1 Introduction .............................................. 1
   Overview .............................................. 1
   Purpose ................................................. 2
   History .................................................. 3
   Planning Process ...................................... 5
   Listening to Hopkins .................................... 6
   Trends ...................................................... 9
   Sustainability Framework .......................... 15
   The Four Environments ............................. 16
   Focus Areas ............................................. 17
   Cultivate Hopkins Vision Statement ............. 18
   Using This Plan ....................................... 20

Built Environment ....................................... 22

2. Land Use ................................................ 24
   Introduction .......................................... 24
   Trends and Challenges ............................. 25
   Goals and Policies ................................... 35

3. Transportation .......................................... 42
   Introduction .......................................... 42
   Trends and Challenges ............................. 43
   Goals and Policies ................................... 45

4. Housing .................................................. 52
   Introduction .......................................... 52
   Trends and Challenges ............................. 53
   Goals and Policies ................................... 54

Social Environment ..................................... 58

5. Quality of Life ........................................ 60
   Introduction .......................................... 60
   Trends and Challenges ............................. 61
   Goals and Policies ................................... 62

6. Sense of Community .................................. 66
   Introduction .......................................... 66
   Trends and Challenges ............................. 67
   Goals and Policies ................................... 68

Natural Environment ................................... 72

7. Sustainability and Natural Resources ............. 74
   Introduction .......................................... 74
   Trends and Challenges ............................. 75
   Goals and Policies ................................... 76

8. Parks and Trails ....................................... 88
   Introduction .......................................... 88
   Trends and Challenges ............................. 89
   Goals and Policies ................................... 91

Economic Environment ................................ 94

9. Economic Competitiveness .......................... 96
   Introduction .......................................... 96
   Trends and Challenges ............................. 98
   Goals and Policies ................................... 99

10. Downtown .............................................. 102
    Introduction ......................................... 102
    Trends and Challenges ............................ 103
    Goals and Policies .................................. 104

11. Implementation ........................................ 106
    Introduction ......................................... 106
    Implementation Tools .............................. 107
    Implementation Actions ............................ 108
    Procedures for Amending Plan ................. 129
APPENDICES

Introduction
   A1. Community Profile
   A2. Community Engagement

Built Environment
   B1. Land Use
   B2. Transportation
   B3. Housing

Social Environment
   C1. Quality of Life
   C2. Sense of Community

Natural Environment
   D1. Sustainability and Natural Resources
   D2. Parks and Trails

Economic Environment
   E1. Economic Environment

F1. Implementation

G1. Comment Tracker

H1. Approval Documents

Water Resources
   WR1. Water Resources Management
   WR2. Water Supply
   WR3. Sewer
ACKNOWLEDGEMENTS

2040 Comprehensive Plan Update
Cultivate Hopkins Advisory Committee
Halimo Abdi
Subeyda Ahmed
Reid Anderson
Gerard Balan
Katy Campbell, Former Councilmember
Molly Cummings, Former Mayor
Emma Figgins
Larry Hiscock
Brian Hunke, Councilmember
Aaron Kuznia, Councilmember
Chris LaTondresse
Matthew Miller
Anna Pohmer
Jodi Riha
Shanea Turner-Smith
Catherine Vekich
James Warden, Planning & Zoning Commission Chair
Antonia Wilcoxon
Terrie Winegar

Planning & Zoning Commission
Gerard Balan
Laura L. Daly
Libby Goeman
Kristin Hanneman
Emily Wallace-Jackson
Samuel Stieie
James Warden, Chair

City Council
Jason Gadd, Mayor
Rick Brausen, Council Member
Kristi Halverson, Council Member
Brian Hunke, Council Member
Aaron Kuznia, Council Member
Molly Cummings, Former Mayor
Katy Campbell, Former Councilmember

City Staff
Kersten Elverum, Planning & Economic Development Director
Nick Bishop, Finance Director
Amy Domeier, City Clerk
Brent Johnson, Police Chief
Ari Lenz, Assistant City Manager
Jason Lindahl, City Planner
Mike Mornson, City Manager
Steve Stadler, Public Works Director
Nate Stanley, City Engineer
Dale Specken, Fire Chief
Stacy Unowsky, Housing Officer
Jan Youngquist, Community Development Coordinator
Meg Beekman, Former Community Development Coordinator

Consultant Team
Andrew Dresdner, Cuningham Group
Sam Kessel, Bolton & Menk
Haila Maze, Bolton & Menk
Sarah Strain, Bolton & Menk
Mike Waltman, Bolton & Menk