



Title: 325 Blake Road Master Development Update – Alatus

Prepared by: Michael Hayman
(952) 471-8226
mhayman@minnehahacreek.org

Purpose:

At the July 27, 2023, Minnehaha Creek Watershed District (MCWD) Board of Managers meeting, MCWD’s development partner, Alatus Development, LLC (Alatus) will provide a status update on the 325 Blake Road master development process.

Summary:

On June 17, 2021, following a robust request for proposals process, the Minnehaha Creek Watershed District (MCWD) and City of Hopkins (City) hosted a joint meeting of the MCWD Board of Managers and Hopkins City Council to conduct interviews of the developer finalists for the 325 Blake Road Restoration and Redevelopment project (Project). Following interviews, the joint MCWD Board and City Council agreed to mutual considerations to facilitate the selection of Alatus Development, LLC (Alatus) as the preferred master development partner for the 325 Blake Road site (Attachment 1: Alatus RFP Response).

Following that selection process, and using key considerations agreed upon during the selection of Alatus, the partners began drafting the preliminary development agreement (PDA) and purchase and sale agreement (PSA) to facilitate the redevelopment of 325 Blake Road. Following approval of the PDA, on December 21, 2021, the City approved the Plat, Alatus’ request to re-zone the entire parcel as a planned unit development (PUD), and a “Master Development Plan” for the entire parcel with a new mixed-use, transit-oriented development on the site. The approved Master Development Plan contains approximately 800 multi-family units, with 688 units of apartments, 112 senior cooperative units, 33 for sale town homes, 8,000 square feet of ground floor retail space, and 9,000 square feet of standalone restaurant space, as well as amenities and improvements for public access and use.

On April 14, 2022, the MCWD Board of Managers approved the 325 Blake Road PSA with Alatus (Attachment 2). The document was subsequently executed with an effective date of May 9, 2022, detailing that the site to be developed by Alatus will be acquired over two phases at a sale price of \$11,250,000. The “Phase 1 Property” acquisition will contain 8.52 acres of developable land, and approximately 1.30 acres of land for public right-of-way, and will be sold to Alatus for \$8,000,000. The “Phase 2 Property” acquisition will contain approximately 2.93 acres of land and will be sold to Alatus for \$3,250,000.

Following execution of the PSA, on May 19, 2022, MCWD received a request from Alatus to modify the agreed upon two-phased takedown of the property, to facilitate an early close on the construction of 116 units of income-restricted housing in “Building A” of the Project, now known as “Chorus.” To accommodate this potential shift in acquisition timing, the parties agreed to amend the PSA, including a shift in the first phase of the takedown schedule, breaking the acquisition into Phase 1A (1.34 acres) and Phase 1B (remainder of first phase developable land and right-of-way) (Attachment 3).

All other conditions of the PSA remained intact, including the one-year feasibility period for Alatus to conduct its due diligence and design efforts for the site. Alatus is also granted the option to extend the agreement twice, with each extension spanning 90-days at a cost of \$25,000 per extension (non-refundable and not applied to purchase price).

Alatus exercised its first extension in May 2023 and has indicated over the last month that it will require additional time, potentially beyond the second extension period, to deal with development and market challenges.

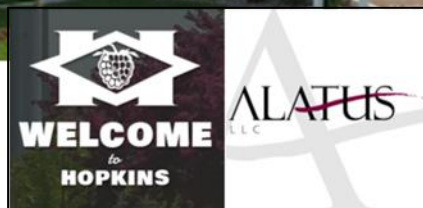
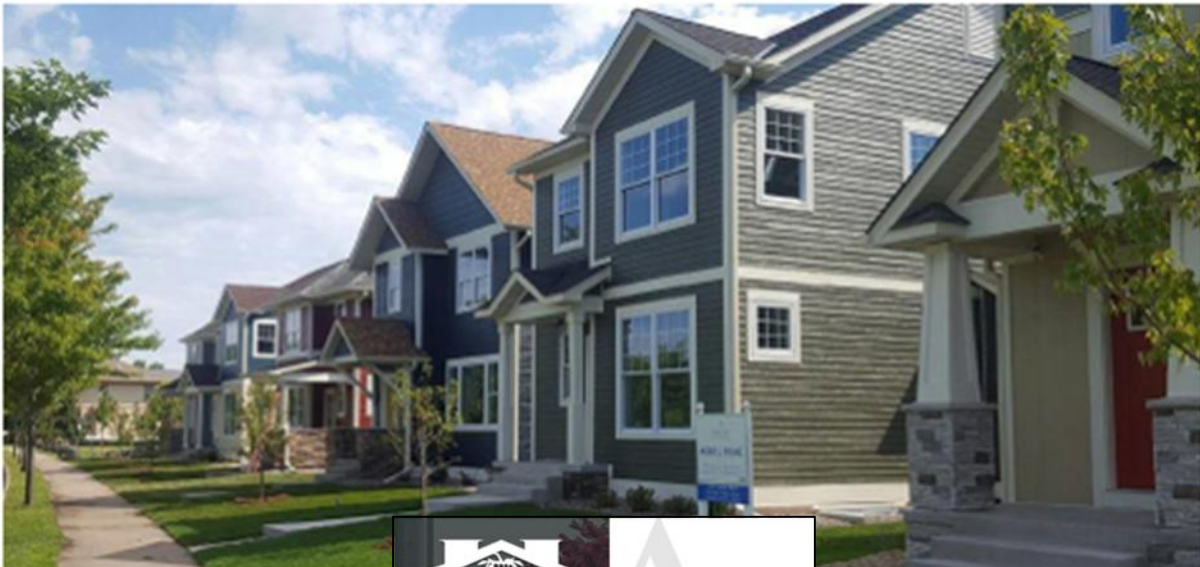
July 27, 2023 Board meeting:

At the July 27, 2023, Board meeting, representatives from Alatus will be in attendance to detail the master development process over the past 15 months, its anticipated timeline to deliver the remainder of the Project, in accordance with the PSA, provide updates on the construction of Chorus (formerly known as Building A), and answer questions from Board Managers. MCWD staff, development advisors, and real estate counsel will be present to answer questions as well.

Attachments:

1. City of Hopkins and the Minnehaha Creek Watershed District RFP Response
2. Real Estate Purchase Agreement
3. First Amendment to Real Estate Purchase Agreement

**CITY OF HOPKINS AND THE MINNEHAHA CREEK
WATERSHED DISTRICT
RFP RESPONSE
MAY 5TH, 2021**



SITE AERIAL



Michael Hayman
Project Planning Manager
Minnehaha Creek Watershed District
May 5th, 2021

DELIVERED VIA EMAIL

Re: Cover Page & Narrative – 325 Blake Road Development

Alatus and Humphreys & Partners Architects are pleased to respond to the Request for Proposals issued by The City of Hopkins and the Minnehaha Creek Watershed District. The development located at 325 Blake Road North offers a tremendous opportunity to transform and integrate this development parcel into the infrastructure and community that has been so carefully woven around it so that future generations may benefit from its spectrum of opportunities.

