

Cultivate Hopkins Advisory Committee
March 11, 2018 Implementation Meeting
Notes from Discussion

Process Update

- Upcoming meetings and events:
 - May 9: final Advisory Committee meeting – implementation plan part 2 (social and economic environments) and planning process wrap-up
 - May 24: boards and commission recognition dinner
 - June 2: open house at Artery grand opening event
 - June 26: Planning Commission public hearing
 - July 17: City Council action
- Advisory Committee members are encouraged to volunteer to participate in the open house event on 6/2, to speak at the Planning Commission public hearing on 6/26, and to attend the City Council meeting on 7/17

Implementation Plan Presentation

- See presentation for polling results on priorities
- Complete streets:
 - Not all streets need sidewalks – “close enough is good enough”
 - Not as high a priority as addressing the first question (accommodating housing types)
 - City has good facilities; if there are existing sufficient facilities we don’t need them everywhere
 - “Connect” is the operative word, not necessarily “all streets”
 - Safety is still important, focus on priorities – including crossing busy streets across city limits where there is a need for connectivity
 - Bring back map of bike/ped improvements for further review; include Ramsgate to Taco Bell along Cambridge; including policy that staff revisit priority map regularly
- Inclusionary housing:
 - Note that City is exploring options to require inclusion of affordable units in development
 - Consider option (like in Edina) to allow for payment of fee in lieu of providing units; however fee should be used to fund affordable units and create a public benefit, rather than another expense
 - Concern that this might drive away some developers if required
- Neighborhood centers
 - Need to clearly define what is meant by neighborhood center
- Community design standards
 - Define standards as related to overlay districts, parking placement, implications particularly for commercial and industrial
 - Not a bad idea, but need more specific details as to how they would be used

- “Assess” is the operative word – not yet moving to require
- Parking regulations
 - Consider small community circulator bus route to connect US Bank/Cargill, downtown
 - Need to clarify what types of regulations are being considered
 - Concern about community impacts of parking spilling over from businesses into surrounding neighborhood (e.g. Red Cow in Edina), will need to keep assessing what are appropriate levels

Role Playing: Accommodating Growth and Gentle Density

- Resident owner in main structure can provide on-site surveillance and management of renters
- Consider design criteria and buffering to ensure it fits in with neighborhood character
- Concern about not being able to guarantee long-term renters, possibility of AirBNB type usage, parking concerns; similar impact to duplex in The Avenues
- Lot size is an issue – if a lot is too small, an ADUs might not be a good fit
- Need to consider what percent of new units are affordable; due to necessity of small size, many ADUs effectively may be affordable
- Less comfort with AirBNB type use, more comfort with mother-in-law suite type use
- Access to affordability is about human dignity; note that vacancy rate is around 1.5% in Hopkins

Role Playing: Sustainability in Building and Site Design

- Developer – if you require these features, and affordable housing requirements, project won't pencil out; developer will go elsewhere to do their projects
- Advocate – environmental practices are marketable, people look for environmentally friendly features, and may only be more expensive in the short term (longer term economic and social benefits possible)
- Concern about costs over time to business and property owners; need education and information about full costs of this
- Creative ideas for how to work with business and property owners on pilot projects that highlight best practices and create win-win situations
- “Step to it” challenge for environmental sustainability items
- City could support (in part) sustainable concepts to show long term benefits, proof of concept
- Consensus seems to be that City shouldn't start with regulation, but should explore instead a combination of other strategies (e.g. education, incentives, pilots)
- Consider also loosening up regulations where that can support environmentally friendly practices – e.g. relaxing restrictions on where solar can go in Hopkins
- When pursuing a broad range of strategies, need some solid goals/benchmarks by which to measure progress, or will be unclear what the point of it would be