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Introduction

In response to local needs and State Statutes requirements, the City of New Hope has conducted a planning process to update its Comprehensive Plan through the year 2040. The Comprehensive Plan is intended to define the natural environment, land use, transportation, and infrastructure goals of the community as a means of defining New Hope’s future community growth and vision of development and/or redevelopment.

Beyond the desires and needs of the local community, the Metropolitan Council’s Thrive MSP 2040 also establishes a regional context in which the City of New Hope must define its role and direct its future. The Thrive MSP 2040 mandates specific regional criteria that must be addressed in the 2040 Comprehensive Plan Update.

This introduction describes the Comprehensive Plan process, New Hope’s local planning history, and the regional context that defines New Hope’s future planning efforts.
THE LOCAL PROCESS

Comprehensive Planning is a broad problem-solving process. As such, the effort involves well defined steps which begin with issue and goal identification and progresses to proposed solutions and actions. The diagram below illustrates the general series of stages which have been undertaken in New Hope’s comprehensive planning process.

COMPREHENSIVE PLANNING PROCESS

- planning inventory / community profile
  - social - physical - economic

- planning tactics / visioning
  - interviews - city tours - open houses

- policy plan
  - inventory analysis - issues summary - goals & policies

- plans, projects, programs

- implementation

The first phase of the 2040 New Hope Comprehensive Plan planning process is the assembly of a Planning Inventory. The Inventory identifies the current social, environmental, and physical facts and trends that define the community. The Inventory provides empirical data from which to build recommendations and strategies for future land use and transportation planning.
As important as the empirical data of the Inventory is the defining of New Hope’s resident perspectives on community vision, development issues, and future City priorities. These perceptions guided the comprehensive planning process. The visioning/planning tactics involved a re-evaluation of issues identified in the 2030 New Hope Comprehensive Plan through tactics interviews which the City Council, Advisory Committee, City staff and community outreach, which helped produce the Planning Tactics section of this Comprehensive Plan.

The third phase of the process involved the formation of the Policy Plan. Following an intensive Inventory and Issues Analysis, the City defined their desired community planning goals that it wishes to accomplish over the next 22 years (2018 to 2040). Policies were formulated to define actions for accomplishing these desired goals.

Phase four involves the formulation of the Development Framework, which provides specific plan recommendations for land use, natural environment, infrastructure, transportation and housing as directed by the Metropolitan Council’s Thrive MSP 2040. The plans and recommendations give attention both on a City-wide scale as well as a more geographic-specific “planning district” scale.

The fifth and final stage is the Implementation phase. The Land Planning Act requires each community’s development plans and regulations to be consistent with the Comprehensive Plan. In this regard, the fifth phase involves an analysis of the City’s implementation tools such as development regulations, capital improvement plans and housing programs to ensure that they will effectively serve to implement the Comprehensive Plan’s goals.

Throughout the comprehensive planning process, each phase was presented and reviewed by the New Hope Comprehensive Plan Committee and City Council. The Review Committee is charged with developing a draft Comprehensive Plan document that address the community’s issues and lays the foundation for community planning and land use development through 2040. Following this input and discussion, the plan was revised and formally reviewed through a public hearing by the Planning Commission and formal adoption by the City Council. The process was concluded with referrals of the Comprehensive Plan Update to the surrounding jurisdictions and affected units of government as well as the Metropolitan Council.
Introduction

PLANNING HISTORY

The City of New Hope has a long history of comprehensive planning and growth management. This conscientious concern for organization and planning can be traced to the beginnings of the community in the late 1950s and the City’s 1960 Development Plan.

The 1960 Comprehensive Plan for New Hope was reflective of a new growth community. The plan was formulated to address a rapid growth rate and focused on promoting a balanced land use pattern between residential, commercial and industrial land uses. Guided by the 1960 New Hope Comprehensive Plan, more than 2,000 acres of land in New Hope was developed between 1960 and 1975.

In 1975-1976, the City updated its 1960 Comprehensive Plan in advance of the regional mandate which required such action on the part of all local units of government within the Twin Cities Metropolitan Area. In 1975, approximately 13 percent or 420 acres of land in the City remained undeveloped. The primary issues addressed in the New Hope 1976 Comprehensive Plan included:

- Utilization of the remaining undeveloped land.
- Creation and enhancement of a City Center.
- Presentation and maintenance of environmental and aesthetic quality.
- Irregularity of municipal boundaries.

Between 1976 and 1997, the City had undertaken numerous planning efforts that addressed more specific planning topics or issues. These planning documents provided an excellent foundation for the 1997-1998 Comprehensive Plan Update.

- Commercial Core Design Guidelines – 1977
- 42nd Avenue/City Center Market Study – 1985
- 42nd Avenue Improvement Study – 1985
- Minnegasco Site Development Study – 1989
- New Hope Market Study – 1989
- New Hope Market Study Winnetka Center – 1995
- Bass Lake Road Extension Redevelopment Project – 1995
- New Hope Transportation Plan – 1995
- Surface Water Management Plan – 1996
- Housing Action Plan – 1996
In 1997-1998, the City undertook a comprehensive update of its 1976 Comprehensive Plan. By 1997, the City of New Hope had matured into a fully developed sustainable community. The planning efforts shifted from new growth development to maintenance, infill development, and redevelopment. The primary issues addressed in the 1998 New Hope Comprehensive Plan were:

- Maintain and enhance New Hope’s maturing housing stock and residential neighborhoods.
- Examine strategies of reinvestment, renovation, and redevelopment of the City’s commercial areas.
- Retain, maintain, and promote in-place expansion of New Hope’s industrial businesses.
- Continue proactive reinvestment and maintenance of City infrastructure.

These planning issues were still pertinent with development of the New Hope 2030 Comprehensive Plan in 2008. The 2030 plan outlined an aggressive plan for redevelopment of specific target sites, strategies for property inspection and code enforcement, and a specific strategy for the inspection and replacement of the City’s aging street and utility infrastructure.

New Hope’s planning history provides an understanding of how the City has developed and the basis for past land use decisions. In this regard, the evolution of New Hope as a community can be explained. These past efforts became an important component in the planning recommendations of this current Comprehensive Plan.

**REGIONAL PLANNING**

As part of the mandated comprehensive planning process, New Hope is required to coordinate its Comprehensive Plan in a manner consistent with the Metropolitan Council 2040 Regional Development Framework. As shown on the following map, New Hope has been classified as an “Urban” community within the Thrive MSP 2040. As such, New Hope is expected to plan for growth at average densities of 10 units per acre for new development and redevelopment and expected to target opportunities for intense development near regional transit investments.
The following are policies and strategies for urban communities:

- Align land use, development patterns, and infrastructure to make the best use of public and private investment.

- Conserve, restore, and protect the region’s natural and water resources to ensure their ongoing availability, to support public health, and to maintain a high quality of life.

- Promote housing options to give people in all life stages and of all economic means viable choices for safe, stable, and affordable homes.

- Sustain and improve a multi-modal transportation system to support regional growth, maintain regional economic competitiveness, and provide choices and reliability for the system’s users.

- Foster connected land use options to provide businesses and industries with access to materials, markets, and talent.

- Promote sensitive land use and development patterns to contribute toward achieving Minnesota’s adopted greenhouse gas emission goals at the regional scale, and to develop local resiliency to the impacts of climate change.

As a fully developed inner-ring suburban community, New Hope will benefit from the regional planning objectives. Regional support in addressing local redevelopment, infrastructure and housing issues will be welcomed as New Hope looks into its future.
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CREDITS

To ensure that the City's Comprehensive Plan is truly reflective of the community's interests and objectives and is responsive to constituent concerns, the work must be directed from the outset by the views and opinions of officials, citizens, and property owners. As one of the initial phases of New Hope’s current Comprehensive Plan Update, elected and appointed City officials and City staff were consulted to gain insight into local perspectives and community goals. This information, when combined with the pending technical community inventory, will establish the basis for plan formulation.

The following are the individuals and groups who contributed their time and comments which made this Planning Tactics report possible:

**Mayor**
Kathi Hemken

**City Council**
John Elder
Andy Hoffe
Eric Lammle
Jonathan London

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Cedric Frazier
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Roger Landy
Matt Mannix
Michael Redden
Tom Schmidt
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Michael Isenberg
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Support Staff
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City Engineer
Stantec
2335 West Highway 36
Roseville, MN  55113
INTRODUCTION

The City of New Hope has recognized a need to review and update its current Comprehensive Plan as a requirement of the Metropolitan Land Planning Act. Since the 2030 plan was prepared in 2008, many land use and demographic changes in New Hope have not changed dramatically. As a result, many of the goals and policies of the 2030 plan remain relevant for the 2040 plan.

The purpose of the New Hope Inventory is to identify the type, amount, and pattern of growth that has taken place within the City. To this end, a thorough inventory of existing conditions has been conducted. This Inventory encompasses five general categories of information: Social Profile, Natural Environment, Land Use, Transportation, and Community Facilities.

Together, these categories that make up the New Hope Inventory provide an informational base which will be used to identify issues and set up a hierarchy of planning policies. These policies will help the community deal with a broad base of land use and development issues. With the help of a solid information and policy base, decision-makers can evaluate and guide proposals in the short term to benefit the residents of New Hope and the surrounding areas while fulfilling the City’s long-term goals and objectives.
SUMMARY

- Since 1990, New Hope’s population has remained steady around 21,000 people.

- Household growth in New Hope has slowed since the peak growth period in the 1970s. With limited land supply, the forecasted household growth will be a result of the City’s redevelopment efforts that bring new housing to the community.

- The average size of households in New Hope has been declining over the last 30 years. As with the population and household statistics, this is consistent with national trends that reflect an aging community. Recently, the City has seen an increase in the number of young families moving into for-sale homes.

- Household trend also reflects the availability of a large number of multifamily and age restricted housing units within the City, as these dwelling units are often occupied by families without children or older adults.

- The City’s population is aging. New Hope’s median age is comparable to surrounding communities.

- New Hope has a 2010 median household income of $65,997. This median income is slightly higher than the Cities of Robbinsdale and Crystal, but lower than Plymouth and Golden Valley.

- Since 2000, the percentage of New Hope residents below the poverty level has increased from 6.5% of the population to 10.9% of the population in 2010. These individuals and families are a potential focus of future housing programs and assisted efforts.
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POPULATION GROWTH

The statistics displayed in the following table illustrates the population growth trends within the City of New Hope as compared to adjacent cities, Hennepin County, and the Seven County Metropolitan Area. Basic population counts were transformed into average annual increases and percent growth to facilitate the understanding of both the scale and direction of population growth.

### POPULATION GROWTH, 1970 - 2015 ESTIMATES

<table>
<thead>
<tr>
<th>Year</th>
<th>New Hope</th>
<th>Brooklyn Park</th>
<th>Brooklyn Center</th>
<th>Crystal</th>
<th>Golden Valley</th>
<th>Plymouth</th>
<th>Robbinsdale</th>
<th>Hennepin County</th>
<th>7 County Metro</th>
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<tbody>
<tr>
<td>1970</td>
<td>23,180</td>
<td>26,230</td>
<td>35,173</td>
<td>30,925</td>
<td>24,246</td>
<td>18,077</td>
<td>16,845</td>
<td>960,080</td>
<td>1,874,612</td>
</tr>
<tr>
<td>1990</td>
<td>21,853</td>
<td>56,381</td>
<td>28,887</td>
<td>23,788</td>
<td>20,971</td>
<td>50,889</td>
<td>14,396</td>
<td>1,032,431</td>
<td>2,288,729</td>
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<tr>
<td>2000</td>
<td>20,873</td>
<td>67,388</td>
<td>29,172</td>
<td>22,698</td>
<td>20,281</td>
<td>65,894</td>
<td>14,123</td>
<td>1,116,200</td>
<td>2,642,062</td>
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<tr>
<td>2010</td>
<td>20,339</td>
<td>75,781</td>
<td>30,104</td>
<td>22,151</td>
<td>20,371</td>
<td>70,576</td>
<td>13,953</td>
<td>1,152,425</td>
<td>2,849,567</td>
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<tr>
<td>2015</td>
<td>21,032</td>
<td>79,149</td>
<td>30,770</td>
<td>22,943</td>
<td>21,270</td>
<td>75,907</td>
<td>14,418</td>
<td>1,223,149</td>
<td>3,012,117</td>
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**Average Annual Growth (Persons)**

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<th>Period</th>
<th>New Hope</th>
<th>Brooklyn Park</th>
<th>Brooklyn Center</th>
<th>Crystal</th>
<th>Golden Valley</th>
<th>Plymouth</th>
<th>Robbinsdale</th>
<th>Hennepin County</th>
<th>7 County Metro</th>
</tr>
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<tr>
<td>1970-80</td>
<td>(9.3)</td>
<td>1,710.2</td>
<td>(394.3)</td>
<td>(538.2)</td>
<td>(147.1)</td>
<td>1,353.8</td>
<td>(242.3)</td>
<td>(1,866.9)</td>
<td>11,126.0</td>
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<tr>
<td>1980-90</td>
<td>(123.4)</td>
<td>1,304.9</td>
<td>(234.3)</td>
<td>(175.5)</td>
<td>(180.4)</td>
<td>1,927.4</td>
<td>(2.6)</td>
<td>9,102.0</td>
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<tr>
<td>90-2000</td>
<td>(98.0)</td>
<td>1,100.7</td>
<td>28.5</td>
<td>(109.0)</td>
<td>(69.0)</td>
<td>1,500.5</td>
<td>(27.3)</td>
<td>8,376.9</td>
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<td>2000-10</td>
<td>(53.4)</td>
<td>839.3</td>
<td>93.2</td>
<td>(54.7)</td>
<td>9.0</td>
<td>468.2</td>
<td>(17.0)</td>
<td>3,622.5</td>
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<td>2010-15</td>
<td>69.3</td>
<td>336.8</td>
<td>66.6</td>
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**Percentage Growth**

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<th>Crystal</th>
<th>Golden Valley</th>
<th>Plymouth</th>
<th>Robbinsdale</th>
<th>Hennepin County</th>
<th>7 County Metro</th>
</tr>
</thead>
<tbody>
<tr>
<td>1970-80</td>
<td>(0.4%)</td>
<td>65.2%</td>
<td>(11.2%)</td>
<td>(17.4%)</td>
<td>(6.1%)</td>
<td>74.9%</td>
<td>(14.4%)</td>
<td>(1.9%)</td>
<td>5.9%</td>
</tr>
<tr>
<td>1980-90</td>
<td>(5.3%)</td>
<td>30.1%</td>
<td>(7.5%)</td>
<td>(6.9%)</td>
<td>(7.9%)</td>
<td>61.0%</td>
<td>(0.2%)</td>
<td>9.7%</td>
<td>15.3%</td>
</tr>
<tr>
<td>90-2000</td>
<td>(4.5%)</td>
<td>19.5%</td>
<td>1.0%</td>
<td>(4.6%)</td>
<td>(3.3%)</td>
<td>29.5%</td>
<td>(1.9%)</td>
<td>8.1%</td>
<td>15.4%</td>
</tr>
<tr>
<td>2000-10</td>
<td>(2.6%)</td>
<td>12.5%</td>
<td>3.2%</td>
<td>(2.4%)</td>
<td>0.4%</td>
<td>7.1%</td>
<td>(1.2%)</td>
<td>3.2%</td>
<td>7.6%</td>
</tr>
<tr>
<td>2010-15</td>
<td>3.4%</td>
<td>4.4%</td>
<td>2.2%</td>
<td>3.6%</td>
<td>4.4%</td>
<td>7.6%</td>
<td>3.3%</td>
<td>6.1%</td>
<td>5.7%</td>
</tr>
</tbody>
</table>


Between 2000 and 2010, the City of New Hope’s population declined from 21,852 to 20,339 residents. This declining trend was seen in some of the surrounding second-ring suburban communities and is in part due to these communities being fully developed, having declining household size and aging in population characteristics. These characteristics are evidenced in subsequent pages of this social profile. From 2000 to 2015, the City of New Hope’s population grew slightly, and is expected to continue to grow; this is similar trend to those seen in surrounding, fully developed communities.
Based on a fully developed scenario for the City of New Hope by year 2040, the following demographic forecasts have been prepared for the City by the Metropolitan Council:

<table>
<thead>
<tr>
<th>DEMOGRAPHIC FORECASTS THROUGH 2040</th>
</tr>
</thead>
<tbody>
<tr>
<td>-------</td>
</tr>
<tr>
<td>Population</td>
</tr>
<tr>
<td>Households</td>
</tr>
<tr>
<td>Employment</td>
</tr>
</tbody>
</table>


To achieve the household and population projections, some redevelopment strategies will have to be employed to increase residential and commercial development opportunities within the City.

