,388	5,888	5,388	4,888
<i>Interest Expense - Future Debt</i>		15,000	41,000	48,700	60,200	76,700	
Capital Outlay (per ERP)		0	0	0	0	0	0
Cottageville Property purchase							
Cottageville Park Storm Water Mgmt							
<b>Capital Improvements</b>	<b>752,892</b>	<b>561,000</b>	<b>1,026,000</b>	<b>471,000</b>	<b>1,592,000</b>	<b>710,000</b>	<b>700,000</b>
2009 Principal Bond payment	125,000						
2010 Principal Bond payment	70,000	70,000	70,000	70,000	75,000	80,000	80,000
2012 Principal Bond payment	20,000	20,000	20,000	20,000	20,000	20,000	20,000
2013 Principal Bond payment	20,000	20,000	25,000	25,000	25,000	25,000	25,000
Transfer for 2014A Debt Payment	14,334	14,334	14,334	14,334	14,334	14,334	14,334
<i>Principal Bond payments Future Debt</i>	0	0	33,333	93,333	116,667	150,001	
Transfer Out - Cottageville Park	265,000						
Capital Lease - PW Facility (1)	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Total Expenditures	1,455,424	889,578	1,419,683	932,986	2,094,247	1,267,287	1,030,633
Change in available funds	246,229	416,616	287,552	224,968	(785,731)	239,266	476,517
Inventory change	413						
Bond Premium/Discount Exp (net)	(144)						
<b>Working Capital Ending Year</b>	<b>755,174</b>	<b>1,171,790</b>	<b>1,459,343</b>	<b>1,684,310</b>	<b>898,580</b>	<b>1,137,846</b>	<b>1,614,363</b>

Rate History (per month)

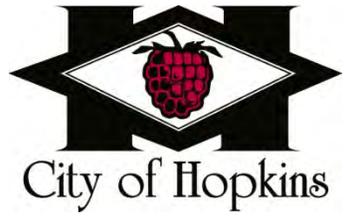
1989 \$4.75 per quarter  
 1991 \$6.00 per quarter  
 1992 \$2.50  
 1993 \$3.00  
 1998 \$3.20  
 1999 \$4.00  
 2006 \$4.50  
 2009 \$5.00

## PAVILION - ICE ARENA - WORKING CAPITAL PROJECTIONS

11/16/2016

	Projected <u>2015</u>	Projected <u>2016</u>	Projected <u>2017</u>	Projected <u>2018</u>	Projected <u>2019</u>	Projected <u>2020</u>	Projected <u>2021</u>
<b>Working Capital Beginning Year</b>	(45,591)	20,731	(54,646)	(327,645)	440,042	258,406	131,101
<b>Revenues:</b>							
Operating Revenues	392,306	356,000	460,449	483,471	507,645	533,027	559,679
Leases							
Levy per FMP	64,160	65,000	-	65,000	65,000	65,000	65,000
Other	5,925	31,100	20,000	20,000	20,000	20,000	10,000
Interest							
Bond Proceeds				3,300,000			
Transfer In							
Total Revenues	462,391	452,100	480,449	3,868,471	592,645	618,027	634,679
<b>Expenditures:</b>							
Operation Expense	373,218	379,852	391,248	402,985	415,075	427,527	440,353
Capital Outlay - ERP	-	-	-	-	-	-	-
Capital Improvements	-	125,000	340,000	2,676,000	41,000	-	-
Equip Certif - principal	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Equip Certif - interest	2,550	2,625	2,200	1,800	1,400	1,000	600
Payment on Interfund Loan	-	-					
Bond Repayment					296,806	296,806	296,806
Total Expenditures	395,768	527,477	753,448	3,100,785	774,281	745,333	757,759
Change in available funds	66,623	(75,377)	(272,999)	767,686	(181,636)	(127,305)	(123,080)
Bond Premium/Discount Exp (net)	(301)						
<b>Working Capital Ending Year</b>	<b>20,731</b>	<b>(54,646)</b>	<b>(327,645)</b>	<b>440,042</b>	<b>258,406</b>	<b>131,101</b>	<b>8,021</b>

# **Five Year Project Summaries**



City of Hopkins, MN  
**CAPITAL IMPROVEMENT PLAN**  
 2017 thru 2021

**PROJECTS BY YEAR**

<b>Project Name</b>	<b>Department</b>	<b>Project #</b>	<b>Priority</b>	<b>Project Cost</b>
<b>2017</b>				
City Hall Lobby Upgrade	City Hall Administration	09-CIP-CH030	n/a	15,000
Activity Center - Dishwasher	Comm Svcs - Activity Center	14-CIP-AC004	4	15,000
Activity Center - Room/Gym Enhancements	Comm Svcs - Activity Center	17-CIP-AC037	1	25,000
Arts Center - Replace Rooftop HVAC Units	Comm Svcs - Arts Center	08-CIP-AR013	n/a	320,000
Arts Center - Paint Theatre	Comm Svcs - Arts Center	14-CIP-AR003	2	15,000
Arts Center - Jaycee Studio Curtain System	Comm Svcs - Arts Center	16-CIP-AR002	2	30,000
Arts Center - Lighting Improvements	Comm Svcs - Arts Center	17-CIP-AR003	2	12,200
Arts Center - Door Handles and Locks	Comm Svcs - Arts Center	17-CIP-AR006	1	10,000
Technology Improvement - Council Chambers & Studio	Comm Svcs - Communications	13 CIP-CM001	n/a	23,000
Pavilion Roof Replacement	Pavilion	09-CIP-PV026	1	140,000
Pavilion - Refrigeration System - Engineering Fees	Pavilion	16-CIP-PV327	n/a	200,000
PW - Public Works Lunchroom	Public Works: Bldg/Equip Serv	16-CIP-B006	1	25,000
Hilltop Park - Play Equipment	Public Works: Parks	08-CIP-P014	n/a	120,000
Burnes Park - 2-5 Play Equipment	Public Works: Parks	13-CIP-P043	n/a	100,000
Maetzold Field - Play Equipment	Public Works: Parks	13-CIP-P062	n/a	100,000
Burnes Park Warming House & Splash Pad	Public Works: Parks	14-CIP-P002	n/a	1,200,000
Interlachen Park - Portable Hockey Boards	Public Works: Parks	16-CIP-P003	n/a	50,000
Residential Street Improvements and Utilities	Public Works: Streets/Traffic	01-CIP-S101	n/a	6,600,000
Citywide Concrete Alleys	Public Works: Streets/Traffic	01-CIP-S103	n/a	80,000
Pedestrian & Bicycle Access Improvements	Public Works: Streets/Traffic	13-CIP-S040	n/a	25,000
Blake Road Corridor Improvements	Public Works: Streets/Traffic	15-CIP-S001	n/a	2,648,800
Street Overlay Improvements	Public Works: Streets/Traffic	16-CIP-S041	n/a	275,000
Street Sign Management	Public Works: Streets/Traffic	16-CIP-S042	n/a	20,000
Eighth Avenue Artery Project	Public Works: Transportation	01-CIP-S503	n/a	5,313,000
Westbrook Way/Smetana Rd Drainage Improvements	Public Works: Transportation	16-CIP-S045	n/a	100,000
Storm Drainage System Maintenance - Alley Repairs	Public Works: Utilities	01-CIP-U002	n/a	21,000
Reconstruct Lift Station No. 7	Public Works: Utilities	16-CIP-U015	n/a	700,000
Shady Oak Beach Improvements	Recreation	16-CIP-R003	3	50,000
<b>Total for 2017</b>				<b>18,233,000</b>
<b>2018</b>				
City Hall Lobby Upgrade	City Hall Administration	09-CIP-CH030	n/a	260,000
Activity Center - Replace Gymnasium Roof	Comm Svcs - Activity Center	08-CIP-AC018	n/a	105,000
Activity Center - Raspberry Room Roof Replacement	Comm Svcs - Activity Center	08-CIP-AC024	n/a	80,000
Activity Center - Lower Roof Replacement	Comm Svcs - Activity Center	09-CIP-AC031	n/a	80,000
Arts Center - Replace Lobby Carpet	Comm Svcs - Arts Center	09-CIP-AR027	n/a	52,000
Arts Center - Remodel Administrative Offices	Comm Svcs - Arts Center	14-CIP-AR004	2	50,000
Technology Improvement - Council Chambers & Studio	Comm Svcs - Communications	13 CIP-CM001	n/a	15,000
Fire - Replace Carpet and Apparatus Floor Finish	Fire	08-CIP-FD019	n/a	28,000
Pavilion Restroom/Lobby Floor Improvement	Pavilion	07-CIP-PV313	n/a	35,000
Pavilion Overhead Door Improvement	Pavilion	07-CIP-PV314	n/a	65,000
Pavilion - Skate Tile Replacement	Pavilion	10-CIP-PV317	n/a	75,000
Pavilion - Refrigeration Equip & Arena Floor Repl	Pavilion	10-CIP-PV318	n/a	2,400,000
Pavilion Entry and Lobby Door Replacement	Pavilion	13-CIP-PV324	3	25,000

<b>Project Name</b>	<b>Department</b>	<b>Project #</b>	<b>Priority</b>	<b>Project Cost</b>
Pavilion - Paint Exterior Building	Pavilion	13-CIP-PV325	1	28,000
Pavilion Painting the Arena Ceiling and Bar Joist	Pavilion	14-CIP-PV010	1	48,000
Replace Carpet - Police Station	Police	08-CIP-PD016	n/a	40,000
Park Valley - Play Equipment	Public Works: Parks	08-CIP-P010	n/a	120,000
Burnes Park - Resurface Tennis Courts	Public Works: Parks	08-CIP-P011	n/a	20,000
Oakes Park - Tennis Courts	Public Works: Parks	13-CIP-P044	n/a	20,000
Elmo Park - 2-5 Play Equipment	Public Works: Parks	13-CIP-P055	n/a	50,000
Cottageville Park - Phase III Improvements	Public Works: Parks	16-CIP-P002	n/a	450,000
Residential Street Improvements and Utilities	Public Works: Streets/Traffic	01-CIP-S101	n/a	3,450,000
Pedestrian & Bicycle Access Improvements	Public Works: Streets/Traffic	13-CIP-S040	n/a	25,000
Blake Road Corridor Improvements	Public Works: Streets/Traffic	15-CIP-S001	n/a	7,949,900
Street Overlay Improvements	Public Works: Streets/Traffic	16-CIP-S041	n/a	300,000
Street Sign Management	Public Works: Streets/Traffic	16-CIP-S042	n/a	20,000
Light Rail Transit Stations (3)	Public Works: Transportation	01-CIP-S502	n/a	1,500,000
Storm Drainage System Maintenance - Alley Repairs	Public Works: Utilities	01-CIP-U002	n/a	21,000
<b>Total for 2018</b>				<b>17,311,900</b>

### 2019

City Hall Roof Replacement	City Hall Administration	09-CIP-CH029	n/a	115,000
Activity Center - Former Historical Society Area	Comm Svcs - Activity Center	16-CIP-AC035	1	50,000
Activity Center - Bathroom Improvements	Comm Svcs - Activity Center	17-CIP-AC039	1	15,000
Activity Center - Rasperry Room Enhancements	Comm Svcs - Activity Center	17-CIP-AC041	4	25,000
Arts Center - Theater Curtains	Comm Svcs - Arts Center	17-CIP-AR004	3	80,000
Pavilion Mezzanine Rooftop Unit Replacement	Pavilion	13-CIP-PV321	1	30,000
Pavilion HHS Team Room Rooftop Unit Repl	Pavilion	13-CIP-PV322	1	11,000
Public Works - Replace Overhead Doors	Public Works: Bldg/Equip Serv	08-CIP-B023	n/a	90,000
Pavilion Addition/Warming House	Public Works: Parks	13-CIP-P050	n/a	600,000
Harley Hopkins Park - Warming House	Public Works: Parks	13-CIP-P056	n/a	30,000
Harley Hopkins Park - Lighting	Public Works: Parks	13-CIP-P057	n/a	50,000
Residential Street Improvements and Utilities	Public Works: Streets/Traffic	01-CIP-S101	n/a	5,575,000
Pedestrian & Bicycle Access Improvements	Public Works: Streets/Traffic	13-CIP-S040	n/a	25,000
Blake Road Corridor Improvements	Public Works: Streets/Traffic	15-CIP-S001	n/a	7,449,900
Street Overlay Improvements	Public Works: Streets/Traffic	16-CIP-S041	n/a	325,000
Street Sign Management	Public Works: Streets/Traffic	16-CIP-S042	n/a	20,000
Light Rail Transit Stations (3)	Public Works: Transportation	01-CIP-S502	n/a	3,181,000
Storm Drainage System Maintenance - Alley Repairs	Public Works: Utilities	01-CIP-U002	n/a	22,000
Lift Station # 4	Public Works: Utilities	08-CIP-U001	n/a	160,000
Shady Oak Beach Improvements	Recreation	16-CIP-R003	3	35,000
<b>Total for 2019</b>				<b>17,888,900</b>

### 2020

City Hall - Replace Carpeting	City Hall Administration	08-CIP-CH010	n/a	58,000
Art Center - Various Rooms and Hallway (Carpet)	Comm Svcs - Arts Center	09-CIP-AR028	n/a	21,500
Arts Center - Seal Floors in Restroom & Kitchen	Comm Svcs - Arts Center	16-CIP-AR006	1	15,000
Public Works - Replace Wash Bay Roof	Public Works: Bldg/Equip Serv	08-CIP-B021	n/a	50,000
Public Works Garage Roof Replacement	Public Works: Bldg/Equip Serv	09-CIP-B034	n/a	50,000
Central Park Tennis Courts	Public Works: Parks	05-CIP-P202	n/a	20,000
Interlachen Park - Lighting	Public Works: Parks	13-CIP-P059	n/a	50,000
Maetzold Field - Pavilion	Public Works: Parks	13-CIP-P063	n/a	80,000
Residential Street Improvements and Utilities	Public Works: Streets/Traffic	01-CIP-S101	n/a	6,660,000
Pedestrian & Bicycle Access Improvements	Public Works: Streets/Traffic	13-CIP-S040	n/a	25,000
Street Overlay Improvements	Public Works: Streets/Traffic	16-CIP-S041	n/a	350,000
Street Sign Management	Public Works: Streets/Traffic	16-CIP-S042	n/a	20,000
<b>Total for 2020</b>				<b>7,399,500</b>

<b>Project Name</b>	<b>Department</b>	<b>Project #</b>	<b>Priority</b>	<b>Project Cost</b>
<b>2021</b>				
Arts Center-Replace Office Carpet - Stages Theatre	Comm Svcs - Arts Center	08-CIP-AR006	n/a	20,225
Fire Station - Replace Boilers	Fire	08-CIP-B123	n/a	45,000
Hilltop - Picnic Shelter	Public Works: Parks	13-CIP-P058	n/a	40,000
Residential Street Improvements and Utilities	Public Works: Streets/Traffic	01-CIP-S101	n/a	6,660,000
County Road 3	Public Works: Streets/Traffic	01-CIP-S104	n/a	2,300,000
Pedestrian & Bicycle Access Improvements	Public Works: Streets/Traffic	13-CIP-S040	n/a	25,000
Street Overlay Improvements	Public Works: Streets/Traffic	16-CIP-S041	n/a	375,000
Street Sign Management	Public Works: Streets/Traffic	16-CIP-S042	n/a	20,000
<b>Total for 2021</b>				9,485,225
<b>GRAND TOTAL</b>				70,318,525

City of Hopkins, MN  
***CAPITAL IMPROVEMENT PLAN***  
 2017 thru 2021

**DEPARTMENT SUMMARY**

<b>Department</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>Total</b>
City Hall Administration	15,000	260,000	115,000	58,000		448,000
Comm Svcs - Activity Center	40,000	265,000	90,000			395,000
Comm Svcs - Arts Center	387,200	102,000	80,000	36,500	20,225	625,925
Comm Svcs - Communications	23,000	15,000				38,000
Fire		28,000			45,000	73,000
Pavilion	340,000	2,676,000	41,000			3,057,000
Police		40,000				40,000
Public Works: Bldg/Equip Serv	25,000		90,000	100,000		215,000
Public Works: Parks	1,570,000	660,000	680,000	150,000	40,000	3,100,000
Public Works: Streets/Traffic	9,648,800	11,744,900	13,394,900	7,055,000	9,380,000	51,223,600
Public Works: Transportation	5,413,000	1,500,000	3,181,000			10,094,000
Public Works: Utilities	721,000	21,000	182,000			924,000
Recreation	50,000		35,000			85,000
<b>TOTAL</b>	<b>18,233,000</b>	<b>17,311,900</b>	<b>17,888,900</b>	<b>7,399,500</b>	<b>9,485,225</b>	<b>70,318,525</b>

City of Hopkins, MN  
**CAPITAL IMPROVEMENT PLAN**  
 2017 thru 2021

**PROJECTS BY DEPARTMENT**

Department	Project#	Priority	2017	2018	2019	2020	2021	Total
<b>City Hall Administration</b>								
City Hall - Replace Carpeting	08-CIP-CH010	n/a				58,000		58,000
City Hall Roof Replacement	09-CIP-CH029	n/a			115,000			115,000
City Hall Lobby Upgrade	09-CIP-CH030	n/a	15,000	260,000				275,000
<b>City Hall Administration Total</b>			<b>15,000</b>	<b>260,000</b>	<b>115,000</b>	<b>58,000</b>		<b>448,000</b>
<b>Comm Svcs - Activity Center</b>								
Activity Center - Replace Gymnasium Roof	08-CIP-AC018	n/a		105,000				105,000
Activity Center - Raspberry Room Roof Replacement	08-CIP-AC024	n/a		80,000				80,000
Activity Center - Lower Roof Replacement	09-CIP-AC031	n/a		80,000				80,000
Activity Center - Dishwasher	14-CIP-AC004	4	15,000					15,000
Activity Center - Former Historical Society Area	16-CIP-AC035	1			50,000			50,000
Activity Center - Room/Gym Enhancements	17-CIP-AC037	1	25,000					25,000
Activity Center - Bathroom Improvements	17-CIP-AC039	1			15,000			15,000
Activity Center - Raspberry Room Enhancements	17-CIP-AC041	4			25,000			25,000
<b>Comm Svcs - Activity Center Total</b>			<b>40,000</b>	<b>265,000</b>	<b>90,000</b>			<b>395,000</b>
<b>Comm Svcs - Arts Center</b>								
Arts Center-Replace Office Carpet - Stages Theatre	08-CIP-AR006	n/a					20,225	20,225
Arts Center - Replace Rooftop HVAC Units	08-CIP-AR013	n/a	320,000					320,000
Arts Center - Replace Lobby Carpet	09-CIP-AR027	n/a		52,000				52,000
Art Center - Various Rooms and Hallway (Carpet)	09-CIP-AR028	n/a				21,500		21,500
Arts Center - Paint Theatre	14-CIP-AR003	2	15,000					15,000
Arts Center - Remodel Administrative Offices	14-CIP-AR004	2		50,000				50,000
Arts Center - Jaycee Studio Curtain System	16-CIP-AR002	2	30,000					30,000
Arts Center - Seal Floors in Restroom & Kitchen	16-CIP-AR006	1				15,000		15,000
Arts Center - Lighting Improvements	17-CIP-AR003	2	12,200					12,200
Arts Center - Theater Curtains	17-CIP-AR004	3			80,000			80,000
Arts Center - Door Handles and Locks	17-CIP-AR006	1	10,000					10,000
<b>Comm Svcs - Arts Center Total</b>			<b>387,200</b>	<b>102,000</b>	<b>80,000</b>	<b>36,500</b>	<b>20,225</b>	<b>625,925</b>
<b>Comm Svcs - Communications</b>								
Technology Improvement - Council Chambers & Studio	13 CIP-CM001	n/a	23,000	15,000				38,000
<b>Comm Svcs - Communications Total</b>			<b>23,000</b>	<b>15,000</b>				<b>38,000</b>
<b>Fire</b>								
Fire Station - Replace Boilers	08-CIP-B123	n/a					45,000	45,000
Fire - Replace Carpet and Apparatus Floor Finish	08-CIP-FD019	n/a		28,000				28,000
<b>Fire Total</b>				<b>28,000</b>			<b>45,000</b>	<b>73,000</b>
<b>Pavilion</b>								
Pavilion Restroom/Lobby Floor Improvement	07-CIP-PV313	n/a		35,000				35,000

Department	Project#	Priority	2017	2018	2019	2020	2021	Total
Pavilion Overhead Door Improvement	07-CIP-PV314	n/a		65,000				65,000
Pavilion Roof Replacement	09-CIP-PV026	1	140,000					140,000
Pavilion - Skate Tile Replacement	10-CIP-PV317	n/a		75,000				75,000
Pavilion - Refrigeration Equip & Arena Floor Repl	10-CIP-PV318	n/a		2,400,000				2,400,000
Pavilion Mezzanine Rooftop Unit Replacement	13-CIP-PV321	1			30,000			30,000
Pavilion HHS Team Room Rooftop Unit Repl	13-CIP-PV322	1			11,000			11,000
Pavilion Entry and Lobby Door Replacement	13-CIP-PV324	3		25,000				25,000
Pavilion - Paint Exterior Building	13-CIP-PV325	1		28,000				28,000
Pavilion Painting the Arena Ceiling and Bar Joist	14-CIP-PV010	1		48,000				48,000
Pavilion - Refrigeration System - Engineering Fees	16-CIP-PV327	n/a	200,000					200,000
<b>Pavilion Total</b>			<b>340,000</b>	<b>2,676,000</b>	<b>41,000</b>			<b>3,057,000</b>
<b>Police</b>								
Replace Carpet - Police Station	08-CIP-PD016	n/a		40,000				40,000
<b>Police Total</b>				<b>40,000</b>				<b>40,000</b>
<b>Public Works: Bldg/Equip Serv</b>								
Public Works - Replace Wash Bay Roof	08-CIP-B021	n/a				50,000		50,000
Public Works - Replace Overhead Doors	08-CIP-B023	n/a			90,000			90,000
Public Works Garage Roof Replacement	09-CIP-B034	n/a				50,000		50,000
PW - Public Works Lunchroom	16-CIP-B006	1	25,000					25,000
<b>Public Works: Bldg/Equip Serv Total</b>			<b>25,000</b>		<b>90,000</b>	<b>100,000</b>		<b>215,000</b>
<b>Public Works: Parks</b>								
Central Park Tennis Courts	05-CIP-P202	n/a				20,000		20,000
Park Valley - Play Equipment	08-CIP-P010	n/a		120,000				120,000
Burnes Park - Resurface Tennis Courts	08-CIP-P011	n/a		20,000				20,000
Hilltop Park - Play Equipment	08-CIP-P014	n/a	120,000					120,000
Burnes Park - 2-5 Play Equipment	13-CIP-P043	n/a	100,000					100,000
Oakes Park - Tennis Courts	13-CIP-P044	n/a		20,000				20,000
Pavilion Addition/Warming House	13-CIP-P050	n/a			600,000			600,000
Elmo Park - 2-5 Play Equipment	13-CIP-P055	n/a		50,000				50,000
Harley Hopkins Park - Warming House	13-CIP-P056	n/a			30,000			30,000
Harley Hopkins Park - Lighting	13-CIP-P057	n/a			50,000			50,000
Hilltop - Picnic Shelter	13-CIP-P058	n/a					40,000	40,000
Interlachen Park - Lighting	13-CIP-P059	n/a				50,000		50,000
Maetzold Field - Play Equipment	13-CIP-P062	n/a	100,000					100,000
Maetzold Field - Pavilion	13-CIP-P063	n/a				80,000		80,000
Burnes Park Warming House & Splash Pad	14-CIP-P002	n/a	1,200,000					1,200,000
Cottageville Park - Phase III Improvements	16-CIP-P002	n/a		450,000				450,000
Interlachen Park - Portable Hockey Boards	16-CIP-P003	n/a	50,000					50,000
<b>Public Works: Parks Total</b>			<b>1,570,000</b>	<b>660,000</b>	<b>680,000</b>	<b>150,000</b>	<b>40,000</b>	<b>3,100,000</b>
<b>Public Works: Streets/Traffic</b>								
Residential Street Improvements and Utilities	01-CIP-S101	n/a	6,600,000	3,450,000	5,575,000	6,660,000	6,660,000	28,945,000
Citywide Concrete Alleys	01-CIP-S103	n/a	80,000					80,000
County Road 3	01-CIP-S104	n/a					2,300,000	2,300,000
Pedestrian & Bicycle Access Improvements	13-CIP-S040	n/a	25,000	25,000	25,000	25,000	25,000	125,000
Blake Road Corridor Improvements	15-CIP-S001	n/a	2,648,800	7,949,900	7,449,900			18,048,600
Street Overlay Improvements	16-CIP-S041	n/a	275,000	300,000	325,000	350,000	375,000	1,625,000
Street Sign Management	16-CIP-S042	n/a	20,000	20,000	20,000	20,000	20,000	100,000
<b>Public Works: Streets/Traffic Total</b>			<b>9,648,800</b>	<b>11,744,900</b>	<b>13,394,900</b>	<b>7,055,000</b>	<b>9,380,000</b>	<b>51,223,600</b>

