

Transit Oriented Development

PROJECT PROFILE

The ARTery Hopkins, Minnesota



The Moline, a 241-unit luxury apartment complex across from the LRT station

PROJECT SUMMARY

The Johnson Building represents the City's number-one redevelopment priority because of its visibility from the Downtown LRT Station and its proximity to downtown Hopkins. Directly related is the City's vision to reconstruct 8th Avenue into the "ARTery," a pedestrian-seductive corridor that draws people from the Downtown Hopkins Station through the site into Hopkins' historic Mainstreet. The ARTery will integrate highly interactive public art and storytelling with the cultural history of Hopkins and innovative technology, all within the public realm to catalyze development along 8th Avenue. The City is working towards a development that includes a 100 room hotel, 225 housing units, bicycle facilities and ground floor restaurant and retail uses.

HOW THIS PROJECT SUPPORTS LIVABLE COMMUNITIES

CONNECT → The ARTery physically connects the project to both the Downtown Hopkins Station and Historic Downtown Hopkins, which is an established walkable, mixed use, central business district.

DEMONSTRATE → The City will utilize technological advances including free Wi-Fi, outdoor "rooms" along the street, speakers embedded in the infrastructure, and light washing to display art onto buildings. The City is also exploring putting pedestrians and bicycles on equal footing with vehicles (shared space).

CATALYZE → The project creates a catalyst for additional economic development activity by reinforcing a compact and walkable connection that serves not only the redeveloped Johnson Building site, but a much broader group of residents, visitors, and employees.

TOD GRANT INFORMATION

Applicant: City of Hopkins

Funding Cycle: 2014

Grant Amount: \$1,325,000

Other LCA

Funding: TBRA (including TOD): \$208,200 over five awards;
LCDA-TOD: \$900,000, one award

Funded Elements:

Excelsior / Main Street Gateway, art installations, plaza at Excelsior and 8th Ave. Gardens, stormwater features, benches, gate arms, signage, sidewalks and trails, bike racks

FAST FACTS

Developer:
City of Hopkins

Total Housing Units:
225

Project Type:
Mixed-use, live/
work units

Affordable Units:
0

Acres:
5.5

Jobs:
127 (64 living wage),
758 temporary

**Estimated Total
Development Cost:**
\$60.6 million

TOD METRICS — STATION AREA

Stories:
3

Transit:
METRO Green Line

FAR:
0.8

Station:
Raymond Avenue

**Commercial Parking
Ratio:**
One space per 860 S

**Residential Parking
Ratio:**
One stall per unit

Station Area:
Mixed use corridor
surrounded by
industrial uses;
strong employment
focus with
opportunity for
adaptive reuse of
industrial buildings