**HOUSEHOLD GROWTH**

The following tables illustrate New Hope’s household trends from 1970 to 2010, and projections of new households for the period between years 2010 and 2040. Household growth in New Hope has slowed consistently since the 1970s. Based on the regional growth projections, projections for years 2020, 2303, and 2040 were forecasted by the Metropolitan Council. These projection estimates show an increasing trend in the number of households.

The average size of households has declined during the past 25 years. The lower household sizes are likely to remain at consistent levels as can be seen in the household trends. The City of New Hope has also seen an influx of young families with children in the City moving into for-sale homes. If this trend continues, it would have impacts on the demographics of the City and could impact household size.
Between 2000 and 2010, the number of family households decreased by 2.7 percent. With new housing projects like Parkview subdivision, Gates of New Hope, and Compass Pointe, the 2015 household estimate shows almost a 5% increase in New Hope’s households. In 2010, 59.7 percent of the total households were family households. A large percent of the non-family households consists of elderly housing, care facilities, and group homes, which are scattered throughout the City.

<table>
<thead>
<tr>
<th>HOUSEHOLD TRENDS / FORECASTS</th>
<th>Number</th>
<th>% Change</th>
<th>Size</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>1970</td>
<td>6,181</td>
<td>3.75</td>
<td>3.75</td>
<td></td>
</tr>
<tr>
<td>1980</td>
<td>7,627</td>
<td>23.4%</td>
<td>2.91</td>
<td>(22.4%)</td>
</tr>
<tr>
<td>1990</td>
<td>8,507</td>
<td>11.5%</td>
<td>2.57</td>
<td>(11.7%)</td>
</tr>
<tr>
<td>2000</td>
<td>8,665</td>
<td>1.9%</td>
<td>2.41</td>
<td>(1.3%)</td>
</tr>
<tr>
<td>2010</td>
<td>8,427</td>
<td>(2.75%)</td>
<td>2.41</td>
<td>0.0%</td>
</tr>
<tr>
<td>2015 estimate</td>
<td>8,833</td>
<td>4.82%</td>
<td>2.40</td>
<td>(0.1%)</td>
</tr>
<tr>
<td>2020 forecast</td>
<td>8,900</td>
<td>.76%</td>
<td>2.37</td>
<td></td>
</tr>
<tr>
<td>2030 forecast</td>
<td>9,200</td>
<td>3.37%</td>
<td>2.39</td>
<td></td>
</tr>
<tr>
<td>2040 forecast</td>
<td>9,600</td>
<td>4.35%</td>
<td>2.41</td>
<td></td>
</tr>
</tbody>
</table>


<table>
<thead>
<tr>
<th>HOUSEHOLD TYPE, 2000 - 2010 (Under 18 Years)</th>
<th>2000</th>
<th>2010</th>
<th>2000-2010</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number</td>
<td>Total HH %</td>
<td>Number</td>
</tr>
<tr>
<td>Family - Married Couple</td>
<td>4,091</td>
<td>47.2%</td>
<td>3,633</td>
</tr>
<tr>
<td>Family - Male Householder</td>
<td>283</td>
<td>3.3%</td>
<td>341</td>
</tr>
<tr>
<td>Family - Female Householder</td>
<td>897</td>
<td>10.4%</td>
<td>1,058</td>
</tr>
<tr>
<td>Total Family Households</td>
<td>5,271</td>
<td>60.8%</td>
<td>5,032</td>
</tr>
<tr>
<td>Non-Family Households</td>
<td>3,394</td>
<td>39.2%</td>
<td>3,395</td>
</tr>
<tr>
<td>TOTAL HOUSEHOLDS</td>
<td>8,665</td>
<td>100.0%</td>
<td>8,427</td>
</tr>
</tbody>
</table>

AGE CHARACTERISTICS

The following tables illustrate age characteristics for the City of New Hope, Hennepin County, and Seven County Metropolitan Area.

In both 2000 and 2010, the largest subgroup of residents was those between 20 and 64. This ‘Labor Force’ group represents the largest span of ages, so it is not surprising that they represent a large percent of the population. Those 19 and under, or school-aged, represented 24 percent of the population in 2010, while retirement aged residents, 65+, represented 18.6 percent of the City. The City saw an increase in both school-aged children and retirement aged residents from 2000 to 2010.

The trends seen are similar to those of Hennepin County and the Seven County Metropolitan Area. The biggest difference is that New Hope has more residents over the age of 65 than both the surrounding county and the Seven County Metropolitan Area.

<table>
<thead>
<tr>
<th>Age Group</th>
<th>New Hope</th>
<th>Hennepin County</th>
<th>Seven County Metropolitan Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>School Age:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>0-4</td>
<td>1,298</td>
<td>6.2%</td>
<td>73,261</td>
</tr>
<tr>
<td>5-9</td>
<td>1,230</td>
<td>5.9%</td>
<td>75,780</td>
</tr>
<tr>
<td>10-14</td>
<td>1,190</td>
<td>5.7%</td>
<td>75,109</td>
</tr>
<tr>
<td>15-19</td>
<td>1,142</td>
<td>5.5%</td>
<td>77,615</td>
</tr>
<tr>
<td>Sub-Total</td>
<td>4,860</td>
<td>23.3%</td>
<td>301,765</td>
</tr>
<tr>
<td>Labor Force:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>20-24</td>
<td>1,281</td>
<td>6.1%</td>
<td>79,364</td>
</tr>
<tr>
<td>25-34</td>
<td>3,190</td>
<td>15.3%</td>
<td>183,860</td>
</tr>
<tr>
<td>35-44</td>
<td>3,108</td>
<td>14.9%</td>
<td>191,872</td>
</tr>
<tr>
<td>45-54</td>
<td>2,632</td>
<td>12.6%</td>
<td>156,068</td>
</tr>
<tr>
<td>55-64</td>
<td>2,097</td>
<td>10.0%</td>
<td>98,081</td>
</tr>
<tr>
<td>Sub-Total</td>
<td>12,308</td>
<td>59.0%</td>
<td>709,245</td>
</tr>
<tr>
<td>Retired:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>65+</td>
<td>3,705</td>
<td>17.8%</td>
<td>126,063</td>
</tr>
<tr>
<td>TOTAL</td>
<td>20,873</td>
<td>100.0%</td>
<td>1,137,073</td>
</tr>
</tbody>
</table>

Source: U.S. Census 2000, Summary Tape File 3A
### POPULATION BY AGE GROUP, 2010

<table>
<thead>
<tr>
<th>Age Group</th>
<th>New Hope</th>
<th>Hennepin County</th>
<th>Seven County Metropolitan Area</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number</td>
<td>Percent</td>
<td>Number</td>
</tr>
<tr>
<td>School Age:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>0-4</td>
<td>1,369</td>
<td>6.7%</td>
<td>76,236</td>
</tr>
<tr>
<td>5-9</td>
<td>1,206</td>
<td>5.9%</td>
<td>72,409</td>
</tr>
<tr>
<td>10-14</td>
<td>1,193</td>
<td>5.9%</td>
<td>69,348</td>
</tr>
<tr>
<td>15-19</td>
<td>1,106</td>
<td>5.4%</td>
<td>72,672</td>
</tr>
<tr>
<td>Sub-Total</td>
<td>4,874</td>
<td>24.0%</td>
<td>290,665</td>
</tr>
<tr>
<td>Labor Force:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>20-24</td>
<td>1,097</td>
<td>5.4%</td>
<td>84,231</td>
</tr>
<tr>
<td>25-34</td>
<td>3,075</td>
<td>15.1%</td>
<td>187,523</td>
</tr>
<tr>
<td>35-44</td>
<td>2,587</td>
<td>12.7%</td>
<td>154,304</td>
</tr>
<tr>
<td>45-54</td>
<td>2,749</td>
<td>13.5%</td>
<td>171,130</td>
</tr>
<tr>
<td>55-64</td>
<td>2,183</td>
<td>10.7%</td>
<td>133,758</td>
</tr>
<tr>
<td>Sub-Total</td>
<td>11,691</td>
<td>57.5%</td>
<td>730,946</td>
</tr>
<tr>
<td>Retired:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>65+</td>
<td>3,774</td>
<td>18.6%</td>
<td>130,814</td>
</tr>
<tr>
<td>TOTAL</td>
<td>20,339</td>
<td>100.0%</td>
<td>1,152,425</td>
</tr>
</tbody>
</table>

Source: U.S. Census 2010, Summary Tape File 3A
As seen in the following tables, the City of New Hope saw an increase in school-aged and retirement-aged residents from 2000 to 2010. The number of retired individuals (age 65+) increased by 69 people or 1.9% percent from 2000 to 2010. This maturing population will bring new demands for services, housing, and transportation.

### CHANGE IN POPULATION, 2000-2010

<table>
<thead>
<tr>
<th>Age Group</th>
<th>New Hope</th>
<th>Hennepin County</th>
<th>Seven County Metropolitan Area</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Change</td>
<td>% Change</td>
<td>Change</td>
</tr>
<tr>
<td>School Age:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>0-4</td>
<td>71</td>
<td>5.5%</td>
<td>2,975</td>
</tr>
<tr>
<td>5-9</td>
<td>(24)</td>
<td>(2.0%)</td>
<td>(3,371)</td>
</tr>
<tr>
<td>10-14</td>
<td>3</td>
<td>0.3%</td>
<td>(5,761)</td>
</tr>
<tr>
<td>15-19</td>
<td>(36)</td>
<td>(3.2%)</td>
<td>(4,943)</td>
</tr>
<tr>
<td>Sub-Total</td>
<td>14</td>
<td>0.3%</td>
<td>(11,100)</td>
</tr>
<tr>
<td>Labor Force:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>20-24</td>
<td>(184)</td>
<td>(14.4%)</td>
<td>4,867</td>
</tr>
<tr>
<td>25-34</td>
<td>(115)</td>
<td>(3.6%)</td>
<td>3,663</td>
</tr>
<tr>
<td>35-44</td>
<td>(521)</td>
<td>(16.8%)</td>
<td>(37,568)</td>
</tr>
<tr>
<td>45-54</td>
<td>117</td>
<td>4.4%</td>
<td>15,062</td>
</tr>
<tr>
<td>55-64</td>
<td>86</td>
<td>4.1%</td>
<td>35,677</td>
</tr>
<tr>
<td>Sub-Total</td>
<td>(617)</td>
<td>(5.0%)</td>
<td>21,701</td>
</tr>
<tr>
<td>Retired:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>65+</td>
<td>69</td>
<td>1.9%</td>
<td>4,751</td>
</tr>
<tr>
<td>TOTAL</td>
<td>(534)</td>
<td>(2.6%)</td>
<td>15,352</td>
</tr>
</tbody>
</table>

Sources: U.S. Census 2000, 2010 Summary Tape File 3A
The median age in New Hope has been increasing steadily since 1970. Between 2000 and 2010, the median age increased from 38.3 to 39.4 years, representing a 2.9 percent increase. The median age in the City of New Hope is higher than in surrounding communities, except for the City of Golden Valley.

<table>
<thead>
<tr>
<th>Year</th>
<th>Age</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>1970</td>
<td>21.6</td>
<td>--</td>
</tr>
<tr>
<td>1980</td>
<td>28.3</td>
<td>31.0%</td>
</tr>
<tr>
<td>1990</td>
<td>34.6</td>
<td>22.3%</td>
</tr>
<tr>
<td>2000</td>
<td>38.3</td>
<td>10.7%</td>
</tr>
<tr>
<td>2010</td>
<td>39.4</td>
<td>2.9%</td>
</tr>
</tbody>
</table>


<table>
<thead>
<tr>
<th>Median Age Compared with Other Surrounding Communities</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000</td>
</tr>
<tr>
<td>Brooklyn Park</td>
</tr>
<tr>
<td>Brooklyn Center</td>
</tr>
<tr>
<td>Plymouth</td>
</tr>
<tr>
<td>Crystal</td>
</tr>
<tr>
<td><strong>New Hope</strong></td>
</tr>
<tr>
<td>Golden Valley</td>
</tr>
</tbody>
</table>


Overall, New Hope’s age characteristics are reflective of an aging community with increasing numbers of empty nester households and the City’s supply of age-restricted housing. As a community’s population ages, its needs in terms of housing, transportation, and community facilities and services also evolve. However, in adjusting to the needs of an older population, New Hope must also be attentive to attracting younger individuals and families to occupy vacated single family homes and other dwellings to create a sustainable community. The City has seen this trend recently with an influx of young families and children, and wants to ensure that the City remains attractive to these families.
EDUCATION

The following table illustrates the level of education attained by New Hope, Hennepin County, and the Seven County Metropolitan Area residents age 25 and over, as provided in the 2010 Census. In 2010, when comparing New Hope to Hennepin County and the metro area, New Hope residents had a smaller percentage of residents with a high school diploma. Furthermore, a smaller percent of New Hope residents had a bachelor’s degree when compared to Hennepin County and the metro area. Education is a priority of the City to make sure students and residents have adequate access and the ability to achieve a similar or higher level of education than the County and metro area.
<table>
<thead>
<tr>
<th>Level Attained</th>
<th>2000</th>
<th></th>
<th></th>
<th>2010</th>
<th></th>
<th></th>
<th>Seven County Metropolitan Area</th>
<th>New Hope</th>
<th>2010</th>
<th></th>
<th>Seven County Metropolitan Area (ACS 2010-2012)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>New Hope</td>
<td>Hennepin County</td>
<td>Seven County Metropolitan Area</td>
<td>New Hope</td>
<td>Hennepin County</td>
<td>Seven County Metropolitan Area</td>
<td>Number</td>
<td>Percent</td>
<td>Number</td>
<td>Percent</td>
<td>Number</td>
</tr>
<tr>
<td>&lt; 9th Grade</td>
<td>489</td>
<td>3.3%</td>
<td>25,139</td>
<td>3.4%</td>
<td>56,574</td>
<td>3.3%</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>9th to 12th Grade (no diploma)</td>
<td>1,055</td>
<td>7.2%</td>
<td>44,109</td>
<td>6.0%</td>
<td>101,073</td>
<td>5.9%</td>
<td>33,560</td>
<td>4.4%</td>
<td>136,249</td>
<td>7.1%</td>
<td></td>
</tr>
<tr>
<td>High School Grad</td>
<td>4,067</td>
<td>27.7%</td>
<td>156,947</td>
<td>21.2%</td>
<td>412,907</td>
<td>24.3%</td>
<td>151,019</td>
<td>19.8%</td>
<td>418,535</td>
<td>21.8%</td>
<td></td>
</tr>
<tr>
<td>Some College (no degree)</td>
<td>3,403</td>
<td>23.2%</td>
<td>172,999</td>
<td>23.4%</td>
<td>409,609</td>
<td>24.1%</td>
<td>156,358</td>
<td>20.5%</td>
<td>409,348</td>
<td>21.3%</td>
<td></td>
</tr>
<tr>
<td>Associates Degree</td>
<td>1,296</td>
<td>8.8%</td>
<td>51,845</td>
<td>7.0%</td>
<td>128,876</td>
<td>7.6%</td>
<td>59,493</td>
<td>7.8%</td>
<td>177,678</td>
<td>9.2%</td>
<td></td>
</tr>
<tr>
<td>Bachelor’s Degree</td>
<td>3,141</td>
<td>21.4%</td>
<td>199,740</td>
<td>27.0%</td>
<td>411,587</td>
<td>24.2%</td>
<td>224,241</td>
<td>29.4%</td>
<td>517,584</td>
<td>26.9%</td>
<td></td>
</tr>
<tr>
<td>Graduate Degree</td>
<td>1,234</td>
<td>8.4%</td>
<td>89,665</td>
<td>12.1%</td>
<td>181,464</td>
<td>10.7%</td>
<td>112,120</td>
<td>14.7%</td>
<td>261,741</td>
<td>13.6%</td>
<td></td>
</tr>
<tr>
<td>TOTAL</td>
<td>14,685</td>
<td>100%</td>
<td>740,444</td>
<td>100%</td>
<td>1,702,090</td>
<td>100%</td>
<td>762,723</td>
<td>100%</td>
<td>1,921,135</td>
<td>100%</td>
<td></td>
</tr>
<tr>
<td>High School Grad or Higher</td>
<td>13,143</td>
<td>89.5%</td>
<td>670,842</td>
<td>90.6%</td>
<td>1,544,443</td>
<td>90.7%</td>
<td>585,771</td>
<td>76.8%</td>
<td>1,784,886</td>
<td>92.9%</td>
<td></td>
</tr>
<tr>
<td>Bachelor’s Degree or Higher</td>
<td>4,376</td>
<td>29.8%</td>
<td>289,514</td>
<td>39.1%</td>
<td>593,051</td>
<td>34.8%</td>
<td>336,361</td>
<td>44.1%</td>
<td>779,325</td>
<td>40.6%</td>
<td></td>
</tr>
</tbody>
</table>
OCCUPATION

The following tables illustrate the demographic information regarding employment statistics in 2010 for New Hope, Hennepin County, and the Seven County Metropolitan Area. The predominant occupational category for New Hope residents was management, business, science, and arts occupations. When compared with Hennepin County, New Hope has a higher percentage of persons in production, transportation and material moving occupations, service occupations, and sales and office occupations.