Department	Project#	Priority	2017	2018	2019	2020	2021	Total
<b>Public Works: Transportation</b>								
Light Rail Transit Stations (3)	01-CIP-S502	n/a		1,500,000	3,181,000			4,681,000
Eighth Avenue Artery Project	01-CIP-S503	n/a	5,313,000					5,313,000
Westbrook Way/Smetana Rd Drainage Improvements	16-CIP-S045	n/a	100,000					100,000
<b>Public Works: Transportation Total</b>			5,413,000	1,500,000	3,181,000			10,094,000
<b>Public Works: Utilities</b>								
Storm Drainage System Maintenance - Alley Repairs	01-CIP-U002	n/a	21,000	21,000	22,000			64,000
Lift Station # 4	08-CIP-U001	n/a			160,000			160,000
Reconstruct Lift Station No. 7	16-CIP-U015	n/a	700,000					700,000
<b>Public Works: Utilities Total</b>			721,000	21,000	182,000			924,000
<b>Recreation</b>								
Shady Oak Beach Improvements	16-CIP-R003	3	50,000		35,000			85,000
<b>Recreation Total</b>			50,000		35,000			85,000
<b>GRAND TOTAL</b>			18,233,000	17,311,900	17,888,900	7,399,500	9,485,225	70,318,525

City of Hopkins, MN  
**CAPITAL IMPROVEMENT PLAN**  
 2017 thru 2021

**FUNDING SOURCE SUMMARY**

<b>Source</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>Total</b>
AC - Arts Center Fund	387,200	102,000	80,000	36,500	20,225	625,925
CI - Capital Improvement Fund	76,500	558,000	223,000	118,000	45,000	1,020,500
CT - Cable Franchise Fees	26,500	50,000				76,500
GU - Other Governmental Units	4,047,500	5,954,600	7,632,100		1,600,000	19,234,200
MS - Municipal State Aid Streets					700,000	700,000
PA - Pavilion Fund	340,000	2,676,000	41,000			3,057,000
PDF- Park Dedication Fund	1,586,500	660,000	691,500	150,000	40,000	3,128,000
PI - PIR/General Obligation Bonds	5,678,800	3,365,300	3,290,300	2,220,000	2,245,000	16,799,400
RF - Refuse Fund			18,000	10,000		28,000
SA - Special Assessment	2,064,000	900,000	1,500,000	1,885,000	1,885,000	8,234,000
SF - Sanitary Sewer Fund	1,300,000	1,025,000	1,053,000	760,000	750,000	4,888,000
SU - Storm Sewer Fund	1,026,000	471,000	1,592,000	710,000	700,000	4,499,000
WF - Water Fund	1,700,000	1,550,000	1,768,000	1,510,000	1,500,000	8,028,000
<b>GRAND TOTAL</b>	<b>18,233,000</b>	<b>17,311,900</b>	<b>17,888,900</b>	<b>7,399,500</b>	<b>9,485,225</b>	<b>70,318,525</b>

City of Hopkins, MN  
**CAPITAL IMPROVEMENT PLAN**  
 2017 thru 2021

**PROJECTS BY FUNDING SOURCE**

Source	Project#	Priority	2017	2018	2019	2020	2021	Total
<b>AC - Arts Center Fund</b>								
Arts Center-Replace Office Carpet - Stages Theatre	08-CIP-AR006	n/a					20,225	20,225
Arts Center - Replace Rooftop HVAC Units	08-CIP-AR013	n/a	320,000					320,000
Arts Center - Replace Lobby Carpet	09-CIP-AR027	n/a		52,000				52,000
Art Center - Various Rooms and Hallway (Carpet)	09-CIP-AR028	n/a				21,500		21,500
Arts Center - Paint Theatre	14-CIP-AR003	2	15,000					15,000
Arts Center - Remodel Administrative Offices	14-CIP-AR004	2		50,000				50,000
Arts Center - Jaycee Studio Curtain System	16-CIP-AR002	2	30,000					30,000
Arts Center - Seal Floors in Restroom & Kitchen	16-CIP-AR006	1				15,000		15,000
Arts Center - Lighting Improvements	17-CIP-AR003	2	12,200					12,200
Arts Center - Theater Curtains	17-CIP-AR004	3			80,000			80,000
Arts Center - Door Handles and Locks	17-CIP-AR006	1	10,000					10,000
<b>AC - Arts Center Fund Total</b>			<b>387,200</b>	<b>102,000</b>	<b>80,000</b>	<b>36,500</b>	<b>20,225</b>	<b>625,925</b>
<b>CI - Capital Improvement Fund</b>								
Activity Center - Replace Gymnasium Roof	08-CIP-AC018	n/a		105,000				105,000
Activity Center - Raspberry Room Roof Replacement	08-CIP-AC024	n/a		80,000				80,000
Public Works - Replace Wash Bay Roof	08-CIP-B021	n/a				10,000		10,000
Public Works - Replace Overhead Doors	08-CIP-B023	n/a			18,000			18,000
Fire Station - Replace Boilers	08-CIP-B123	n/a					45,000	45,000
City Hall - Replace Carpeting	08-CIP-CH010	n/a				58,000		58,000
Fire - Replace Carpet and Apparatus Floor Finish	08-CIP-FD019	n/a		28,000				28,000
Replace Carpet - Police Station	08-CIP-PD016	n/a		40,000				40,000
Activity Center - Lower Roof Replacement	09-CIP-AC031	n/a		80,000				80,000
Public Works Garage Roof Replacement	09-CIP-B034	n/a				50,000		50,000
City Hall Roof Replacement	09-CIP-CH029	n/a			115,000			115,000
City Hall Lobby Upgrade	09-CIP-CH030	n/a	11,500	225,000				236,500
Activity Center - Dishwasher	14-CIP-AC004	4	15,000					15,000
Activity Center - Former Historical Society Area	16-CIP-AC035	1			50,000			50,000
PW - Public Works Lunchroom	16-CIP-B006	1	25,000					25,000
Activity Center - Room/Gym Enhancements	17-CIP-AC037	1	25,000					25,000
Activity Center - Bathroom Improvements	17-CIP-AC039	1			15,000			15,000
Activity Center - Raspberry Room Enhancements	17-CIP-AC041	4			25,000			25,000
<b>CI - Capital Improvement Fund Total</b>			<b>76,500</b>	<b>558,000</b>	<b>223,000</b>	<b>118,000</b>	<b>45,000</b>	<b>1,020,500</b>
<b>CT - Cable Franchise Fees</b>								
City Hall Lobby Upgrade	09-CIP-CH030	n/a	3,500	35,000				38,500
Technology Improvement - Council Chambers & Studio	13 CIP-CM001	n/a	23,000	15,000				38,000
<b>CT - Cable Franchise Fees Total</b>			<b>26,500</b>	<b>50,000</b>				<b>76,500</b>
<b>GU - Other Governmental Units</b>								

Source	Project#	Priority	2017	2018	2019	2020	2021	Total
County Road 3	01-CIP-S104	n/a					1,600,000	1,600,000
Light Rail Transit Stations (3)	01-CIP-S502	n/a			1,904,000			1,904,000
Eighth Avenue Artery Project	01-CIP-S503	n/a	2,745,000					2,745,000
Blake Road Corridor Improvements	15-CIP-S001	n/a	1,269,000	5,954,600	5,704,600			12,928,200
Shady Oak Beach Improvements	16-CIP-R003	3	33,500		23,500			57,000
<b>GU - Other Governmental Units Total</b>			<b>4,047,500</b>	<b>5,954,600</b>	<b>7,632,100</b>		<b>1,600,000</b>	<b>19,234,200</b>

### MS - Municipal State Aid Streets

County Road 3	01-CIP-S104	n/a					700,000	700,000
<b>MS - Municipal State Aid Streets Total</b>							<b>700,000</b>	<b>700,000</b>

### PA - Pavilion Fund

Pavilion Restroom/Lobby Floor Improvement	07-CIP-PV313	n/a		35,000				35,000
Pavilion Overhead Door Improvement	07-CIP-PV314	n/a		65,000				65,000
Pavilion Roof Replacement	09-CIP-PV026	1	140,000					140,000
Pavilion - Skate Tile Replacement	10-CIP-PV317	n/a		75,000				75,000
Pavilion - Refrigeration Equip & Arena Floor Repl	10-CIP-PV318	n/a		2,400,000				2,400,000
Pavilion Mezzanine Rooftop Unit Replacement	13-CIP-PV321	1			30,000			30,000
Pavilion HHS Team Room Rooftop Unit Repl	13-CIP-PV322	1			11,000			11,000
Pavilion Entry and Lobby Door Replacement	13-CIP-PV324	3		25,000				25,000
Pavilion - Paint Exterior Building	13-CIP-PV325	1		28,000				28,000
Pavilion Painting the Arena Ceiling and Bar Joist	14-CIP-PV010	1		48,000				48,000
Pavilion - Refrigeration System - Engineering Fees	16-CIP-PV327	n/a	200,000					200,000
<b>PA - Pavilion Fund Total</b>			<b>340,000</b>	<b>2,676,000</b>	<b>41,000</b>			<b>3,057,000</b>

### PDF- Park Dedication Fund

Central Park Tennis Courts	05-CIP-P202	n/a				20,000		20,000
Park Valley - Play Equipment	08-CIP-P010	n/a		120,000				120,000
Burnes Park - Resurface Tennis Courts	08-CIP-P011	n/a		20,000				20,000
Hilltop Park - Play Equipment	08-CIP-P014	n/a	120,000					120,000
Burnes Park - 2-5 Play Equipment	13-CIP-P043	n/a	100,000					100,000
Oakes Park - Tennis Courts	13-CIP-P044	n/a		20,000				20,000
Pavilion Addition/Warming House	13-CIP-P050	n/a			600,000			600,000
Elmo Park - 2-5 Play Equipment	13-CIP-P055	n/a		50,000				50,000
Harley Hopkins Park - Warming House	13-CIP-P056	n/a			30,000			30,000
Harley Hopkins Park - Lighting	13-CIP-P057	n/a			50,000			50,000
Hilltop - Picnic Shelter	13-CIP-P058	n/a					40,000	40,000
Interlachen Park - Lighting	13-CIP-P059	n/a				50,000		50,000
Maetzold Field - Play Equipment	13-CIP-P062	n/a	100,000					100,000
Maetzold Field - Pavilion	13-CIP-P063	n/a				80,000		80,000
Burnes Park Warming House & Splash Pad	14-CIP-P002	n/a	1,200,000					1,200,000
Cottageville Park - Phase III Improvements	16-CIP-P002	n/a		450,000				450,000
Interlachen Park - Portable Hockey Boards	16-CIP-P003	n/a	50,000					50,000
Shady Oak Beach Improvements	16-CIP-R003	3	16,500		11,500			28,000
<b>PDF- Park Dedication Fund Total</b>			<b>1,586,500</b>	<b>660,000</b>	<b>691,500</b>	<b>150,000</b>	<b>40,000</b>	<b>3,128,000</b>

### PI - PIR/General Obligation Bonds

Residential Street Improvements and Utilities	01-CIP-S101	n/a	2,000,000	1,000,000	1,825,000	1,825,000	1,825,000	8,475,000
Citywide Concrete Alleys	01-CIP-S103	n/a	16,000					16,000

Source	Project#	Priority	2017	2018	2019	2020	2021	Total
Light Rail Transit Stations (3)	01-CIP-S502	n/a		1,000,000	325,000			1,325,000
Eighth Avenue Artery Project	01-CIP-S503	n/a	1,963,000					1,963,000
Pedestrian & Bicycle Access Improvements	13-CIP-S040	n/a	25,000	25,000	25,000	25,000	25,000	125,000
Blake Road Corridor Improvements	15-CIP-S001	n/a	1,379,800	1,020,300	770,300			3,170,400
Street Overlay Improvements	16-CIP-S041	n/a	275,000	300,000	325,000	350,000	375,000	1,625,000
Street Sign Management	16-CIP-S042	n/a	20,000	20,000	20,000	20,000	20,000	100,000
<b>PI - PIR/General Obligation Bonds Total</b>			<b>5,678,800</b>	<b>3,365,300</b>	<b>3,290,300</b>	<b>2,220,000</b>	<b>2,245,000</b>	<b>16,799,400</b>

### **RF - Refuse Fund**

Public Works - Replace Wash Bay Roof	08-CIP-B021	n/a				10,000		10,000
Public Works - Replace Overhead Doors	08-CIP-B023	n/a			18,000			18,000
<b>RF - Refuse Fund Total</b>					<b>18,000</b>	<b>10,000</b>		<b>28,000</b>

### **SA - Special Assessment**

Residential Street Improvements and Utilities	01-CIP-S101	n/a	2,000,000	900,000	1,500,000	1,885,000	1,885,000	8,170,000
Citywide Concrete Alleys	01-CIP-S103	n/a	64,000					64,000
<b>SA - Special Assessment Total</b>			<b>2,064,000</b>	<b>900,000</b>	<b>1,500,000</b>	<b>1,885,000</b>	<b>1,885,000</b>	<b>8,234,000</b>

### **SF - Sanitary Sewer Fund**

Residential Street Improvements and Utilities	01-CIP-S101	n/a	500,000	500,000	500,000	750,000	750,000	3,000,000
Light Rail Transit Stations (3)	01-CIP-S502	n/a		150,000				150,000
Eighth Avenue Artery Project	01-CIP-S503	n/a	100,000					100,000
Public Works - Replace Wash Bay Roof	08-CIP-B021	n/a				10,000		10,000
Public Works - Replace Overhead Doors	08-CIP-B023	n/a			18,000			18,000
Lift Station # 4	08-CIP-U001	n/a			160,000			160,000
Blake Road Corridor Improvements	15-CIP-S001	n/a		375,000	375,000			750,000
Reconstruct Lift Station No. 7	16-CIP-U015	n/a	700,000					700,000
<b>SF - Sanitary Sewer Fund Total</b>			<b>1,300,000</b>	<b>1,025,000</b>	<b>1,053,000</b>	<b>760,000</b>	<b>750,000</b>	<b>4,888,000</b>

### **SU - Storm Sewer Fund**

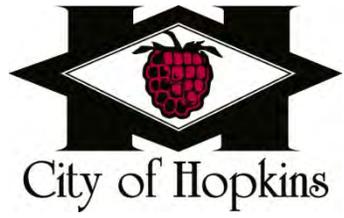
Residential Street Improvements and Utilities	01-CIP-S101	n/a	600,000	350,000	500,000	700,000	700,000	2,850,000
Light Rail Transit Stations (3)	01-CIP-S502	n/a			952,000			952,000
Eighth Avenue Artery Project	01-CIP-S503	n/a	305,000					305,000
Storm Drainage System Maintenance - Alley Repairs	01-CIP-U002	n/a	21,000	21,000	22,000			64,000
Public Works - Replace Wash Bay Roof	08-CIP-B021	n/a				10,000		10,000
Public Works - Replace Overhead Doors	08-CIP-B023	n/a			18,000			18,000
Blake Road Corridor Improvements	15-CIP-S001	n/a		100,000	100,000			200,000
Westbrook Way/Smetana Rd Drainage Improvements	16-CIP-S045	n/a	100,000					100,000
<b>SU - Storm Sewer Fund Total</b>			<b>1,026,000</b>	<b>471,000</b>	<b>1,592,000</b>	<b>710,000</b>	<b>700,000</b>	<b>4,499,000</b>

### **WF - Water Fund**

Residential Street Improvements and Utilities	01-CIP-S101	n/a	1,500,000	700,000	1,250,000	1,500,000	1,500,000	6,450,000
Light Rail Transit Stations (3)	01-CIP-S502	n/a		350,000				350,000
Eighth Avenue Artery Project	01-CIP-S503	n/a	200,000					200,000
Public Works - Replace Wash Bay Roof	08-CIP-B021	n/a				10,000		10,000
Public Works - Replace Overhead Doors	08-CIP-B023	n/a			18,000			18,000
Blake Road Corridor Improvements	15-CIP-S001	n/a		500,000	500,000			1,000,000

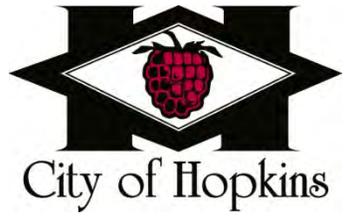
<b>Source</b>	<b>Project#</b>	<b>Priority</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>Total</b>
<b>WF - Water Fund Total</b>			1,700,000	1,550,000	1,768,000	1,510,000	1,500,000	<i>8,028,000</i>
<b>GRAND TOTAL</b>			18,233,000	17,311,900	17,888,900	7,399,500	9,485,225	<i>70,318,525</i>

# **Project Descriptions And Narratives**



# Utilities





**CAPITAL IMPROVEMENT PLAN**

2017 *thru* 2021

**Department** Public Works: Utilities

City of Hopkins, MN

**Contact** Public Works Director

**Project #** 01-CIP-U002  
**Project Name** Storm Drainage System Maintenance - Alley Repairs

**Type** Improvement

**Useful Life** Unassigned

**Category** Utilities: Municipal Sanitary Se

Future

**Priority** n/a

<b>Description</b>	<b>Total Project Cost: \$211,000</b>
2015-2019 Concrete alley repairs	

<b>Justification</b>
Annual alley pavement concrete slab repairs are needed.

<b>Expenditures</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>Total</b>
Construction/Maintenance	21,000	21,000	22,000			64,000
<b>Total</b>	<b>21,000</b>	<b>21,000</b>	<b>22,000</b>			<b>64,000</b>

<b>Funding Sources</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>Total</b>
SU - Storm Sewer Fund	21,000	21,000	22,000			64,000
<b>Total</b>	<b>21,000</b>	<b>21,000</b>	<b>22,000</b>			<b>64,000</b>

<b>Budget Impact/Other</b>
Consistent with the Storm Water Management Plan.

**CAPITAL IMPROVEMENT PLAN**

2017 *thru* 2021

**Department** Public Works: Utilities

City of Hopkins, MN

**Contact** Public Works Director

**Project #** 08-CIP-U001

**Type** Improvement

**Project Name** Lift Station # 4

**Useful Life**

**Category** Utilities: Municipal Sanitary Se

Future

**Priority** n/a

<b>Description</b>	<b>Total Project Cost: \$160,000</b>
Rehabilitate LS No. 4	

<b>Justification</b>
Lift station No. 4 was identified for rehab in the 2007 comprehensive utility plan
Regular major maintenance identified in the 2007 comprehensive utility plan.

<b>Expenditures</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>Total</b>
Construction/Maintenance			160,000			160,000
<b>Total</b>			160,000			160,000

<b>Funding Sources</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>Total</b>
SF - Sanitary Sewer Fund			160,000			160,000
<b>Total</b>			160,000			160,000

<b>Budget Impact/Other</b>

**CAPITAL IMPROVEMENT PLAN**

2017 *thru* 2021

**Department** Public Works: Utilities

**City of Hopkins, MN**

**Contact** Public Works Director

**Project #** 16-CIP-U015  
**Project Name** Reconstruct Lift Station No. 7

**Type** Improvement

**Useful Life** 30 years

**Category** Utilities: Municipal Sanitary Se

Future

**Priority** n/a

<b>Description</b>	<b>Total Project Cost: \$700,000</b>
<p>Construction of a new submersible lift station. The new lift station would accommodate three submersible pumps. The existing control building would remain to house the controls and electrical equipment including the existing backup generator,</p>	

<b>Justification</b>
<p>Lift Station No. 7 is the City's largest lift station pumping an average of 0.5 million gallons a day. The existing lift station is over 40 years old. It was partially rehabilitated in 2003, however the station design is wet well/dry well with little storage in the event of pumping failure and maintenance or repair/removal of pumps is a safety concern and extremely difficult and time consuming. The existing steel dry well is corroding quickly due to the harsh environment.</p>

<b>Expenditures</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>Total</b>
Construction	700,000					700,000
<b>Total</b>	<b>700,000</b>					<b>700,000</b>

<b>Funding Sources</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>Total</b>
SF - Sanitary Sewer Fund	700,000					700,000
<b>Total</b>	<b>700,000</b>					<b>700,000</b>

<b>Budget Impact/Other</b>

Appendix 5  
Emergency Telephone List

**Attachment 5**  
Hopkins, MN  
**Emergency Telephone List**

<b>Emergency Response Team</b>	<b>Name</b>	<b>Work Telephone</b>	<b>Alternate Telephone</b>
Emergency Response Lead	Steve Stadler	952-548-6350	
Alternate Emergency Response Lead			
Water Operator	Ismail Eddihi	952-548-6373	
Alternate Water Operator			
Public Communications			

<b>State and Local Emergency Response Contacts</b>	<b>Name</b>	<b>Work Telephone</b>	<b>Alternate Telephone</b>
State Incident Duty Officer	Minnesota Duty Officer	800/422-0798 Out State	651-649-5451 Metro
County Emergency Director			
National Guard	Minnesota Duty Officer	800/422-0798 Out State	651-649-5451 Metro
Mayor/Board Chair	Molly Cummings	952-933-4452	
Fire Chief	Dale Specken	952-548-6451	
Sheriff	Richard Stanek	612-348-2347	
Police Chief	Brent Johnson	952-938-8885	
Ambulance			
Hospital			
Doctor or Medical Facility			

<b>State and Local Agencies</b>	<b>Name</b>	<b>Work Telephone</b>	<b>Alternate Telephone</b>
MDH District Engineer			
MDH	Drinking Water Protection	651-201-4700	
State Testing Laboratory	Minnesota Duty Officer	800/422-0798 Out State	651-649-5451 Metro
MPCA			
DNR Area Hydrologist	Jason Spiegel	651-259-5822	
County Water Planner			

<b>Utilities</b>	<b>Name</b>	<b>Work Telephone</b>	<b>Alternate Telephone</b>
Electric Company			
Gas Company			
Telephone Company			
Gopher State One Call		612-454-0002	
Highway Department			

<b>Mutual Aid Agreements</b>	<b>Name</b>	<b>Work Telephone</b>	<b>Alternate Telephone</b>
Neighboring Water System			
Emergency Water Connection			
Emergency Water Connection			
Emergency Water Connection			

<b>Technical/Contracted Services/Supplies</b>	<b>Name</b>	<b>Work Telephone</b>	<b>Alternate Telephone</b>
MRWA Technical Services			
Well Driller/Repair	Bergerson-Caswell Well Co.	612-479-3121	
Pump Repair	Bergerson-Caswell Well Co.	612-479-3121	
Electrician			
Plumber			
Backhoe			

Chemical Feed			
Meter Repair			
Generator	Ziegler Power Systems	612-888-4121	
Valves			
Pipe & Fittings			
Water Storage			
Laboratory			
Engineering firm			

Communications	Name	Work Telephone	Alternate Telephone
News Paper			
Radio Station			
School Superintendent			
Property & Casualty Insurance			

Critical Water Users	Name	Work Telephone	Alternate Telephone
Hospital Critical Use:			
Nursing Home Critical Use:			
Public Shelter Critical Use:			

## Appendix 6

### Cooperative Agreements for Emergency Services

(The City does not have any written cooperative agreements with any neighboring communities. The interconnects that are in place but are used only when neighboring communities agree with the City for their use during an emergency.)

## Appendix 7

### Municipal Critical Water Deficiency Ordinance

(See Section 705.703 regarding water use restrictions and control during a water emergency)

Section 710 - Water system

710.01. Water superintendent. The city manager shall appoint a superintendent who shall have control and management of the water works and system of the city. The superintendent shall do and perform all acts necessary for the efficient and economical management and protection of the system.

710.03. Superintendent: powers: duties. Subdivision 1. Records. The superintendent shall keep a complete set of books showing distribution of accounts of the water department, and shall keep a record of all tanks, reservoirs, mains laid, castings, valves, gates and hydrants located in the system.

Subd. 2. Collections. The director of finance shall keep a correct account of all receipts and make out all bills for water usage or materials furnished to consumers, collect the same and deposit the money so collected with the treasurer, to the credit of the water utility fund of the city and in accordance with law and requirements of the city manager and council. (Amended Ord. 92-711)

Subd. 3. Taps and permits. The superintendent shall be notified of all permits issued for tapping mains, and shall keep a record of all taps and services, their sizes and location. The Inspections division shall issue permits and shall be required to keep inspection records. (Amended Ord. 92-711)

Subd. 4. Equipment and tools. The superintendent shall see that hydrants and valves are in order and that all leaks are promptly repaired and is responsible for all city tools and material used by the department.