Sincerely,



Chris Osmundson
Director of Development
Alatus LLC
Email: cbosmundson@alatusllc.com
Direct: (612) 455-0712

Alatus LLC
IDS Tower
80 S 8th Street, Suite 4155
Minneapolis, MN 55402

Alatus is pleased to present this response to the Request for Proposals for the development of 325 Blake Road N, Hopkins, MN. Alatus’s development team is experienced in all aspects of commercial real estate development including single-family housing, multi-family market-rate and low-income rental development of all scales, mixed-use development, and commercial urban development. In addition to single-asset developments, Alatus has engaged in three master development engagements in the past five years and has honed its skills in achieving outcomes compatible with the City of Hopkins and Minnehaha Creek Watershed Districts desired outcomes. As a matter of fact, Alatus’s last three projects have been public-private partnerships (“P3”) with direct engagement and investment by the local municipality.

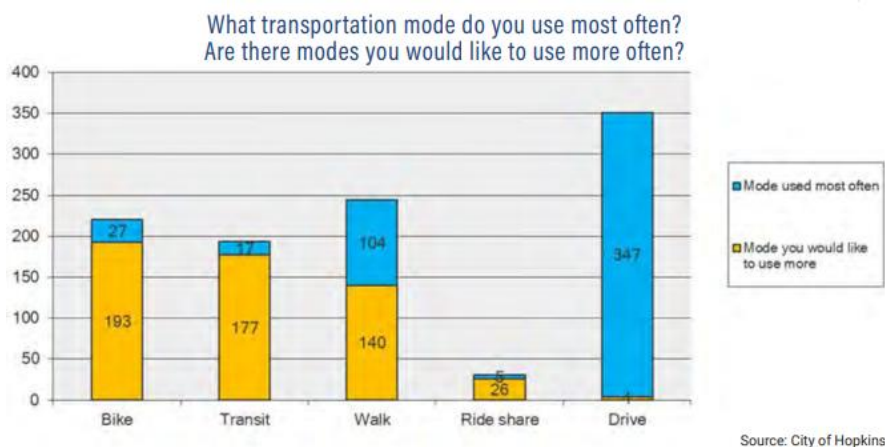
MISSION STATEMENT: To create a sustainable and equitable housing spectrum with ancillary growth and economic prosperity tools that are supportive of the diverse, evolving, and entrepreneurial community that is the City of Hopkins.

2) NARRATIVE FOR PROPOSED DEVELOPMENT – SITE PLAN & RENDERINGS ENCLOSED
CREATIVE DESIGN APPROACH

Alatus has partnered with Humphreys & Partners Architects on this current endeavor. Humphreys is a nationally and internationally renowned architectural firm headquartered in Dallas, TX, that will bring a different perspective to Alatus’s and the rest of the development team’s proposed built environment. As Alatus’s development team moves through the formal engagement process with the City of Hopkins, Minnehaha Creek Watershed District, and community stakeholders there will be a continued focus to engage a diverse design and engineering teams including women-owned businesses, minority owned businesses, disadvantaged business enterprise, trade and non-trade labor, and variations of everything in between. This ensures creativity and inclusivity of different vantage points from the norm. Furthermore, the over-arching design theme is a sustainable development goal: to make cities and human settlements inclusive, safe, resilient, and sustainable, ultimately focusing on the well-being of residents and local citizens alike.

TRANSIT ORIENTED DEVELOPMENT

It is important to Alatus and Humphreys that not only does the site integrate into existing transit features and structures but contemplates the future conditions of transit in the local community and region. This plays heavily into a focus on overall site sustainability as well and Alatus will focus on not only vehicular and rail traffic, but almost more importantly, bike and pedestrian traffic and the ability to create a 15 minute “city” in 11 – 12 developable acres. In developing the proposed site plan and programming for the Watershed District, we focused on the below chart from the City of Hopkins 2040 Comprehensive Plan – Cultivate Hopkins which indicated that, given a more complimentary built environment, resident’s preferred mode of transportation would be a bicycle based on the responses available to be given:



Therefore, you will see that block sizes have been minimized with the primary goal of creating walkability and a more pedestrian and bikeable scale. The street pattern provides mobility for all modes of transportation with a greater focus on the pedestrian.

WATER-FOCUSED APPROACH

The goal of the Alatus development team was to focus the public and private interests in this location to the rare natural amenities that the site offered which started with an enhancement of the Minnehaha Creek. Rather than simply provide passive experiences for viewing and observing, the Alatus team sought to integrate the waterway into an inviting, sustainable, and accessible entertainment district with retail and commercial amenities that can tie into the invaluable waterway. In addition to the natural waterway, Alatus has integrated the stormwater management into the integrity of the site. The retail vestibules located to the northeast are oriented to allow residents and customers access to the revitalized water amenities where water can be celebrated in many ways: streams, ponds, ice rinks, fountains, and splash pads.

How It Works

Unlock
Use your online reservation code to access the kayak, paddle, and life jacket inside the locker at your starting location

Paddle
Put on the life jacket and explore the river while paddling to your end location

Return
Take out at your end location and return all equipment to the locker

[>> Learn more about Paddle Share >>](#)



OPEN DESIGN

The site plan proposed by Alatus focuses tremendously on the pedestrian and bicycle experience – this experience should allow for a more safe and harmonious experience for everyone – residents and community members regardless. The proposed site plan allows for public pedestrian and bicycle corridors in multiple directions with ingress and egress at different points throughout the proposed development. The development team has intentionally placed the retail and destination attractions in the northeast corner of the site which will naturally invite users into a multitude of directions as they enjoy the various amenities that are presented to them. Every plaza, park, courtyard, or boulevard is connected and tied to the existing and revitalized creek as well as the new pond retention areas, resulting in a green and sustainable built environment.

CONNECTIONS

Multi-modal connections are something that Alatus has sought to excel and advance at with our recent projects and design teams. With our integrative bike, pedestrian, and vehicular interactions and experiences at our Latitude 45 development in Downtown Minneapolis, MN, as well as the connectivity and space rendered for completion in Arden Hills, MN, eliminating the necessity of having to own a car is a function of inclusivity and affordability for all. That ability directly impacts the ability of all users to feel a sense of belonging when experiencing this built community. The site location has a tremendous attraction for bikers and pedestrians already within the community of Hopkins and also from nearby “regional centers”. For residents and community members alike, we plan to offer a host of bike sharing options including the ability to rent electrically assisted cargo bikes / cargo trikes so as to minimize vehicular trips to the nearby Knollwood Mall Shopping Center or other nearby (or far away) retail establishments. Below are images demonstrating the progression of cargo bike optionality as well as the popularity of this location for recreational cyclists via Strava, an activity tracking application used by millions across the United States.



Caption / Credit: Ferla Cargo Bike – Electric Assist Tricycle for All Weather Riding



Caption / Credit: Urban Arrow Family E-Cargo Bike



Caption / Credit: Strava – Heat Map of Regional Cycling Activities – it is estimated that the Cedar Lake Trail near the Blake Station LRT already sees 1,000 – 1,500 users in a given day without an intensive local attraction or stop-off; many are just passing through at this point on a recreational loop or out to Lake Minnetonka

Also included within the confines of the watershed development area is a three-mile loop that would include stretches of the regional Cedar Lake Trail and North Cedar Regional Trail – a tremendous and vibrant extension of an already healthy trail corridor.