<table>
<thead>
<tr>
<th>Occupation</th>
<th>New Hope</th>
<th>Hennepin County</th>
<th>Seven County Metropolitan Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>management, business, science, and arts occupations</td>
<td>3,614</td>
<td>275,424</td>
<td>644,951</td>
</tr>
<tr>
<td>Service occupations</td>
<td>1,674</td>
<td>90,068</td>
<td>221,930</td>
</tr>
<tr>
<td>Sales and office occupations</td>
<td>2,932</td>
<td>159,333</td>
<td>379,621</td>
</tr>
<tr>
<td>Farming, fishing and forestry occupations</td>
<td>--</td>
<td>--</td>
<td>12,859</td>
</tr>
<tr>
<td>Natural resources, construction, and maintenance occupations</td>
<td>466</td>
<td>30,649</td>
<td>96,448</td>
</tr>
<tr>
<td>Production, transportation, and material moving occupations</td>
<td>1,303</td>
<td>58,159</td>
<td>160,956</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>9,989</td>
<td>613,633</td>
<td>1,516,765</td>
</tr>
</tbody>
</table>

Source: U.S. Census 2000, 2010
The largest group of New Hope residents worked in the education, health, and social services industry, which follows the same trend as Hennepin County and the metro area.

<table>
<thead>
<tr>
<th>2010 INDUSTRIES</th>
<th>New Hope</th>
<th>Hennepin County</th>
<th>Seven County Metropolitan Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>(Age 16 and over)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Industry</td>
<td>Number</td>
<td>Percent</td>
<td>Number</td>
</tr>
<tr>
<td>Agriculture, forestry, fishing and hunting, and mining</td>
<td>0</td>
<td>0%</td>
<td>2,460</td>
</tr>
<tr>
<td>Construction</td>
<td>441</td>
<td>4.4%</td>
<td>24,868</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>1,518</td>
<td>15.2%</td>
<td>75,245</td>
</tr>
<tr>
<td>Wholesale trade</td>
<td>382</td>
<td>3.8%</td>
<td>21,603</td>
</tr>
<tr>
<td>Retail trade</td>
<td>1,212</td>
<td>12.1%</td>
<td>72,151</td>
</tr>
<tr>
<td>Transportation and warehousing, and utilities</td>
<td>336</td>
<td>3.4%</td>
<td>22,997</td>
</tr>
<tr>
<td>Information</td>
<td>266</td>
<td>2.7%</td>
<td>15,380</td>
</tr>
<tr>
<td>Finance, insurance, real estate, and rental and leasing</td>
<td>929</td>
<td>9.3%</td>
<td>62,378</td>
</tr>
<tr>
<td>Professional, scientific, management, administrative, and waste management services</td>
<td>1,092</td>
<td>10.9%</td>
<td>86,560</td>
</tr>
<tr>
<td>Education, health and social services</td>
<td>1,844</td>
<td>18.5%</td>
<td>134,233</td>
</tr>
<tr>
<td>Arts, entertainment, recreation, accommodation and food services</td>
<td>987</td>
<td>9.9%</td>
<td>54,276</td>
</tr>
<tr>
<td>Other services (except public administration)</td>
<td>649</td>
<td>6.5%</td>
<td>27,002</td>
</tr>
<tr>
<td>Public administration</td>
<td>333</td>
<td>3.3%</td>
<td>14,480</td>
</tr>
<tr>
<td>TOTAL</td>
<td>9,989</td>
<td>100.0%</td>
<td>613,633</td>
</tr>
</tbody>
</table>

Source: U.S. Census 2010
The following table illustrates travel to work time information from the U.S. Census in 2010 and 2015. 2010 and 2015 follow a similar trend of previous travel time to work – many residents work outside the City of New Hope. In both 2010 and 2015, 60% of residents traveled 25 minutes or more to work. Those traveling more than 25 minutes to work represent those residents who work outside the City.

<table>
<thead>
<tr>
<th>Time Travel</th>
<th>2010</th>
<th>2015</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number</td>
<td>Percent</td>
</tr>
<tr>
<td>Less than 10 minutes</td>
<td>1,550</td>
<td>13.4%</td>
</tr>
<tr>
<td>10 to 14 minutes</td>
<td>1,296</td>
<td>11.2%</td>
</tr>
<tr>
<td>15 to 19 minutes</td>
<td>1,793</td>
<td>15.5%</td>
</tr>
<tr>
<td>20 to 24 minutes</td>
<td>1,886</td>
<td>16.3%</td>
</tr>
<tr>
<td>25 to 29 minutes</td>
<td>891</td>
<td>7.7%</td>
</tr>
<tr>
<td>30 to 34 minutes</td>
<td>1,643</td>
<td>14.2%</td>
</tr>
<tr>
<td>35 to 44 minutes</td>
<td>891</td>
<td>7.7%</td>
</tr>
<tr>
<td>44 to 59 minutes</td>
<td>891</td>
<td>7.7%</td>
</tr>
<tr>
<td>60+ minutes</td>
<td>729</td>
<td>6.3%</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>11,569</strong></td>
<td></td>
</tr>
<tr>
<td>Mean Travel Time</td>
<td>25.9 minutes</td>
<td></td>
</tr>
</tbody>
</table>

Source: U.S. Census 2010, 2015 ACS Five Year Estimates
The table below illustrates vehicle occupancy for workers provided by the 2000 and 2010 Census. Trends have been consistent since 2000, with the vast majority of residents driving to work alone in a private vehicle. In 2000, 81.2 percent of residents drove to work alone and in 2010, 83 percent of residents drove to work alone, a 5.9 percent increase since 2000.

<table>
<thead>
<tr>
<th></th>
<th>2000</th>
<th>2010</th>
<th>Change</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number</td>
<td>Percent</td>
<td>Number</td>
</tr>
<tr>
<td>Drove Alone</td>
<td>9,094</td>
<td>81.2%</td>
<td>9,629</td>
</tr>
<tr>
<td>Carpool</td>
<td>1,100</td>
<td>9.2%</td>
<td>1,126</td>
</tr>
<tr>
<td>Other Means</td>
<td>1,010</td>
<td>9.0%</td>
<td>814</td>
</tr>
<tr>
<td>TOTAL</td>
<td>11,204</td>
<td>100.0%</td>
<td>11,569</td>
</tr>
</tbody>
</table>

Source: U.S. Census 2000, 2010
INCOME

Data from the 2000 and 2010 Census regarding median family income and per capita income for New Hope, surrounding communities, and Hennepin County are illustrated in the tables below. New Hope’s median family income in 2000 and 2010 was higher than most surrounding communities, with the exception of Golden Valley and Plymouth. New Hope’s percent increase in median family income is on par with Crystal and Golden Valley, while Plymouth and Hennepin County are seeing the largest increases.

<table>
<thead>
<tr>
<th>MEDIAN FAMILY INCOME</th>
<th>2000</th>
<th>2010</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brooklyn Center</td>
<td>$50,006</td>
<td>$49,226</td>
<td>(1.56%)</td>
</tr>
<tr>
<td>Crystal</td>
<td>$54,738</td>
<td>$60,032</td>
<td>9.67%</td>
</tr>
<tr>
<td>Golden Valley</td>
<td>$75,899</td>
<td>$82,478</td>
<td>8.67%</td>
</tr>
<tr>
<td>Hennepin County</td>
<td>$65,985</td>
<td>$81,043</td>
<td>22.8%</td>
</tr>
<tr>
<td>Minneapolis</td>
<td>$48,602</td>
<td>$46,075</td>
<td>(5.20%)</td>
</tr>
<tr>
<td><strong>New Hope</strong></td>
<td><strong>$60,424</strong></td>
<td><strong>$65,997</strong></td>
<td><strong>9.2%</strong></td>
</tr>
<tr>
<td>Plymouth</td>
<td>$90,134</td>
<td>$106,545</td>
<td>18.2%</td>
</tr>
<tr>
<td>Robbinsdale</td>
<td>$57,185</td>
<td>$55,270</td>
<td>(3.4%)</td>
</tr>
</tbody>
</table>

Source: U.S. Census 2000, 2010

<table>
<thead>
<tr>
<th>PER CAPITA INCOME</th>
<th>2000</th>
<th>2010</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brooklyn Center</td>
<td>$19,695</td>
<td>$21,234</td>
<td>7.8%</td>
</tr>
<tr>
<td>Crystal</td>
<td>$23,163</td>
<td>$28,341</td>
<td>22.4%</td>
</tr>
<tr>
<td>Golden Valley</td>
<td>$34,094</td>
<td>$42,086</td>
<td>23.4%</td>
</tr>
<tr>
<td>Hennepin County</td>
<td>$28,789</td>
<td>$35,902</td>
<td>24.7%</td>
</tr>
<tr>
<td>Minneapolis</td>
<td>$22,685</td>
<td>$29,551</td>
<td>30.3%</td>
</tr>
<tr>
<td><strong>New Hope</strong></td>
<td><strong>$23,562</strong></td>
<td><strong>$26,104</strong></td>
<td><strong>10.8%</strong></td>
</tr>
<tr>
<td>Plymouth</td>
<td>$36,309</td>
<td>$46,405</td>
<td>27.8%</td>
</tr>
</tbody>
</table>

Source: U.S. Census 2000, 2010
The following table indicates poverty status for residents in 2000 and 2010. Of particular concern are those individuals age 17 and under and those individuals over age 65 who may be unable to adequately provide for themselves. The number of residents in poverty increased from 2000 to 2010 by 4.5%, with the greatest increase in those less than 17 years of age.

<table>
<thead>
<tr>
<th>Age</th>
<th>Number</th>
<th>% of Age Group Below Poverty Level</th>
<th>Number</th>
<th>% of Age Group Below Poverty Level</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Above</td>
<td>Below</td>
<td>Above</td>
<td>Below</td>
</tr>
<tr>
<td>17 years and under</td>
<td>4,051</td>
<td>380</td>
<td>3,553</td>
<td>823</td>
</tr>
<tr>
<td>18 years to 64 years</td>
<td>11,915</td>
<td>734</td>
<td>11,231</td>
<td>1,098</td>
</tr>
<tr>
<td>65 and over</td>
<td>2,693</td>
<td>182</td>
<td>2,552</td>
<td>209</td>
</tr>
<tr>
<td>TOTAL</td>
<td>18,659</td>
<td>1,296</td>
<td>17,336</td>
<td>2,130</td>
</tr>
</tbody>
</table>

Source: U.S. Census 2000, 2010
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SUMMARY

- The fully developed nature of the City leaves few areas of concern regarding slopes and soils. Clay content in the central and southern parts of the City has created some drainage concerns.

- Wetlands in the community are generally widespread in New Hope, which positively serve an important function as ponding areas for excess storm water runoff. Also, they provide natural habitat for water fowl and other wildlife.

- New Hope contains two lakes, Northwood and Meadow lakes, both of which are classified as general development lakes.

- The natural drainage in the City is split into two watersheds, Shingle Creek to the north and Bassett Creek to the south.

- Dorothy Mary Park, Northwood Park, and Gethsemane Cemetery are three areas that have significant tree cover. The majority of the landscape in New Hope consists of yards and boulevard plantings, which contribute to the attractiveness of the landscape seen in the City.

- Pollution has generally not been a significant problem in New Hope. However, the City is continuously conducting routine monitoring for pollution or leak sites on a case-by-case basis. Noise and air pollution have not been a problem within the City in past years, although as industry and traffic volumes grow, caution should be exercised to preserve the City's quiet neighborhoods.

- New Hope does not contain any aggregate resources or historic sites.
TOPOGRAPHY

Being a fully developed City, there are very few areas of concern in the City in regard to topography. Generally, the City is characterized by gentle to moderate topography. The depression areas found in the overall topography are filled with lakes and wetlands. These areas generally contain slopes of 18 percent or more.

The City’s Subdivision Ordinance has provisions that prohibit construction on slopes greater than 18 percent. While these steep slopes should be considered in all development, they represent a very small area when compared with the total acreage count within New Hope.

SOILS

The Hennepin County Soil Survey (1974) does not identify any City-wide soil survey but refers to them as “cut and fill land.” Being a fully developed City, most of the surface soil is part of the original soil found in the City. The Surface Management Plan states that the compaction and mixing of the soil horizons and the sub-soil has resulted in a highly disturbed upper soil layer. Further, soils in the central and southern portion of the City have been identified to have high clay content and accordingly have lower infiltration capacity. There are provisions in the Subdivision Ordinance which require new subdivisions and housing projects to submit soil surveys to ensure the suitability of the land for development.

WETLAND/PONDING AREAS

The City of New Hope contains a number of wetlands, marshy areas, and depressions that serve as ponding areas for excessive storm water runoff during certain seasons of the year. These areas are valuable for their role in flood water retention, ground water recharge, nutrient assimilation and aesthetics. Also, they provide a natural habitat for waterfowl and other wildlife. The marshes, wetlands and ponding areas also provide a natural system for managing storm water runoff and storm water drainage in New Hope. Overall, natural drainage in the City is split into two watersheds: Shingle Creek to the north and Bassett Creek to the south. The wetland maps indicate these watershed districts in the City.

When the City was initially developed, several wetland areas were filled to accommodate the construction of homes, commercial buildings, and industrial properties. In more recent years, the City has worked to improve situations created by past practices to better provide for surface water management. The City adopted the 1991 Wetland Conservation Act. The Act’s primary purpose is to regulate development in a manner that results in no net loss in wetland acreage.
This requires urban development to design subdivisions that:

1) avoid wetlands;
2) minimize impact if some intrusion on the wetland is necessary; and
3) mitigate wetlands that are impacted.

The City also developed a Comprehensive Surface Water Management Plan (1996), which includes implementation strategies to control seasonal drainage problems. The Surface Water Management Plan was updated in 2007/2008 and is in the process of being updated for the 2040 Comprehensive Plan.
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LAKES/SHORELAND AREAS

Northwood Lake and Meadow Lake, located in New Hope, have been classified by the Department of Natural Resources (DNR) as General Development Lakes. Additionally, Bass Creek and Bassett Creek have been classified as tributary streams. In 1997, the City adopted a Shoreland Ordinance to preserve the quality of all water bodies and the user enjoyment of all lakes. Because the land surrounding the City’s water bodies is fully developed, the City’s Shoreland Ordinance required flexibility in regulations of the DNR Model Ordinance. This specific boundary has been defined as the Shoreland Permit Overlay District. The District consists of the first tier of riparian lots abutting all tributary streams, Bass Creek, Basset Creek (the North Branch), Northwood Lake, and Meadow Lake.