Subd. 5. Inspections. The superintendent, or an inspector appointed by the City, shall supervise all taps for services and examine all service pipes and see that they are properly laid, and stop-cocks placed in proper position, and perform such other duties as may be directed by the manager. (Amended Ord. 92-711)

Subd. 6. Inventory. The superintendent shall keep a full set of record books, showing in detail the location and measurements for all water pipes, hydrants, valves, taps, stop-boxes, tees, crosses and other measurements or records which may be necessary in the department.

Subd. 7. Location. The superintendent or inspector shall report the location, and at least two measurements taken from two separate permanent points, for each tap and stop-box made in the water mains and service pipes. (Amended Ord. 92-711)

Subd. 8. Inspection of premises. The superintendent shall inspect the premises entered by service pipes, and examine the condition of meters and other water fixtures; and shall be vigilant to detect and warn against all abuses, whether from waste or other improper use of water.

Subd. 9. Meter records. The superintendent shall keep a record of each meter in use and of the amount of water used by each consumer. The superintendent shall perform such other duties as may be directed by the manager. (Amended Ord. 92-711)

Subd. 10. Pumps; pumping stations. The superintendent shall have charge of the pumping stations and of the pump machinery and tools therein.

710.05. Fire department. The chief of the fire department shall see that all gates and hydrants are restored to their proper condition after use by the fire department and report to the superintendent all breaks, defective hydrants and taps.

710.07. Tapping: turning off or on. No person, except those authorized by the superintendent, shall tap any distributing pipes, or insert stop-cocks or corporation stops therein, or turn on or off water from any service pipe or cause water to be so turned on or off. (Amended Ord. 92-711)

710.09. Permits. Subdivision 1. Required. No public water main shall be tapped or connection made thereto from any lot without first securing the permits required by this code from the building official and the superintendent and paying the required fees. (Amended Ord. 92-711)

Subd. 2. Application. Application shall be made in writing to the building official for a permit to tap a public water main located in a right of way. The application shall be made upon forms to be provided therefor by the city and shall contain the following information:

- a) exact legal description of premises for which water or sewer connection is applied, including plat and parcel number;
- b) address of premises;
- c) name and address of plumber or other contractor;
- d) name and address of owner of premises;
- e) date of opening and installation of connection;
- f) general description of type and method of connection to be used or made; and
- g) such other pertinent information as the building official may require.

710.11. Taps. No permit to tap any main will be granted unless application therefore has been made in writing and signed by the owner or his agent duly authorized by him to do the work. The application must be made to the City's Inspection division on a form furnished by the city, and all information required by the form shall be provided. (Amended Ord. 92-711)

710.13. Charges. The following charges shall accompany each application for each connection of any premises to the public water mains:

- a) the charges and cost of inspections as established by City Council resolution; (Amended Ord. 92-711)
- b) if, for the parcel described in such application, the city has not been reimbursed or otherwise secured for said parcel's proportionate beneficial share of the special benefit and total cost of the construction and installation of the public sewers within the project district or area in or from which said parcel is to be served, the applicant shall pay in addition to all other permit fees, a sum equal to that proportionate share of such special benefit and cost which said parcel bears to such entire area or district and which was specially assessed or charged for said public improvement, plus interest on said sum at the rate of seven percent per annum from the date or dates of the original construction or installation of such public improvements to the date of the issuance of the connection permits.

710.15. Special fund. Charges shall be deposited or paid into a special assessment fund or account and may be credited to the special assessments which may have been theretofore levied for water improvements involving the premises for which the special connection fee has been collected. (Amended Ord. 92-711)

710.17. Terms and conditions. Subdivision 1. General rule. Permits shall be subject to the following terms and conditions, and the making of the application for such a permit, the granting of the permit by the city, and the tapping of the water main pursuant to the permit shall constitute a binding acceptance of such terms and conditions by the owner of the property, and by all assignees, successors, grantees, heirs or representatives of such owner.

Subd. 2. Backfill. The applicant shall backfill the opening in the street and leave the street, curb and sidewalk in a condition satisfactory to the city;

Subd. 3. Authorized use. No permit shall authorize anything not stated in the application, and for any misrepresentation in such application the permit will be revoked. The owner shall abide by all the laws, rules and regulations governing or relating to the use of city water, or pertaining to the water system of the city that are now in force or may hereafter be enacted. The permit is to be used for no premises other than those stated in the application. (Amended Ord. 92-711)

Subd. 4. Additional mains. The owner shall make no objection to the laying of additional water mains in the streets adjoining said land, and upon any such mains being laid the owner shall sever the permitted connection and make a new connection with such mains laid after the granting of such permit if required by the superintendent so to do.

Subd. 5. Waiver. By the permit the owner waives all claims for damages against the city on account of damages to water pipes caused by freezing, breaking or from any other cause.

Subd. 6. Water Charges. Water charges accruing for water used through the permitted connection shall be a charge against and payable by the owner of the land served, as well as by the person using the water. The city may cut off the connection permitted for nonpayment of water charges, and to keep the same cut off until the provisions of the permit have been complied with and all back charges and penalties have been fully paid. (Amended Ord. 92-711)

Subd. 7. Meters. All meters shall be an approved brand that is compatible with the city's meter reading system and must measure by gallon units. A City permit from the Public Works Department is required prior to the replacement of any commercial meter or any meter larger than one inch. All meters must be equipped with a transponder(s) approved by the City. All meters that are two (2) inches or larger shall have a transponder for each register, one for high flow and one for low flow. The approval of meters shall be made by the City Manager or his/her designee. No turbine meters shall be installed, unless it has been approved by the Utility Superintendent or an approved designee. The owner shall pay for the meter & transponder larger than 1" in diameter in advance. The owner shall ensure that the meter and transponder are readily accessible to city staff, with a twelve (12) inch clear radius around the meter and transponder. (Amended Ord. 2004-929)

Subd. 8. Moving Transponder Unit. The transponder unit shall not be moved or removed from the property without proper authorization from the City Manager or his/her designee. If the transponder or wires connecting to the meter have been moved or removed without authorization, the property owner will be charged for the cost of relocation and/or replacement of the unit. (Added Ord. 97-798) (Amended Ord 2004-929)

710.19. Work: material: standards. Subdivision 1. Placement. Service pipes must be laid in such a manner as to prevent rupture by settlement and must extend from the main to the inside of the building or, if not taken into a building, then to the hydrant or other fixtures which it is intended to supply, and a stop-cock must be placed outside in an extension service box placed between the sidewalk and the curb, and shut-off stop-cock or other stop-cock, with waste, of the size and strength required, shall be placed close to the inside of the building, well protected from freezing. Where a pipe passes through or is laid within two feet of foundation walls the pipe should be protected from frost by enclosing in wood. (Amended Ord. 92-711)

Subd. 2. Material requirements. Service pipes from the main to the inside shut-off shall be as follows: for repairs to existing 3/4 inch service, a 3/4 inch corporation stop, 3/4 inch copper tubing, ground stop curb stop with extension service box including a riser operating rod fastened to the curb box; for a one inch service and all new residential services, a one inch corporation stop, 1 inch copper tubing, ground stop curb box with extension service box including riser operating rod fastened to the curb stop; for 1 1/2 inch or 2 inch services a tapping saddle will be used, and the appropriate corporation stop installed into the saddle and copper tubing to a curb stop box with a riser operating rod installed. Copper pipe must conform in all respects to the standards published by the American Water Works Association, copies of which will be kept available in the office of the Water Superintendent. The service pipes must be a continuous piece from the main to the curbstop and from the curbstop to the structure if new construction. No compression fittings may be installed on services. For service lines over two inches, stainless steel tapping sleeves and rubber edged gate valves must be used and ductile iron service pipe; all materials to be of approved size and design. No deviation in size or weights or pipe is permitted unless a written special permit is obtained for that purpose. (Amended Ord. 92-711)

Subd. 3. Supply from one corporation stop. No more than one house maybe supplied from one corporation stop, which may not be larger than one inch, unless by special permit. No more than one building may be supplied from one pipe, connecting with the distribution main. Each building must have a separate stop box. (Added Ord. 92-711)

Subd. 4. Manifold Repairs. When manifolds incorporating two or more corporations are in need of repair the manifold system must be abandoned and a new corporation installed in accordance with the "Material Requirements" subdivision. Furthermore, the abandoned corporation from the manifold must be abandoned in accordance with "Old stops plugged" subdivision. No deviation from this subdivision is permitted unless a written special permit is obtained from the superintendent. (Added Ord. 92-711)

Subd. 5. Old stops plugged. When new buildings are erected on the sites of old ones, and it is desired to increase or change the old water service, no connections with the mains are permitted until the old corporation stops have been removed and the main plugged or the old corporation stops have been shut off if not leaking. When a building is demolished or being moved the existing water service must be shut off at the main and a section of the water line must be cut off so that a physical break exists. (Added Ord. 92-711)

Subd. 6. Responsibility of owner. The operation and maintenance of the service pipe from the property served to the main is the responsibility of the owner of the property served including the corporation stop connection at the main and the curb stop and curb box in the boulevard, and other valves and fixtures inside the building. (Amended Ord. 92-711)

Subd. 7. Street excavation. The street must be opened in a manner which will occasion the least inconvenience to the public, and provide for the passage of water along the gutters. One half of the street must be in good and safe condition at all times for the passage of vehicles or an adequate detour provided. No tunneling is permitted except when the exigencies of the case require such a permit. No excavation in any street or public place shall be left open over night except thoroughly barricaded or fenced off in accordance with the Minnesota Manual on Uniform Traffic Control Devices, and properly lighted so as to secure public safety. When a trench for pipe must be left open during the night, a sufficient number of lighted lanterns shall be placed over such trench, from twilight until daylight, and the trench shall be properly fenced. (Amended Ord. 92-711)

Subd. 8. Refilling openings. In refilling openings the earth must be replaced in the trench, and thoroughly tamped as directed by the Water Superintendent. The Water Superintendent may require new trench material hauled in and existing material hauled away if existing material is unacceptable. Disposing of the unacceptable material is the responsibility of the contractor. (Added Ord. 92-711)

Subd. 9. Pipes: protection. If openings are made for any purpose whatsoever, and water mains and service pipes exposed, measures must be taken to protect them from frost. In refilling openings, all the earth must be replaced in the trench, and if the earth is frozen, it must be removed and the excavation filled with pure bank sand, in layers of not over six inches, and thoroughly tamped to prevent after-settlement. (Amended Ord. 92-711)

Subd. 10. Inspections. The superintendent or inspector may examine, inspect and superintend plumbing work, excavating, refilling, materials and fixtures. A refusal to permit such inspection, or any interference with the inspector in the performance of his duty, is grounds for a suspension or forfeiture of the permit. (Amended Ord. 92-711)

Subd. 11. Change in schedule; notice required. If the plumber laying the service pipe fails to have the corporation stop inserted at the time specified in the application, notice must be left with the superintendent or inspector fixing another day on which the plumber wishes the corporation stop to be inserted. The notice must be given at least two days previous to the excavation for laying of the service pipe, and the corporation stop must be inserted before 4:00 o'clock p.m., local time, except in special cases, and then the work shall be done only by written order from the superintendent. (Amended Ord. 92-711)

710.21. Plumber's return. Plumbers shall make full returns of the ordinary and special uses to which the water is designed to be applied with a description of the apparatus and arrangements for using the water. The return shall be made by the plumber who obtained the permit within five days after the main is tapped and filed with the superintendent. The plumber's return shall also contain a correct measurement of the distance north or south, east or west, of the particular service pipe from the nearest corner, the measurement to be made on the face or front of the houses on the streets. The return shall contain the name of the street containing the pipe which has been tapped and whether the service pipe enters on the north, south, east or west side of the street, and the exact location of the stop-cock, and any other information required by the superintendent.

710.23. Leaks; failure to repair. In case of failure upon the part of any consumer or owner to repair any leak occurring upon a service pipe, within 24 hours after verbal or written notice to the owner or occupant of the premises, the water will be shut off and will not be turned on until the charges established by City Council resolution have been paid, together with such additional sum as may be necessary to reimburse the city of all expenses incurred by it because of such break. When the waste of water is great, or when damage is likely to result from the leak, the water will be turned off if the repair is not proceeded with immediately upon the giving of the notice. (Amended Ord.. 92-711)

710.25. Private water supplies. Subdivision 1. Separation. Water pipes of the city's public water system may not be connected to a pump, well or tank that is connected to a private waterworks system. (Added Ord. 92-711)

Subd. 2. Time for Connection. All properties consuming water for domestic purpose must either connect to the municipal water system within two years after such service becomes available, or annually submit a water test to the city's Inspection department that was performed by a State Certified laboratory. This test must be submitted by May 1st of every year, along with the proper processing fee established by Council Resolution. Tests must indicate that the water is potable according to the standards of the Minnesota Department of Health and that there is no evidence of recirculated sewage, including nitrates and coliform bacteria. If, from any cause, the water is not potable according to the standards, or the owner fails to submit the certification by June 15 of each given year, the owner shall make connection with the municipal water system within 30 days after written notice is given to the owner or occupant by the city. After the connection has been completed, the city will notify the Department of Health that a well, not in use, is located on said property. (Added Ord. 92-711)

Subd. 3. City installation. If the owner or occupant of any property notified in writing to install a water service and make the proper water connections thereto, fails, refuses, or neglects to make such connections within 30 days after written notice pursuant to subdivision 2 has been given, the council may, by resolution, direct that a water service be installed and connections be made with the water mains and that the cost of the installation be paid in the first instance out of the permanent improvement revolving fund of the city, and the actual cost thereof assessed against the property so benefited. (Added Ord. 92-711)

Subd. 4. Cost assessed. After such installation and connections are completed, there shall be served a written notice of such assessment and an order directing the owner or occupant of the property to pay the assessment within ten days after the service of notice. Upon proof of the service of such notice and order and proof that said assessment has not been paid within the ten days allowed, the clerk shall certify to the county auditor for collection of other assessments and benefits. The assessments shall be spread over a term of three years and shall become a lien upon said property until paid. (Added Ord. 92-711)

710.27. Frozen services. It is unlawful to connect electric welders to any portion of the water service for the purpose of thawing out a service. Any other method used for this purpose must be approved by the Water Superintendent. (Added Ord. 92-711)

710.29. Meter Tampering. Except for extinguishing fires, no person except authorized city employees may use water from the water system of the city or permit water to be drawn therefrom, unless the water is metered by passing through a meter supplied or approved by the city, or unless the water is paid for on a flat rate basis when using a hydrant. No person may connect, disconnect, take apart, or in any manner change, or cause to change, or interfere with a meter or the action thereof unless authorized by the Water Superintendent or his/her designee. Violation of this section shall subject the property owner to a fee of \$50.00. Violation may also result in the discontinuance of water service either by shutting off the water at the stop box or by severing the service at the water main if the stop box is inoperable. Should the water service be discontinued, reestablishment may not be made until:

- (1) All charges for discontinuance of the water service are paid, including the fee for interfering with a meter, if applicable;
- (2) All charges for reinstatement of water service are paid. (Amended Ord. 2004-929)

New 710.30. Meter Responsibility & Testing. Subdivision 1. The city will maintain and repair or replace all residential meters up to and including one (1) inch when rendered unserviceable through ordinary wear and tear. When replacement, repair or adjustment of a meter is rendered necessary by the act, neglect or carelessness of the owner or occupant of a premises, the expense caused the city thereby will be charged against and collected from the owner or occupant of the premises by a statement of charge itemizing the repairs. The property may be tagged and appropriately charged, and the water service may be disconnected until the cause is corrected and the charge collected. All residential meters up to and including one (1) inch are the property of the city, and may be replaced or changed by the Water Superintendent when necessary. (Amended Ord. 2004-929)

Subd. 2. Repair and maintenance of all meters over one (1) inch shall be the responsibility of the property owner. Maintenance of meters over one (1) inch shall include: certification testing once every ten years or when deemed necessary by the city's utility billing department, necessary meter repairs to correct deficiencies, meter replacement when deemed necessary by the City Public Works Department or Finance Department to ensure water metering accuracy or to maintain compatibility with a city meter reading program and technology and submittal of test results to the city's billing department demonstrating meter is accurate. (Amended Ord. 2004-929)

Subd. 3. Failure to allow the city access to the water meter for inspection or repair purposes, or failure to test and repair all meters after 30 days written notice from the city shall be considered an act of negligence and shall be subject to a fine of \$100 per month including the 30 day notice period. A person violating this subsection is guilty of a misdemeanor and the superintendent may disconnect the water supply to such meter. (Amended Ord. 2004-929)

710.31. Hydrants: tampering. A fire hydrant may not be opened without the proper authority. Any person violating this section shall be guilty of a misdemeanor and in addition thereto shall be liable to the city for the value, at regular city rates, for the amount of water running out of the hydrant during the period it was open, as such amount of water may be determined by the superintendent.

710.33. Special Connections. Where a connection is made to an automatic sprinkler system, stand pipe for standby service only, or a fire hydrant on private property, meters or detector check valves must be installed on such services as required by the city. Should it be found that water not metered is used through a fire connection for any purpose other than the extinguishing of fire upon the premises, the owner and occupant will be notified, and if such improper conditions are not corrected within ten days, the water will be shut off until proper adjustments are made and the owner shall be subject to the penalties as provided in this ordinance. Regular inspections shall be made of all fire service connections with all piping, fire gates and other attached appurtenances.

Employees of the Water and Fire departments shall have access to the premise for such inspection and shall keep a record of all inspections made. (Added Ord. 92-711)

710.35. Water towers: checking. It is unlawful for a person to ascend the ladders or steps connected with the water towers or tanks of the city, or stand upon the platforms thereof, unless authorized to do so by the superintendent or manager. Violation of this subsection is a misdemeanor.

710.37. Right to shut off water or vary water pressure. The Public Works department reserves the right, at any time when necessary and without notice, to discontinue water supply or to vary water pressure for the purpose of making repairs or extensions or for any other purpose deemed to be in the best interest of the general public health and welfare. No claim shall be made against the city for any damage that may result from shutting off water or from varying the water pressure. The Public Works department shall give notice prior to shutting off water if conditions are such that it is possible to do so. (Added Ord. 92-711)

710.39. Pressure and supply not guaranteed. The Public Works department does not guarantee the customer any fixed pressure or a continuous supply. In emergencies water may be shut off without notice. (Added Ord. 92-711)

710.40 Water use restrictions.

Subd 1. Whenever there is a fire in any area served by the public water system, all lawn hoses, sprinklers, and other irrigation systems must be shut off and all other unnecessary use of water must be stopped immediately. (Added Ord 2008-998)

Subd. 2. Whenever the City Manager determines that a shortage threatens the City's water supply, the City Manager may, by published notice, limit the times and hours during which water may be used for lawn or garden watering, irrigation, car washing, swimming pools, recreational use, air conditioning or other uses, notwithstanding any provision of Subd. 3 to the contrary. No person may violate the terms of this published notice. A notice of these special limitations shall be mailed or delivered to a violator upon a first offense. The city may discontinue water service to any customer who continues to cause or otherwise permits water to be used in violation of the provisions after notification of the first offense. (Added Ord 2008-998)

Subd 3. To conserve water resources and allow the City's water system adequate opportunity to replenish the water supply in the City's water storage tanks, certain limitations must be placed on the use of the City's water supply. At any time of year, a person may only sprinkle or irrigate lawns, gardens, or other planted landscaping or vegetation in the City:

- a) Before 11:00 a.m. and after 5:00 p.m. on calendar dates ending in an odd number for properties with street addresses ending in an odd number, or on calendar dates ending in an even number for properties with street addresses ending in an even number. (Added Ord 2008-998)

Subd 4. The restrictions established in 710.40, subd 3. do not apply to the use of water:

- a) from a hose being held by a person during the entire time it is in operation.
- b) under the conditions of a permit issued by the public works director for special situations such as the watering of new sod or when establishing new turf areas by seeding.
- c) from a source of water other than the city's water system if the water user has registered the other source with the city and obtained a water appropriation permit if required under Minnesota Statutes and posted a sign provided by the city that clearly informs the public of the alternative water source. The city reserves the right to inspect the property of any person that is using water under an exception to ensure compliance with the exception provisions. (Added Ord 2008-998)

Subd 5. Penalties.

- a) A violation of the restrictions contained in Section 710.40 is a petty misdemeanor; however, a third or subsequent violation within a 12 month period is a misdemeanor.
- b) In addition, an administrative penalty may also be imposed for each violation of the restrictions contained in Section 710.40. This administrative penalty will be collected with water usage charges as a surcharge for the premises where the violation occurred. The penalty will be \$50 for the first violation and will increase by \$25 for each subsequent violation within a calendar year. The City Manager or designee will mail a notice of surcharge to the violator upon imposition of a surcharge. A surcharge may be appealed in writing within 20 days to the Public Works Director. (Added Ord. 2008-998)

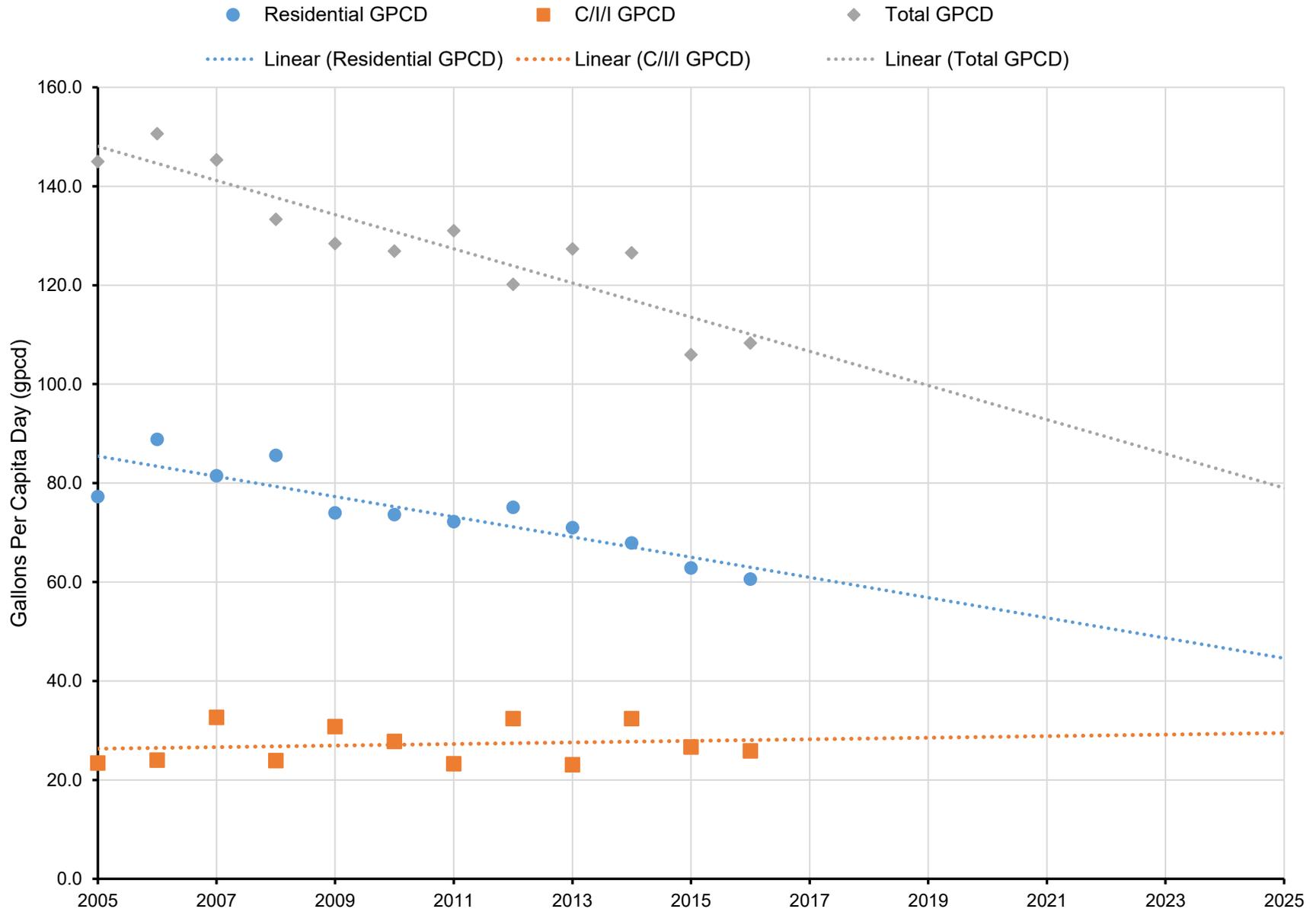
710.41. Disclaimer of liability. The Public Works department shall not be held responsible by reason of the breaking of any service pipe or apparatus, frozen water services, shut-off, fixtures within the premise, for failure in the supply of water, or variances in pressure. (Added Ord. 92-711)

710.43. Authority: manager. The manager, with the approval of the council, may make rules and regulations supplemental and in addition to the terms and provisions of this section regulating and governing the water works system and the employees of the city working in, or assigned to the water utility department. The manager may limit, regulate or prohibit the use of city water furnished by the city water utility to any person and may, with the approval of the council, issue orders or regulations from time to time prohibiting or otherwise regulating the use of city-furnished water for sprinkling, air conditioning or any other use which may in the opinion of the manager be detrimental to the proper maintenance and functioning of the city water utility system or to the health, safety and general welfare of the residents of the city. (Amended Ord. 92-711)

## Appendix 8

Graph(s) showing annual per-capita water demand for each customer category

# Hopkins Water Usage



Appendix 9  
Water Rate Structure

**CITY OF HOPKINS, MINNESOTA**

[Home](#) > [City Services](#) > [Water & Sewer](#) > Utility Rates & Billing

# Utility Rates & Billing

Utility bills are sent out no later than the third working day of the month and are due the 20th\* of the month (or next working day if the 20th falls on a weekend or federal holiday).