INCLUSION

Inclusion is tantamount to the Alatus development team and development partners. Inclusion can speak to the diversity of the participants in the development, inclusion of the residents and spectrum of individuals, partners, and families, that can reside in this development, and inclusion of the local and regional residents as a whole. It is important that the equitable housing options are provided, but also that inclusive economic outcomes are made possible. Via both residential and commercial real estate pursuits, Alatus would seek to redistribute wealth in creative ways along with a public-private partnership with the City of Hopkins and the Minnehaha Creek Watershed District.

The current housing proposal calls for a spectrum of housing across the board – from 30% - 80% AMI rental rates for individuals and families, to elevated living experiences in a market-rate high-rise tower, with for-sale or build-to-rent townhome offerings, Alatus is truly trying to integrate a multitude of family living experiences in one place with the same attention to design and placemaking as any other single-asset proposal.

HOUSING MIX

Alatus, along with other housing development partners, is planning to develop a full spectrum of housing opportunities for existing City of Hopkins residents as well as those that have yet to reside in Hopkins but will do so in the future. Alatus anticipates a fairly even mixture of market-rate rental housing, mixed-income rental housing, and low-income rental housing as well as the possibility of rental to ownership housing conversions to allow for wealth creation and equitable investment and participation. Pending further market analysis, this blend could be fine-tuned to ensure that equilibrium housing solutions are proposed that will not displace current resident's but allows for immigration into the community of Hopkins at this diverse intersection of opportunity.

COMMUNITY ENGAGEMENT

Alatus and its development partners have worked through numerous development engagement processes of all different shapes and sizes. Generally, Alatus has engaged with a third-party intermediary to ensure that proper outreach, engagement, interaction, and follow-through is completed to the satisfaction of the multiple groups within as diverse a community as the City of Hopkins. This can take anywhere from 4 to 8 significantly attended community input and output sessions over the course of 3 – 6 months. Community diversity is the greatest catalyst of the natural attraction of these spaces and it is extremely important that there is a healthy interaction that will allow for an optimal outcome even if not all needs can ultimately be satisfied.

Stance towards community	0 IGNORE	1 INFORM	2 CONSULT	3 INVOLVE	4 COLLABORATE	5 DEFER TO
Impact	<i>Marginalization</i>	<i>Placation</i>	<i>Tokenization</i>	<i>Voice</i>	<i>Delegated Power</i>	<i>Community Ownership</i>
Community Engagement Goals	Deny access to decision-making processes	Provide the community with relevant information	Gather input from the community	Ensure community needs and assets are integrated into process and inform planning	Ensure community capacity to play a leadership role in implementation of decisions	Foster democratic participation and equity by placing full decision-making in the hands of the community; bridge divide between community and governance
Message to Community	<i>"Your voice, needs, and interests do not matter"</i>	<i>"We will keep you informed"</i>	<i>"We care what you think"</i>	<i>"You are making us think (and therefore act) differently about the issue"</i>	<i>"Your leadership and expertise are critical to how we address the issue"</i>	<i>"It's time to unlock collective power and capacity for transformative solutions"</i>
Activities	Closed-Door Meetings Misinformation Systematic Disenfranchisement Voter Suppression	Fact Sheets Open Houses Presentations Billboards Videos	Public Comment Focus Groups Community Forums Surveys	Community Organizing & Advocacy House Meetings Interactive Workshops Polling Community Forums	MOUs with Community-Based Organizations Community Organizing Citizen Advisory Committees Open Planning Forums with Citizen Polling	Community-Driven Planning Consensus Building Participatory Action Research Participatory Budgeting Cooperatives

Caption / Credit: NEOO Partners, Inc; as well as below collaborative partners:



3) DESCRIPTION OF PROPOSED DEVELOPMENT

Below is a preliminary overview of the proposed development that Alatus and Humphreys envisions, however, this is subject to material modification once community and stakeholder engagement begins.

Description of Proposed Development - Specific Characteristics											
Site Plan ID / Location	Height	Use	Total Units	For-		Affordable	Mixed-income	Commercial Space (sqft)	Residential Parking Stalls	Public Parking Stalls	Surface Stalls
				Sale/Townhome	Rental						
Building V - Tower	14 Stories	Mkt Rental	219	-	219	-	-	6,000	-	-	-
Building III + Townhomes	5 Stories	Mkt Rental / For Sale	200	9	191	-	-	-	419	-	-
Building III + Townhomes	4 Stories	Mixed-Income Rental / For Sale	160	5	76	-	79	10,000	152	227	-
Building I + II + Townhomes	4 & 3 Story	LIHTC & For-Sale or Townhome Rental	196	35	-	161	-	7,500	200	-	50
Totals			775	49	486	161	79	23,500	771	227	50

The nature of the proposed development is concentrated on creating a spectrum of opportunities for community members of all different backgrounds. The proposed housing mix will include the creation of a 14-story tower for views unlike any seen in the west-suburb market, interspersed with low-rise market-rate, mixed-income at 80% AMI rental and income rates, low-income housing tax credit property with 30% - 80% AMI rental and income restrictions, to for-sale townhome / condominium offerings offering affordable ownership opportunities.

The commercial space envisioned for the property, currently at approximately 24,000 sqft, is envisioned to be community oriented with an eye toward attracting the existing residents of Hopkins that enjoy the density of their Downtown Hopkins and also for the bike or pedestrian commuter stopping through on the public infrastructure tied into the backbone of the project. We expect to have a mixture of locally sourced restaurateurs, brewery and distillery opportunities with indoor and outdoor experiences for optimization of space in both the summer and winter, as well as offer some more affordable commercial spacing leasing options for the relocation of existing Hopkins community retail locations that are having to make decisions about their upcoming leasehold interests. Below are some visioning boards that we have used based on local community-based retail experiences that are already being offered elsewhere in the Twin Cities and would have a strong attraction and gravity for the proposed development at 325 Blake Road.



Caption Credit: Short Cycling Track Races at Royal Foundry Craft Spirits Distillery in Bryn Mawr Neighborhood of Minneapolis



Caption / Credit: Cedar Lake Trail Pizza Luce; BauHaus Brewery in NE Minneapolis; 3 v 3 Arena Soccer League at La Dona Cerveceria Bryn Mawr Neighborhood of Minneapolis; Surly Brewing Hall in Prospect Park, Minneapolis; Chaska Curling Center

4) IDENTIFICATION OF DEVELOPMENT TEAM

The primary project partners at this time that are known will be Alatus and Humphreys. As we move through the engagement process with the City of Hopkins, the Minnehaha Creek Watershed District, community stakeholders, we're committed to bringing on a diverse development team that will bring multiple local and regional perspectives to the project. Additional consultants and team members will most likely include the following roles:

-) Civil Engineering
-) Structural Engineering
-) Landscape Engineer
-) ADA & Code Compliance Engineer & Consultant
-) Development Engagement Representative
-) Low-Income Housing Tax Credit Project Partner &/or Consultant
-) Retail Development Partner or Consultant
-) Multi-Modal Transit Integration Expert
-) Consumer Focus Researcher and Data Solutions Provide

It should be noted that Alatus LLC and Humphreys Architects have worked extensively together over the years including significant skyline altering projects in Downtown Minneapolis including The Carlyle and Grant Park Condominiums. Grant Park Condominiums transformed a corner of blight in the Elliot Park neighborhood into a desirable and reasonably priced condominium ownership opportunity in the Downtown Minneapolis CBD. The Carlyle remains one of the most successful condominium projects in the Midwest with 67% of the units selling out on the first available day and still remains a premium riverfront address in Downtown Minneapolis, only recently rivaled by ELEVEN in the Gold Medal Park / Mill City neighborhood of Minneapolis. Furthermore, Alatus is one of the few development teams in the region that has advanced knowledge of all-things condominiums should for-sale alternatives be deemed feasible in the master plan for the Watershed site.