VEGETATION

As a fully developed City, few areas in the community have large tree massing. Gethsemane Cemetery, Northwood Park, and Dorothy Mary Park are three areas that have significant tree cover. Dorothy Mary Park is notable for its native oak trees. While vegetation clearly provides a unique character and adds substantially to the existing desirable qualities of New Hope, the majority of landscape consists of yards and boulevard planting, which have matured with related adjoining development. The mature vegetation contributes to the attractiveness of the landscape seen in the City.

The Forester for the City of New Hope is responsible for the enforcement of trimming and care of trees on streets and boulevards. The City’s Boulevard Tree Policies provide guidelines for property owners seeking modifications to the existing boulevard trees. Also, there are provisions in the Subdivision Ordinance that encourage tree preservation and tree planting for new developments. In 2015, the City adopted a Tree Replacement Ordinance that requires developers to replace trees that are taken down for new developments with new trees.

POLLUTION

The Minnesota Pollution Control Agency (MPCA) documents polluted areas throughout the State. In the past, pollution has generally not been a significant problem in New Hope. The MPCA website provided the pollution site information shown on the following map. Most of these sites identified either have routine on-going monitoring for pollution or require no further action by MPCA.

As of 2017, the MPCA has identified 302 going activities in New Hope that could contribute to local pollution. Of these 302, 164 are active sites that create small amounts of hazardous waste, and 67 have tanks that could contribute to pollution.
These sites are listed for on-going monitoring and are not currently contributing to local pollution.

Sixty-two of the listed 302 sites are sites that have permits, including air permits, construction stormwater permits, or industrial stormwater permits. These permits allow for monitoring by the MPCA.

The City of New Hope contains eight Investigation and Cleanup active sites. These fall into three related categories. State Assessment sites have suspected contamination and are investigated by staff to determine if they are contaminated. These sites may or may not be polluting. If further action is needed, or poses a threat to health, then the site is referred to another program like VIC or RCRA. The VIC program aids buyers, sellers, developers, or local governments in investigating and cleaning up contaminated properties. RCRA is a national program that investigates sites with hazardous waste and cleans the property.

State Assessment Sites:
- City of New Hope, 5500 International Parkway (preparing site for residential development)
- Key 3 Castings LLC, 5100 Boone Avenue North

Voluntary Investigation and Cleanup (VIC) sites:
- CVS – Winnetka/Medicine Lake (two areas under VIC)
- New Hope Commercial Property, 2720 Winnetka Avenue North
- Wkt Properties, LLC, 9201 International Parkway

Resource Conservation and Recovery Act (RCRA) Sites:
- AbelConn LLC, 9210 Science Center Drive
- RCRA: City of New Hope, 7516 42nd Avenue North

Noise from industry and automobile traffic along the busy corridors of Highway 169 has the greatest potential for contributing to pollution concerns, although no specific problems have been noted. Some noise complaints have been heard from residents abutting industrial uses, the City will work to address and hopefully resolve any issues brought forth.
Natural Environment

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SUMMARY

- New Hope is nearly fully developed with 100 percent of the land within New Hope’s municipal boundaries lying within the Municipal Urban Service Area (MUSA).

- Patterns of land use existing in New Hope are predominantly residential, occupying 47 percent of New Hope’s total land area in 2015.

- Of the 46 percent of the total land area in the City dedicated to residential uses, 37 percent consists of low density single family homes; 7 percent consists of multi-family residential (high); and 2.5 percent of multi-family residential (medium).

- With the small percentage of vacant land available, the City faces a challenge in maintaining its current uses. As of 2017, there are only two vacant parcels in the City, totaling 8.5 acres.

- The City has a diverse housing stock and provides a mix of housing alternatives.

- The City has seen many changes in its commercial land use composition. Local businesses predominantly consist of mostly convenience and community-oriented businesses.

- Industrial land uses in New Hope is almost 500 acres or 15 percent of the total land area. The lack of vacant land presents a challenge for in-place industrial expansion and in maintaining its industrial base.

- The amount of land within New Hope devoted to public and semi-public uses encompasses approximately 7 percent of the City’s total land area.

- The City has dedicated 7 percent of the land in the City to parks and recreation, and almost every resident is within a quarter-mile of a park.

- The City’s proactive housing policy is especially relevant in terms of providing a variety of quality affordable housing opportunities.

- For the most part the housing units within the City are in good or excellent condition, however, there are scattered areas of homes in poor condition.

- The City has undertaken a fairly aggressive approach to economic development in assisting industrial and commercial type activities.
Since the 1976 Comprehensive Plan, New Hope has matured to a fully developed community. The City has undertaken numerous planning efforts recently, including the 2030 Comprehensive Plan completed in 2008, the New Hope City Center Vision Plan 2011, and the New Hope Redevelopment Opportunities Study 2017.

The following map graphically illustrates the distribution and extent of a variety of land use types in New Hope. A statistical breakdown of uses observed in New Hope is provided in the following table.

The following land use map corresponds closely with the existing zoning map that follows. Similarities are observed between existing land use and existing zoning districts primarily due to the zoning methods practiced by the City.
Existing Land Use

Legend
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Industrial
- Utility
- Public & Semipublic
- Parks & Recreation
- Vacant
- Roads
- City Boundary
- Railroads

Map created October 2017
Sources: Met Council, City of New Hope
MN DNR, Hennepin County, NAC
### EXISTING LAND USE, 2015

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Acres</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low Density Residential</td>
<td>1,193.0</td>
<td>36.5%</td>
</tr>
<tr>
<td>Medium Density Residential</td>
<td>80.1</td>
<td>2.5%</td>
</tr>
<tr>
<td>High Density Residential</td>
<td>237.2</td>
<td>7.3%</td>
</tr>
<tr>
<td>Commercial</td>
<td>132.6</td>
<td>4.1%</td>
</tr>
<tr>
<td>Industrial</td>
<td>496.7</td>
<td>15.2%</td>
</tr>
<tr>
<td>Public and Semi-Public, Utility</td>
<td>221.0</td>
<td>6.8%</td>
</tr>
<tr>
<td>Parks and Recreation</td>
<td>234.0</td>
<td>7.2%</td>
</tr>
<tr>
<td>Vacant</td>
<td>8.5</td>
<td>0.2%</td>
</tr>
<tr>
<td>Right-of-Way, Rail</td>
<td>661.1</td>
<td>20.2%</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>3,264.2</td>
<td>100.0%</td>
</tr>
</tbody>
</table>

Source: Hennepin County, Metropolitan Council 2017, NAC

### RESIDENTIAL LAND USE PATTERNS

The residential land uses fall within the following categories:

- **Low Density:** 1 unit up to 4 units per acre
- **Low to Medium Density:** 1 unit up to 10 units per acre
- **Medium Density:** 4 units up to 10 units per acre
- **High Density:** 10+ units per acre

All land use numbers are based on developable land. Residential land use occupies 46.3 percent of New Hope’s total land area. The predominant residential land use type is low density, single family homes representing 36.5 percent of land in the City.

Medium to high density residential buildings are scattered in various areas of the City. This type of residential land use comprises just under 10 percent of the total land within New Hope. The numerical break up of this land use has been illustrated in the land use acreage table.

### COMMERCIAL LAND USE PATTERNS

Commercial development presently accounts for 4.1 percent of the City’s total land use with the greatest concentration located around the minor arterials and community collectors. For the most part, commercial land use is typified by shopping center and by individual establishments oriented to major intersections or to residential developments in the form of convenience commercial.
Over the years, the City has conducted several market studies to evaluate the market strength of the City’s commercial land use in the City Center Area and along other major thoroughfares in the City. The studies indicate that New Hope’s commercial retail trade areas have been reduced in size with the development of new commercial space in Crystal, Plymouth and Maple Grove. Most of the retail facilities in New Hope are now convenience and neighborhood oriented as compared to regional scale operations.

The redevelopment of the Kmart site on Winnetka and 42nd Avenue with Hy-Vee has spurred renewed interest in commercial redevelopment in New Hope. Redevelopment in New Hope has improved its commercial areas cosmetically and in market vitality with new businesses like Hy-Vee Gas, CVS at Midland Center, and Dunkin Donuts.

INDUSTRIAL LAND USE PATTERNS

Industrial use represents 15.2 percent of the total land area. The majority of industrial uses are located east of Highway 169 and south of Bass Lake Road, and another area of concentration is along the North South Soo Line on the City’s east side. The City has played an aggressive role in promoting industrial growth in the City. With the City being fully developed, very few vacant lots are available for new industrial development. The City faces challenges in promoting continued in-place industrial expansion and in maintaining its industrial base.

PUBLIC/SEMI-PUBLIC AND PARKS/RECREATION SPACE

A significant amount of land within New Hope is devoted to public and semi-public uses which encompass about 221 acres or 6.8 percent of the City’s total land area. This use category includes governmental buildings, churches, cemeteries, and semi-public utilities.

The City parks are separately classified in the land use table as parks/recreation space although they are nonetheless public facilities. These areas encompass 7.2 percent of the City’s total land use area. The park areas will be discussed in detail in the Community Facilities section of this document.
VACANT LAND

The City has identified two vacant areas within the City of New Hope. The total acreage of these lots is 8.5 acres.

<table>
<thead>
<tr>
<th>VACANT LAND, 2017</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Industrial</td>
<td>--</td>
</tr>
<tr>
<td>Commercial</td>
<td>--</td>
</tr>
<tr>
<td>Residential:</td>
<td>8.52</td>
</tr>
<tr>
<td>High Density</td>
<td>--</td>
</tr>
<tr>
<td>Medium Density</td>
<td>.55</td>
</tr>
<tr>
<td>Low Density</td>
<td>7.97</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>8.52</strong></td>
</tr>
</tbody>
</table>

Source: City of New Hope, Metropolitan Council 2017

HISTORIC SITES

The State Historical Preservation Office at the Minnesota Historical Society was contacted to identify any historical significant sites in New Hope. No historic property, sites, or structures were registered in the State or National Register.
ZONING

New Hope is currently governed by the New Hope Zoning and Subdivision Ordinances, adopted in 1980. Development applications are reviewed by the Planning Commission and subject to approval by the City Council. In 1999, the City completed a major revision process to update the Zoning Ordinance, which changed the zoning classification system.

The following map illustrates the current arrangement of zoning districts. An approximate statistical breakdown of the amount and proportion of land zoned for various uses is provided in the following table. A description of all zoning districts follows the zoning area table.

<table>
<thead>
<tr>
<th>ZONING, 2015</th>
<th>Acres</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>R-1 Single Family Residential</td>
<td>1,396.2</td>
<td>42.8%</td>
</tr>
<tr>
<td>R-2 Single/Two Family Residential</td>
<td>45.5</td>
<td>1.4%</td>
</tr>
<tr>
<td>R-3 Medium Density Residential</td>
<td>27.4</td>
<td>0.8%</td>
</tr>
<tr>
<td>R-4 High Density Residential</td>
<td>178.5</td>
<td>5.5%</td>
</tr>
<tr>
<td>R-5 Senior/Disabled Residential</td>
<td>26.7</td>
<td>0.8%</td>
</tr>
<tr>
<td>R-O Residential - Office</td>
<td>13.8</td>
<td>0.4%</td>
</tr>
<tr>
<td>R-B Residential - Business</td>
<td>6.3</td>
<td>0.2%</td>
</tr>
<tr>
<td>R-PUD Residential - Planned Use Development</td>
<td>20.3</td>
<td>0.6%</td>
</tr>
<tr>
<td>LB Limited Business</td>
<td>7.3</td>
<td>0.2%</td>
</tr>
<tr>
<td>CB Community Business</td>
<td>64.7</td>
<td>2.0%</td>
</tr>
<tr>
<td>CC City Center</td>
<td>60.7</td>
<td>1.9%</td>
</tr>
<tr>
<td>GPO Governmental, Park and Open Space</td>
<td>245.6</td>
<td>7.5%</td>
</tr>
<tr>
<td>I Industrial</td>
<td>505.9</td>
<td>15.5%</td>
</tr>
<tr>
<td>RR Railroad</td>
<td>52.8</td>
<td>1.6%</td>
</tr>
<tr>
<td>W Open Water</td>
<td>10.0</td>
<td>0.3%</td>
</tr>
<tr>
<td>ROW Right-of-Way</td>
<td>602.5</td>
<td>18.5%</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>3,264.2</strong></td>
<td><strong>100.0%</strong></td>
</tr>
</tbody>
</table>

Source: City of New Hope, MN DNR, Metropolitan Council 2015, NAC
Map created Spring 2017
Sources: Met Council, City of New Hope
MN DNR, Hennepin County, NAC
R-1, Single Family Residential
The R-1, Single-Family Residential District, is designed to provide for low density single-family detached residential dwelling units and directly related accessory and complementary uses. Minimum lot area is 7,500 square feet per lot and density is three to six units per acre.

R-2, Single and Two Family Residential
The purpose of the R-2, Single and Two Family Residential District, is to provide for low density single-family detached and two family attached residential dwelling units and directly related accessory and complementary uses. Density is four to six units per acre.

R-3, Medium Density Residential District
The purpose of the R-3, Medium Density Residential District, is to provide for medium density housing in townhouses and multiple-family structures and directly related complementary uses. Density is six to 12 units per acre.

R-4, High Density Residential District
The purpose of the R-4, High Density Residential District, is to provide for high density residential uses, and directly related uses. Density is seven to 20+ units per acre.

R-5, Senior Citizen and Physically Handicapped Residential Housing
The purpose of the R-5 senior and physically disabled citizen residential housing district is to provide areas within the City which are particularly suitable as to location and amenities for senior and physically disabled housing, and to limit the development of such districts to this type of residential construction, and directly related complementary uses. Density is 40 units per acre.

R-B, Residential Business District
The purpose of the R-B, Residential-Business District, is to provide for high density residential use and for the transition in land use from mid-density residential to low intensity business allowing for the intermixing of such uses. Density is seven to 22+ units per acre.

R-O, Residential Office District
The purpose of the R-O, Residential-Office District, is to provide for high density residential uses and for the transition in land use from mid-density residential to low intensity business allowing for the intermixing of such uses. Density is seven to 22+ units per acre.

PUD, Planned Unit Development District
The purpose of the PUD, Planned Unit Development District, is to provide for the integration and coordination of land parcels, as well as the combination or mixture of varying types of residential, commercial, and/or industrial land uses.
**LB, Limited Business District**
The purpose of the LB, Limited Business District, is to provide for low-intensity office, retail or service outlets which deal directly with the customer for whom the goods or services are furnished. The uses allowed in this district are to provide goods and services on a limited community market scale and located in areas which are well served by collector or arterial street facilities at the edge of residential districts.

**CB, Community Business District**
The purpose of the CB, Community Business District, is to provide for the establishment of commercial and service activities which draw from and serve customers from the entire community or sub-region.

**CC, City Center**
The purpose of the CC, city center district is to encourage a mixture of residential, commercial, office, and civic uses in the city center area to enhance its function as the heart of the community.

**GPO, Governmental, Park and Open Space District**
The purpose of the GPO - governmental, park and open space district is to provide for the establishment of governmental, civic uses, and recreational activities which serve the residents from the entire community or sub-region.

**I, Industrial District**
The purpose of the I, Industrial District, is to provide for the establishment of heavy industrial and manufacturing development use which, because of the nature of the product or character of activity, requires isolation from residential or non-compatible commercial uses. The I District is also intended to provide for large scale activities of a sociological nature not suited to other districts, but reasonably compatible with the same characteristics suitable for general industrial use.

**Shoreland Permit Overlay District**
The purpose of this district is to reduce the effects of overcrowding, to prevent pollution of community waters, to provide ample space on lots for sanitary facilities, to minimize flood drainage, to maintain property values, and to maintain natural characteristics of shoreland and adjacent water areas by controlling lot sizes, placement of structures on lots, and alteration of shoreland areas.
Floodplain District
The purpose of this district is to comply with the rules and regulations of the National Flood Insurance Program, to maintain the City’s eligibility in the National Flood Insurance Program, and to minimize potential losses due to periodic flooding including loss of life, loss of property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.