There is a 3-calendar day grace period before a 10% penalty on the current water, sewer, refuse and storm sewer charges will be applied to the account.

\*The due date is NOT a postmark date. Payments must be received on or before the 20th of the month. (However, payments received within three calendar days of the due date will not receive a penalty.)



[View a sample bill with information on how to read the bill.](#)

## Welcome Packet for New Utility Accounts

The [Utility Billing Welcome Packet](#) contains utility information on the property you recently purchased.

## Payment Options

### Online payment

[Pay Utility Bill Online >](#)

### Paying online for the first time?

### Automatic Payment from Checking or Savings Account

[Automatic payment](#) from your checking or savings account is available. Download the authorization form to fill out, mail, and return to the City.



### Credit Card Payment In Person/Through Online Portal

Visa, MasterCard or Discover are accepted. You may stop into City Hall or pay online through the [utility billing portal](#).

### After Hours Payment

An after hours utility payment drop box is available 24 hours a day, seven days a week at City Hall. The drop box is located on the east side of City Hall next to visitor parking.

## Fees on your utility bill (effective January 1, 2017)

Service	Rate	Description
Water	Flat Meter Rates Residential – 5/8" meter: \$2.39 Residential – 1" meter: \$2.39 Apt/Commercial – 1.5-2" meter: \$4.77 Apt/Commercial – 3" meter: \$7.16 Apt/Commercial – 4" meter: \$9.54 Apt/Commercial – 6" meter: \$14.31	The monthly charge is based on meter size and number of meters.  This is a monthly fixed charge for all customers.
	Residential and Multi-Family Consumption Tiered Rates  0-3,000 gallons: \$2.44 3,001-5,000 gallons: \$2.81 5,001 gallons and over: \$3.23	The water consumption charges per 1,000 gallons for residential and multi-family units. Multi-family units receive credit for each unit in the complex when calculating tiered rates.  For example, if a multi-family unit has 50 units, each unit is treated as an individual user when calculating the tiers. In this multi-family example of 50 units using 319,000 gallons the bill would be calculated as follows:

		<p>50 units x 3,000 gallon for the 1st tier rate (150,000 gallons)</p> <p>50 units x 1,999 gallons for the 2nd tier rate (99,950 gallons)</p> <p>All usage above would be at the 3rd tier rate (319,000-150,000-99,950 = 69,050 gallons)</p> <p>These charges will vary with water usage</p>
	<p>Commercial Tiered Rates</p> <p>0-10,000 gallons: \$2.33</p> <p>10,001-20,000 gallons: \$2.68</p> <p>20,001 gallons and over: \$3.08</p>	<p>The water consumption charges per 1,000 gallons for commercial customers.</p> <p>These charges will vary with water usage.</p>
	<p>Production Meter: \$2.45</p>	<p>The water consumption charge for customers who use water as a component of a product (ie. beverages).</p>
Sanitary Sewer	\$5.81/1,000 gallons used	<p>A sewer base or cap is calculated each year during the winter period for residential accounts.</p> <p>How is the residential <a href="#">sanitary sewer charge calculated?</a></p>
Irrigation Meter	\$2.92/1,000 gallons used	<p>Rate charged for metered lawn irrigation. Implemented to comply with the state <a href="#">water conservation law</a>.</p>
Storm Sewer	\$5	<p>Flat fee that each resident pays per month. The storm sewer charge is for maintenance, renovation, and additions to the existing storm sewer system. The storm sewer is for water runoff (rainstorms, winter thaw, etc).</p>
<a href="#">Recycling</a>	\$5	<p>Flat fee that each resident pays per month.</p>
<p><a href="#">Refuse</a></p> <p>35 Gallon \$17.85</p> <p>65 Gallon \$21.85</p> <p>95 Gallon \$25.30</p>		<p>Flat fee that each resident pays for one container. This fee covers charges connected in the garbage collection process: container costs, vehicle costs, labor, insurance, and disposal of garbage at a designated facility, etc.</p>
State Solid Waste Mgmt Fee	Varies	<p>State charge of 9.75% calculated on the refuse portion of the bill. Also applies to bulk pickup charges. These fees are remitted back to the State of Minnesota.</p>
State Health Fee	\$6.36	<p>Yearly charge for connection to public utility. This is a State mandated charge. All funds collected by the City are remitted to the State Department of Revenue.</p>
Hennepin County Solid Waste Mgmt Fee	Varies	<p>Hennepin County charge of 9% calculated on the Refuse portion of the bill. Also applies to bulk pickup charges. These fees are remitted back to Hennepin County.</p>

## Starting or Cancelling Services for a Property

### Purchasing Property

If you are purchasing a property, please contact the Utility Billing office before the date that you close on the property. You will need to request a water meter reading for the date you close on the property. We will need to know the name that you would like to appear on the account and the address where the bills should be sent.

We will also be able to let you know if the former owner has called to stop their service, and if there are any outstanding utility bill amounts owing on the property. If the former owner does not pay their final utility bill, it remains with the property and utility account. The new owner is responsible for all amounts owing on the account.

### Rental Property

If the property is or will be a rental property, the account must remain in the owner's name, and the bills mailed to the owner's address. All utility accounts remain in the owners' name only, and cannot be placed in a renters' name. Owners are responsible for receiving and paying the monthly bills. The owner is liable to the City for all bills accruing through the use of utility services whether used by the owner, renter/lessee, or other occupant.

### About certification of delinquent utility charges to be collected with property taxes

Delinquent utility service charges left unpaid by current or former customers along with associated administrative fees, plus interest, may become a lien on the property served and be certified to Hennepin County to be collected with next year's property taxes.

Notices are mailed on or before July 1 each year for accounts with delinquent balances owing on charges billed through May 31 of the current year. If the delinquent balances are not cleared, the amounts are sent to the Assessing Department for certification to the property taxes. A list of delinquent accounts is published in the Sun Sailor in mid-November.

**Why are City utilities the responsibility of the property owner, when it is the tenant or occupant using the utilities?**  
**Does the City have authority to make me responsible for utilities used by the tenant?**  
**What difficulties has the City encountered in billing the property's tenant?**  
**Why can't the landlord have the tenant's water shut off?**

## Selling Property

If you are selling a property, please contact the Utility Billing office before the closing date. You will need to request a final water meter reading for the property. After the final water meter reading is taken, a final billing will be issued. We will also need to know the address where the final bill is to be sent.

## Contacts

Accounting Technician & Utility Billing

[Vicky Granite](#)

952-548-6332

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## Save Water

[Read 20 tips to lower your water bill](#)

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## Temporary stop of refuse services

If your house will be vacant for 30 days or more, you can temporarily stop refuse services. You must contact the City to let us know the date you will be leaving, as well as the date to re-instate services. The garbage container must be stored in a secure area, such as your garage.

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## Utility Services

To have the water turned on or shut off at the curb, contact the Utility Services Division at the Public Works main office number 952-939-1382.

## Appendix 10

Adopted or Proposed regulations to reduce demand or improve  
water efficiency

**CITY OF HOPKINS, MINNESOTA**

[Home](#) > [Your Home & Yard](#) > [Yards & Gardens](#) > Lawn Watering

## Lawn Watering

Water is our most precious natural resource. To help conserve it and ensure adequate water is available for normal daily use and emergency situations, the City of Hopkins enforces the following watering restrictions year-round.

([City Code Section 710.40](#) .)



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### Watering restrictions

No watering is allowed from 11 a.m. to 5 p.m.

This reduces water wasted through evaporation and allows pumps to refill water storage tanks for evening peak use.

Odd/even sprinkling is allowed at all other times

Homes with even-numbered addresses may water their lawns before 11 a.m. or after 5 p.m. on even-numbered dates. Homes with odd-numbered addresses may water before 11 a.m. or after 5 p.m. on odd-numbered dates.

### Exceptions

No-cost permits are available through the Public Works Department to allow proper watering of new sod or seeded areas.

Residents may hand-water flower beds, wash cars, etc. as long as the water use is not unattended.

The restrictions do not apply to people using sources of water other than the City water system.

### Enforcement

City employees enforce the water restrictions when they see violations. Warning tickets will be issued, followed by fines for repeat offenders.

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### Keep your lawn green with less water

Lawn watering is the single biggest residential use of water. You can have a green lawn and conserve water by following these guidelines:

Keep grass at 3.5 inches in height to encourage deeper roots and retain more water

Established lawns require only 1 to 1.5 inches of water every 7 to 10 days, including rainfall. Time how long it takes to fill a pan set out on the lawn with one inch of water and use that information in the future to avoid excessive watering.

It is better to water on infrequent, but deep watering cycles.

The best time to water your lawn is in the early morning .

### Contacts

Water & Sewer Superintendent

[Ismail Eddihi](mailto:Ismail.Eddihi@cityofhopkins.com)

952-548-6373



### Use a Rain Barrel

The Recycling Association of Minnesota provides opportunities to [buy inexpensive rain barrels](#) every spring.

Rain barrels collect rain from your rain gutter for use in your garden. This saves money by cutting down on water usage. The water is clean and environmentally friendly, and healthier for plants.

**CITY OF HOPKINS, MINNESOTA**

[Home](#) > [More for Residents](#) > [Environment](#) > 20 Ways to Save Water

## 20 Ways to Save Water

1. Use a displacement device (a water-filled bottle) in the toilet tank to reduce the amount of water required to flush.
2. Use toilet only for its intended purpose. Don't use the toilet to dispose of trash or tissues.
3. Repair leaky taps or toilets immediately. A slow drip wastes 15-20 gallons of water/day.
4. Consider a small capacity toilet when replacing an old one.
5. Take shorter showers .
6. Don't let the faucet run when brushing teeth, or shaving. Turn on only when needed.
7. Flush toilets less often whenever possible.
8. Let smaller children bathe together.
9. When washing dishes by hand fill a basin or sink for rinsing rather than let the water run.
10. Run dishwashers only when full .
11. Avoid running the tap for a glass of water. Put a bottle in the refrigerator to stay cold.
12. Never pour oil or grease in the drain. It requires too much water to rinse it down and may clog the drain.
13. Wash only full loads of clothes.
14. Use buckets and tubs to wash your car or the dog, rather than a continuous running hose.
15. Water lawns and gardens only when needed and only during the early morning or evening when evaporation is lower. (See [Hopkins Watering Restrictions](#))
16. Use a nozzle on your garden hose to act as flow-restrictor and reduce water use significantly.
17. Cutting grass to no less than 2 or 3 inch height will reduce the amount of water needed.
18. Sweep sidewalks and driveways instead of washing them down with a hose.
19. Reuse as much water as possible.
20. If lawn watering is scheduled let kids play in the hose or sprinkler in a grassy area instead of filling a wading pool.



### Contacts

Solid Waste Coordinator

[Pam Hove](#)

952-548-6351

Appendix 11  
Implementation Checklist

The City of Hopkins plans to focus on continuing to reduce and maintain low residential and total demands. They currently are proactive in reducing demands and will continue to utilize all resources to reduce demands.

<b>Activity Implemented</b>	<b>Activity or Action Item</b>	<b>Timeframe</b>
X	Revise city ordinances/codes to limit irrigation	Ongoing. City continues to review and revise as needed
X	Make water system infrastructure improvements	Ongoing
X	Revise ordinance to limit irrigation – Odd and even day sprinkling ban enforcement	Ongoing. City continues to review and revise as needed
	Implement a notification system to inform customers when water availability conditions change.	Possibly within 10 years. Must discuss with Council and other planning groups
	Conduct audience-appropriate water conservation education and outreach.	Possibly within 5 – 7 years
X	Offer free or reduced cost water use audits) for residential customers.	City now uses automated meter readings to identify spikes in user water usage and works with the homeowner to identify the source.
X	Repair leaking system components (e.g., pipes, valves)	Ongoing

## Minnesota Water Supply Plan Instructions & Checklist 2016-2018



### Public Water Suppliers

All public water suppliers in Minnesota that operate a public water distribution system, serve more than 1,000 people and/or all cities in the seven-county metropolitan area, must have a water supply plan approved by the Department of Natural Resources (DNR). Water supply plans must be updated and submitted to the DNR for approval every ten years. This requirement, in place since the 1990s, is designed to encourage communities to deal proactively with providing sustainable drinking water for citizens, businesses, and industry.<sup>1</sup>

These plan updates will be due between 2016 and 2018; the DNR will be notifying communities of the due date for each specific city water plan. All sections of the water supply plan must be completed in order for the plan to be approved. A checklist is included with these instructions on pages 4 and 5.

### What is New?

- Plans can be submitted through Minnesota DNR Permitting and Reporting System (MPARS).
- DNR Hydrologists will be meeting with clusters of communities rather than individually. In the Twin Cities metropolitan area, Metropolitan Council staff will also provide technical assistance and in Greater MN, staff from MN Rural Waters Association will join us.
- There is a greater emphasis on water conservation/demand reduction and on developing rate structures that encourage conservation.
- Simplified reporting: More tables with check boxes; less writing required.
- Part 4 of the plan, required for communities in the seven-county metropolitan area, now reflects the Twin Cities metropolitan area Master Water Supply Plan
- Resources - can be found at [www.mndnr.gov/watersupplyplans](http://www.mndnr.gov/watersupplyplans) including copies of sample rate structures, conservation ordinances, education programs, water level recording forms, certificate of adoption, and other items as well as links to useful conservation web pages.

### Submitting a Plan for DNR Approval

Preferably, please submit plans electronically to:

<https://webapps11.dnr.state.mn.us/mpars/public/authentication/login>

Steps for electronic submission:

1. Follow the above link and log into MPARS.
2. From your Account Overview Permits Tab, click on your primary Water Supply Permit Number.
3. Then click on Communication Tab.
4. Click New Message to Hydrologist (under Communication heading)

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<sup>1</sup> see [Minn. Stat. 103G.291](#)

5. Type in the Subject heading and a brief message

6. Click Add Attachment
7. Under Document Type drop down, select Water Supply Plan
8. Click choose file and attach your Water Supply Plan - **Naming convention: WSP\_cityname\_permitnumber\_date.doc**  
Please include list of all permit numbers associated with this Water Supply in the message field
9. Hit Send at the bottom of the page

Or submit completed plans to:  
DNR Waters  
Water Permit Programs Supervisor  
500 Lafayette Road  
St. Paul, MN 55155-4025

Plans for communities in the seven-county metropolitan area will be automatically shared with the Metropolitan Council.

If you have questions regarding water supply plans, please call (651) 259-5034 or e-mail questions to [wateruse.dnr@state.mn.us](mailto:wateruse.dnr@state.mn.us)

### **Twin Cities Metropolitan Area Requirements**

All communities that operate a public water supply system within the seven county Twin Cities metropolitan area, even those with fewer than 1,000 people, must complete a local water supply plan and submit it to the Metropolitan Council, adjacent communities, and the county for review and comment. These plans include completion of Part 4 of the local water supply plan template.



Please submit plans to DNR Ecological and Water Resources Division as described above. Plans for communities in the seven-county metropolitan area will be shared with the Metropolitan Council.

### **Final Plan Adoption by City or Board**

Communities give the plan preliminary approval subject to DNR review and, for communities in the seven-county metropolitan area, by Metropolitan Council review.

If the DNR or Metropolitan Council have recommended changes, the community should incorporate them into the plan or respond before the plan is finally adopted.

Communities and utility boards must officially adopt the plan after it is approved by the DNR and, for metro communities, reviewed by Metropolitan Council.

A template of a city certification of adoption is found at [www.mndnr.gov/watersupplyplans](http://www.mndnr.gov/watersupplyplans)

## Water Supply Plan Checklist

All sections of the plan must be completed in order for the plan to be approved. The following checklist can be used to make sure all elements of the plan have been completed.

### Part 1. Water Supply System Description and Evaluation

<input checked="" type="checkbox"/>	Table 1. DNR Water Appropriation Permit Number & Utility Contact Information
<input checked="" type="checkbox"/>	Table 2. Historic Water Demand (Part 1, A)
<input checked="" type="checkbox"/>	Table 1. Large volume users (Part 1, A)
<input checked="" type="checkbox"/>	Table 2. Water treatment capacity and treatment processes (Part 1, B)
<input checked="" type="checkbox"/>	Table 3. Storage capacity, as of the end of the last calendar year (Part 1, B ) & discussion of current and future storage capacity needs
<input checked="" type="checkbox"/>	Table 4. Water sources & status (Part 1, C) & discussion of limitations
<input checked="" type="checkbox"/>	Table 5. Projected annual water demand (Part 1, D) & discussion of water use trends & projection method
<input checked="" type="checkbox"/>	Table 6. Source water quality monitoring (Part 1, E)
<input checked="" type="checkbox"/>	Table 9. Water level data (Part 1, E)
<input checked="" type="checkbox"/>	Table 10. Natural resource impacts (Part 1, E)
<input checked="" type="checkbox"/>	Table 11. Status of Wellhead Protection and Source Water Protection Plans (Part 1, E)
<input checked="" type="checkbox"/>	Table 12. Adequacy of Water Supply System (Part 1, F)
<input checked="" type="checkbox"/>	Table 13. Proposed future installations/sources (Part 1, F)
<input checked="" type="checkbox"/>	Table 14. Alternative water sources (Part 1, F)
<input checked="" type="checkbox"/>	Appendix 1: Well records and maintenance summaries
<input checked="" type="checkbox"/>	Appendix 2: Water level monitoring plan
<input checked="" type="checkbox"/>	Appendix 3: Water level graphs for each water supply well
<input checked="" type="checkbox"/>	Appendix 4: Capital Improvement Plan

### Part 2. Emergency Planning and Response Procedures

<input checked="" type="checkbox"/>	Table 15. Emergency response plan contact information (Part 2, A) & Y/N questions
<input checked="" type="checkbox"/>	Table 16. Interconnections with other water supply systems to supply water in an emergency (Part 2, C) & Y/N questions
<input checked="" type="checkbox"/>	Table 17. Utilizing Surface Water as an Alternative Source (Part 2, C) & discussion of additional emergency water provisions
<input checked="" type="checkbox"/>	Table 18. Water use priorities (Part 2, C)
<input checked="" type="checkbox"/>	Table 19. Emergency demand reduction conditions, triggers and actions (Part 2, C)
<input checked="" type="checkbox"/>	Table 20. Plan to Inform Customers Regarding Conservation Requests, Water Use Restrictions, and Suspensions (Part 2, C) & discussion of restriction authority
<input checked="" type="checkbox"/>	Appendix 5: Emergency Telephone List
<input checked="" type="checkbox"/>	Appendix 6: Cooperative Agreements for Emergency Services
<input checked="" type="checkbox"/>	Appendix 7: Municipal Critical Water Deficiency Ordinance

### Part 3. Water Conservation Plan

<input checked="" type="checkbox"/>	Table 21. Implementation of previous ten-year Conservation Plan (Part 3, A) & discussion of progress and results
<input checked="" type="checkbox"/>	Table 22. Short and long-term demand reduction conditions, triggers & actions (Part 3, A)
<input checked="" type="checkbox"/>	Y/N & discussion of leak detection monitoring, water audits & water loss (Part 3, B)
<input checked="" type="checkbox"/>	Table 23. Customer Meters (Part 3, B)
<input checked="" type="checkbox"/>	Table 24. Water Source Meters (Part 3, B)
<input checked="" type="checkbox"/>	Y/N & discussion of water use trends in residential GPCD (Part 3, B)
<input checked="" type="checkbox"/>	Table 25. Strategies and timeframe to reduce residential per capita demand (Part 3, B)
<input checked="" type="checkbox"/>	Table 26. Strategies and timeframe to reduce institutional, commercial, industrial, and agricultural and non-revenue use demand (Part 3, B)
<input checked="" type="checkbox"/>	Describe trends in customer use categories (Part 3, B)
<input checked="" type="checkbox"/>	Calculate ratio of maximum day demand to average day demand (Part 3, B)
<input checked="" type="checkbox"/>	Table 27. Rate structures for each customer category (add additional rows as needed)
<input checked="" type="checkbox"/>	Table 28. Additional strategies to Reduce Water Use & Support Wellhead Protection (Part 3, B)
<input checked="" type="checkbox"/>	Discuss how you will track success (Part 3, B)
<input checked="" type="checkbox"/>	Table 29. Regulations for short-term reductions in demand and long-term improvements in water efficiencies (Part 3, B)
<input checked="" type="checkbox"/>	Table 30. Retrofitting programs (Part 3, B)
<input checked="" type="checkbox"/>	Table 31. Current and Proposed Education Programs (Part 3, C) and discussion of future education plans
<input checked="" type="checkbox"/>	Appendix 8: Graph showing annual per capita water demand for each customer category during the last ten-years
<input checked="" type="checkbox"/>	Appendix 9: Water Rate Structure
<input checked="" type="checkbox"/>	Appendix 10: Adopted or proposed regulations to reduce demand/improve water efficiency
<input checked="" type="checkbox"/>	Appendix 11: Implementation Checklist

### Part 4. Items Metropolitan Area Water Suppliers

<input checked="" type="checkbox"/>	Table 32. Alternative Approaches (Part IV, D)
<input checked="" type="checkbox"/>	Complete Technical Assistance question

### Plan Submittal and Adoption

- Follow MPARS submission guidelines on page 1 of this document (preferred) or  
Mail to: DNR Ecological & Water Resources  
Water Permit Programs Supervisor  
500 Lafayette Road  
St. Paul, MN 55155-4032     Or e-mail to <http://www.dnr.state.mn.us/mpars/index.html>
- (Metro communities with less than 1,000 people only)*  
Follow MPARS submission guidelines on page 1 of this document (preferred) or  
Mail to: Metropolitan Council  
Reviews Coordinator  
390 N Robert St  
St. Paul, MN 55101     Or e-mail to [ReviewsCoordinator@metc.state.mn.us](mailto:ReviewsCoordinator@metc.state.mn.us)