Caption / Credit: Grant Park Condominiums, Minneapolis, MN



Caption / Credit: The Carlyle, Minneapolis, MN

5) LAND PURCHASE PRICE / LETTER OF INTENT

The approximate proposed purchase price for the land, based on the analysis contemplated in this RFP response, is \$11,250,000. As previously disclosed and based on the intensive community engagement that will ensure after developer selection, this is subject to material changes in the scope or program of the project as a whole.

6) PRELIMINARY CAPITAL BUDGET*

Preliminary Capital Budget - Sources and Uses - Alatus LLC				
		Total \$ Cost	Total \$ Cost / Unit	
Land Acquisition & Transaction Costs		\$ 11,391,891	\$ 14,699	4.8%
Hard Costs		179,265,132	231,310	74.8%
Soft Costs		30,421,824	39,254	12.7%
Financing Costs		15,957,719	20,591	6.7%
Developer Est. Infrastructure Costs		2,500,000	3,226	1.0%
Total Est. Development Costs		\$ 239,536,566	\$ 309,079	100.0%
		Total \$ Sources	Total \$ Sources / Unit	
Construction Mortgage(s)		\$ 143,499,016	\$ 185,160	59.9%
TIF Revenue Note Proceeds		25,922,000	33,448	10.8%
Equity		39,577,470	51,068	16.5%
Grant Monies (Met Council, Hennepin County, DEED, Fee Abatement)		5,750,000	7,419	2.4%
Tax Credit Syndication Proceeds & LOCs		20,834,104	26,883	8.7%
Deferred Development Fee		3,953,976	5,102	1.7%
Total Est. Sources		\$ 239,536,566	\$ 309,079	100.0%

* - Note: This is a preliminary development budget complete with a preliminary sources and uses. Once Alatus and the remainder of the to be determined development team begin engagement with the City of Hopkins, the Minnehaha Creek Watershed District, and the community and regional stakeholders, there is the possibility for material change to the above schedule. Furthermore, it should be noted that the **above budget and contemplated improvements are for those improvements built on and within the 11 – 12 acres that would be available for purchase** and not the additional land contemplated at this time to be owned and maintained by the Minnehaha Creek Watershed District.

** - Additional Note: This contemplates approximately \$2,340,000 in annual net TIF generated by the entire development project.

7) PUBLIC BENEFITS

- J Environmentally and Fiscally Sustainable – the project will not create negative environmental externalities while also fiscally supporting itself due to dense, usable infrastructure with a significant tax base to benefit projects outside of the Watershed development project
- J Spectrums of Living Affordability – Market-rate, mixed-income, and low-income rental opportunities partnered with townhome living arrangements in either rental or for-sale product mean that a diverse demographic and socioeconomic population can live here and enjoy the same quality of life. The concept of the “15 Minute City” will further enhance affordability for residents, nearby residents, and the public alike by reducing dependency via the tax that is vehicular ownership, maintenance, etc. thanks in no small part to multi-modal connections with the Greenway LRT and Cedar Lake Trail bike and pedestrian corridor
- J Progressive Sub-Urban Design Concepts – Construction quality and infrastructure improvements that will be a baseline benchmark for future development projects in the city of Hopkins and in the larger Twin Cities region, at a minimum
- J Inclusivity of Natural Resources for All – Too often natural resources in urban corridors are only eligible to the privileged able to afford a “lake” or “waterfront” private parcel. By inviting residents of Hopkins to enjoy the hearty investment into the Watershed District, this natural resource will remain a public attraction and amenity for all to enjoy for years to come in a multitude of way

8) DESCRIPTION OF STORMWATER AND OPEN SPACES

Alatus has already begun the process of understanding the engineering, design, and aesthetic components for the necessary regional stormwater facility to be located on site and how that can be enhanced as a vibrant amenity throughout the development. The development team has, for the moment, refrained from bringing on a civil engineering or landscape engineering in hopes of partnering with preferred parties through a sort of joint selection committee between Alatus's development team, the Minnehaha Creek Watershed District, and the City of Hopkins. We expect this to result in the most collaborative and cohesive process due to the historic context and nature of this impressive natural amenity. Alatus's efforts are informed by the theme of celebrating water via fountains, plazas, channels, streams, and ponds not only near the creek but woven throughout the fabric of the proposed development. Sustainability goals would also factor into the engineering and aesthetic in order to capture a cleanse greywater in order to reduce pollutants that can load runoff into adjacent facilities.

9) DESCRIPTION OF DEVELOPMENT APPROACH TO ENGAGEMENT

Engagement amongst all stakeholders is extremely important for a successful public-private partnership on such a vital piece of land. As mentioned above, in order to successfully execute engagement in a diverse community where certain populations or stakeholders may have previously been left out, it is important to take the relevant discussions to them. It will also be vital to maintain transparency and communication as the process is moving forward. As mentioned within the Development Team discussion, Alatus will bring on a Development Engagement Consultant that would work with Alatus's development team, the City of Hopkins, the Minnehaha Creek Watershed District, and local and regional stakeholders to formulate a true engagement process. As is noted in the City of Hopkins 2040 Comprehensive Plan – Cultivate Hopkins, it will be tremendously important to engage with the community in a multitude of ways:

-) Advisory Committee / Joint Council and Watershed Committee
-) "Take it To Them" Meetings – Approach procedurally organizations and populations that have not previously been heard from by meeting them where they are
-) Online Comment Mapping – Facilitated by the development team, this is extremely important to ensure that participants that cannot make a physical meeting have the ability to track progress and even present feedback despite not being able to be present for a scheduled meeting; this allows for an additional amount of inclusivity that is often overlooked
-) Targeted Surveys
-) Project Website and Social Media
-) Development of Other Non-Traditional Tools (Tik Tok, Clubhouse, Podcasts)

Prior to the above vital public community engagement, it will be important to have established a malleable engagement and entitlement timeline with the City of Hopkins, the Minnehaha Creek Watershed District, and other contracted and non-contacted stakeholders. In this process establishment, it will be important to determine the overall building blocks of the project, how those building block concepts are communicated, and how to ensure that we have the appropriate "Stance Towards the Community" as established in the above "Community Engagement" discussion. Certain items will require a tremendously deep dive, such as public plaza space, contemplated incubator/accelerator/subsidized retail or commercial locations, while others may require a simple overview due to their more mundane development aspects.