The City has special exceptions to setback standards adjacent to residential areas, along thoroughfares and at the intersection of certain thoroughfares and railroads. These exceptions have been identified in the Zoning Ordinance.
HOUSING

Housing Types

As seen in the following table, the City of New Hope has a wide diversity of housing unit types. Approximately 50 percent of the housing stock is single-family units. In addition, roughly 40 percent of units are multi-family (five units or more).

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Type</td>
<td>Total</td>
<td>Percent</td>
<td>Total</td>
</tr>
<tr>
<td>Single Family</td>
<td>4,602</td>
<td>52.6%</td>
<td>4,717</td>
</tr>
<tr>
<td>Townhome</td>
<td>353</td>
<td>4.0%</td>
<td>473</td>
</tr>
<tr>
<td>Duplex, Triplex, Quad</td>
<td>218</td>
<td>2.5%</td>
<td>204</td>
</tr>
<tr>
<td>High Density</td>
<td>3,558</td>
<td>40.7%</td>
<td>3,657</td>
</tr>
<tr>
<td>Manufactured Home</td>
<td>13</td>
<td>0.1%</td>
<td>0</td>
</tr>
<tr>
<td>TOTAL</td>
<td>8,744</td>
<td>100.0%</td>
<td>9,051</td>
</tr>
</tbody>
</table>

The City has a notable amount of housing for residents who are older or have disabilities (assisted living, age-restricted apartments, and age-restricted condominiums). 30.3 acres of New Hope are zoned for Senior/Disabled residential, almost 1% of the total land area. There are over 1,000 units with age or ability restrictions for senior/disabled living and an additional 887 beds are in senior care facilities in New Hope.

### ASSISTED LIVING AND SENIOR HOUSING IN NEW HOPE

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>No. Units</th>
<th>Year Built</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Rental</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Volunteers of America</td>
<td>8201 45th Avenue North</td>
<td>106</td>
<td>1981</td>
<td>Subsidized</td>
</tr>
<tr>
<td>North Park Plaza</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Broadway Village Apartments</td>
<td>6046 West Broadway</td>
<td>252</td>
<td>1967</td>
<td>Not designated senior housing but serves mostly seniors</td>
</tr>
<tr>
<td>St. Therese</td>
<td>8008 Bass Lake Road</td>
<td>221</td>
<td>1977</td>
<td>Some assisted living</td>
</tr>
<tr>
<td>North Ridge Apartments</td>
<td>5500 Boone Avenue No.</td>
<td>180</td>
<td>1982</td>
<td>Senior apartments</td>
</tr>
<tr>
<td>North Ridge Assisted Living</td>
<td>5500 Boone Avenue No.</td>
<td>25</td>
<td>1982</td>
<td>Assisted living</td>
</tr>
<tr>
<td>Chardon Court</td>
<td>5700 Boone Avenue No.</td>
<td>129</td>
<td>1985</td>
<td>Senior building; no assisted living; mostly one bedroom; some government funding</td>
</tr>
<tr>
<td>Anthony James Apartments</td>
<td>6100 West Broadway</td>
<td>73</td>
<td>1986</td>
<td>Senior building</td>
</tr>
<tr>
<td><strong>TOTAL RENTAL</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>986</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Ownership</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Woodbridge Senior Co-op</td>
<td>5650 Boone Avenue No.</td>
<td>76</td>
<td>2005</td>
<td>Co-op ownership</td>
</tr>
<tr>
<td><strong>TOTAL OWNER</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>76</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL SENIOR HOUSING UNITS</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>1,062</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Senior Care Facilities</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>St. Therese</td>
<td>8000 Bass Lake Road</td>
<td>302</td>
<td>1977</td>
<td></td>
</tr>
<tr>
<td>Minnesota Masonic Home North</td>
<td>5430 Boone Avenue No.</td>
<td>495</td>
<td>1982</td>
<td></td>
</tr>
<tr>
<td>Ridge</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ambassador Good Samaritan</td>
<td>8100 Medicine Lake Rd.</td>
<td>90</td>
<td>1964</td>
<td></td>
</tr>
<tr>
<td>Center</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ambassador Good Samaritan (assisted)</td>
<td>8100 Medicine Lake Rd.</td>
<td>32</td>
<td>2017</td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL BEDS</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>919</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Source: City of New Hope, 2006, 2017
Housing Tenure

In 2010, approximately 41.1 percent of housing units were renter-occupied, and 54 percent were owner-occupied in New Hope. New Hope had a slightly larger percentage of renters than Hennepin County; in 2010, Hennepin County was 35.7 percent renter-occupied and 64.3 owner-occupied. Both Hennepin County and New Hope had more renters than the state, which was only 27 percent renter-occupied.

The following table illustrates a 4.9 percent vacancy rate in 2010. The level of vacancy is healthy to provide for housing turnover and the introduction of new households.

<table>
<thead>
<tr>
<th></th>
<th>2000</th>
<th>2010</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Total</td>
<td>Percent</td>
</tr>
<tr>
<td>Owner-Occupied</td>
<td>4,863</td>
<td>55.6%</td>
</tr>
<tr>
<td>Renter-Occupied</td>
<td>3,802</td>
<td>43.5%</td>
</tr>
<tr>
<td><strong>TOTAL OCCUPIED UNITS</strong></td>
<td><strong>8,665</strong></td>
<td><strong>99.0%</strong></td>
</tr>
<tr>
<td>Vacancy Rate</td>
<td>81</td>
<td>1.0%</td>
</tr>
<tr>
<td><strong>TOTAL UNITS</strong></td>
<td>8,746</td>
<td>100.0%</td>
</tr>
</tbody>
</table>

Source: U.S. Census 2000, 2010

Rental Housing

Rents are relatively low in New Hope. New Hope’s median gross rent in 2000 was $687, which was only slightly above the metro region’s median gross rent of $646. In 2010, the median gross rent was $813, an increase of almost 20 percent since 2000. In 2015, the median gross rent increased to $881.
Almost 75 percent of New Hope’s rental housing had a monthly gross rent of less than $999, and only 6.4 percent of rental units in New Hope had monthly rents over $1,500. In contrast, the City’s neighbor, the City of Plymouth, has mostly upper-end apartments. Their median rent in 2010 was $1,027 and 46.8 percent of their residents pay less than $999 in gross rent, as shown below.
## Rent Ranges, 2015

### Efficiency

<table>
<thead>
<tr>
<th></th>
<th>Number of Units</th>
<th>Percent of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt;$300</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>$300 - $499</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>$500 - $749</td>
<td>48</td>
<td>29.4%</td>
</tr>
<tr>
<td>$750 - $999</td>
<td>107</td>
<td>70.6%</td>
</tr>
<tr>
<td>$1,000 - $1,499</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td>&gt;$1,500</td>
<td>--</td>
<td>--</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>163</td>
<td>100.0%</td>
</tr>
</tbody>
</table>

### 1 Bedroom

<table>
<thead>
<tr>
<th></th>
<th>Number of Units</th>
<th>Percent of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt;$300</td>
<td>95</td>
<td>6.6%</td>
</tr>
<tr>
<td>$300 - $499</td>
<td>75</td>
<td>5.3%</td>
</tr>
<tr>
<td>$500 - $749</td>
<td>267</td>
<td>18.7%</td>
</tr>
<tr>
<td>$750 - $999</td>
<td>814</td>
<td>56.9%</td>
</tr>
<tr>
<td>$1,000 - $1,499</td>
<td>134</td>
<td>9.4%</td>
</tr>
<tr>
<td>&gt;$1,500</td>
<td>44</td>
<td>3.1%</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>1,429</td>
<td>100.0%</td>
</tr>
</tbody>
</table>

### 2 Bedroom

<table>
<thead>
<tr>
<th></th>
<th>Number of Units</th>
<th>Percent of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt;$300</td>
<td>97</td>
<td>5.7%</td>
</tr>
<tr>
<td>$300 - $499</td>
<td>12</td>
<td>0.7%</td>
</tr>
<tr>
<td>$500 - $749</td>
<td>93</td>
<td>5.4%</td>
</tr>
<tr>
<td>$750 - $999</td>
<td>956</td>
<td>55.9%</td>
</tr>
<tr>
<td>$1,000 - $1,499</td>
<td>485</td>
<td>28.4%</td>
</tr>
<tr>
<td>&gt;$1,500</td>
<td>66</td>
<td>3.9%</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>1,709</td>
<td>100.0%</td>
</tr>
</tbody>
</table>

### 3+ Bedroom

<table>
<thead>
<tr>
<th></th>
<th>Number of Units</th>
<th>Percent of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt;$300</td>
<td>23</td>
<td>5.5%</td>
</tr>
<tr>
<td>$300 - $499</td>
<td>18</td>
<td>4.3%</td>
</tr>
<tr>
<td>$500 - $749</td>
<td>77</td>
<td>18.3%</td>
</tr>
<tr>
<td>$750 - $999</td>
<td>30</td>
<td>7.1%</td>
</tr>
<tr>
<td>$1,000 - $1,499</td>
<td>155</td>
<td>36.9%</td>
</tr>
<tr>
<td>&gt;$1,500</td>
<td>117</td>
<td>27.8%</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>420</td>
<td>100.0%</td>
</tr>
</tbody>
</table>

**Median Rent:** $881

Source: U.S. Census, 2015
Housing Values

The table below illustrates a broad range of single family housing values providing both affordable and move-up housing opportunities. In 2010, 67% of New Hope’s single family housing stock was valued over $200,000.

<table>
<thead>
<tr>
<th>ASSESSED VALUE (Homestead Properties)</th>
<th>2010</th>
</tr>
</thead>
<tbody>
<tr>
<td>Value</td>
<td>Number</td>
</tr>
<tr>
<td>Less than $99,999</td>
<td>195</td>
</tr>
<tr>
<td>$100,000 - $124,999</td>
<td>157</td>
</tr>
<tr>
<td>$125,000 - $149,999</td>
<td>136</td>
</tr>
<tr>
<td>$150,000 - $199,999</td>
<td>1,054</td>
</tr>
<tr>
<td>$200,000 - $249,999</td>
<td>1,935</td>
</tr>
<tr>
<td>$250,000 - $399,999</td>
<td>1,291</td>
</tr>
<tr>
<td>$400,000 and over</td>
<td>20</td>
</tr>
<tr>
<td>TOTAL</td>
<td>4,788</td>
</tr>
</tbody>
</table>

Source: U.S. Census 2010, 2015 ACS; NAC
Land Use

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Legend

- **$238,500 or less**
- **$238,501 - $300,000**
- **$300,001 - $350,000**
- **$350,000 or greater**

- Railroads
- City Boundary
- Open Water
- Parcels

Map created September 2017
Sources: Met Council, City of New Hope
MN DNR, Hennepin County, NAC
Housing Density

The housing densities listed in the table below represent the density allowed in the base zoning districts, without any density bonus. The City may offer up to a 20 percent increase in density through a Conditional Use Permit or Planned Unit Development.

<table>
<thead>
<tr>
<th>Type of Residential</th>
<th>Units Per Acre</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low density – single family</td>
<td>3 to 6</td>
</tr>
<tr>
<td>Low to medium density</td>
<td>4 to 6</td>
</tr>
<tr>
<td>Medium density – multi-family</td>
<td>6 to 12</td>
</tr>
<tr>
<td>High density – multi-family</td>
<td>7 to 22+</td>
</tr>
<tr>
<td>High density – elderly</td>
<td>40+</td>
</tr>
</tbody>
</table>

Source: NAC, City of New Hope

Age of Housing

The largest period of growth in New Hope occurred during the 1960s and early 1970s with growth slowing in the 1980s and stabilizing in the early 1990s. Not surprisingly, 85.1 percent of the housing units within the City were constructed prior to 1980. This figure is significant, as older buildings may require additional maintenance and rehabilitation to avoid becoming a blighting influence.

Since 2000, the City added 374 new housing units. Most of the additional units are a result of City-initiated redevelopment projects.

<table>
<thead>
<tr>
<th>Year Constructed</th>
<th>Total</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>1939 or earlier</td>
<td>142</td>
<td>1.6%</td>
</tr>
<tr>
<td>1940 to 1949</td>
<td>259</td>
<td>2.9%</td>
</tr>
<tr>
<td>1950 to 1959</td>
<td>1,089</td>
<td>12.3%</td>
</tr>
<tr>
<td>1960 to 1969</td>
<td>3,860</td>
<td>43.6%</td>
</tr>
<tr>
<td>1970 to 1979</td>
<td>2,377</td>
<td>26.8%</td>
</tr>
<tr>
<td>1980 to 1989</td>
<td>573</td>
<td>6.5%</td>
</tr>
<tr>
<td>1990 to 1999</td>
<td>188</td>
<td>2.1%</td>
</tr>
<tr>
<td>2000 to 2004</td>
<td>198</td>
<td>2.2%</td>
</tr>
<tr>
<td>2005 or later</td>
<td>176</td>
<td>2.0%</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>8,862</td>
<td>100.0%</td>
</tr>
</tbody>
</table>

Source: U.S. Census 2010
The graphic below shows the approximate age of structures on rented and owner-occupied properties. Most rented properties in the City were constructed prior to 1969. Most owner-occupied housing was built between 1960 and 1969.

Housing Sales

New Hope is an aging community. However, housing turnover is occurring at a steady pace. Between 2011 and 2015, 1,216 housing units were sold. This is an average of 243 housing units were sold per year. Single-family homes continue to be the largest percent of units sold, with townhomes/condos on average representing 18% of total home sales.

Following the region’s housing trends, the average sales price of single-family homes and condos/townhomes in New Hope increased steadily. In 2011, the average sale price for homes in New Hope was $126,125. By 2015, the average sales price increased by $72,875 to $199,000.
City of New Hope’s Housing Strategy

Because New Hope is an older, fully-developed community, many of the City’s housing goals and policies focus on maintaining and protecting the existing housing stock. Redevelopment and development of vacant, blighted, or underutilized parcels offer opportunities for the City to revitalize and diversify its housing stock and offer lifecycle housing choices. The City also focuses on providing its regional share of affordable housing through affordable housing projects and programs.

Housing Maintenance and Preservation. The City uses regulatory tools to protect its housing stock. The inspections division administers housing maintenance inspection programs and code enforcement activities as follows:

**Code Compliance (Point-of-Sale)**
In January 1978, the City initiated a Code Compliance (Point-of-Sale) inspection program in an effort to maintain the condition and value of the overall housing stock within the City. The Code Compliance program has encouraged reinvestment in housing within the City of New Hope. Through the enforcement of this program, the City has been credited with contributing to increasing housing values over the past 25 years.

**Enforcement of City Codes/the International Property Maintenance Code**
For the past many years, the City has focused on adjusting its codes to accommodate and encourage investment in housing in New Hope and promote housing preservation and maintenance. For example, with the 1998 Comprehensive Plan update, the City reduced its front and rear setbacks to expand the building envelope of its single-family lot to promote in-place home expansions and reinvestment in the City’s housing stock. In 2005, the City adopted the International Property Maintenance Code to provide consistent and nationally accepted property maintenance standards that are more easily enforced.

### NUMBER OF HOME SALES AND AVERAGE SALES PRICE IN NEW HOPE FROM 2011 to 2015

<table>
<thead>
<tr>
<th></th>
<th>2011</th>
<th>2012</th>
<th>2013</th>
<th>2014</th>
<th>2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Sales</td>
<td>205</td>
<td>226</td>
<td>258</td>
<td>232</td>
<td>295</td>
</tr>
<tr>
<td>Single Family Detached</td>
<td>76.6%</td>
<td>81.4%</td>
<td>84.1%</td>
<td>85.3%</td>
<td>82.7%</td>
</tr>
<tr>
<td>New Construction</td>
<td>3.9%</td>
<td>0.4%</td>
<td>0.8%</td>
<td>--</td>
<td>0.7%</td>
</tr>
<tr>
<td>Townhome-Condo</td>
<td>23.4%</td>
<td>18.6%</td>
<td>15.9%</td>
<td>14.7%</td>
<td>17.3%</td>
</tr>
<tr>
<td>Percent Change</td>
<td>13.3%</td>
<td>10.2%</td>
<td>13.7%</td>
<td>(10.1%)</td>
<td>25.5%</td>
</tr>
<tr>
<td>Median Sales Price</td>
<td>$126,125</td>
<td>$155,000</td>
<td>$173,000</td>
<td>$185,000</td>
<td>$199,000</td>
</tr>
</tbody>
</table>

Note: Assumption was made that all homes sold were townhome/condo or single family.
Rental Registration Permits
In 2006, the City initiated a rental inspection program for all rental properties in the City, including multifamily, single-family, townhome, and condominium rentals. Under this new program, rental property owners are required to obtain an annual rental registration permit, and the City will inspect rental units and common spaces on a two to four-year cycle. With workload expanding, inspectors need to be proactive in investigating new rentals, especially in single-family areas.