Certification of Plan Adoption

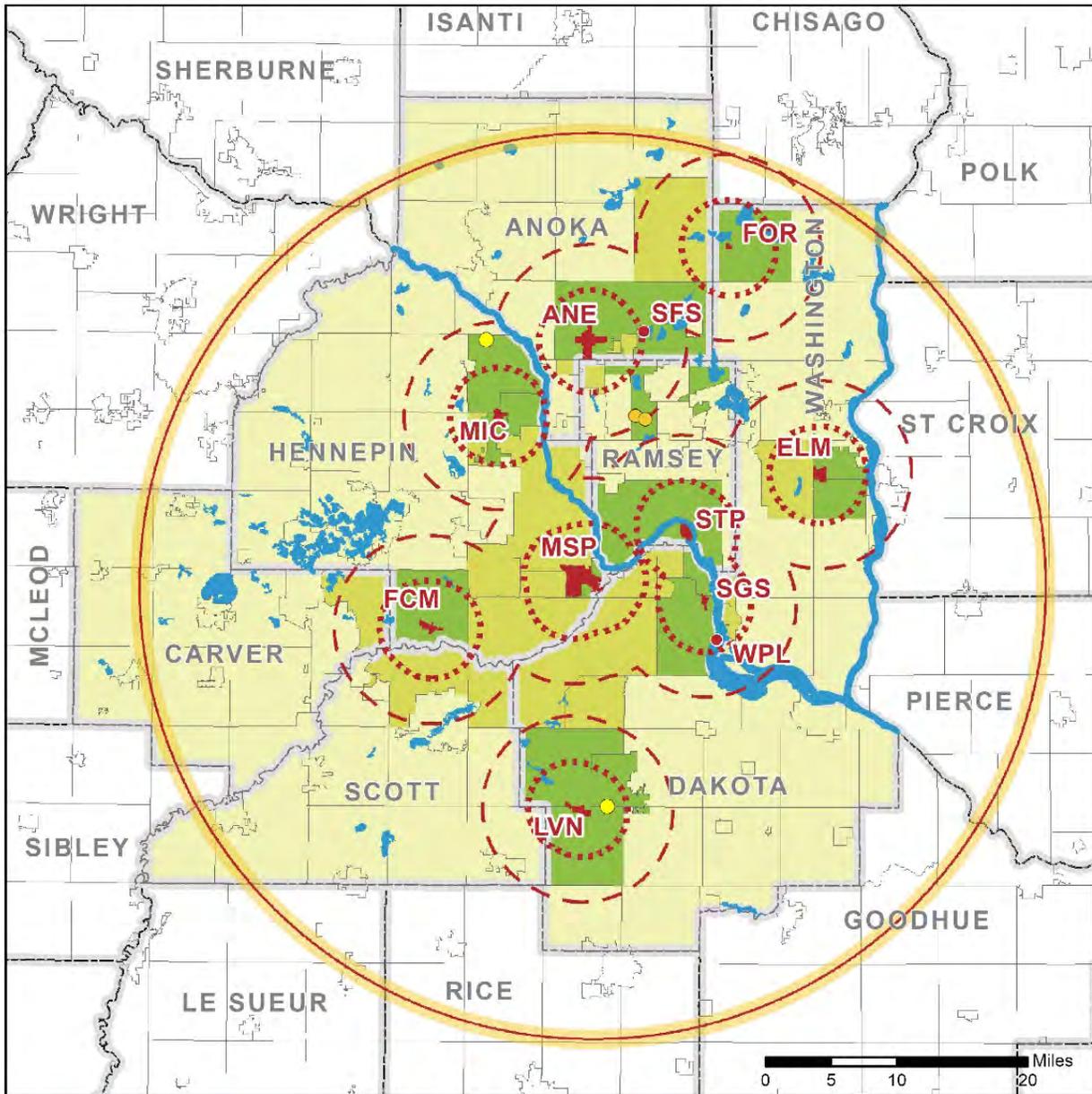
Date:

## Appendix 12

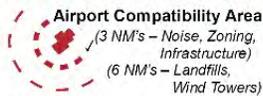
### Sources of Information/Additional Educational Material

Figure 9-1 of the TPP

### Airport Service Areas



**Public Owned Public Use Airport**



**MSP** Minneapolis - St. Paul International Airport (Wold-Chamberlain Field)

**STP** St. Paul Downtown Airport (Holman Field)

**ANE** Anoka County - Blaine Airport (Janes Field)

**FCM** Flying Cloud Airport

**MIC** Crystal Airport

**SGS** South St. Paul Airport (Fleming Field)

**ELM** Lake Elmo Airport

**LVN** Airlake Airport

**FOR** Forest Lake Airport

**Privately Owned Public Use Airport**

**SFS** Surf-Side Seaplane Base (Rice Lake)

**WPL** Wipline Seaplane Base (Miss. River)

Minneapolis Class-B Airspace Boundary

Permitted Seaplane Surface Waters (within 7 County Area only)

VOR Protection Zone

Tall Tower Areas

Aviation Facility Located in Community

Community Directly Affected by Facility(s)

General Airspace Notification/Protection

# WATER RESOURCE REQUIREMENTS/ WASTEWATER SYSTEM STATEMENT

*City of Hopkins*

The *2040 Water Resources Policy Plan* includes policies and strategies to achieve the following goal:

*To protect, conserve, and utilize the region's groundwater and surface water in ways that protect public health, support economical growth and development, maintain habitat and ecosystem health, and provide for recreational opportunities, which are essential to our region's quality of life.*

The Policy Plan takes an integrated approach to water supply, water quality, and wastewater issues. This approach moves beyond managing wastewater and stormwater only to meet regulatory requirements by viewing wastewater and stormwater as resources, with the goal of protecting the quantity and quality of water our region needs now and for future generations.

The Policy Plan includes policies and strategies to:

- Maximize regional benefits from regional investments in the areas of wastewater, water supply and surface water.
- Pursue reuse of wastewater and stormwater to offset demands on groundwater supplies.
- Promote greater collaboration, financial support, and technical support in working with partners to address wastewater, water quality, water quantity and water supply issues.
- Implement environmental stewardship in operating the regional wastewater system by reusing wastewater, reducing energy use and air pollutant emissions, and reducing, reusing, and recycling solid waste.

## **Key Concepts in the 2040 Water Resources Policy Plan**

Adopted by the Metropolitan Council in May 2015, the *2040 Water Resources Policy Plan* is the metropolitan system plan for metropolitan wastewater services with which local comprehensive plans must conform. The Policy Plan incorporates the following changes:

- Centers on and around an integrated approach to water supply, wastewater, and surface water planning.
- Promotes the investigation of the issues and challenges in furthering our work in water conservation, wastewater and stormwater reuse, and low impact development practices in order to promote a more sustainable region.
- Promotes the concept of sustainable water resources where, through collaboration and cooperation, the region will take steps to manage its water resources in a sustainable way aimed at:
  - Providing an adequate water supply for the region
  - Promoting and implementing best management practices that protect the quality and quantity of our resources
  - Providing efficient and cost effective wastewater services to the region
  - Efficiently addressing nonpoint and point sources pollution issues and solutions, and,
  - Assessing and monitoring lakes, rivers, and streams so that we can adequately manage, protect, and restore our valued resources.
- Continues the Council's position that communities that permit the construction and operation of subsurface sewage treatment systems and other private wastewater treatment systems are

responsible for ensuring that these systems are installed, maintained, managed and regulated consistent with Minnesota Rules Chapter 7080-7083.

- Includes requirements in Appendix C for comprehensive sewer plans, local water plans, and local water supply plans.
- Establishes inflow and infiltration goals for all communities served by the regional wastewater system and requires all communities to include their inflow and infiltration mitigation programs in their comprehensive sewer plan.
- Works with the State to attempt to (1) make funds available for inflow and infiltration mitigation, and (2) promote statutes, rules, and regulations to encourage I/I mitigation.

Hopkins should consult the complete Policy Plan in preparing its local comprehensive plan. In addition, Hopkins should consult *Thrive MSP 2040* and the *Local Planning Handbook* for specific information needed in its comprehensive plan.

## System Plan Considerations Affecting Your Community

### *Metropolitan Sewer Service*

Under state law (Minn. Stat. 473.513) local governments are required to submit both a wastewater plan element to their comprehensive plan as well as a comprehensive sewer plan describing service needs from the Council. Specific requirements for the sewer element of your comprehensive plan can be found in the Water Resources section of the *Local Planning Handbook*.

### Forecasts

The forecasts of population, households, employment, and wastewater flows for Hopkins as contained in the adopted *2040 Water Resources Policy Plan* can be found at: <http://www.metrocouncil.org/Wastewater-Water/Planning/2040-Water-Resources-Policy-Plan.aspx> and on your Community Page in the *Local Planning Handbook*. These forecasts are for sewered development. The sewered housing forecasts were estimated using SAC data, annual city reports, current trends, existing and future local wastewater service areas and other information relating to your community. The wastewater flows are based on historical wastewater flow data, future projected wastewater generation rates, and the projected sewered population and employment data.

The Council will use these growth and wastewater flow forecasts to plan future interceptor and treatment works improvements needed to serve your community. The Council will not design future interceptor improvements or treatment facilities to handle peak hourly flows in excess of the allowable rate for your community. Hopkins, through its comprehensive planning process, must decide the location and staging of development, and then plan and design its local wastewater collection system to serve this development. The Council will use its judgment as to where to assign growth within your community to determine regional system capacity adequacy. If Hopkins wishes to identify specific areas within the community to concentrate its growth, it should do so within its Comprehensive Sewer Plan.

You should also note that urban development at overall densities that are substantially lower than those identified for your community in the Community Designation Section of this Systems Statement will also be analyzed by the Council for their potential adverse effects on the cost of providing metropolitan sewer service.

### Description of the Metropolitan Disposal System Serving Your Community

Figure 1 shows the location of the Metropolitan Disposal System (MDS) serving your community.. Wastewater flow from the northern portion of Hopkins is conveyed through Minnetonka and treated at

the Blue Lake WWTP, whereas the rest of the City's wastewater flow is treated at the Metropolitan WWTP located in St. Paul.

### **Description of the Regional Inflow/Infiltration (I/I) Program**

The *2040 Water Resources Policy Plan* states that the Council will establish I/I goals for all communities discharging wastewater to the MDS. Communities that have excessive I/I in their sanitary sewer systems will be required to eliminate excessive I/I. The Council will continue the implementation of its on-going I/I reduction program. Communities identified through the program as needing to eliminate excessive I/I will be required to submit a work plan that details work activities to identify and eliminate sources of I/I. The Council can limit increases in service within those communities having excess I/I that do not demonstrate progress in reducing their excess I/I. The Council will meet with the community and discuss this alternative before it is implemented.

It is required that those communities that have been identified as contributors of excessive I/I, and that have not already addressed private property sources, do so as part of their I/I program. Significant work has been accomplished on the public infrastructure portion of the wastewater system. The Council will pursue making funds available through the State for I/I mitigation, and promote statutes, rules and regulations to encourage I/I mitigation.

### ***Management of Subsurface Sewage Treatment Systems (SSTS) and Private Systems***

The Metropolitan Land Planning Act requires the sewer element of the local comprehensive plan to describe the standards and conditions under which the installation of subsurface sewage treatment systems and other private wastewater treatment systems will be permitted and to the extent practicable, the areas not suitable for public or private systems.

The appropriate density for development with subsurface sewage treatment systems depends on the suitability of the soils to treat wastewater and whether space is available for a primary and back up drainfield. It is the Council's position that all municipalities and counties allowing subsurface sewage treatment systems should incorporate current MPCA regulations (Minn. Rules Chapter 7080-7083) as part of a program for managing subsurface sewage treatment systems in the sewer element of their local comprehensive plan and implement the standards in issuing permits.

Hopkins should adopt a management program consistent with state rules. An overview of Hopkins's management program must be included in the community's local comprehensive plan update. If adequate information on the management program is not included; the comprehensive plan will be found incomplete for review until the required information is provided to the Council. Specific requirements for the local comprehensive plan can be found in the [Local Planning Handbook](#).

Small private treatment plants are located throughout the Metropolitan Area serving such developments as individual industries, mobile home parks, and other urban type uses. The Council's position is that such private wastewater treatment plants should be permitted only if they are in areas not programmed for metropolitan sewer service in the future and they are provided for in a community's comprehensive plan that the Council has approved. Furthermore, the community is responsible for permitting all community or cluster wastewater treatment systems consistent with Minnesota Rules Chapter 7080-7083 and MPCA standards. The Council will not provide financial support to assist communities if these systems fail.

Hopkins should include in the sewer element of its local comprehensive plan the conditions under which private treatment plants or municipal treatments would be allowed, and include appropriate

management techniques sufficiently detailed to ensure that the facilities conform to permit conditions. Hopkins is responsible for ensuring that permit conditions for private treatment plants are met and financial resources to manage these facilities are available.

## Surface Water Management

In 1995, Minnesota Statutes Section 473.859, subd. 2 was amended to make the local water plan (often referred to as local surface water management plans) required by section 103B.235 a part of the land use plan of the local comprehensive plan. Minnesota Rules Chapter 8410, updated in July of 2015, includes the requirements for local water management plans. The main change that you need to be aware of is that all communities in the metropolitan area must update their local water plan between January 1, 2017 and December 31, 2018. This means that Hopkins must update its local water plan as part of the comprehensive plan update. The community's updated local water plan should be submitted to the Council for its review concurrent with the review by the Watershed Management Organization(s) within whose watershed(s) the community is located. **Failure to have an updated local water plan will result in the comprehensive plan being found incomplete for review until the required plan is provided to the Council.**

Local water plans must meet the requirements for local water plans in Minnesota Statutes, section 103B.235 and Minnesota Rules Chapter 8410. In general, local surface water plans need to include a summary of the priorities and problems in the community; structural, nonstructural and programmatic actions to take to address the priorities and problems; and clearly identified funding mechanisms to fix the problems.

More detailed guidance for the local water plans can be found in Appendix C of the Council's *2040 Water Resources Policy Plan* and in the Council's current *Local Planning Handbook*.

In addition, the Council has also updated its priority lake list that was first developed in the 1980s as part of the *Water Resources Policy Plan* update. Figure 2 shows the priority lakes for Hopkins. The Council uses the priority lake list to focus its limited resources. The list is also used in the environmental review process. Where a proposed development may impact a priority lake, the project proposer must complete a nutrient budget analysis for the lake as part of the environmental review process.

Also included on Figure 2 is the watershed organization(s) that Hopkins is part of and a list of impaired waters in the community for use in development of your local water plans.

## Other Plan Considerations

### Water Supply

Local comprehensive plans also address water supply (Minn. Stat., Sec. 473.859). For communities in the metropolitan area with municipal water supply systems, this local comprehensive plan requirement is met by completing the local water supply plan template, which was jointly developed by the Metropolitan Council and the Minnesota Department of Natural Resource (DNR).

#### **FOR COMMUNITIES WHO OWN/OPERATE A PUBLIC WATER SUPPLY SYSTEM:**

Because your community owns/operates a municipal community public water supply system (PWS), the local water supply plan must be updated as part of the local comprehensive plan (Minn. Stat., Sec. 103G.291).

**The updated local water supply plan should include information about your community along with information about any neighboring communities served by your system.**

You should update your local water supply plan upon notification by DNR. Local water supply plan due dates will be staggered between January 1, 2017 and December 31, 2018. Your updated local water supply plan should be submitted to the DNR. DNR will share the plan with the Council, and it will be reviewed concurrently by both agencies. This schedule allows the local water supply plans to be completed and included in the local comprehensive plan.

**Failure to have an updated local water plan will result in the comprehensive plan being found incomplete for review until the required plan is provided to the Council.**

The water supply plan template fulfills multiple statutory obligations including:

- Minn. Stat., Sec. 103G.291 to complete a water supply plan including demand reduction
- Minn. Stat., Sec. 473.859 to address water supply in local comprehensive plans
- Minn. Administrative Rules 4720.5280 to address contingency planning for water supply interruption

The plan must be officially adopted by your community, and if applicable the utility board, as part of the local comprehensive plan.

At a minimum, the updated local water supply plan must use the joint DNR and Metropolitan Council template and include water demand projections that are consistent with the community's population forecast provided in the introductory section of this system statement. Potential water supply issues should be acknowledged, monitoring and conservation programs should be developed, and approaches to resolve any issues should be identified.

Guidance and information for water supply planning can be found in the Appendix C of the *2040 Water Resources Policy Plan*, the *Local Planning Handbook*, and the Council's *Master Water Supply Plan*.

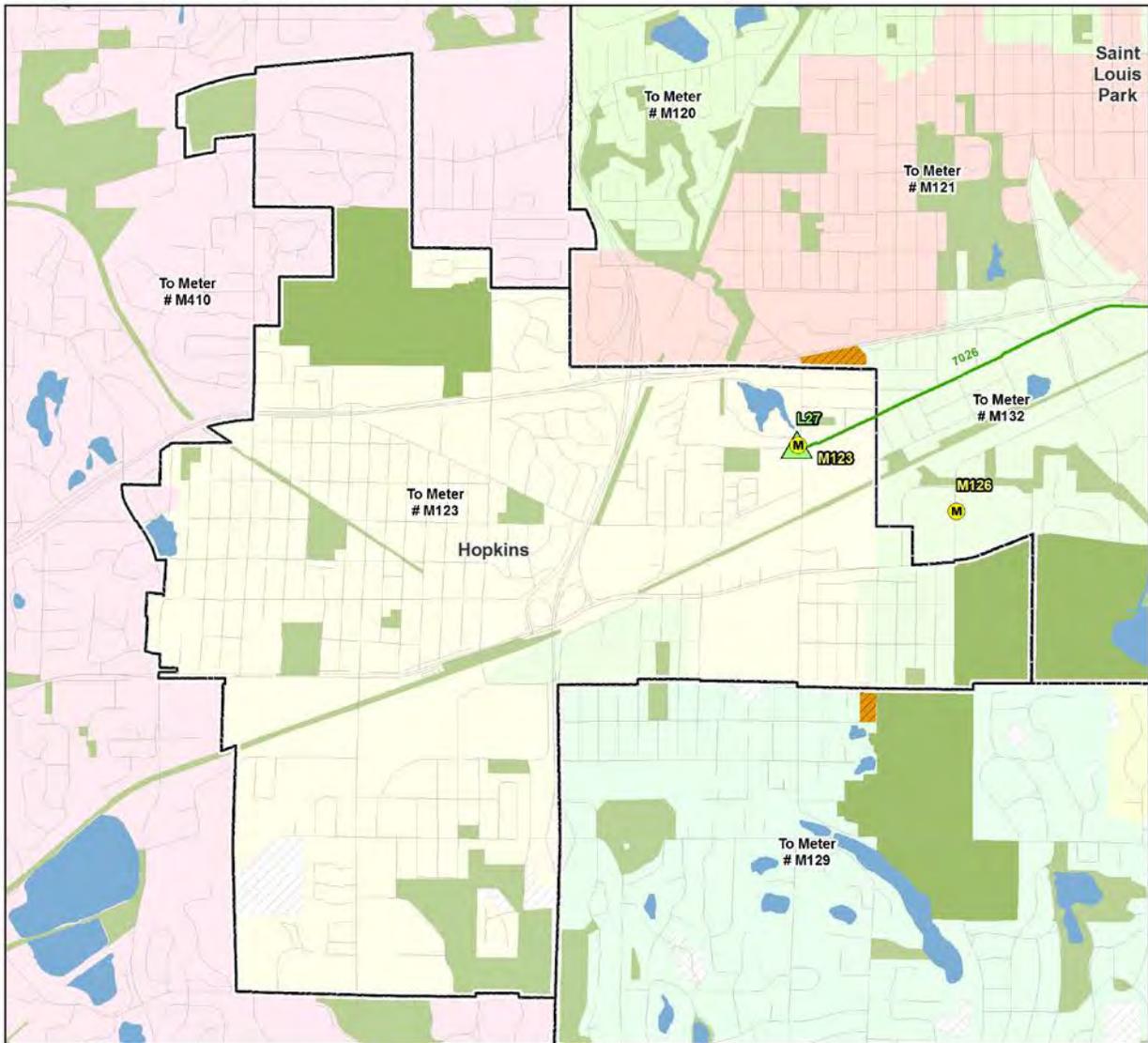
The Council's *Master Water Supply Plan* provides communities in the region with planning assistance for water supply in a way that:

- Recognizes local control and responsibility for owning, maintaining and operating water systems
- Is developed in cooperation and consultation with municipal water suppliers, regional stakeholders and state agencies
- Protects critical habitat and water resources over the long term
- Meets regional needs for a reliable, secure water supply
- Highlights the benefits of integrated planning for stormwater, wastewater and water supply
- Emphasizes and supports conservation and inter-jurisdictional cooperation
- Provides clear guidance by identifying key challenges/issues/considerations in the region and available approaches without dictating solutions

Figures 3-5 illustrate some water supply considerations that the community may consider as they develop their local water supply plans, such as: aquifer water levels, groundwater and surface water interactions, areas where aquifer tests or monitoring may be needed to reduce uncertainty, regulatory and management areas, and emergency interconnections.

Figure 1. MCES Sanitary Sewer Meter Service Areas

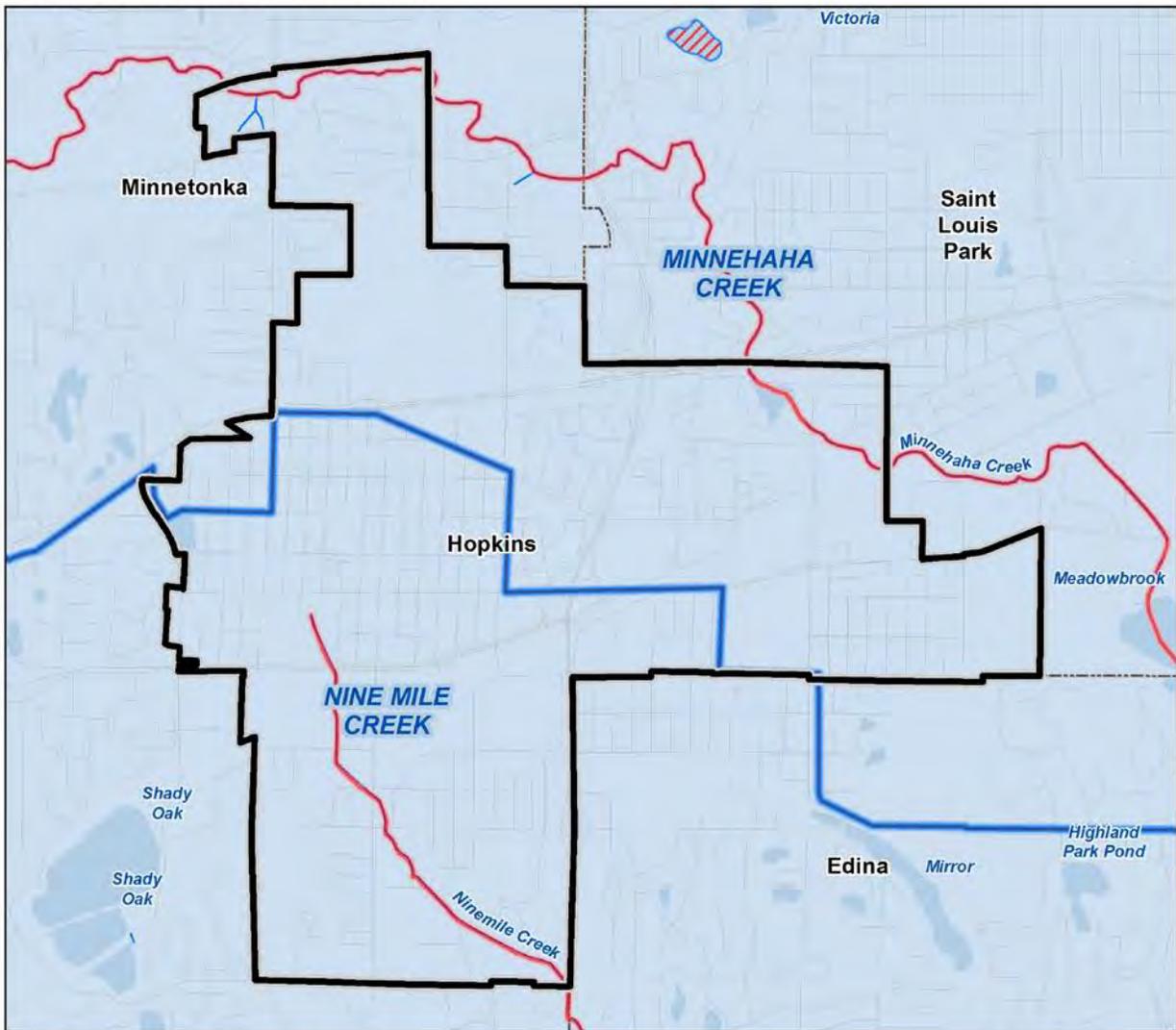
### City of Hopkins, Hennepin County



- |                             |                     |                                  |
|-----------------------------|---------------------|----------------------------------|
| <b>Interceptors by Type</b> | — Outfall           | Meters                           |
| — Gravity                   | — Low Head Crossing | Lift Stations                    |
| — Forcemain                 | — Bypass            | MCES Wastewater Treatment Plants |
| — Siphon                    |                     |                                  |
- 
- |  |                  |
|--|------------------|
| <b>Interceptor Meter Service Areas</b> |                  |
| To Meter # 100                         | Areas Not Served |
- 
- |  |                              |                                |
|--|------------------------------|--------------------------------|
| Areas of Unmetered Flow into the Community | County Boundaries            | Park, Recreational or Preserve |
| Rural Center WWTP Service Areas            | City and Township Boundaries | Golf Course                    |
| 2040 MUSA                                  | Lakes and Rivers             |                                |
|  | NCompass Street Centerlines  |                                |

Figure 2. Surface Water Resources

### Hopkins, Hennepin County



- Watershed Management Organization Boundaries
- Watershed Management Organization Type**
- County
- Watershed District
- Watershed Management Organization
- Impaired Rivers & Streams (2014 Draft MPCA 303(d) List)
- 2014 Priority Lakes
- County Boundaries
- City and Township Boundaries
- Other Lakes and Major Rivers
- Other Streams
- NCompass Street Centerlines
- Impaired Lakes (2014 Draft MPCA 303(d) List)