10) PROPOSED TIMEFRAME FOR ENTIRE COMPLETION OF DEVELOPMENT

The below is a very preliminary estimation of the proposed development timeline for the project in its entirety which will be further evaluated once Alatus commences engagement with all relevant parties.

) Formal Selection as Developer	June – July 2021
) Establishment of Formal Engagement Plan	July 2021 – August 2021
) Commence Formal Engagement Process	August 2021 – February 2022
) Refinement of Master Site Plan for PUD	February 2022 – April 2022
) Establish Master Site Plan PUD Entitlements	April 2022 – July 2022
) Commence Phase I Construction (TBD Improvements)	August 2022 – August 2024
) Commence Phase II Construction (TBD Improvements)	Q1 – Q2 2023 – Q2 2025
) Commence Phase III Construction (TBD Improvements)	Q4 – 2023 – Q4 2025

11) CONSENT FOR RELEASE OF RESPONSE DATA – PLEASE SEE ADDITIONAL ENCLOSURES

Alatus looks forward to transforming and integrating this development parcel into the infrastructure and community that has been so carefully woven around it so that future generations may benefit from its spectrum of opportunities.

Sincerely,



Chris Osmundson
Director of Development
Alatus LLC
Email: cbosmundson@alatusllc.com
Direct: (612) 455-0712

Alatus LLC
IDS Tower
80 S 8th Street, Suite 4155
Minneapolis, MN 55402

Additional Enclosures: **Consent for Release of Response Data – Executed
Site Plan & Corresponding Renderings**

EXHIBIT A

Consent for Release of Response Data 325 Blake Road North Request for Proposals

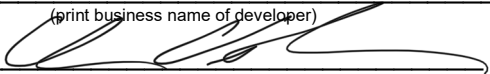
Under the Minnesota Government Data Practices Act, Minnesota Statutes Ch. 13, public disclosure of RFQ response data prior to execution of an agreement is restricted.

The undersigned hereby consents to the release of its development submission in response to the above referenced Request for Submissions and waives any claims it may have under Minnesota Statutes Section 13.08 against City of Hopkins for making such information public.

The foregoing consent and waiver does not extend to financial statements or other data submitted under separate confidential cover with a legal opinion identifying a particular statutory basis, other than Minnesota Statutes, Section 13.591, subd. 3 for classification of the data as private or nonpublic data. City shall independently evaluate and treat all data submitted under separate cover consistent with the Minnesota Government Data Practices Act.

Date: May 8th, 2021

Alatus LLC
(print business name of developer)

By: 
(sign name of authorized signatory)

Chris Ormandson
(print name of authorized signatory)

Its: Director of Development
(print title of authorized signatory)









325 BLAKE ROAD
Hopkins, Minnesota



The project is located on 325 Blake Road in the suburban city of Hopkins, 8 miles from downtown Minneapolis and 4 miles from St. Louis Park, adjacent to the Twin Cities Railroad and the Cedar Regional Trail, part of the Minnesota green regional network. The proposed solution, not only strengthens multimodal connectivity but enhances the multi-use trail system, preserves the natural environment, and features a stormwater retention pond system designed to celebrate water and be in itself the core of this proposal. The result is a sustainable, inclusive, and high-density solution with a strong sense of place.

The project is founded on seven concepts aligned to achieve a better and more sustainable future for all.

1. Creative design approach

The design is based Sustainable Development Goal number 11: to make cities and human settlements inclusive, safe, resilient, and sustainable. A new design of residential, retail, and public spaces that focuses on the wellbeing of its citizens.

2. Transit Oriented Development

The solution takes advantage of multimodal mobility systems:

Light rail transit and bus system as well as trail connections to move around by foot or bicycles. The plan focuses on sustainable and active mobility introducing a well-defined interconnected network of streets and pedestrian pathways. Block sizes have been limited with the primary criteria being creating an area of high walkability. The street pattern proposed here provides mobility for all modes of transportation with a greater focus on the pedestrian.

3. Water-focused approach

The design takes advantage of the strategic location next to the Minnehaha creek to provide an environmentally friendly stormwater solution. The result of this approach is a six acre amenity park where water is celebrated in its many forms: stream, ponds, ice rink, fountains, and splash pads. Water is captured, cleaned, reused, and turned into a community amenity before being discharged.

4. Open design

Public spaces and a green path walkway network provide interconnection of public and semi-private spaces. Every plaza, park, courtyard, or boulevard is connected, tied to the existing and revitalized creek and the new detention water areas, generating a more sustainable and green environment.

5. Trail Connection

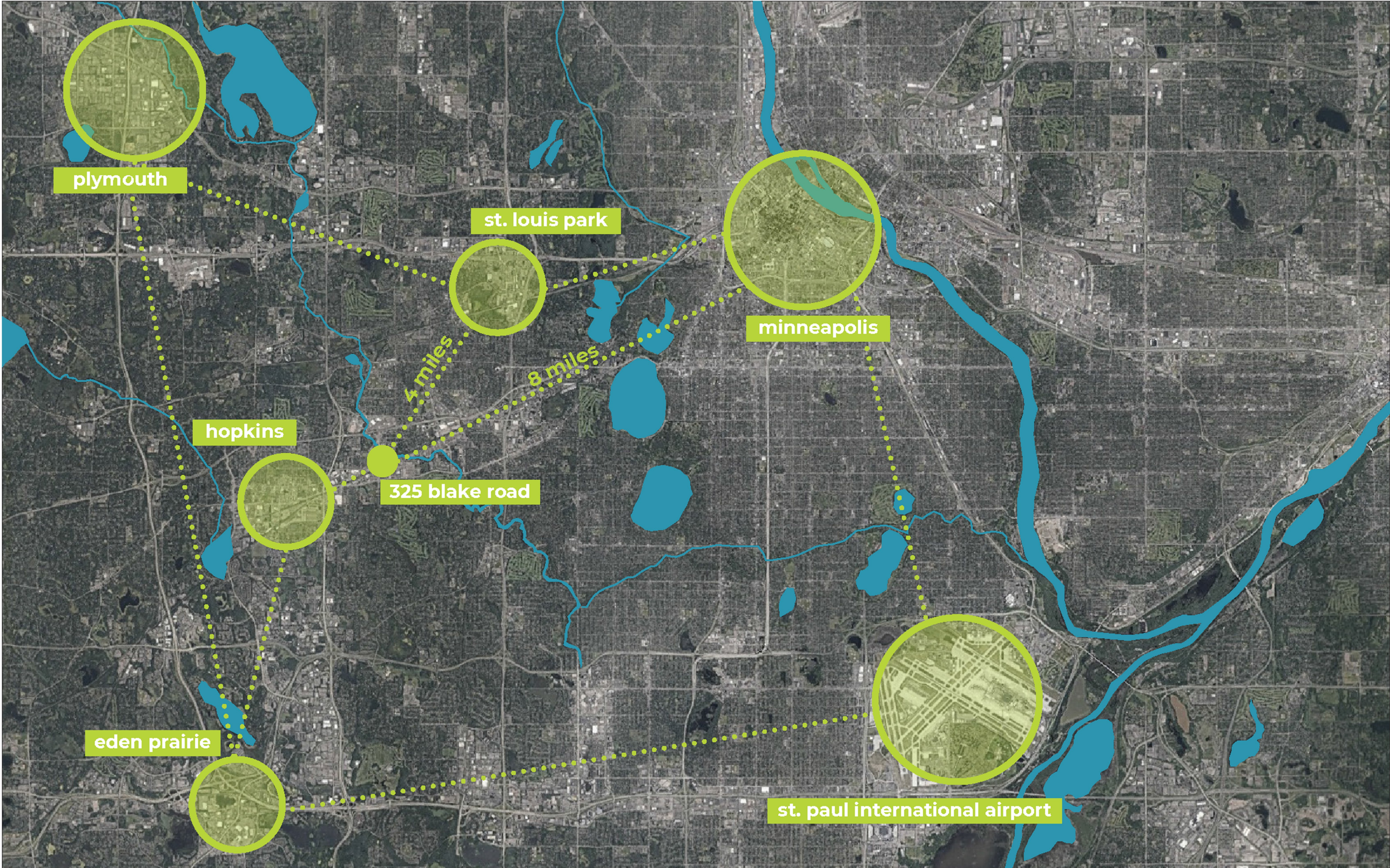
Creates a trail connecting the Cedar Regional Trail to the North Cedar Regional Trail in effect closing a three mile loop accomodating walkers, runners, and bicyclists. A multi-use trail in this corridor would create a connection between two major components of the Circuit.