The City also promotes housing maintenance through programs that encourage and support investment in the community’s housing. Examples include:

Housing Rehabilitation (Hennepin County)
Each year the City designates a certain amount of Community Development Block Grant (CDBG) funds to provide rehabilitation loans to residents with low/moderate incomes to make repairs to homes that they own in the City. The $25,000 loans assist persons in making basic repairs to their homes that bring the structure into compliance with City codes to provide safe, decent, sanitary housing and improve the overall housing stock. The program is managed by Hennepin County on behalf of the City. These loans are forgiven provided the homeowner remains in the unit for a ten-year period.

Fix Up Fund (Loan)
Fix-up Fund loans are available to City residents through Minnesota Housing Finance Agency. The loans can be used for room additions, garages, furnace/air conditioners, roof replacement, new siding, upgrades to electrical wiring, upgrades to plumbing, energy conservation improvements, and accessibility improvements. The loans are fixed rate at below market rate.

Center of Energy and Environment (CEE) Home Improvement Programs
The City of New Hope participates with CEE in offering a variety of programs to assist in the financing of the rehabilitation of residential, commercial/non-profit, and rental properties within the City. These programs include:

- CEE Home Improvement Loans
- New Hope Emergency Deferred Loans
- New Hope Low Interest Loan Program
- New Hope Interest Subsidy Program
- CEE Home Energy Loan Program
- State Unsecured Loan Program
Housing Diversification. Redevelopment projects and the development of remaining vacant or underutilized parcels in the City offer an opportunity for upgrading the City’s aging housing, improving the City’s housing diversity, and providing lifecycle housing. Recent projects and housing diversification programs in New Hope include:

Alatus
In 2017, Alatus, LLC received final plat approval for the Alatus luxury apartment project located at 8400 Bass Lake Road. The project will have 183 units and be four stories, with several high-end amenities, such as underground parking. Alatus is purchasing and replatting a 3.5-acre city-owned lot for the project. The project’s close proximity to the golf course will likely increase the value of these apartments.

Gates of New Hope
In 2014, Baruch Associates received approval for Gates of New Hope, a 32-unit apartment building. As part of the approval, the properties from 9390 – 9390 27th Avenue were replatted.

Compass Pointe
In 2014, Ron Clark Construction and Design applied for a PUD to create a 68-unit high density residential apartment building. The developer combined 5 lots, 4 of which the City owned. A 4-unit apartment building on the 5th lot was demolished. The apartments are located at 62nd Avenue North and West Broadway, on the border of New Hope and Brooklyn Park. Rental units range from 728 to 1,384 square feet, and from 1 bedroom to 3 bedroom units.

Scattered Site Housing Projects
The City has a history of promoting the replacement of scattered substandard homes with new construction single-family homes. Scattered site housing projects have also included infill projects on undeveloped land or on sites formally considered undersized. These projects often have been initiated by the City with the use of Community Development Block Grants (CDBG), Economic Development Authority (EDA) funds. However, in some cases, the scattered site housing projects are market driven, or the City supports a scattered site project by providing variances to the City’s required minimum lot size or setbacks. Examples of scattered site housing projects include:

6059 West Broadway
The City of New Hope EDA acquired the foreclosed property located at 6059 West Broadway in late 2014. In the spring of 2015, the EDA cleared all site improvements to prepare the lot for redevelopment. CDBG grant funds were used to cover demolition related expenses. The lot was offered for sale to scattered site builders through a competitive RFP process. Novak-Fleck was the selected builder for the project. Construction of the new home was completed in early 2016, and the new home sold for $226,000.
5431 Virginia Avenue North
The City of New Hope EDA acquired the foreclosed property located at 5431 Virginia Avenue North in late 2014 from the Twin Cities Community Land Bank. In the spring of 2015, the EDA cleared all site improvements to prepare the lot for redevelopment. CDBG grant funds were used to cover demolition related expenses. The lot was offered for sale to scattered site builders through a competitive RFP process. Novak-Fleck was the selected builder for the project. Construction of the new home was completed in 2015, and the new home sold for $245,000.

9115 and 9121 62nd Avenue North
In early 2015, the City of New Hope EDA acquired the vacant and blighted single-family home located at 9121 62nd Avenue North from the estate of the former owner. The home and all other site improvements were razed to prepare the property for redevelopment. The base parcel was subdivided to create two standard sized R-1 building lots. CDBG grant funds were used to cover demolition related expenses. Both lots were offered for sale to scattered site builders through a competitive RFP process. Novak-Fleck was the selected builder for the project. Construction of the new homes was completed in early 2016. The home located at 9115 62nd Avenue sold for $296,000 and the home located at 9121 62nd Avenue sold for $271,000.

4415 and 4417 Nevada Avenue North
The City of New Hope EDA acquired the foreclosed property located at 4415 Nevada Avenue North in 2015. The home and all other site improvements were cleared to prepare the property for redevelopment. CDBG grant funds were used to pay for demolition related expenses. The base parcel was oversized at 130 feet wide, but not large enough to subdivide, as the standard lot width in the R-1 District is 75 feet. However, the EDA was successful in securing a variance for lot width reductions, and subdivided the property to create two 65-foot-wide lots. Both lots were offered for sale to scattered site builders through a competitive RFP process. Regal Homes was the selected builder for the project. When construction of the first home began, poor soils and a buried foundation were discovered during the excavation work for the basement of the new home. The EDA assisted the builder with CDBG grant funds to cover the cost of removing the old foundation and correcting the poor soil conditions. Each home has a projected sales price of $325,000.
6065 and 6067 Louisiana Avenue North
The City of New Hope EDA acquired the foreclosed property located at 6065 Louisiana Avenue North in late 2015. The single-family home and all other site improvements were razed to prepare the property for redevelopment. CDBG grant funds were used to pay for demolition related expenses. The base parcel was un-platted, oversized, and provided enough space to create two buildable single-family lots. Therefore, the EDA proceeded with platting the property to create two new lots. In addition to platting the property, the site was rezoned from R-4 High Density Residential to R-2 Single and Two Family Residential to accommodate the development of two new detached single-family homes. Both lots were offered for sale to scattered site builders through a competitive RFP process. Great Buy Homes was selected as the preferred builder for the project. Each home has a projected sales price of $325,000.

4511 Boone Avenue North
The City of New Hope EDA acquired the foreclosed property located at 4511 Boone Avenue North in early 2016. The home was severely damaged by fire in 2013 and subsequently abandoned by its owner. The EDA was able to acquire a junior lien on the home and redeemed the property from the senior lender. The home and all other site improvements were cleared to prepare the property for redevelopment. CDBG grant funds were used to pay for demolition related expenses. The lot was offered for sale to scattered site builders through a competitive RFP process. Novak-Fleck was selected as the preferred builder for the project. Construction of the new home was completed in late 2016, and the new home sold for $319,000.

5400 Yukon Avenue North
The City of New Hope EDA acquired the foreclosed property located at 5400 Yukon Avenue North in mid-2016. The home was razed in preparation of redevelopment. CDBG grant funds were used to pay for demolition related expenses. The lot was offered for sale to scattered site builders through a competitive RFP process. Great Buy Homes was selected as the preferred builder. The new home is expected to sell for $295,000.

3751 Louisiana Avenue North
The City of New Hope EDA acquired the vacant and blighted home located at 3751 Louisiana Avenue North in early 2017. The home was abandoned by the family of the deceased former owner. The City of New Hope held two liens on the property that originated from rehabilitation loans that were provided to the former owner. In order to gain title to the property, the city foreclosed on one of the mortgages. At the Sheriff’s sale, an investor purchased the certificate in an attempt to acquire the property. Following the redemption period, the city used its other lien to redeem the property from the investor as a junior creditor. The home and all other site improvements were cleared in preparation of
redevelopment. CDBG grant funds were used to pay for demotion related expenses.

3984 Zealand Avenue North
The City of New Hope EDA purchased the foreclosed home located at 3984 Zealand Avenue North in early 2017. The home was purchased and rehabilitated by the EDA using EDA reserve funds. This home will be sold once complete, an update on sales price will be provided before the comp plan is published.

Affordable Housing. The standard definition of affordable housing assumes that a family or non-family household earning 80 percent of the region's median income can afford mortgage costs (mortgage payments, taxes, insurance and related housing costs) without spending more than 30 percent of their income. Because most homeownership assistance programs are targeted to households at or below 80 percent of median income, this is the threshold for determining whether ownership units are affordable.

For 2016, the affordability limit is 80 percent of the area median income for both rental and ownership housing. In 2016, the area median income (AMI) for a household of four is $85,800. Under these limits, a family of four can earn up to $65,700 to qualify for affordable housing. According to the Metropolitan Council, an affordable purchase price of a home at the 80 percent regional median income is $235,000.

The appropriate data to apply the affordability standard described above directly to properties in New Hope is not available. However, the following statistics about housing in New Hope demonstrate that New Hope's housing stock offers significant affordable options:

- 2016 assessed value data for New Hope's homesteaded properties indicated that 58.7 percent of the housing stock had a value of less than $250,000 and 18.5 percent of the housing had a value less than $150,000.

- The average sales price of housing units in New Hope in 2015 was $199,000.

Rental development and assistance programs are generally meant to assist households at or below 50 percent of median income. The 50 percent of median designation is consistent with the federal Low-Income Housing Tax Credit program's rent limits. Housing costs for rental units include both monthly rents and utilities. For a family of four in 2016, affordable rents were as follows:
New Hope’s average rent per month in 2015 was $881. The majority of rents in 2015 in New Hope fell into the following categories:

- $750 to $999/month for an efficiency or single room occupancy unit
  100% of efficiency units are below $1,000 monthly

- $750 to $999/month for one bedroom unit
  87% of one bedroom units are below $1,000 monthly

- $750 to $999/month for two bedroom unit
  67% of two bedroom units are below $1,000 monthly

- $1,000 to $1,499/month for three bedroom and larger unit
  34% of three bedroom units below $1,000 monthly

According to the Metropolitan Council in 2015, there were 5,843 housing units affordable to households between 51% and 80% AMI. There are 9,129 total units, meaning that well over half of New Hope housing stock is considered affordable.

The Metropolitan Council scores metropolitan cities on housing performance. The scores are meant to reflect both the amount of affordable and lifecycle housing in a community and the community’s efforts to facilitate affordable and lifecycle housing development and preservation. The most recent scores for the City of New Hope are as follows:

<table>
<thead>
<tr>
<th>Year</th>
<th>Score</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016</td>
<td>80</td>
</tr>
<tr>
<td>2015</td>
<td>87</td>
</tr>
<tr>
<td>2014</td>
<td>54</td>
</tr>
</tbody>
</table>

The housing performance scores are based on a city’s performance in several categories related to affordable and lifecycle housing. With a score of 80, New Hope...
falls within the top 30 percent of cities in the Metropolitan Area for providing affordable and life cycle housing.

The City seeks to provide affordable housing in three main ways: preservation of existing affordable housing, assistance programs for low/moderate income individuals, and development of new affordable housing. The City has demonstrated a strong commitment to the provision of affordable housing through projects and programs as follows:

**Section 8 Housing Choice Voucher Program**
The Metropolitan Council Housing and Redevelopment Authority (Metro HRA) administers the Section 8 Housing Choice Voucher Program for the City of New Hope. Section 8 is a federal housing program funded through the U.S. Department of Housing and Urban Development (HUD). The program provides rent assistance to low income seniors, individuals, individuals with disabilities, and families. Financial assistance is based on a formula whereby participants pay 30 to 40 percent of their income for housing. The City conducts the annual inspections of units to ensure they meet Federal Housing Quality Standards. Over 300 individuals and families in New Hope receive assistance through the Section 8 program.

**Community Action Partnership for Suburban Hennepin**
The City of New Hope provides a small amount of funds annually to Community Action Partnership for Suburban Hennepin (CAPSH). CAPSH provides educational programs to assist current or potential homeowners. The ‘Homeownership Rights to Fair Housing’ program explains various laws relating to housing and the responsibilities of all parties involved in the sale or purchase of a house. The ‘Home Stretch Home Buyers Workshops’ assist people with limited incomes or credit problems qualify for special Minnesota Housing Finance Agency financing to buy a home and to gain a better understanding of how to screen a prospective home for maintenance or repair problems. CAPSH also offers ‘Foreclosure Prevention’ and ‘Reverse Mortgage’ counseling to individuals and families who may be facing financial difficulties and are already in a home.

**MHFA Minnesota City Participation Program**
In 1994, the City of New Hope began participating in the Minnesota City Participation Program (MCPP) for first time homebuyers. On behalf of participating cities, the MHFA sells mortgage revenue bonds to meet locally identified housing needs. The proceeds from the bonds are used to provide below market interest rate mortgage loans for low/moderate income first time homebuyers. The MCPP is an eight-month program. During the first six months, participating cities have exclusive use of their individual allotment. During the final two months, the individual allotment is deposited into a state-wide pool that is available to all MCPP participating cities.
Multifamily Housing Developments
Over the past many years, the City has supported numerous low/moderate income housing developments through the contribution of land, housing bonds and/or tax increment financing. Project examples include:

<table>
<thead>
<tr>
<th>Project/Address</th>
<th>Units</th>
<th>Assistance</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Hope Terrace (Emerald Pointe) 7601 36th Avenue North</td>
<td>152</td>
<td>$8 million Housing Revenue Bonds and Tax Increment Financing (1986)</td>
</tr>
<tr>
<td>Volunteers of America 8201 45th Avenue North</td>
<td>106 (senior)</td>
<td>$3 million multifamily housing Development Bonds</td>
</tr>
<tr>
<td>Broadway Village 6020-6050 West Broadway</td>
<td>170</td>
<td>$2 million multifamily housing Development Bonds</td>
</tr>
<tr>
<td>St. Therese Home 8008 Bass Lake Road</td>
<td>220 (senior)</td>
<td>$13.375 million industrial Development Revenue Bonds</td>
</tr>
<tr>
<td>Chardon Court 5700 Boone Avenue North</td>
<td>129 (senior)</td>
<td>$8.36 million multifamily housing Development Bonds (1996)</td>
</tr>
<tr>
<td>Anthony James Apartments 6100 W Broadway</td>
<td>73 (senior)</td>
<td>$3.35 million multifamily housing Development Bonds</td>
</tr>
<tr>
<td>Pheasant Park Apartments 5625 Boone Avenue North</td>
<td>92</td>
<td>$2.57 million FHA First Mortgage Revenue Notes</td>
</tr>
<tr>
<td>North Ridge Care Center 5500 Boone Avenue North</td>
<td>309 (senior) 600 nursing home beds</td>
<td>$4,000,000 in tax increment financing and housing revenue bonds.</td>
</tr>
<tr>
<td>Tasks Unlimited 3579/81 Independence</td>
<td>2 units</td>
<td>$90,000 no interest 30-year loan for long term supportive housing (1996)</td>
</tr>
<tr>
<td>Ambassador Good Samaritan 8100 Medicine Lake Road</td>
<td>90 beds</td>
<td>$515,000 in Revenue Bonds to renovate the heating and air conditioning system (2004/06)</td>
</tr>
<tr>
<td>Compass Point 62nd Avenue North and West Broadway</td>
<td>68 units</td>
<td>Tax credit financing, tax increment financing</td>
</tr>
<tr>
<td>Gates of New Hope 9390 – 9398 27th Avenue</td>
<td>32 units</td>
<td>Privately financed</td>
</tr>
<tr>
<td>Ambassador Nursing Home 8100 Medicine Lake Road</td>
<td>84 beds (senior)</td>
<td>Tax increment financing</td>
</tr>
<tr>
<td>Alatus New Hope 8400 Bass Lake Road</td>
<td>183 units</td>
<td>Tax increment financing</td>
</tr>
<tr>
<td>Ambassador/Good Samaritan 8100 Medicine Lake Road</td>
<td>64 units Assisted living</td>
<td>Privately financed</td>
</tr>
</tbody>
</table>

Source: City of New Hope
SUMMARY

- New Hope’s street system consists of minor arterials, community collector, neighborhood collector and a series of local streets. There are no principal arterials located within the City, however, State Trunk Highway (TH) 169 is a principal arterial as identified in the Regional Highway Functional Classification, and is located on the west boundary of the City.