Figure 3. Surface water features and interaction with the regional groundwater system, and state-protected surface water features

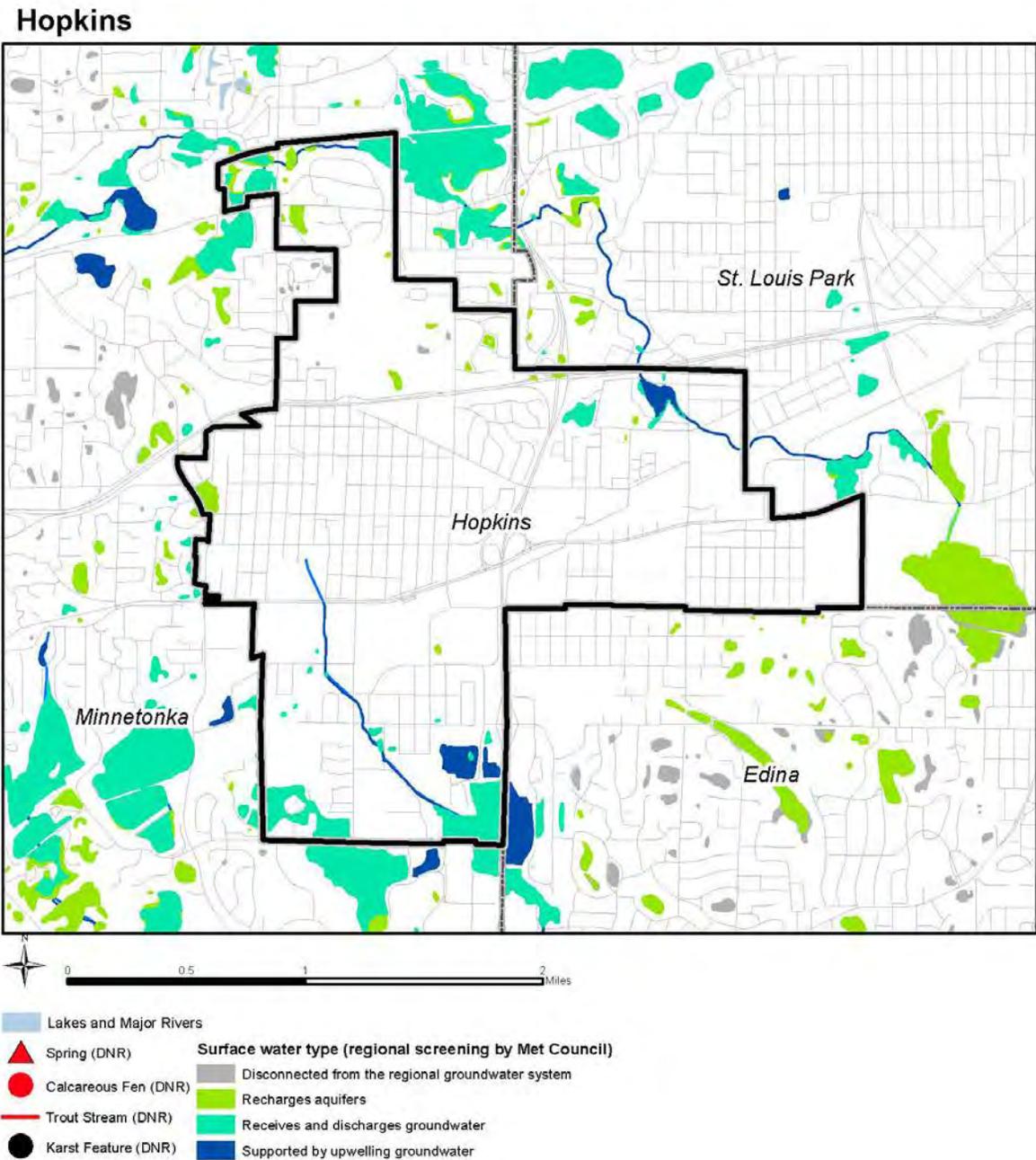


Figure 4. Availability of MN Department of Natural Resources groundwater level and MN Department of Health aquifer test data

### Hopkins

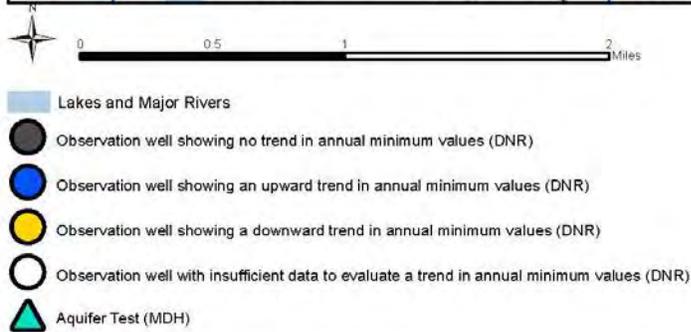
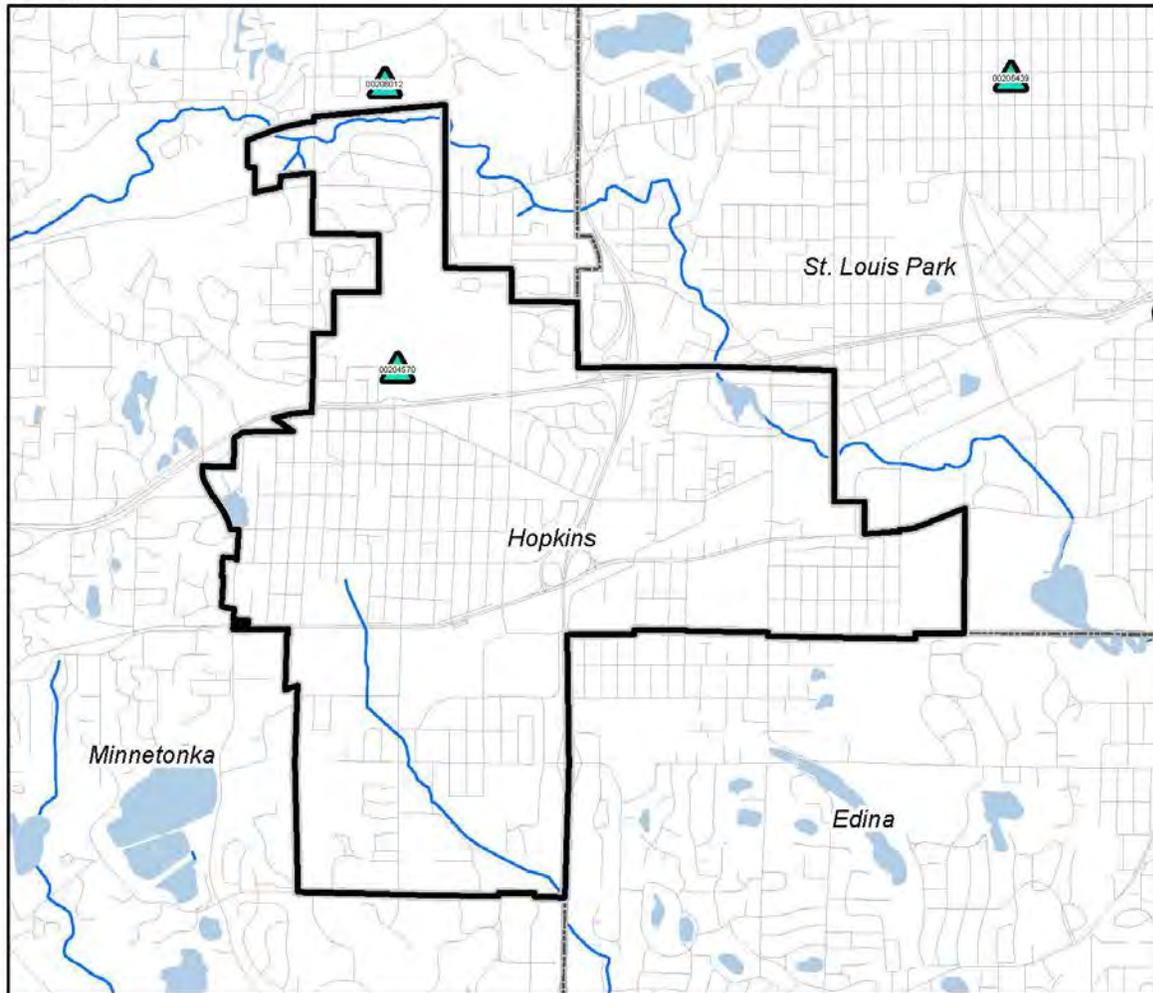
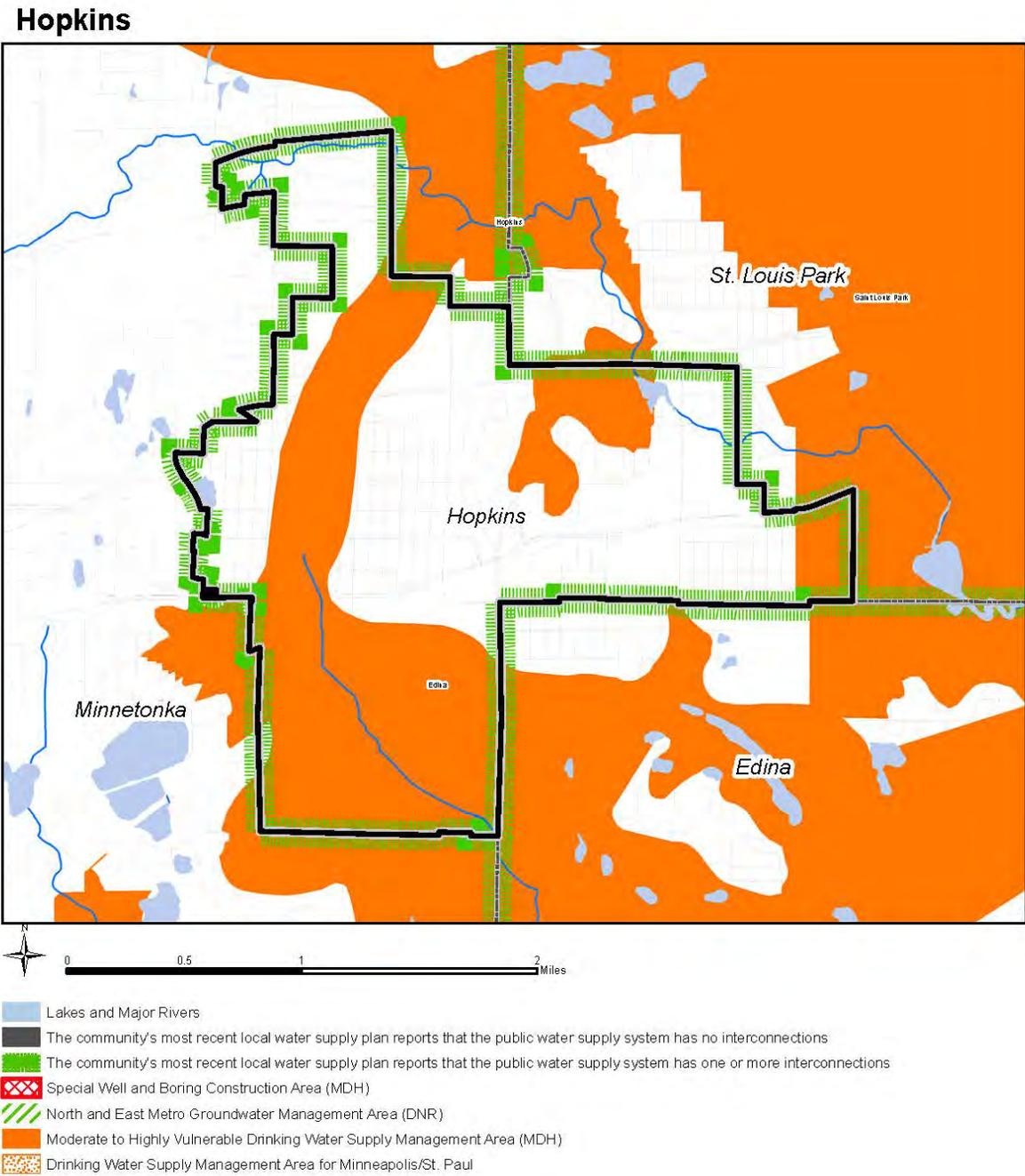


Figure 5. Municipal public water supply system interconnections and regulatory management areas



# Hopkins Water Supply Profile

## Overview of water system and use in the community

The community owns and operates their own water supply system.

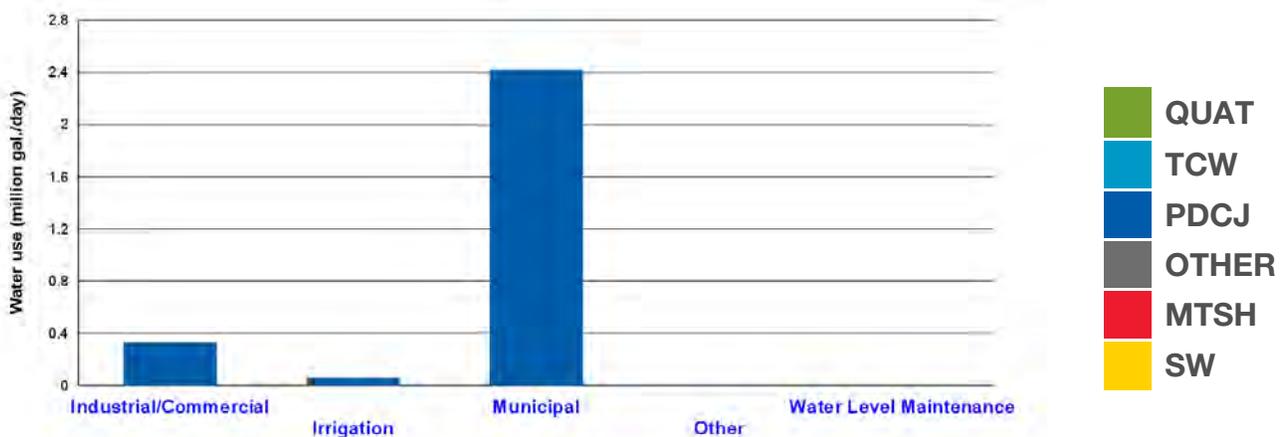
## Available approaches to meet current and future demand

1. Conservation
2. Groundwater sources
3. Stormwater reuse
4. Reclaimed wastewater
5. Enhanced recharge
6. Surface water sources

## Number of active public and private DNR-permitted wells and surface water intakes that provide water to residents and businesses in the community

Source	Municipal Wells or intakes in the community	Non-Municipal Wells or intakes in the community	Municipal Wells or intakes outside the community
Mt. Simon-Hinckley (MTSH)	0	0	0
Prairie du Chien-Jordan (PDCJ)	3	1	0
Quaternary (QUAT)	0	0	0
Tunnel City-Wonewoc (TCW)	0	0	0
Multi-aquifer (MULTI)	1	0	0
Surface Water (SW)	0	0	0

## Amount of water used, on average, by water appropriation permit holders in key water use categories (chart will be blank if no DNR-permitted wells or intakes provide water in the community)



## Municipal Water Use

**Municipal water treatment:** Disinfection, Iron removal, Fluoride , Corrosion control - Lead/Copper

**Rate structure:** Flat

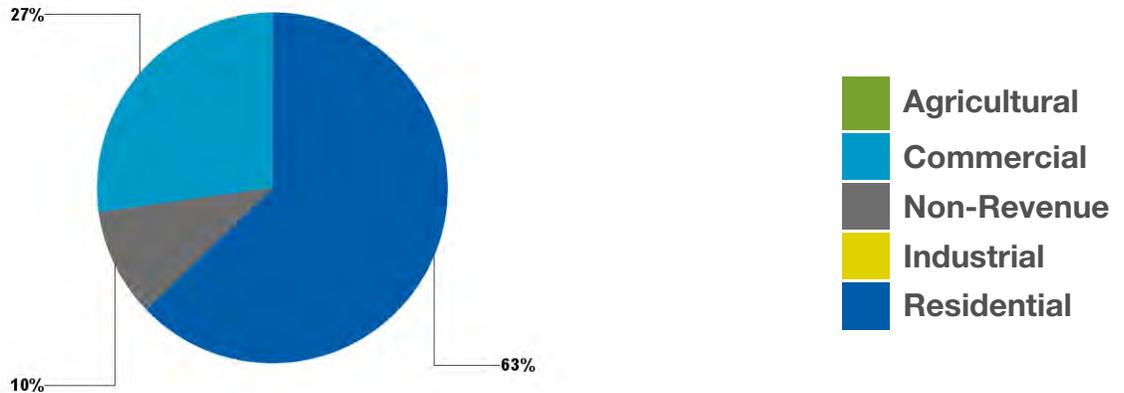
**Permitted amount in 2012:** 1000 (million gallons/year)

**Reported use in 2012:** 772 (million gallons/year) 2.12 (million gallons/day)

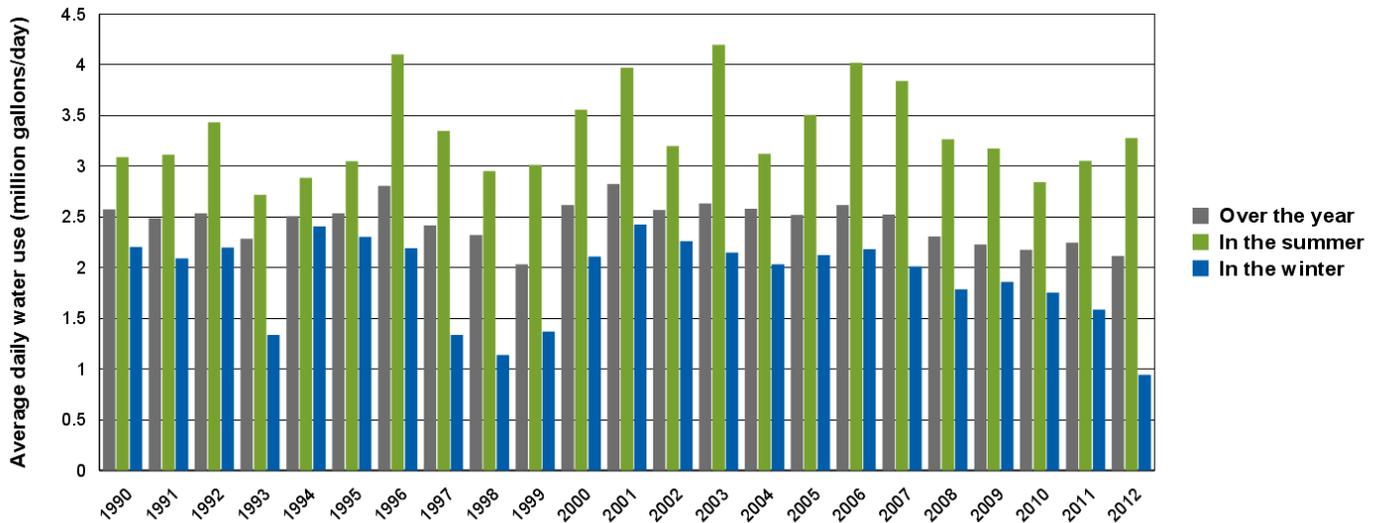
**Note:** *this may be higher than permitted amount if, for example, water is purchased from a neighbor*

**Residential water use per person in 2012:** 73 gallons per person per day

### Water use by major categories in 2012



### Historical municipal water use in the community



## Projected municipal water use

	2020	2030	2040
Population Served	18,900	19,400	19,900
Total Population	18,900	19,400	19,900
Projected Average Daily Water Use (Million Gal./Day), Plus or Minus 20%	2.61	2.68	2.75
Total Per Capita Water Use (Gal./Person/Day)	138	138	138
What per capita water use would be, if population grew without changing total water use:	112	109	106

## Water resource plans and permits that address the following issues support more sustainable water supplies

- State and federal requirements, such as Safe Drinking Water Act standards, conditions identified on water appropriation permits issued by the DNR, water quality permits issued by the MPCA and others
- Potential for water use conflicts and well interference
  - Due to the pervasiveness of private wells in the metro area, there exists a potential water use conflict and well interference of all appropriators
- Potential for impacts of groundwater pumping on surface water features and ecosystems
  - Surface waters in this area may be directly connected to regional groundwater system
- Significant vulnerability to contamination
  - A vulnerable Drinking Water Supply Management Area has been designated in the area
  - Travel time from land surface to bedrock aquifers is estimated to be less than 50 years
- Significant uncertainty about aquifer productivity and extent
  - Part of the area may not be well-represented by a Minnesota Department of Health aquifer test
  - The county geologic atlas is more than twenty years old
  - Part of the area may not be represented by a Minnesota Department of Natural Resources or community observation well

**Note: Local studies may be underway or completed to provide more information about these issues.**

The Metropolitan Council's Local Planning Handbook contains interactive maps of all of these issues, and they are also summarized in Chapter 5 of this Master Water Supply Plan.

## As appropriate, incorporate the following actions into plans and programs, consistent with your organization's roles and responsibilities

- Acknowledge the issues above and support partnerships to address them in local water supply plans and water appropriation permit applications.
- Explore and support water demand (water conservation) programs such as incentives, ordinances, education and outreach, rates and other approaches. The Metropolitan Council Water Conservation Toolbox can support these efforts.
- Promote the evaluation of water conflict and well interface as part of the water appropriation permit request and review process. Before requesting water appropriations, water users in this areas should evaluate the need to address water conflict and well interference including a) an inventory of all active domestic and public water supply wells near proposed well locations and b) an analysis of existing water level/water withdrawal data to identify where future drawdowns could affect domestic wells.

- Work with partners to evaluate relationships between aquifer withdrawals and surface water features. If a connection is likely, management plans should include aquifer testing, monitoring water levels and pumping rates and surface water flow, triggers and actions to protect aquifer levels, a schedule for periodic analysis of data to identify the need for action to mitigate impacts, and a schedule for periodic and timely reporting to DNR.
- Collaborate with partners, including MDH, to support local actions that prevent the spread of contamination. This may include implementation of source-water protection plan measures to mitigate public health risks. Where significant contamination exists, MDH will continue enhanced monitoring, and public water suppliers in the area may need to implement treatment processes to meet Safe Drinking Water Act requirements and manage pumping to better control the extent and magnitude of contaminant plumes.
- Work with partners to identify opportunities for sharing information, reducing duplicate work, and partnering on projects that improve understanding about aquifer productivity and extent.
- Support collaborative efforts to periodically review local water supply risks and potential alternatives to mitigate those risks. Technical advances, regulatory adjustments and sub-regional developments can present new opportunities for local water suppliers to enhance the resiliency, sustainability, and affordability of their water supplies.
- Continue to work with local, state and federal agencies, as required.

***Note: The actions listed above may be underway or completed, and information may be available from local public water suppliers, planners, or water resource managers.***

Additional information and guidance is provided in the Local Planning Handbook. Metropolitan Council staff can also provide technical and planning assistance.

**CITY OF HOPKINS, MINNESOTA**

[Home](#) > [More for Residents](#) > [Environment](#) > 20 Ways to Save Water

## 20 Ways to Save Water

1. Use a displacement device (a water-filled bottle) in the toilet tank to reduce the amount of water required to flush.
2. Use toilet only for its intended purpose. Don't use the toilet to dispose of trash or tissues.
3. Repair leaky taps or toilets immediately. A slow drip wastes 15-20 gallons of water/day.
4. Consider a small capacity toilet when replacing an old one.
5. Take shorter showers .
6. Don't let the faucet run when brushing teeth, or shaving. Turn on only when needed.
7. Flush toilets less often whenever possible.
8. Let smaller children bathe together.
9. When washing dishes by hand fill a basin or sink for rinsing rather than let the water run.
10. Run dishwashers only when full .
11. Avoid running the tap for a glass of water. Put a bottle in the refrigerator to stay cold.
12. Never pour oil or grease in the drain. It requires too much water to rinse it down and may clog the drain.
13. Wash only full loads of clothes.
14. Use buckets and tubs to wash your car or the dog, rather than a continuous running hose.
15. Water lawns and gardens only when needed and only during the early morning or evening when evaporation is lower. (See [Hopkins Watering Restrictions](#))
16. Use a nozzle on your garden hose to act as flow-restrictor and reduce water use significantly.
17. Cutting grass to no less than 2 or 3 inch height will reduce the amount of water needed.
18. Sweep sidewalks and driveways instead of washing them down with a hose.
19. Reuse as much water as possible.
20. If lawn watering is scheduled let kids play in the hose or sprinkler in a grassy area instead of filling a wading pool.