6. Inclusion

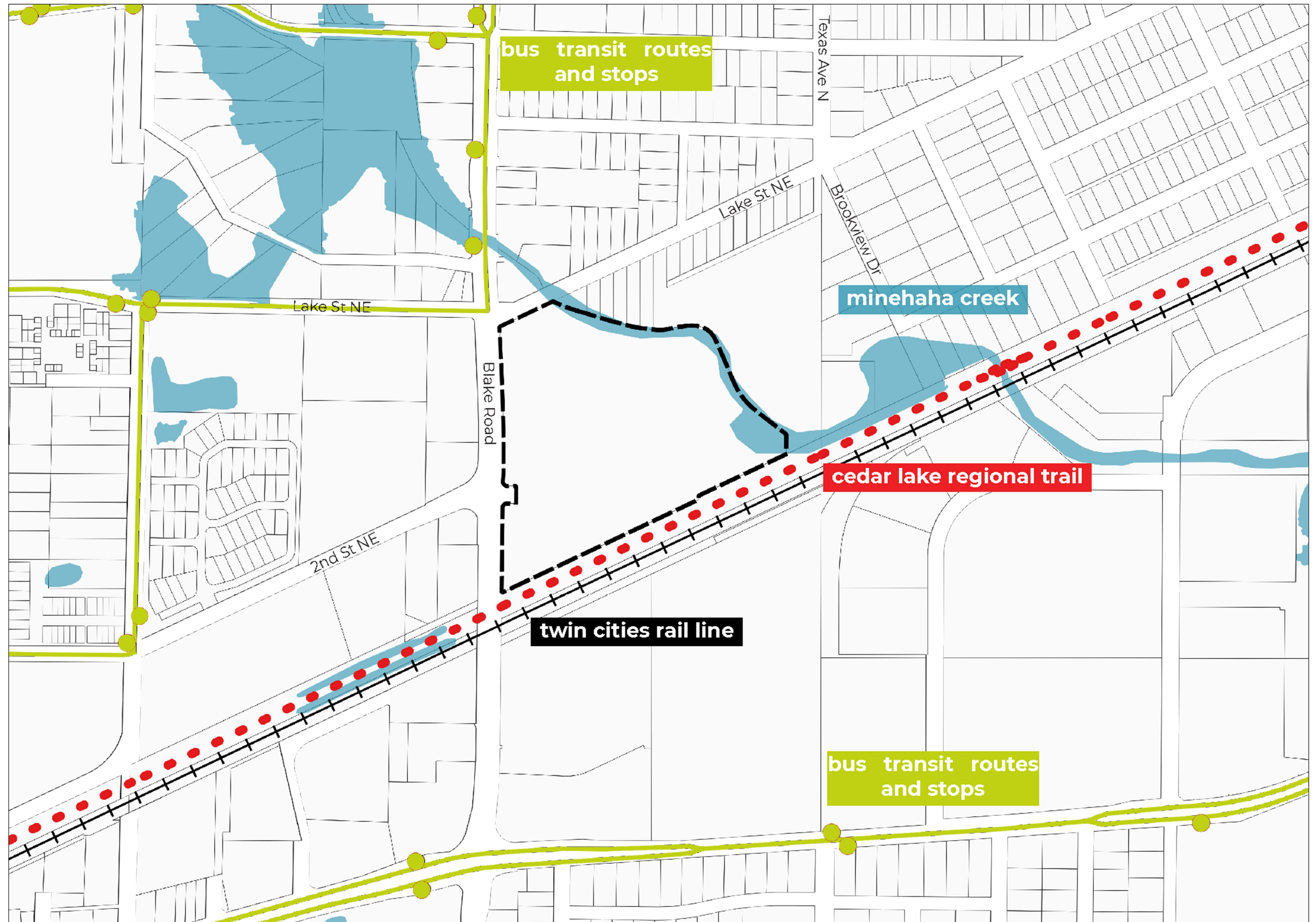
The plan embraces diversity and offers more equitable spaces for the City of Hopkins and adjacent communities.

7. Housing mix

325 Blake Road project emphasizes the variety of urban morphology and housing typologies, maintaining a medium-high housing density based on dwelling parameters for a more sustainable neighborhood. The result is a heterogeneous urban form that enriches the urban landscape, includes a variety of housing types, parking solutions, a mixture of land uses, an active center, and a very walkable design.