- There are eight transit routes that operate within the City of New Hope. These bus routes provide service to downtown Minneapolis and surrounding communities.

- Metro Mobility is offered throughout the Twin Cities and within the Metropolitan Urban Service Area. The Five Cities Senior Transportation Project serves persons 60 years and older residing in Brooklyn Center, Crystal, Golden Valley, New Hope and Robbinsdale.

- The Canadian Pacific rail system is a heavily used rail line passing through the City of New Hope in the east/west direction. Approximately 12 to 15 trains pass along this line in a single day.

- The Crystal Airport, classified as a regional minor airport type, is near the City of New Hope.

- The proposed METRO Blue Line Light Rail Transit (LRT) Extension is a proposed light rail extension that would operate from downtown Minneapolis, through north Minneapolis, Golden Valley, Robbinsdale, Crystal, and Brooklyn Park. It is estimated that construction will begin in 2018.
ROAD AND HIGHWAY NETWORK

Beginning in 1995, the City of New Hope has had a Comprehensive Transportation Plan that established the development guide for transportation planning. While the City of New Hope contains a number of transportation nodes, the primary emphasis of this section will focus upon the City’s street and highway system. The significance of these existing networks in terms of economic, social, and recreational consideration makes them a central concern for comprehensive planning.

JURISDICTION

The streets and highways within the City of New Hope are classified as state, county or local roadways, as shown on the following map.

FUNCTIONAL CLASSIFICATION

The functional classification system for the City’s streets and highways is developed using functional classification criteria contained in the Metropolitan Council Transportation Development Guide and the existing classification system within the City of New Hope. The City of New Hope has minor arterial roadways, community collectors, neighborhood collectors and a series of local streets.

Principal Arterials

Principal arterials are major transportation arteries. They function to connect large population centers to cities in other parts of the State. These roadways are designed for high speed movements and for high volumes, including commercial traffic and are intended to serve longer trips.

There are no principal arterials located within the City of New Hope. However, State Trunk Highway (TH) 169 is a principal arterial as identified in the Regional Highway Functional Classification, and is located on the west boundary of the City. TH 169, with its interchanges with east-west streets that penetrate New Hope, has great impact on traffic within the City.

Minor Arterials

Minor arterials also place more emphasis on mobility than on providing local access. Minor arterials typically connect cities and other major activity centers to each other and to the principal arterials. They may also provide relief for congestion on parallel principal arterials. The highest order of streets that exist in New Hope are those of the minor arterial classification. The minor arterials in the City of New Hope include County Road 10 (Bass Lake Road); CSAH 9 (Rockford Road/42nd Avenue); County Road 70...
(Medicine Lake Road): County Road 156 (Winnetka Avenue North); and CSAH 8 (West Broadway).

**Collector Streets**

Collector streets place emphasis on both mobility and land access. The collector street system for the City of New Hope has been further classified as community and neighborhood collectors. The community collectors provide a travel route of some length, and they provide accessibility and connection to neighboring cities and/or direct accessibility to an arterial of regional and sub-regional importance. The community collectors consist of Boone Avenue, 36th Avenue North, 49th Avenue North (from Boone Avenue to TH 169), and Winnetka Avenue (north of Bass Lake Road).

Neighborhood collector classifications can be considered to more aptly serve neighborhood (residential and industrial) trip function. There are a number of neighborhood collectors as identified on the Functional Classification Map.

**Local Streets**

The primary function of the local streets is to provide property access. The local street system has developed in a piecemeal manner, reflective of private subdivision design and environmental constraints. The result of this development pattern is isolated neighborhoods and a heavy reliance on cul-de-sac streets which have increased traffic use of collector streets and complicate the delivery of public services (i.e., snow plowing, emergency services, etc.).

Since the City of New Hope is already developed, the traffic increase will not be evident on neighborhood collectors unless major traffic control changes or area redevelopment occurs allowing a higher traffic generating land use.

**Pavement Management Program**

The overall goal of the pavement management strategy is to improve the driving surface of the streets. Full reconstruction will only be completed on streets with an extreme amount of water breaks and/or other sewer infrastructure issues. Interim overlays will be planned, and the amount of utility rehabilitation or replacement will be limited. This more aggressive approach to pavement management was agreed to by City Council in 2014, and will provide the following:

- Improve Quality of Life
- Increase Aesthetic Value
- Increase in Home Value
- Increase Safety
- Build Up Water and Utility Funds
Since 2013, approximately 22 miles of street have been improved of the entire City’s approximate 65 miles of local and MSA streets. One way of identifying the progress of the more aggressive pavement management program is reviewing the past and current ratings, and more specifically reviewing those streets with a rating in the “Poor Condition” rating (less than 60 PRI) or worse. Prior to 2013, 23.47 miles or 36% of the streets were rated in poor condition. Although a city’s pavement management is never complete or “done”, the city currently has 13.44 miles or 21% of the streets rated in poor condition or worse. Street improvements, maintenance or structural (or both), are planned to be completed for all New Hope streets within the updated 10-Year Pavement Management Plan.

Prior to 2015, the ratings were completed using the Pavement Condition Index (PCI); streets are now rated using the City’s Asset Management Program, Infraseek, which has a simple Pavement Rating Index (PRI).

<table>
<thead>
<tr>
<th>PRI Scale</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Pavement Rating</strong></td>
</tr>
<tr>
<td>81-100</td>
</tr>
<tr>
<td>61-80</td>
</tr>
<tr>
<td>41-60</td>
</tr>
<tr>
<td>21-40</td>
</tr>
<tr>
<td>1-20</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Streets</th>
<th>2013 Average PCI</th>
<th>2015 Average PRI</th>
<th>2016 Average PRI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local Streets</td>
<td>65.97</td>
<td>73.37</td>
<td>74.10</td>
</tr>
<tr>
<td>MSA Streets</td>
<td>62.05</td>
<td>71.42</td>
<td>77.12</td>
</tr>
</tbody>
</table>

Source: City of New Hope
Roadway Jurisdiction

Legend
- State Highway
- County State Aid Highway
- County Road
- Railroad
- Local Road
- City Boundary
- Open Water
- Parcels

Map created March 2017
Sources: Met Council, City of New Hope
MN DNR, Hennepin County, NAC
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TRAFFIC VOLUMES

The Traffic Volume Map shows traffic volumes for major thoroughfares in New Hope from 2001 and 2005. In most cases, the 2005 volumes show a decrease over the 2001 volumes. As per the 2030 projection by the Metropolitan Council, a substantial increase in traffic volume is estimated on Bass Lake Road, Rockford Road and Medicine Lake Road.
Transportation

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TRAFFIC VOLUME PROJECTIONS

- 2040 Average Daily Traffic (Top)
- 2030 Average Daily Traffic (Bottom)
- Water
- Outside City Limits

Source: Metropolitan Council

Base Map: Stantec Consulting Services, Inc.
Hennepin County/City of New Hope
March 2018
PUBLIC TRANSIT SERVICE

Regularly scheduled transit service is provided in New Hope by the Metropolitan Council through Metro Transit. In early 2007, Metro Transit completed the “NW Metro Transit Restructuring Plan,” which included a significant stakeholder process and resulted in the restructuring of many of the bus routes in the northwest suburbs. According to Metro Transit, the key objectives of the plan were to:

- Provide faster and more direct service to major destinations and along major corridors.
- Improve reliability, travel speed and convenience of transit services.
- Relocate transit services to better fit local development and transit markets.
- Improve connections between neighborhoods, routes and transit centers.
- Integrate plans for new services and facilities, such as the Bottineau Bus Rapid Transit project.
- Optimize effectiveness and efficiency to improve productivity.

After restructuring, eight transit routes operate within the City of New Hope: two are local, four are express between downtown Minneapolis and New Hope, and two are limited routes.

While all Metro Transit vehicles are equipped with lifts and two wheelchair spaces, Metro Transit offers a special service for people with disabilities in the seven-county Twin Cities area, called Metro Mobility. Metro Mobility is designed for people with disabilities who are unable to use other forms of public transit and are certified for the program, based on criteria established by the Americans with Disabilities Act (ADA). Metro Mobility is the door-through-door public transportation system. Door-through-door service means that drivers will assist riders through the first set of doors at both their pickup points and their assigned destinations.

Blue Line Extension

The METRO Blue Line Extension (LRT) is a proposed light rail extension that would operate from downtown Minneapolis, through north Minneapolis, Golden Valley, Robbinsdale, Crystal, and Brooklyn Park. The line will be 13 miles long. Though there is not a proposed station within New Hope city limits, the stations will be in close proximity to many residents. The two closest stations will be on Bass Lake Road and County Road 81, and on 63rd Avenue and the BNSF Corridor. This is just northeast of the edge of the City.

It is estimated that construction will begin in 2018, and that the light rail will have 27,000 weekday boardings. Service is expected to begin in 2021.
Transportation

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Legend

- Transit Stops
- 716
- 717
- 721 Limited
- 755 Limited
- 756 Express
- 758 Express
- 764 Express
- 767 Express
- Railroads
- City Boundary

Map created March 2017
Sources: Met Council, City of New Hope
MN DNR, Hennepin County, NAC
Transportation

METRO Blue Line Extension
(Bottineau LRT)
January 2017

City of New Hope
Comprehensive Plan Update
Inventory
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RAIL SERVICE

Two rail lines pass through the City of New Hope. The Canadian Pacific Line runs in an east-west direction and enters New Hope from Plymouth. This main line serves the industrial area in the City and then enters Crystal. The number of trains on the line varies with the time of day and season. Typically, 12 to 15 trains run on the east-west line on an average day. At peak times of the year, the line may carry more than 20 trains per day.

The Soo Line runs north-south. This rail line enters the City of New Hope in the same right-of-way as Canadian Pacific rail line. The rail track then turns southerly, and proceeds through the City of Golden Valley. This is a minor line and there are two to four trains passing along this line in a single day.

There is a rail grade separation with TH 169 and the east side service road near the west edge of the City. There are at-grade crossings at Winnetka and Boone Avenues with the east-west rail line.

BIKEWAY/PEDESTRIAN/TRAIL

New Hope has a network of sidewalks available for pedestrian traffic and a limited number of designated bikeways or trails within the City. On-street bike trails are provided on Boone Avenue.

Off-street trails are amenities that newer communities provide, and that New Hope considers as redevelopment continues. The Bassett Creek Regional Trail has been built in New Hope along 36th Avenue from Highway 169 to Boone Avenue, south to 32nd Avenue. Funding for this trail section was provided by Three Rivers Park District. When fully developed, the Bassett Creek Regional Trail will connect Clifton E. French Regional Park in Plymouth, Theodore Wirth Regional Park, and Victory Memorial Parkway Regional Trail in Minneapolis.
Bike and Trail Plan

Legend
- Bassett Creek Regional Trail
- Existing Shared Lane (Bike/Parking)
- Existing Shoulder > 5 Feet
- Potential Rail ROW Sharing
- Proposed Bike Lane
- Proposed Bike Path
- Railroads
- Open Water
- City Boundary

Map created March 2017
Sources: Met Council, City of New Hope
MN DNR, Hennepin County, NAC
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RBTN Alignments

Legend

- **Tier 1**
- **Tier 2**
- **Railroads**
- **Open Water**
- **City Boundary**

Map created March 2017
Sources: Met Council, City of New Hope, MN DNR, Hennepin County, NAC
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AIRPORTS

The Minneapolis-Saint Paul International Airport serves as the area’s primary scheduled commercial airline passenger facility. The Crystal Airport is classified as a regional minor airport type is near the City of New Hope. However, the City of New Hope does not lie in the Crystal Airport Noise Zone of one to two-mile radius. In October 2008, Metropolitan Council approved an updated Crystal Airport Long Term Comprehensive Plan. The airport will continue operations through 2025, however, the plan has suggested a reduction of runways. New Hope will continue to actively monitor the airport modifications to identify potential impacts on the City.

Provisions in New Hope’s Zoning Ordinance limit the maximum height of buildings because of the close proximity of the Crystal Airport. Further, the current City Antenna Ordinance requires proposals for any antenna of greater than 200 feet in height to be reviewed by the Commissioner of the Minnesota Department of Transportation. Federal review may also be required.
Transportation

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SUMMARY

- New Hope provides neighborhood parks, community parks, athletic playfields, an outdoor pool complex, outdoor theatre, a two-sheet ice arena, a par 3 golf course, and other special use facilities. Dorothy Mary Park is the only nature park located in the City.

- The City has the Bassett Creek Regional Trail along 36th Avenue North from Highway 169 to Boone Avenue North and along Boone Avenue North from 36th Avenue North to Northwood Park. The trail continues east through the park to Winnetka Avenue where it travels east on 36th Avenue to Oregon Avenue and then south to 32nd Avenue. A City-wide network of sidewalks on main thoroughfares is available for pedestrian traffic.

- The City Hall, Fire Station, Police Station, and Milton C. Honsey Outdoor Swimming Pool are part of the Civic Center Park development. The Ice Arena, Golf Course, and Public Works facility are the other public facilities available in the City.

- New Hope is served by Robbinsdale School District 281.

- The City of New Hope is fully serviced by the Metropolitan Waste Water System. The City has shared sewer connection with Golden Valley, Crystal and Brooklyn Park.

- The entire City of New Hope sanitary sewer treatment is provided by Metropolitan Council Environmental Services. There are no private on-site sewer systems within the City.

- The City of New Hope, Golden Valley and Crystal are served by a single water system managed by the Joint Water Commission (JWC).
PARKS AND RECREATION

City Facilities

The City’s philosophy regarding parks and recreation facilities began with the desire to provide a park within walking distance of every family in New Hope. Ninety-two percent of all residential lots are within a quarter mile of at least one park.

There are 20 parks within the six square mile City plus special use facilities. The park system covers roughly 200 acres of land, including facilities held under lease from Independent School District 281. The parks listed below are all developed and offer a full range of recreational opportunities and services.

There are 12 neighborhood parks in New Hope ranging in size from .6 to 8.84 acres:
- Begin Park, 54th and Wisconsin Avenues
- Corner Park, 47th and Winnetka Avenues
- Elm Grove Park, 55th and Quebec Avenues
- Fred Sims Park, 45th and Nevada Avenues
- Holiday Park, 47th and Flag Avenues
- Jaycees Park, 27th and Independence Circle
- Liberty Park, 60th and Gettysburg Avenues
- Lions Park, 38th and Oregon Avenues
- Little Acre Park, 49½ and Yukon Avenues
- Meadow Lake Park, Meadow Lake Road and Yukon Avenue
- Sunnyside Park, 47th and Quebec Avenues
- Terra Linda Park, Medicine Lake Road and Lamphere Drive

There are three community parks ranging in size from 16.41-47.41 acres:
- Civic Center Park, 44th and Xylon Avenues
- Hidden Valley Park, 32nd and Boone Avenues
- Northwood Park, 38th and Boone Avenues
There are two parks located on School District property and under a lease agreement between the two political entities:

- Meadow Lake School Park, 60½ and Boone Avenues
- Robbinsdale Spanish Immersion (RSI) School Park, 28th and Boone Avenues

There are two athletic complexes in the City with field lighting for night use:

- New Hope Athletic Field/Lighted Field, 49th and Ensign Avenues
- Victory Park, 55th and International Parkway

Special use parks and facilities include:

- Dorothy Mary Park, 60½ and Wisconsin Avenues, a six-acre passive nature park
- An outdoor pool complex located in Civic Center Park
  - The Milton C. Honsey Municipal Swimming Pool was built in 1965 and lies within Civic Center Park, adjacent to City Hall. The pool complex had remodeling projects in 1990, 1992, 1999, and 2000.
- An outdoor theatre at Civic Center Park
  - The outdoor theatre is located within Civic Center Park and features family musical productions each summer presented “under the stars”.
- An ice arena with two sheets of ice located at 49th and Louisiana Avenues
  - The ice arena is located on 49th Avenue in the eastern part of the City and includes two sheets of ice for skating and hockey. The original building was constructed in 1975 and the second sheet of ice was added in 1996. In 2011 and 2012, the ice system was converted from Freon to ammonia and remodeling was done in the foyer and community room. The arena was the site for the filming of *The Mighty Ducks* movie in the 1990s.
  - Other amenities at the ice arena include an indoor walking track, a community room, two meeting rooms and a dryland training area.
- Two community gyms built by the City at Cooper High School
- A disc golf course at Sunnyside Park
- A par three, nine-hole golf course located at 8301 Bass Lake Road
  - The New Hope Village Golf Course is a par three public course located at the northern part of the City along Bass Lake Road. The City purchased the course from a private group in 1971. The original clubhouse was demolished, and a new facility was constructed in its place in 2001.