### Contacts

Solid Waste Coordinator

[Pam Hove](#)

952-548-6351

## Year-Round Watering Restrictions

Year-round watering restrictions (City Code: Water Systems 710.40) in Hopkins are:

**Odd/Even**—Odd-numbered addresses water on odd-numbered days of the month (1, 3, 5, etc), even-numbered addresses on even-numbered days of the month (0, 2, 4, etc).

**Check the clock**—NO lawn irrigation between 11 am and 5 pm. Evaporation rates from lawns are the highest during these hours, so your lawn only gets a percentage of the water used.

The watering restrictions are for lawn watering only and **do not include outdoor activities such as hand watering, car washing or children playing with water toys**, as long as the activity is supervised.



## Violation Charges

Violations of the lawn watering restrictions will result in a violation notice followed by a penalty fee on your utility bill. Fees for violating the water use restrictions are determined based on the number of violations within a calendar year.

- First offense - Violation warning notice
- Second offense - \$50
- Third offense - \$75
- Additional offense - Penalty fee increases at \$25 increments

## Exceptions

Exceptions to odd-even watering restrictions include lawns with new seed, new sod or new landscaping. With the exemption, you are allowed to water on both even and odd days, but you are still not allowed to water between 11 am and 5 pm. Private wells are also exempt from the City ordinance.

Residents must call Public Works (952-939-1382) and request an exception to the watering restrictions and register their address.

These restrictions allow for lawn quality to be maintained while removing midday watering which results in inefficient watering and a waste of resources. In addition, demand for water resources is more evenly spread out which in-turn reduces strain on water pumping equipment and reduces the need to construct additional capacity into the water system. 🍀



For additional assistance, contact the Utility Superintendent at 952-548-6373 or [ieddih@hopkinsmn.com](mailto:ieddih@hopkinsmn.com).

## Lawn Care & Watering Tips

- 1 Keep grass at 3.5 inches in height to encourage deeper roots, shade the ground and retain more water.
- 2 Established lawns in most areas require only 1 to 1 1/2" of water per week, including rainfall. Over watering is detrimental to the lawn, as it encourages shallow, weak roots as well as fungal diseases.

- 3 Determine how much water your lawn receives during watering by placing a bucket or shallow pan on the lawn. Time how long it takes to fill the pan with one inch of water. Use this information for future watering in order to avoid excessive watering.
- 4 It is better to water on infrequent, but deep watering cycles. Letting the upper layer of soil dry out between watering will help prevent weeds from sprouting and lead to a healthier lawn.

- 5 The best time to water your lawn is in the early morning. Afternoon evaporation rates are extremely high, requiring much more water to get the same amount of water into the soil. Early evening and night watering is tolerated, but the lawn may remain wet longer, promoting lawn diseases and fungus. 🍀





# Watering Restrictions

Summer lawn watering  
in Hopkins

*Hopkins' Moline water storage tanks hold 500,000 gallons of elevated storage and 1.7 million gallons of ground storage.*



## Why Citywide Watering Restrictions?

The City of Hopkins Public Works Department is responsible for providing safe, clean drinking water to its residents and businesses. The City has one million gallons of water in two elevated storage tanks and 2.2 million gallons stored in ground tanks plus three wells—our water system is able to pump over 5 million gallons of water each day. Our average daily usage is just less than 2 million gallons per day.

However, during the peak summer months water demand can rise as high as 6-7 million gallons per day. High peak demands like this from lawn watering can put a strain on our system and have the potential to create a dangerous situation for fire fighters who depend on our water supply in emergency situations. To ensure that the water system can provide water for primary needs such as drinking water and fire protection, the City enforces a water restriction ordinance to prevent water consumption from exceeding the capacity of the system. ♡



City of Hopkins  
Public Works Department  
11100 Excelsior Boulevard  
Hopkins, MN 55343

952-939-1382  
952-939-1381 (Fax)

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

*Revised March 2016*

Hopkins Public Works



Freightliner Dump Truck 2/9

Hopkins Public Works



Vactor 2100 Series 7/9

Hopkins Public Works



Freightliner Garbage Truck 3/9

Hopkins Public Works



Freightliner Water Truck 8/9

Hopkins Public Works



Caterpillar 938G Loader 5/9

Hopkins Public Works



Forestry Boom Truck 9/9

*Inspire • Educate • Involve • Communicate*

The city owns 4 dump trucks. We use them for plowing streets and hauling all sorts of things like snow, asphalt, leaves and rocks. They can carry 12 tons that is 24000 lbs.

**Did you know:** In 1893 Al Cooper became the first full time police officer. Stories are told that as far away as Montana there were transients who would avoid Hopkins because of the officer named Cooper. He retired in 1926.



*Inspire • Educate • Involve • Communicate*

Factor combination sewer cleaners combine high-pressure water jetting and a high-flow vacuum source to scour pipes clean then vacuum up material to remove blockages and restore and maintain normal sewer flow.

**Did you know:** We maintain 44 miles of sewer collection pipes and we clean 1/3 of them per year on a rotational basis.



*Inspire • Educate • Involve • Communicate*

The City of Hopkins employees provide the city's residential refuse service; they service about 3000 garbage cans weekly. We can fit 18 yards of garbage in one truck which equals 14,000 lbs.



*Inspire • Educate • Involve • Communicate*

This truck holds 2000 gallons of water. It is used to water down roads for sweeping, water down leaves for free leaf pick up and, of course, making ice rinks in the winter. The truck can spray out water at 360 degrees while driving.



*Inspire • Educate • Involve • Communicate*

The City of Hopkins owns three front loaders in all different sizes. We use them to plow streets and alleys, attach a huge snow blower to blow snow into trucks to clear snow from the downtown area, stack brush and with a 3.5 yard bucket carry and lift anything.



*Inspire • Educate • Involve • Communicate*

This is a piece of equipment the forestry department uses to trim and cut down trees. The boom extends 65 feet which is as tall as the largest dinosaur. This is very useful, so the forestry department can reach the top of the trees.

**Did you know:** We have two full time employees that work for the Forestry department; in a typical year they will cut down 175 trees and plant 120 new ones.



Hopkins Public Works



Caterpillar 420E Loader Backhoe 1/9

Hopkins Public Works



Tymco 435 Sweeper 6/9

Hopkins Public Works



Groundsmaster 4100 D 4/9

*Inspire • Educate • Involve • Communicate*

The Backhoe is used for digging up water main breaks, bulk drop off, stump removal and sewer repairs. The backhoe alone can reach 18.5ft. It is a very useful piece of equipment that allows our city workers to be more efficient and safe.

**Did you know:** In 1954 City of Hopkins well 4 was the largest municipal well in Minnesota, it was 575 feet deep and pumped 2300 gallons per minute. Today, the well is 548 feet deep and pumps 3200 gallons per minute.



*Inspire • Educate • Involve • Communicate*

The Tempco street sweeper is used to clean streets and parking lots during spring, summer and fall seasons. It holds three yards of street sweepings and comes with its own water spray nozzles to prevent dust. We sweep every street and alley about three times during these three seasons.

**Did you know:** The City of Hopkins was named after a pioneer and its first postmaster, Harley H. Hopkins, who made an arrangement with the railroad that the depot on his property be called "Hopkins".



*Inspire • Educate • Involve • Communicate*

The Toro Groundskeeper is the biggest of five mowers that the city owns. In one pass it will cut 10.5 feet which makes mowing our parks more efficient.

**Did you know:** The farmers credited with bringing raspberries to Hopkins in 1880 are Joe and John Empanger. By 1920 the Hopkins area had over 800 acres planted in raspberries and became known as the "Raspberry Capital of the World".



The City of Hopkins provides opportunities for the public to be engaged and understand where the City obtains its water supply and how that water is treated before being distributed. Below are two instances where City staff have participated and engaged with the public during outreach events. City staff have been playing a key role in educating customers where their water comes from and how water conservation plays a key role in sustaining the water supply for the City.



Above: City of Hopkins staff discusses where City water comes from and provides the public free water samples along with discussions on water conservation



Above: City of Hopkins Water & Sewer Superintendent explains to students where drinking water comes from and how conservation plays a key role in sustaining the City's water supply



# APPENDIX WR3: COMPREHENSIVE SANITARY SEWER PLAN

Cultivate Hopkins Comprehensive Plan

APPROVED 11/17/20



# Sanitary Sewer System

## Projected Flows

Projected flows for the sanitary sewer system shown below uses data from the City's System Statement prepared in 2015 and linear projections to estimate future flows. The projections were estimated based on historical flow data and projected sewer housing and employment data. From 2013 - 2017 the City's average sanitary sewer flow was recorded as 1.65 million gallons per day (MGD). Tables WR3.1 and WR 3.2 provide projected flows for the City.

Table WR3.1 – Projected Wastewater Flows (2020-2040)						
	2015	2020	2025	2030	2035	2040
<b>Sewered Population</b>	19,227	20,100	20,550	21,000	21,400	21,800
<b>Sewered Households</b>	8,770	9,300	9,500	9,800	9,950	10,100
<b>Sewered Employment</b>	15,177	17,000	17,500	18,000	18,500	19,000
<b>Average Annual Wastewater Flow (MGD)</b>	1.64	1.75	1.90	1.85	1.90	1.95
<b>Allowable Peak Hourly Flow (MGD)</b>		5.08		5.37		5.66

Table WR3.2 – Projected Wastewater Flows in MGD (2018-2040) By Discharge Point							
	2015	2020	2025	2030	2035	2040	
<b>M123</b>	1.53	1.63	1.77	1.72	1.77	1.81	
<b>M122</b>	0.08	0.09	0.11	0.10	0.11	0.11	
<b>Northerly Discharge to Minnetonka (M410)</b>	0.02	0.02	0.02	0.02	0.02	0.02	
<b>Westerly Discharge to Minnetonka (M410)</b>	0.01	0.01	0.01	0.01	0.01	0.01	
<b>Total Average Annual Wastewater Flow</b>	1.64	1.75	1.90	1.85	1.90	1.95	

Table WR3.3 – Projected Land Use By Discharge Point						
	2015		2020		2025	
	Households	Employment	Households	Employment	Households	Employment
<b>M123</b>	8,182	14,277	8,703	16,000	8,904	16,500
<b>M122</b>	429	900	435	1000	435	1000
<b>Northerly Discharge to Minnetonka (M410)</b>	105	0	106	0	106	0
<b>Westerly Discharge to Minnetonka (M410)</b>	54	0	56	0	55	0
<b>Total</b>	<b>8,770</b>	<b>15,177</b>	<b>9,300</b>	<b>17,000</b>	<b>9,500</b>	<b>17,500</b>

Table WR3.3 – Projected Land Use By Discharge Point (Continued)						
	2030		2035		2040	
	Households	Employment	Households	Employment	Households	Employment
<b>M123</b>	9,198	17,000	9,350	17,500	9,502	18,000
<b>M122</b>	439	1000	437	1000	436	1000

Northerly Discharge to Minnetonka (M410)	107	0	107	0	107	0
Westerly Discharge to Minnetonka (M410)	56	0	56	0	55	0
<b>Total</b>	<b>9,800</b>	<b>18,000</b>	<b>9,950</b>	<b>18,500</b>	<b>10,100</b>	<b>19,000</b>

# Sanitary Sewer System Inventory

## Sanitary Sewer Collection System

The City of Hopkins sanitary sewer system includes approximately 231,000 LF of sewer pipe, some areas of the system have been in service in excess of 60 years. The system includes DIP, PVC, RCP, VCP pipe material and range in size from 4 to 33 inches. Seven lift stations are owned and maintained by the City of Hopkins. Existing sanitary sewer system facilities are illustrated on Figure SS-1.

The City’s sanitary sewer collection system generally collects and conveys wastewater to the 33-inch trunk sewer located in Excelsior Boulevard west of Highway 169. At Highway 169 the alignment of the trunk sewer changes course to the north along the east side of the highway to Lake Street. The trunk sewer then turns east on Lake Street to discharge into the MCES Lift Station at Blake Road North.

The City of Hopkins sends the bulk of its sanitary sewer wastewater to two Metropolitan Council Lift Stations. One of these lift stations (M123) is located on Lake Street, just west of Blake Road. The second (M122) is located along Excelsior Blvd near the easterly city limits. Some of the City’s wastewater, along the westerly and northerly city limits, is discharged to the City of Minnetonka collection system, as shown in Figure SS-1.

## Lift Stations

The City owns and operates five sanitary sewer lift stations. All of the stations are outfitted to receive emergency back-up power using a portable generator and are monitored using SCADA technology.

### Lift Station No. 1 (Removed from Service)

This lift station was removed from service in 2010. It was formerly located along 2<sup>nd</sup> St N at 21<sup>st</sup> Ave N. The sanitary sewer flow was rerouted to a City of Minnetonka trunk sewer main.

### Lift Station No. 2

This lift station is a submersible type duplex lift station, which serves a small area just west of Oakridge Road. This lift station is a steel fabricated “Can” type wet-well and was converted to its current configuration from an air pump system. New ball check valves were installed in 2005. Check valves are located inside the wet-well. Controls were installed in 1990 when the lift station was last rehabilitated.

### Lift Station No. 3 (Ownership Transferred)

This lift station is located near Highway 7 and Blake Road and serves two properties. It is a wet-well/dry-well configuration and is in good condition. This lift station was constructed in 1985.

Ownership and maintenance of this lift station was transferred to a private party in 2015. An evaluation is planned to be completed in 2019, as part of the City’s 2019 Street & Utility Improvements Project. The evaluation is intended to investigate the potential to eliminate this lift station with a gravity solution.

## Lift Station No. 4

This lift station is located at the south end of Meadowbrook Road in the center of (under) the dead end roadway. It is a submersible type duplex lift station serving a mainly residential area south of Excelsior Boulevard and Blake Road. This station was rehabilitated in 1991 with new pumps and controls.

The lift stations check valves are located in the wet-well. The stations control panel is located at the side of the street. The City considered some improvements to the station in 2010, but they were not completed.

## Lift Station No. 5

The lift station is located on Excelsior Boulevard just south of Methodist Hospital in St. Louis Park. This station is housed in a building located off street and has no issues with accessibility. Access to the lift station is provided with a gated concrete driveway. It is a submersible type duplex configuration and services the residential and business areas at the east end of the City. The station was rehabilitated in 1998 when it was reconfigured from a wet-well/dry-well system. The MCEs metering is located at this site. A fixed emergency back-up power generator is located in the building.

## Lift Station No. 6

This lift station is located at 8546 Excelsior Boulevard near the Blake Road intersection. It is located in the parking lot on the North side of Excelsior Boulevard. It is a submersible type lift station that was reconstructed in 2000 as part of the Excelsior Boulevard reconstruction project.

This station's lag pump on is also the alarm level. This is due to the elevation of an apartment building to the east. Once the alarm level is tripped the City has approximately 30 minutes before the apartment building surcharges.

## Lift Station No. 7

This lift station is located at 6<sup>th</sup> Avenue South and 8<sup>th</sup> Street South. This station is housed in a building located off street and has no issues with accessibility. Access to the lift station is provided with a bituminous trail. It is a wet-well/dry-well configuration and services the residential and business areas south of Excelsior Boulevard and West of Highway 169. The lift station was rehabilitated in 2005 with new controls, piping, and an emergency power generator.

Table WR3.4 – Lift Station Inventory					
Lift Station Number					
	2	4	5	6	7
Date Originally Installed	1959	1954	Rebuilt 1961		1970
Year of Rehabilitation	1990	1991	1998	2000	2005
Type	Duplex	Duplex	Duplex	Duplex	Duplex
Configuration	W	W	W	W	W/D
Pump Horsepower	5	10	10	10	50
Wet-well Diameter (ft)	5	6	6	8	14 x 8

Forcemain	4 in	6 in.	10 in.	8 in.	14 in.
Emergency Power	Portable	Portable	Fixed	Portable	Fixed
Notes:	W-Wet-well configuration, W/D wet-well/dry-well configuration.				

Table WR3.5: Hopkins Existing Land Use, 2016		
Land Use	Acres	Percent of Total Land Use
Residential	1,236	47%
- Single Family Detached	859	33%
- Multi-family	376	14%
Commercial	199	7.6%
- Retail	159	6%
- Office	41	1.6%
Industrial	279	11%
- Industrial and Utility	252	10%
- Railway	27	1%
Institutional	153	6%
Park and Recreational	428	16%
- Park or Reserve	207	8%
- Golf Course	221	8%
Mixed Use	137	5%
- Residential	6	0.2%
- Industrial	131	5%
- Commercial and Other	1	0%
Major Roadways	107	4%
Open Water	13	.5%
Total	2,616	100%

## Gravity Collection System

The existing gravity sanitary sewer collection system is shown in Figure SS-1. An evaluation of gravity sanitary sewer pipe capacity was completed as part of the 2008 Comprehensive Planning process. At that time, no areas were identified to have pipe capacity (a function of pipe size, material, and slope) under that of demands placed on it. The evaluation included some assumptions for redevelopment in east end of Downtown.

Hopkins Public Works has a significant amount of experience working with its sanitary sewer system and has addressed known capacity issues. The City of Hopkins is fully developed and added sewer flows in the future will primarily be due to redevelopments. As areas are identified for likely redevelopment it is recommended a sanitary sewer capacity analysis be completed to confirm capacity of downstream sewers, particularly in areas where Hopkins Public Works is aware sewer flow demand is approaching pipe capacity.

Due to the age of the sanitary sewer system, the City, as part of their street reconstruction program, televises the sanitary sewer to incorporate any sewer lining or reconstruction deemed appropriate based on the televised inspection. Specific defects in the sewer system that would warrant reconstruction include sags of 1/2 the pipe diameter or greater, offset joints, and deteriorated pipe

segments. Manholes are also assessed at the same time. A citywide televising effort is also underway to identify areas to be lined under a separate project or added to the area of street and utility improvements.

The current sanitary sewer mapping is incomplete or missing entirely in some areas of the mapping. The City is currently updating mapping to provide for more accurate inventories and better recordkeeping. The City should continue this effort as this is one of the initial steps towards a functional Geographic Information System (GIS).

Table WR3.6 – Trunk Sanitary Sewer Inventory	
Trunk Main	Lake Street Trunk
Design Flows	5.15
Capacity (MGD)	11.3
Main Size at Downstream End	33 in

### Lift Stations

Maintenance for the City’s lift stations will be required on an ongoing basis. The City should plan to replace each well pump every fifteen (15) years for budgeting purposes. The City should initiate a preventative maintenance program for the lift stations that would include annual inspections and cleaning. The performance of routine and preventative maintenance can minimize replacement and repair costs and can help reduce the number of breakdowns and other problems. The following should be included in a preventative maintenance program:

- Wet-wells should be pumped down and cleaned twice annually, or more often as required to prevent solids and grease buildup. Buildup of solids can create odor problems and damage the pumps.
- Inspection of submersible pumps should be performed twice annually. Inspection of the impellor should be done at this time or when pump motor hours are more than 10% of each other. The inspections are to make sure debris is not clogging the impellor.
- Inspect check valves twice annually.
- Clean and inspect floats twice annually to assure proper operation.

### Private Subsurface Treatment Systems

According to *City Ordinance No. 92-710 705.07. Toilets Required. Subdivision 6. Abandonment of Private Systems. When a public sewer becomes available to a property served by a sewage disposal system and a direct connection is made to the public sewer in compliance with this Section, any septic tanks, cesspools, and similar individual sewage disposal system shall be abandoned and filled with suitable material.*

With the entire city being built out and served by a public sanitary sewer system, it is required that all properties be connected to the city’s sanitary sewer system. If a private system is identified they will be handled on a case by case basis. Preferably, the property will be required to connect to the City’s sanitary sewer system and properly abandon/remove the private treatment system.

### Infiltration and Inflow

Infiltration and Inflow (I&I) is external water entering the sanitary sewer system through either ground water (Infiltration) or direct flow (Inflow) such as sump pumps. This excess volume of clean water adds considerable cost to the overall Metropolitan Disposal System (MDS) for both conveyance and treatment. Many times this cost is then passed onto users through city sanitary sewer and water rates.

Inflow in a sanitary system is normally from two items: illegal sump pump connection to a property's sanitary sewer service inside the residence and from direct connections between the city's storm sewer and sanitary sewer system. Section 705.09 of the City Code prohibits the connection of sump pumps, roof drainage, yard drainage or any substance other than sanitary sewage into the sanitary collection system.

*705.09. Connection to Sanitary Sewer. Subdivision 1. Prohibited Discharges. No person shall discharge or cause to be discharged any stormwater, groundwater, roof runoff, yard drainage, yard fountain, pond overflow, or any substance other than sanitary sewage into the sanitary collection system. Use of a sump pump discharge for these purposes is illegal.*

- a) No roof runoff, sump, subsurface or surface water drainage shall be connected to the sanitary sewer system and no building shall hereafter be constructed nor shall any existing buildings be hereafter altered in such a manner that the roof drainage or any other source of discharge or drainage other than sanitary sewer shall connect with the sanitary sewer system inside or outside the building.*

The City will continue to enforce the existing ordinance to minimize illegal connections to the system and will also continue to share educational material about infiltration and inflow with the public. These combined actions will minimize illegal connections resulting in infiltration and inflow in the system. To weed out any accidental connection between the sanitary sewer and the storm sewer the city recently went through a rigorous mapping of the city's utility system using GIS, involving review of numerous record drawings, and creation of a web application to display information such as material, as-built information, flow direction, lift station locations, etc. No direct connections between the sanitary sewer and storm sewer systems was identified during mapping.

The second method unwanted water can enter the city's sanitary sewer system is infiltration through cracked or unsealed joints in the sanitary sewer most commonly found in older vitrified clay pipes. The City of Hopkins currently has approximately 124,000 ft of clay sanitary sewer main. To reduce this source of infiltration in the City's sanitary sewer system, the City is currently in the process of televising all of their sanitary sewer main and manholes over a three year period that began in 2017. With this televising record they will be able to identify areas with a high potential for infiltration and plan for their replacement or maintenance through CIPP lining for pipes or a cementitious lining for manholes. For reference in terms of magnitude of improvements, in 2017 the City of Hopkins replaced 7,000 LF of sanitary sewer main and lined 5,850 LF of 8" – 18" sanitary sewer main through its annual street and utility improvement program.

The sanitary sewer main is not the only part system prone to infiltration. Individual service lines, which are owned by private property owners from the main to the home per Hopkins Code, can be comprised of this same infiltration prone clay pipe. If it is assumed that all of the services on the clay sanitary main are also clay and an average lot width of 70 ft is assumed, it results in approximately 3,600 individual clay services in the City of Hopkins. It is city policy to replace these services with PVC up to the right-of-way when upgrading the sanitary sewer main to PVC through the City's annual street and utility improvement project – over 5,000 LF in 2017. At the time connections are made to service lines at the right-of-way, inspection of the existing sanitary sewer service line also occurs. In 2009 a City policy was implemented to require replacement of all orangeburg pipe and any failed other pipe within 1 year of

identification. In such cases, the City coordinates a contractor for either lining or open cut replacement of the service line and offers to finance the work for the property owner through a special assessment.

From an analysis of Hennepin County property data coupled with the City of Hopkins' project history, the following summarizes evaluations completed on sanitary sewer services through the City's annual street reconstruction program:

<b>Table WR 3.7 - Residential Services Evaluated for I&amp;I as of 1/1/2019</b>		
Year Built Unknown	13	
<b>Pre-1970</b>	<b>659</b>	<b>27.5% of Pre-1970 Residential Properties</b>
Post-1970	58	
<b>Total</b>	<b>730</b>	<b>27.7% of All Residential Properties</b>

<b>Table WR 3.8 - Residential Services Not Evaluated for I&amp;I as of 1/1/2019</b>		
Year Built Unknown	62	
<b>Pre-1970</b>	<b>1737</b>	<b>72.5% of Post-1970 Residential Properties</b>
Post-1970	106	
<b>Total</b>	<b>1905</b>	<b>72.3% of All Residential Properties</b>

To determine the magnitude of the inflow and infiltration in the City's sanitary sewer system an analysis using guidance from the June 2014 EPA "Guide for Estimating Infiltration and inflow" was performed. Hourly flow rates were obtained from the Met Council for dates January 2012 through December 2017 at Met Council interceptor meter locations M123 and M122. With the assumption that there is no inflow or Infiltration during winter months when the ground is frozen, January 2016 flow data was used to determine a base flow rate (wastewater flow with no I&I) of 1.58 Mgalpd. Inflow and infiltration is the difference between this base sanitary sewer flow and the actual flow recorded at the metering stations as shown in Figure 1.