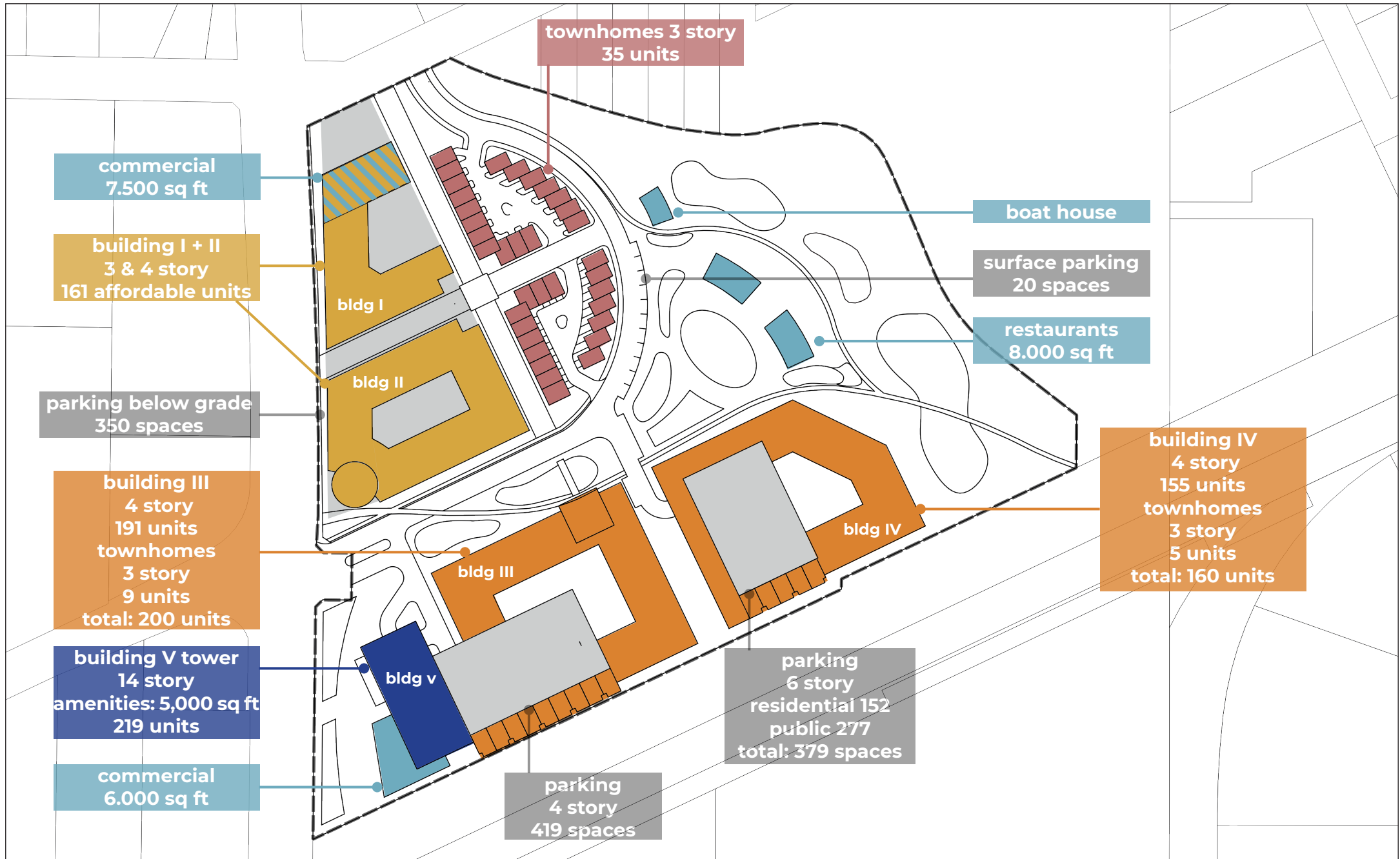




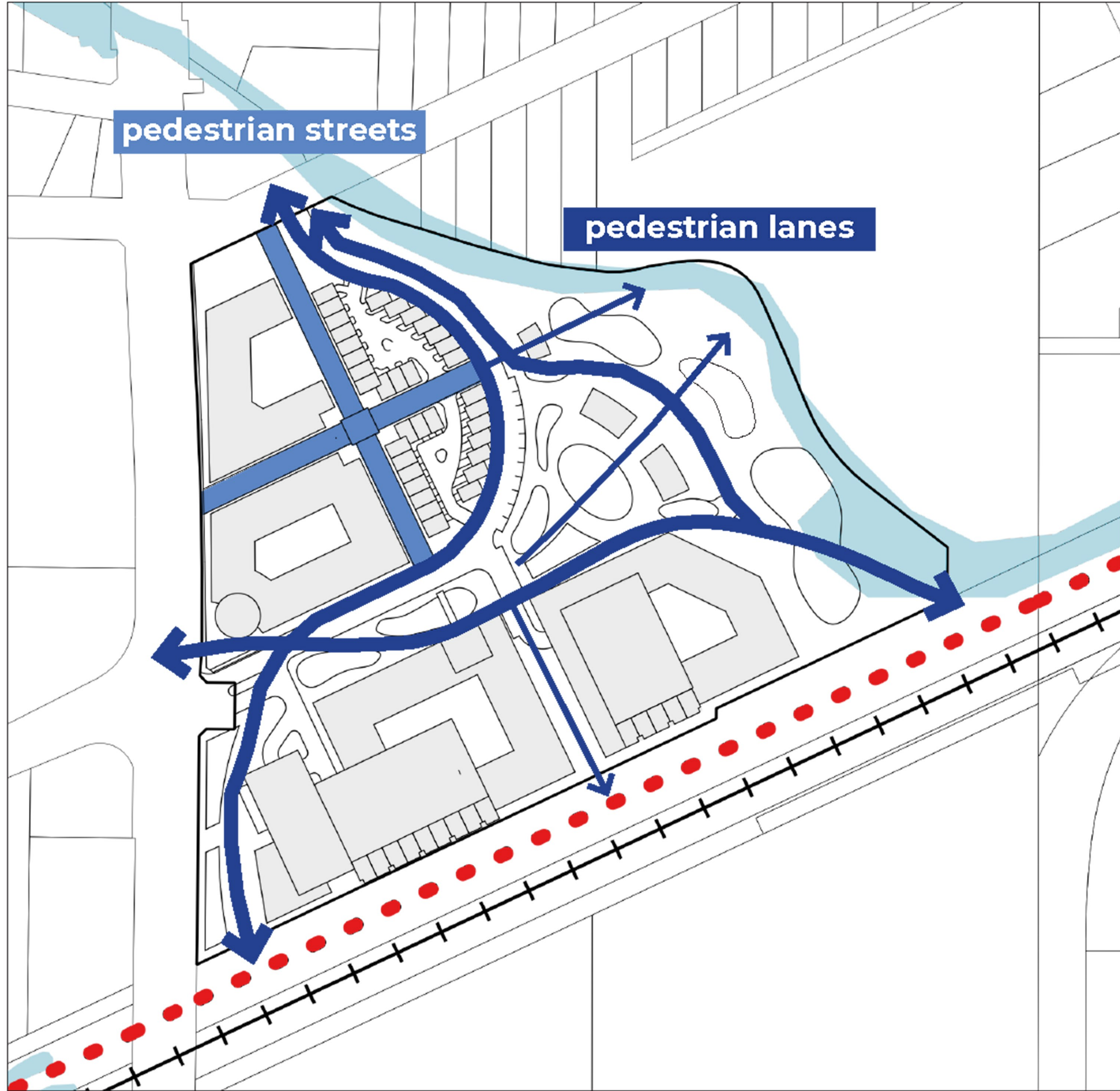
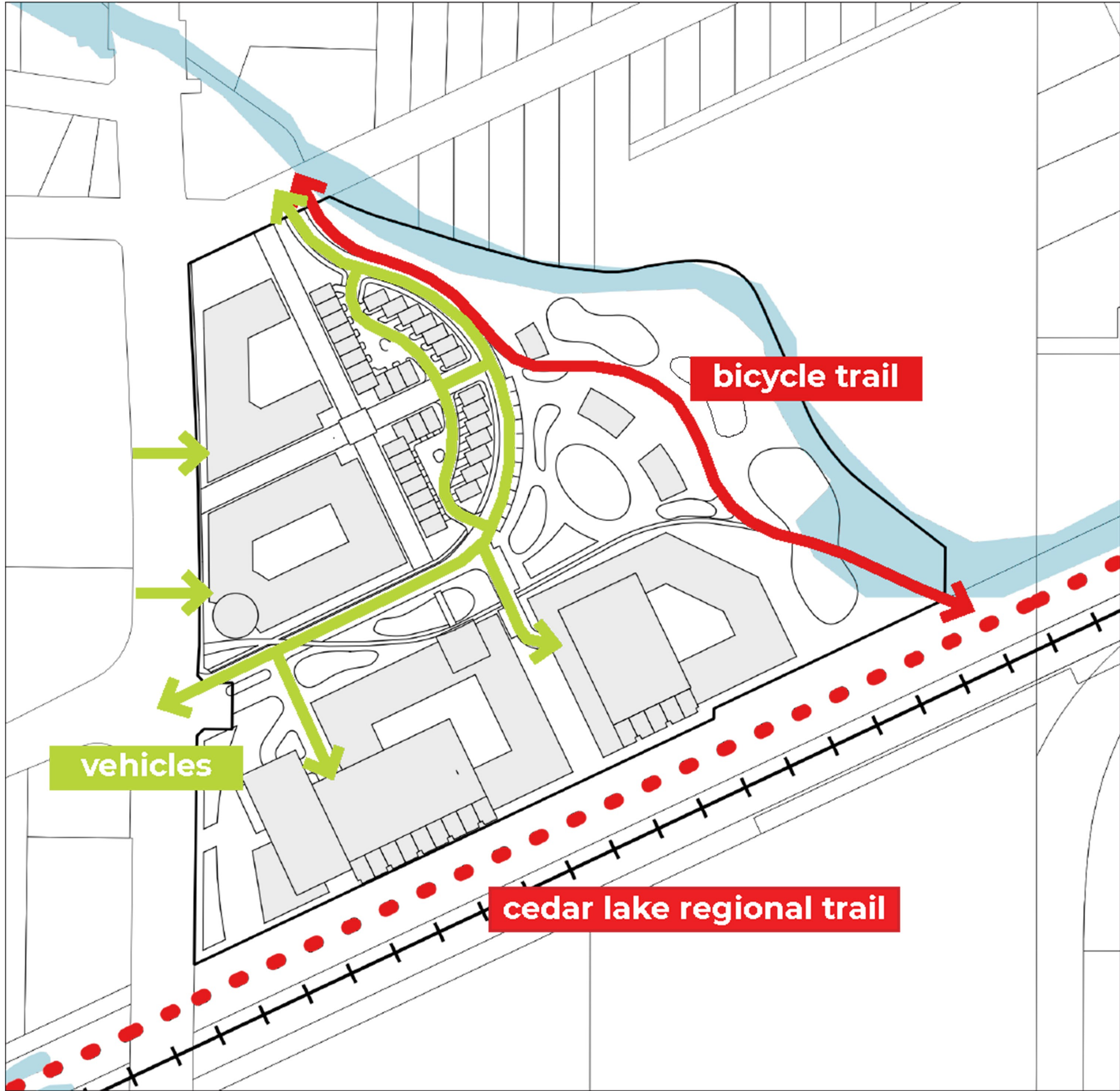




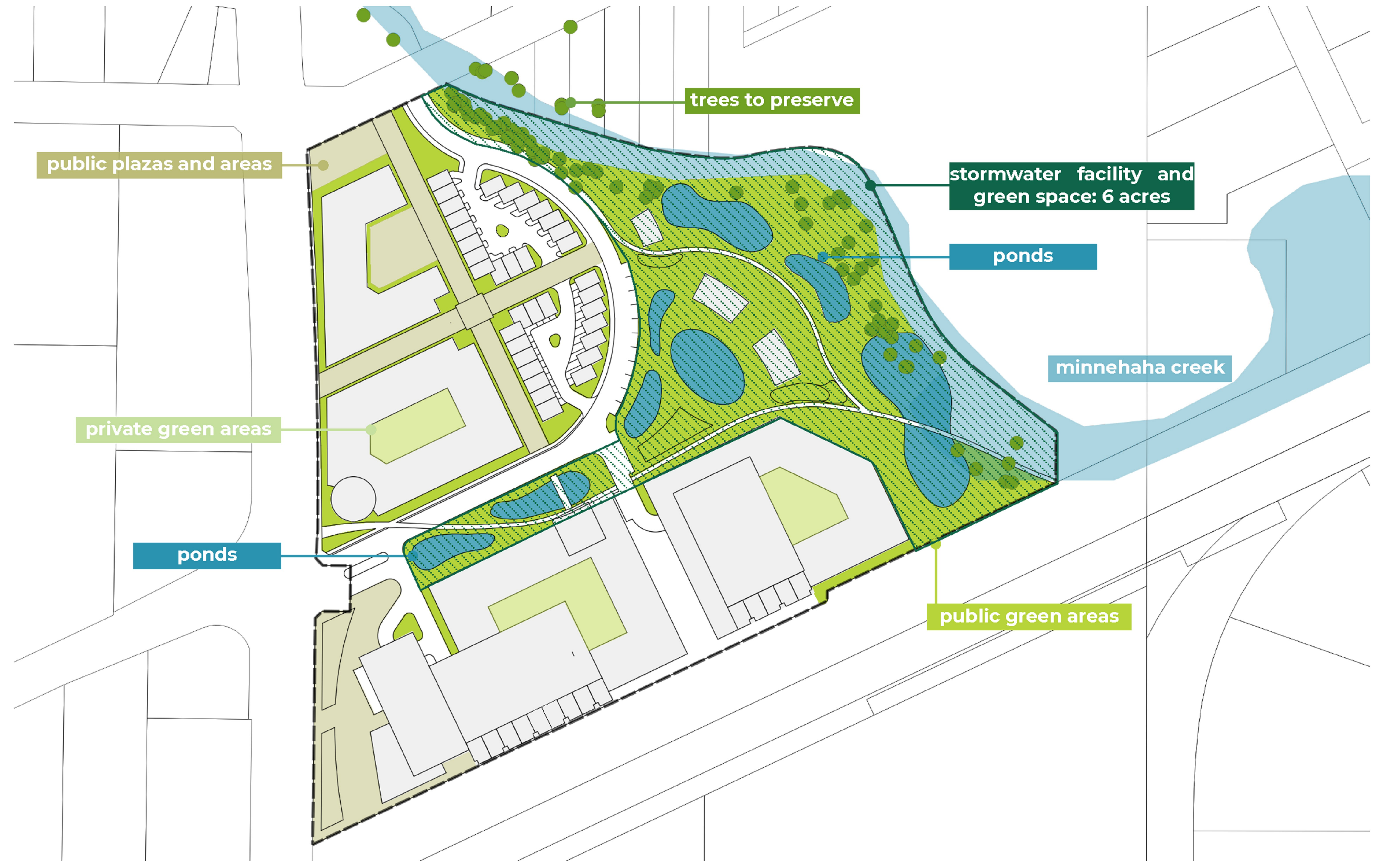
© 2021 by Humphreys & Partners Architects, L.P. The arrangements depicted herein are the sole property of Humphreys & Partners Architects, LP and may not be reproduced in any form without its written permission. Architectural conceptual site plans are for feasibility purpose only. Revisions may occur due to further investigation from regulatory authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer to surveys and civil drawings for technical information and measurements.







FLOORPLAN: PUBLIC SPACES AND GREEN NETWORK



PUBLIC AREAS