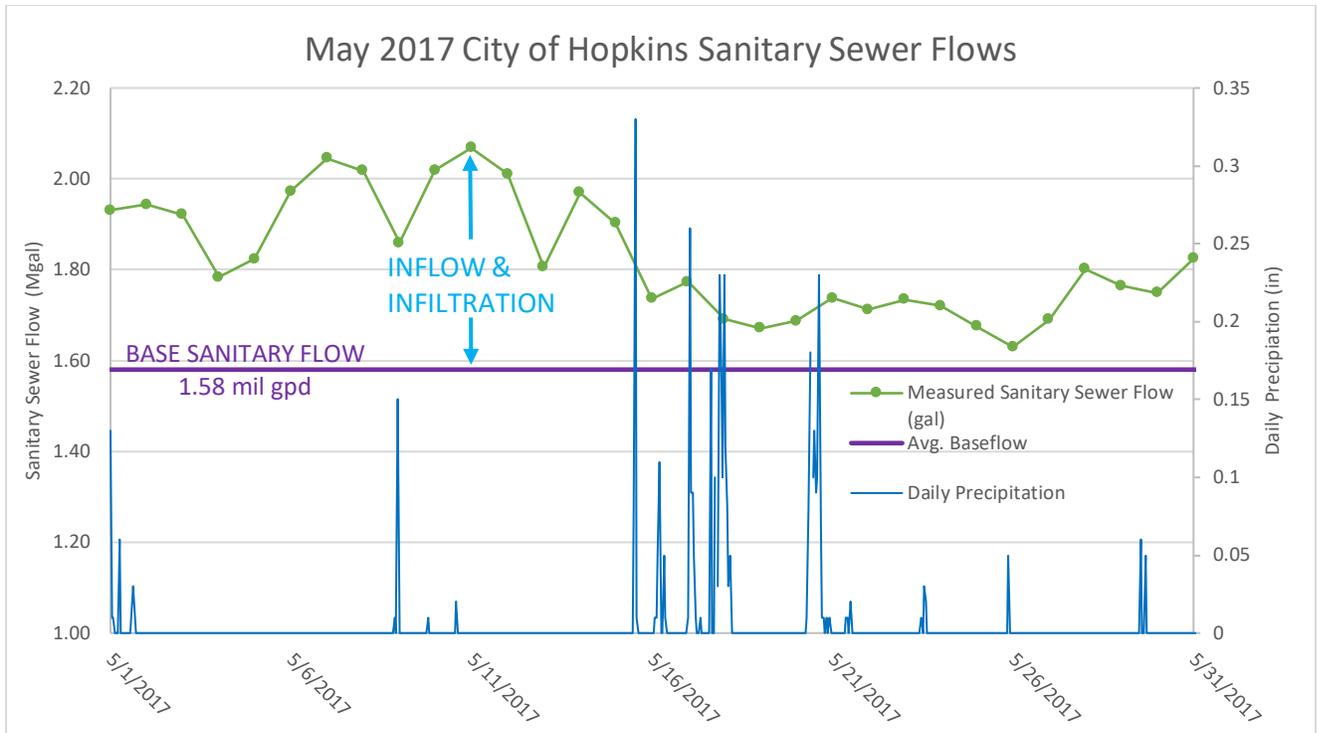
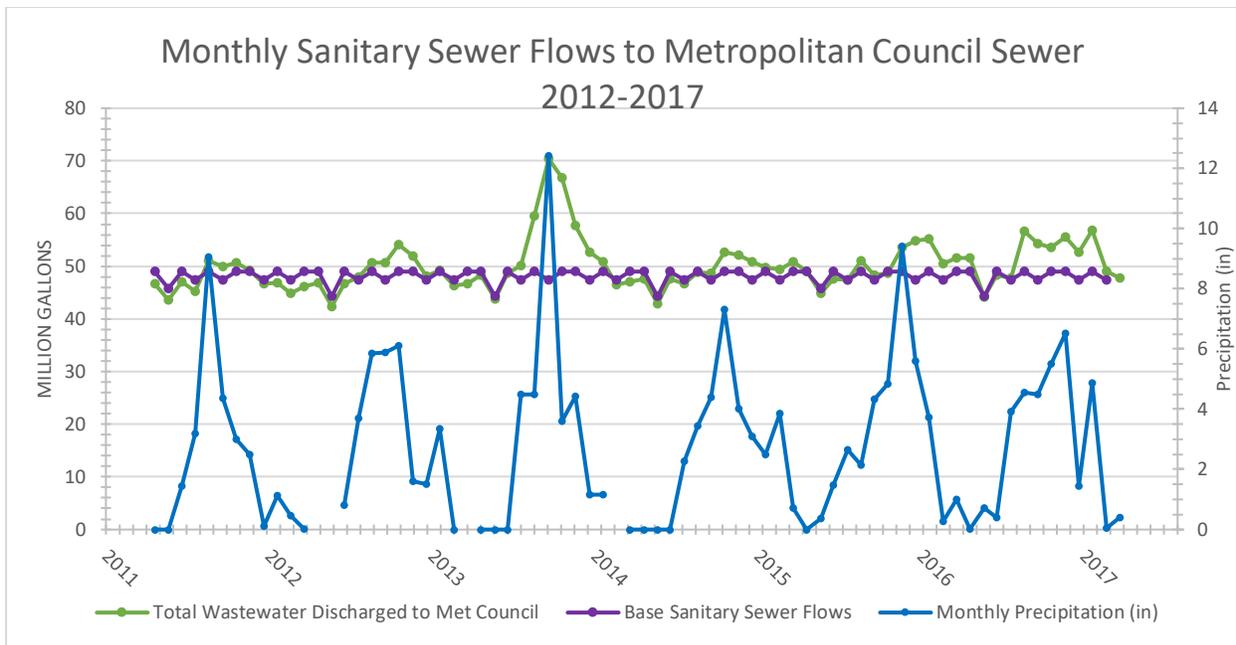


Figure 1: Typical Month Depiction of I&I

It has been found that over the last 5 years the City of Hopkins averages 1.94 million gallons of inflow and infiltration per month.

The true cost of I&I may not be accurately determined due to the various ramifications I&I has on the community. I&I can cause additional wear and tear on pipes and pumps, unnecessary upsizing of pipes to meet flow demand, increased pump activity at lift stations during rain and high ground water events, damage to basements from surcharging sewage during a storm, and impacts on the Met Council system resulting in additional charges to Hopkins rate payers are some items that can be factored into the cost to Hopkins. Part of this cost of I&I can be estimated by monetizing the sewer flow via the city's sewer rate. At the current 2018 city sanitary sewer rate of \$5.85/1000 gal, inflow and infiltration costs the city \$134,000 per year, which equates to \$6.99 per person per year. This money is currently being expended to treat what is effectively clean groundwater leaching into the City's system.



The MPCA offers guidelines on determining the severity of this inflow and infiltration. Infiltration is excessive if the quantity of flow (domestic base flow and infiltration) is greater than 120 gallons per capita per day (gpcd). The quantity of flow was determined using the annual average residential and commercial flow over the past five (5) years, and the 2015 population of 19,227.

$$1,693,000 \text{ gpd} / 19,227 \text{ people} = 88 \text{ gpcd} < 120 \text{ ACCEPTABLE}$$

Inflow is excessive if the quantity of flow during storm events that results in chronic operational problems related to the hydraulic overloading of the treatment system or that results in a total flow of more than 275 gpcd (domestic base flow plus infiltration and inflow). The flow during storm events was determined using the maximum residential and commercial flow over the past five (5) years, and the same 2015 population.

$$3,800,000 \text{ gpd} / 19,227 \text{ people} = 197 \text{ gpcd} < 275 \text{ ACCEPTABLE}$$

Using these guidelines inflow and infiltration in the City of Hopkins are determined not to be excessive.

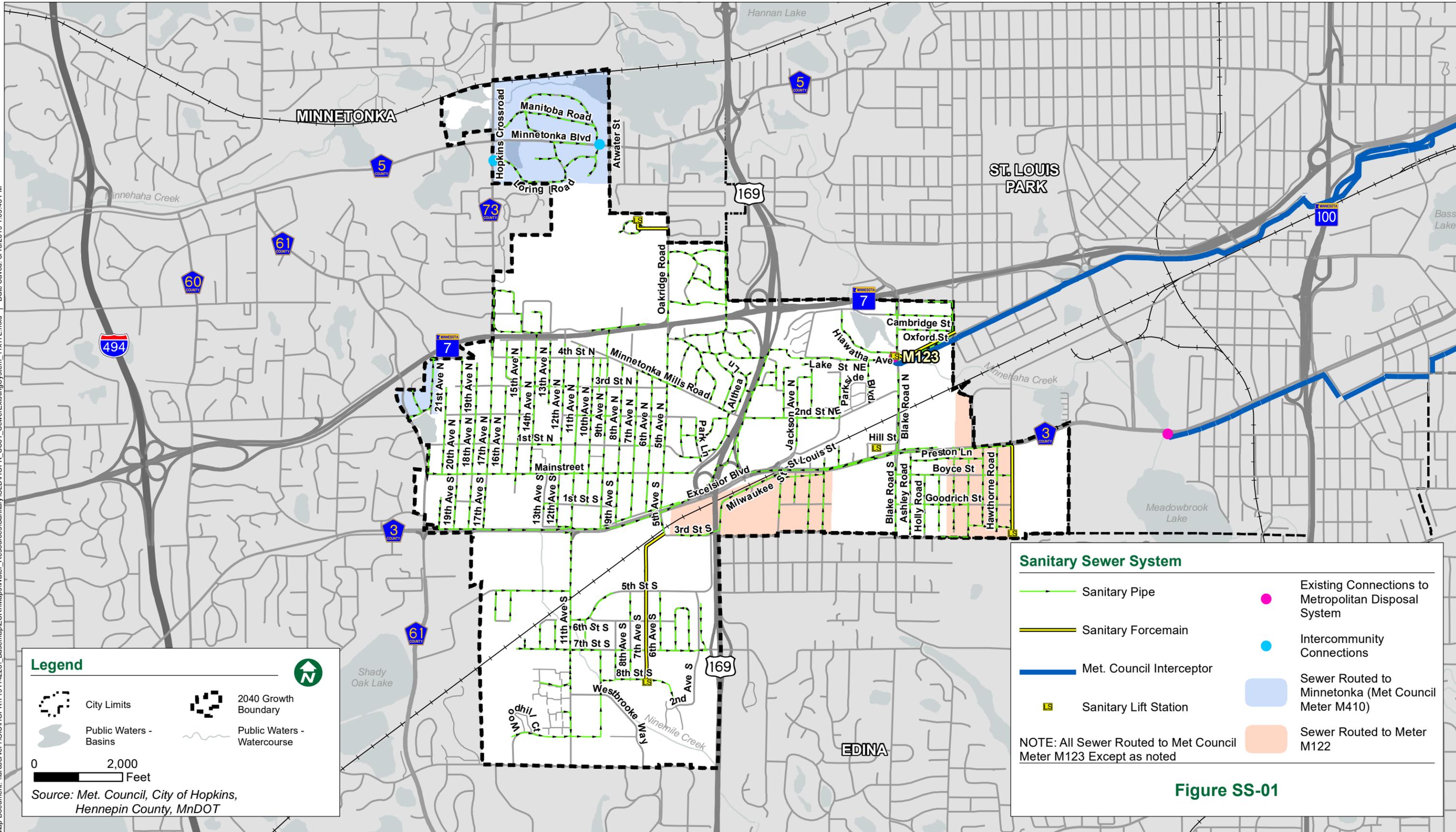
Specific locations of relatively greater sources of I&I within the community are not known. The City completes an annual sanitary sewer televising program to aid in identification of specific lines in poor condition which may be contributing more greatly to I&I. The City has subsequently replaced or installed liners in such locations as identified. The City will be using smoke testing and / or metering in critical locations where televising does not yield conclusive results.

## Wastewater Goals & Implementation Plan

- Provide reliable and affordable sanitary sewer service to all residents within the City of Hopkins
- Use non-invasive methods to identify and reduce all feasible forms of inflow and infiltration within the City's sanitary sewer system
- Continue the current sewer cleaning program to reduce backups and maximize the capacity of the sanitary sewer system
- Develop a program to identify private sources of Inflow & infiltration into the City's Sanitary system
- Maintain the City's annual street & utility reconstruction program with sanitary sewer lining improvements, summarized as follows:

<b>Table WR3.9 – City Capital Improvement Plan for Sanitary Sewer Investment, I&amp;I Mitigation</b>						
<b>Year</b>	<b>Sanitary Sewer Main - Open Cut (LIN FT)</b>	<b>Sanitary Sewer Manhole Replacement (EACH)</b>	<b>Sanitary Sewer Main - Lining (LIN FT)</b>	<b>Seal Sanitary Sewer Manhole (EACH)</b>	<b>Sanitary Sewer Service Replacements (EACH)</b>	<b>Total Annual Estimated Cost</b>
2019	3165	15	4175	12	35	\$ 500,000
2020	9325	32	3000	10	130	\$ 1,507,000
2021	9300	32	3000	10	130	\$ 1,707,000
2022	1885	3	4000	15	30	\$ 500,000
2023	6975	13	3500	15	100	\$ 1,363,000
<b>Average</b>	<b>6130</b>	<b>19</b>	<b>3535</b>	<b>12</b>	<b>85</b>	<b>\$ 1,115,400</b>

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**Legend**

- City Limits
- 2040 Growth Boundary
- Public Waters - Basins
- Public Waters - Watercourse

0 2,000 Feet

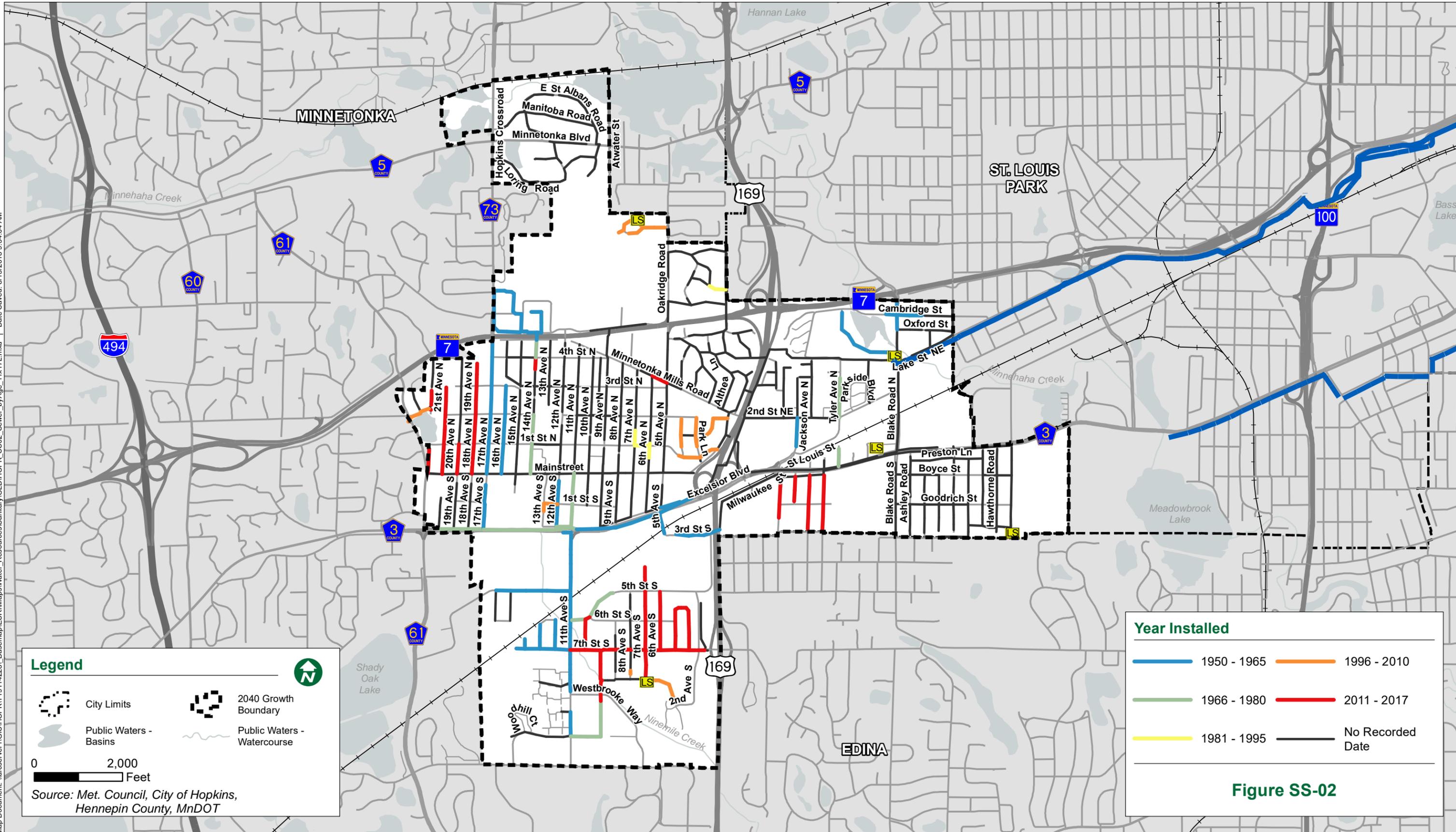
Source: Met. Council, City of Hopkins, Hennepin County, MnDOT

**Sanitary Sewer System**

- Sanitary Pipe
- Sanitary Forcemain
- Met. Council Interceptor
- Sanitary Lift Station
- Existing Connections to Metropolitan Disposal System
- Intercommunity Connections
- Sewer Routed to Minnetonka (Met Council Meter M410)
- Sewer Routed to Meter M123

NOTE: All Sewer Routed to Met Council Meter M123 Except as noted

**Figure SS-01**



**Year Installed**

1950 - 1965	1996 - 2010
1966 - 1980	2011 - 2017
1981 - 1995	No Recorded Date

**Figure SS-02**

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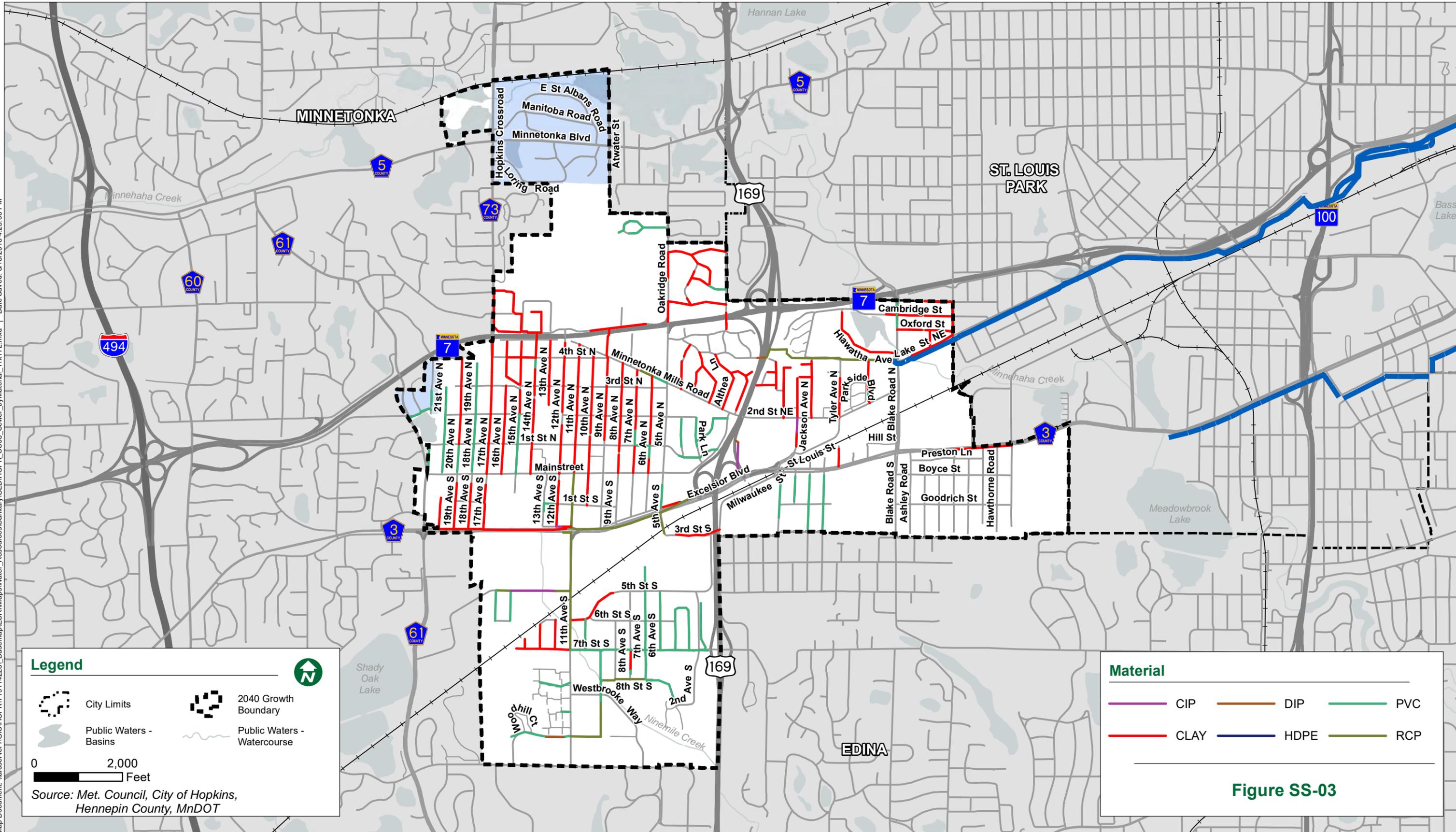
**Legend**

- City Limits
- 2040 Growth Boundary
- Public Waters - Basins
- Public Waters - Watercourse

0 2,000 Feet

Source: Met. Council, City of Hopkins, Hennepin County, MnDOT

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**Legend**

- City Limits
- 2040 Growth Boundary
- Public Waters - Basins
- Public Waters - Watercourse

0 2,000 Feet

Source: Met. Council, City of Hopkins, Hennepin County, MnDOT

**Material**

CIP	DIP	PVC
CLAY	HDPE	RCP

**Figure SS-03**

AGREEMENT BETWEEN THE CITY OF MINNETONKA  
AND THE CITY OF HOPKINS RELATING TO THE  
JOINT USE AND MAINTENANCE OF SANITARY  
SEWER AND WATER FACILITIES

THIS AGREEMENT, made and entered into this 17th  
day of August 1971, by and between the City of Minne-  
tonka, party of the first part, hereinafter sometimes referred  
to as "Minnetonka", and the City of Hopkins, party of the second  
part, hereinafter sometimes referred to as "Hopkins", both being  
municipal corporations organized and existing under and by virtue  
of the laws of the State of Minnesota,

WITNESSETH THAT:

WHEREAS, the boundaries of the City of Minnetonka and  
the City of Hopkins abut in certain areas, and

WHEREAS, the City of Hopkins has existing sanitary sewer  
and water facilities serving the residents of the City of Hopkins,  
and in some instances pursuant to prior agreements, properties in  
the City of Minnetonka, and

WHEREAS, the City of Minnetonka is presently constructing  
sewer and water facilities to servé its residents, and

WHEREAS, it appears to the respective parties hereto  
that it is reasonable and feasible and in the public interest to  
provide for an interchange of sewer and water facilities as the  
need and convenience of Minnetonka and Hopkins require,

NOW, THEREFORE, in the joint exercise of their respec-  
tive common powers to construct and maintain sanitary sewer and  
water facilities, it is hereby agreed, as follows:

That upon recommendation by the respective administrative staffs that certain premises in either municipality may be more efficiently served by the other municipality, a hookup for sewer or water service, or both, shall be approved by the administrative staffs. The municipality in which the premises to receive such service is situated shall be responsible to the municipality providing such service for all costs, including hookup and service charges, providing, however, that such charges are not in excess of the hookup cost and service charges made by the serving municipality to users within its own boundaries.

That the foregoing provision for the payment to the city providing sewer or water service, or both, by the municipality in which the premises are located that will receive such service, shall be subject to any provisions for the extension of credit, or credits, by the Metropolitan Sewer Service Board for the furnishing and supplying of sewer facilities by one municipality to another; or by any act of the legislature of the State of Minnesota in providing for credits to any municipality furnishing or supplying water service to another municipality.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed by their respective officers

pursuant to authorization by their respective councils on  
the day and year first above written.

THE CITY OF MINNETONKA

By

Edward G. Mason

Edward G. Mason, Its Mayor

By

Robert P. Heinrich

Robert P. Heinrich, Its City  
Manager

(SEAL)

THE CITY OF HOPKINS

By

Henry P. Peterson

Its Mayor

By

Ferry L. Nosal

Its

(SEAL)