In cooperation with the Robbinsdale School District 281, the City helps maintain and periodically helps upgrade outdoor facilities at schools within the City. In turn, the City is permitted use of the outdoor ball fields for programs during the Spring, Summer, and Fall.

- Meadow Lake Elementary School, 60½ and Boone Avenues
- New Hope Learning Center, 47th and Aquila Avenues
- Sonnesyn Elementary School, 34th and Boone Avenues
- Robbinsdale Spanish Immersion (RSI) School, 28th and Boone Avenues
Regional Facilities

There are no regional park facilities located within New Hope. A section of trail along 36th Avenue from Highway 169 to Boone Avenue, along Boone Avenue from 36th to Northwood Park, east to Winnetka Avenue, east to Oregon Avenue and south to 32nd Avenue is the Bassett Creek Regional Trail, located within City limits. Two parks in the Three Rivers Park District system are the closest regional parks to the City. Both are less than two miles west in Plymouth, Clifton E. French Regional Park off 42nd Avenue, and Eagle Lake Regional Park off Bass Lake Road.

Programs

New Hope offers a number of recreation programs to people of all ages. For most programs the emphasis is placed on getting active, building relationships and self-esteem, rather than on perfecting performance. Desired outcomes include having fun, feeling good about one’s, fitness, establishing good relationships with others, and gaining an appreciation for a new activity or skill. Recreation opportunities allow individuals to pursue personal interests, maintain physical and mental fitness, meet and socialize with neighbors, and build a greater sense of community.

Inclusion Support for Recreation Programs

New Hope is part of a multi-city consortium that currently contracts with an agency called REACH for Resources for programming services for persons with special needs. Inclusion support provides individualized assistance and allows for persons with special needs to participate in a mainstream parks and recreation program.

Arts and Educational Programs

The arts have been an integral part of recreation in New Hope for the past 50 years. Programs include drama classes, dance classes, art and craft programs, family story time, Movies in the Park and the summer musical productions. The outdoor theatre facility is the culmination of a small community-based theatre program started back in the late 1960’s. A musical production has been presented every summer to the community since 1971. The theatre was constructed in 1987 and seats about 500 people for nine performances given each year. The production company hired each summer is an outgrowth of the volunteers from the “early days” who supported and promoted the arts in New Hope and saw to it that the highly-regarded summer productions were and are supported each year by the City.

Educational programs include Defensive Driving classes, safety programs, science classes, first aid classes, CPR, Babysitting Workshops, and so on. Safety Camp, co-sponsored with the Police Department and West Metro Fire and Rescue, is another example of the highly-regarded programs offered.
Special Events

Duk Duk Daze is sponsored each summer by the New Hope Lions Club. This annual three day festival began in the mid-1970s and is supported behind the scenes by the City. In addition, the City helps to fund the fireworks at the festival.

City-sponsored special event programs include Bike Rodeo, Wet and Wild Water Fun Day, Kids’ Garage Sale, Vehicle Fair, Target Center events, Family Fun Night and numerous holiday inspired activities.

Sports Programming

Sports instruction programs are varied and numerous each year. Offerings include tennis lessons, golf lessons, skating lessons, swimming lessons, instructional baseball, many sports camps, flag football, wrestling, and gymnastics classes, all of which involve over 2,000 youth and adults each year.

Adult sports leagues have been offered since the 1970’s by the City of New Hope. Programs include leagues for tennis, golf, hockey, softball, and basketball.

Since 1965, aquatics programs have been offered at the City’s outdoor pool complex each summer. They include swimming lessons, open swimming, and competitive practice space for swim teams.

Skating lessons, open skating, and open hockey are offered at the City’s ice arena year-round. Local youth hockey associations provide programming for children and teens year-round at the arena. In 2014, a dryland training area was added alongside the north rink.

The New Hope Village Golf Course provides leagues and lessons for children and adults each year.

Athletic Associations

Local parent-run athletic associations have provided organized, competitive sports opportunities for youth ages five through 18 (age depends on the sport) since the 1960’s. The City provides staff support to these associations, officials for many house programs, as well as places to register, play, and practice. The City rents storage spaces to most of the groups. The sport associations pay a fee for expenses related to officials provided and storage spaces. Places to play and full-time staff support are provided free of charge, except for hockey and swim teams.
Community Facilities

Miscellaneous Programs

This category contains the programs that do not fit neatly anywhere else. New Hope Parks and Recreation provides numerous programs for all age groups from toddlers through older adults. Program examples include summer playgrounds, trips, Donut Talks for older adults, adult fitness classes, parent-child activities, outdoor skating rinks with warming houses, etc. Fees are charged to cover direct program costs for most programs, but indirect costs are supported by the general fund, including full time staff and administrative costs.
City Parks & Recreation Amenities Inventory Related to Civic Center Park

- White symbols represent a unique amenity within the city in relation to Civic Center Park.

- Colored symbols represent an amenity that is within Civic Center Park and another park in the city.
PUBLIC FACILITIES

Government Buildings

City Hall. New Hope City Hall is located at 4401 Xylon Avenue North, centrally located in the City. The approximately 27,000-square foot building houses most of the City’s departments including police, community development, parks and recreation, administration, and finance. The original building was constructed in 1969 with additions and/or remodeling projects completed in 1985, 1992, 1994 and 1998. In order to provide the necessary space for city operations and police, the City will be constructing a City Hall/Police Station and/or Civic Center Park. Construction is intended to begin in 2018, after the studies of City Hall and the Civic Center Park are finalized.

Public Works Building. The Public Works building and outdoor storage yard is located at 5500 International Parkway. This facility houses utilities, streets, parks maintenance, and vehicle maintenance. The 37,800-square foot building was constructed in 1980 with additions/remodeling occurring in 1997 and 2001.

Fire Station. The West Metro Fire-Rescue District provides fire services to the communities of New Hope and Crystal through a joint powers agreement. The District was established on July 1, 1998 with the goal to provide a more efficient delivery system to eliminate duplication while reducing and stabilizing future budget costs. WMFR station #3 is located in New Hope at 4251 Xylon Avenue, one block south of City Hall. The station is owned by the City but managed by the fire district organization as part of the original agreement.

Churches/Cemetery

The City has many churches and two cemeteries located within the City’s boundaries. The following Community Facilities Map shows the location of these churches and cemeteries.

Schools

New Hope’s residents are served by Robbinsdale School District 281. The School District boundaries, as well as the locations of school property, are identified on the Existing School Map. The district serves the communities of Plymouth, Golden Valley, Brooklyn Park, Brooklyn Center, Crystal, New Hope, and Robbinsdale.

The following schools are in New Hope, within District 281:

- Meadow Lake Elementary School
- Sonnesyn Elementary School
- Sunny Hollow Elementary School
- Robbinsdale Cooper High School
Community Facilities

Play areas and fields provided by the Meadow Lake Elementary and Sunny Hollow Elementary schools supplement the City’s recreational needs through a formal long-term lease agreement between the City and the School District. These play areas are part of the City’s neighborhood park system. Playfields, gymnasiums, and outdoor playground equipment located at New Hope School, Sonnesyn Elementary School, and Cooper High School, as well as gym space at Sunny Hollow and Meadow Lake schools, also supplement recreational needs of City residents through formal use permits provided by the School District to the City’s parks and recreation department each year.

Since the previous comprehensive plan, Hosterman School closed and the building was demolished. North Education Center replaced Hosterman School and provides special education for students.

Additional school district facilities located in New Hope include:

- Bus Garage
  4148 Winnetka Avenue North
- Education Service Center
  4148 Winnetka Avenue North
- North Education Center - EBD Special Education
  5530 Zealand Avenue North
- New Hope Learning Center
  8301 47th Avenue North
SANITARY SEWER SYSTEM/WASTE WATER MANAGEMENT

The City of New Hope is a fully sewered community. The City is serviced by the Metropolitan Council Environmental Services. There are no on-site and private sewered systems in the community. The City mandates all developments to hook on to the Metropolitan sewer service. The Metropolitan Council projects waste water flows and sewered population/households forecasts based on current trends in the community and the Metropolitan Council’s Water Resources Management Policy Plan. The forecasts for New Hope through 2040 are as follows:

<table>
<thead>
<tr>
<th></th>
<th>2010</th>
<th>2020</th>
<th>2030</th>
<th>2040</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sewered Population</td>
<td>20,339</td>
<td>21,100</td>
<td>22,000</td>
<td>23,100</td>
</tr>
<tr>
<td>Sewered Households</td>
<td>8,427</td>
<td>8,900</td>
<td>9,200</td>
<td>9,600</td>
</tr>
<tr>
<td>Sewered Employment</td>
<td>11,080</td>
<td>11,800</td>
<td>12,300</td>
<td>12,600</td>
</tr>
<tr>
<td>Average Annual Wastewater Flow (MGD)</td>
<td>1.90</td>
<td>1.89</td>
<td>1.90</td>
<td>1.91</td>
</tr>
</tbody>
</table>

Source: Metropolitan Council Water Resources Management Policy Plan

The table in Appendix A lists sewer connections to New Hope from the City of Golden Valley, Crystal and Brooklyn Park. Additionally, there are residential and commercial developments in New Hope that have their sewer connections to the City of Crystal. In an attempt to address the Council’s Water Resources Management Policy Plan regarding programs to meet infiltration/inflow (I/I) reduction goals, the City has adopted the following programs:

- Comprehensive Sanitary Sewer Plan. The plan identifies existing sewers, establishes districts, and estimates waste water flows based on density (land use).

- Infiltration/Inflow Analysis – A 1982 analysis compared theoretical flows with wet and dry weather flows. Water usage was also quantified. Infiltration and inflow (I/I) sources were quantified and identified. Recommendations were made to reduce I/I. Additional analyses of some areas in the City were completed in 1999.

- Sump Pump Inspections. The City initiated a sump pump inspection program in 2003 to verify that sump pumps were not discharging to the storm sewers. The program was completed in the Spring of 2007. Sump pump inspection is conducted with each residential point of sale or business use occupancy permit inspection.

- Lateral Sanitary Sewer Television with Street Improvements. The street Pavement Management program requires all lateral sanitary sewers to be televised and cleaned. The inspection noted I/I and repairs were made as part of street projects.
• Sanitary Lining Program. Beginning in 2008 the city completes a sanitary lining project every year. This program began as a response to the surcharge requirements by the MCES. Now areas of the City are lined every year to prolong the lifespan of the sewer.

• Pavement Management Program. The City systematically evaluates its street utility conditions to outline priorities for repair and replacement. Through this program, the City has an aggressive program for replacing or slip lining sanitary sewer systems to prevent inflow and infiltration.

The following map shows the City’s sewer plan. The City has activities that inform and educate the residents about the I/I reduction. Further, New Hope’s local storm water plan provided for two newsletters which documented issues associated with I/I.

Some of the future projects identified by the City Engineer in regard to I/I programs are as follows:

• Continue the I/I abatement program to meet the Metropolitan Council Environmental Services established I/I goals for the City.

• Apply for grants as they become available to construct I/I reduction projects.

• Continue home sale inspection program identifying illegal connections to sanitary sewer.

• Rehabilitate existing sanitary sewers in conjunction with street projects where I/I is identified.

• Continue the maintenance program for storm sewers to improve efficiency of conveying and ponding storm water. One goal of the program is I/I reduction in sanitary sewers.

• Consider conducting flow monitoring to isolate areas with peak flows.
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WATER SUPPLIES

The Cities of New Hope, Golden Valley and Crystal are served by a single water system managed by the Joint Water Commission (JWC). The only source of water by JWC is from the City of Minneapolis. The Cities have authority over their own shared system water policies. The Department of Natural Resources and Metropolitan Council have reviewed the 1995 plan and the following updates were required as per their comments:

- Coordination and implementation of uniform policies for all customers in the JWC service area.
- Emergency and conservation measures shall be standardized for each community.
- Future revisions of the plan should coordinate JWC water emergency and water conservation measures with the City of Minneapolis.

The Water Supply Plan states that the City will be able to sufficiently service its customers until the year 2015. The Metropolitan Council requires that future plan revisions include not only the aggregated data but also individual data for each community. In December 1996, the Metropolitan Council approved the water supply plan for the City of New Hope.

The Water Supply Plan was updated in 1999. The report concluded that based on the demand projections for 2000 to 2020, the existing water supply is adequate to meet the demands through 2020. The water supply plan is currently being updated.

In 2003, during water supply rate negotiations with the City of Minneapolis, the JWC initiated a study examining alternatives to the Minneapolis water supply. The study included the evaluation of a JWC independent well water supply and treatment system. As a result of that effort, the JWC was able to negotiate new rates with the City of Minneapolis and agreed to a new 20-year contract with a review process every five years. In addition, the new contract includes the formation of a water advisory board whose membership includes both JWC and City of Minneapolis representatives. The board will communicate with and make recommendations to the Director of the Minneapolis Water Works regarding any matters relating to the Minneapolis Water Works.

In 2016, The New Hope City Council voted to raise franchise fees 3 – 7 percent every year next five years. This increase brings utility rates to a comparable rate to other cities. The additional revenue will go to the revenue funds to fund infrastructure improvements.

The Water Supply Plan is again being updated in conjunction with the 2040 Comprehensive Plan with its completion anticipated in 2018. The following map shows the water main system plan in the City of New Hope.
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STORM DRAINAGE

A storm water drainage report was prepared in 1996 by Bonestroo, Rosene, Anderlik and Associates as an aid of development applications and as a framework under which existing drainage problems can be evaluated. In 2008 and again in 2017, the City completed an update of its Surface Water Management Plan. The surface water management plan is currently being updated.
INTRODUCTION

This chapter of the Comprehensive Plan is devoted to the summary of comments and concerns raised in the 2017 Tactics interviews of the City Council, Advisory Committees, and City staff. The City community outreach included open houses and New Hope City Day to solicit residential input. The presentation of the Community Perspectives begins with City-wide perceptions then focuses down to neighborhood perceptions.

Identification of every issue raised in the interview and outreach process was not attempted in this regard. Rather, issues presented represent a broad categorization of topics receiving attention. Generally, there was strong consensus on many topics, however, where opinions differ on specific topics, both sides of the issue were presented. The following perceptions and issues present topic areas requiring specific attention as the Comprehensive Plan proceeds.

COMMUNITY IDENTITY

Most of the Tactics interview participants have a very positive image of New Hope, describing it as a well-managed, well planned community. The following community strengths were identified as contributing to New Hope’s quality of life and public image.

1. Strong location within the Metropolitan Area.
2. Well maintained residential neighborhoods.
3. Strong industrial parks offering employment opportunities and a diverse tax base.
4. Excellent park system.
5. A local government that is proactive in responding to resident needs and community issues. Strong professional staff that is responsive to residents.
6. The City does not assess taxpaying property owners for local street and utility upgrades.
7. Excellent housing stock and good housing values when compared to adjoining communities.
8. Stable property ownership within neighborhoods.
9. Walkable community with sidewalks and trails.
10. Available mass transit.
11. The recent redevelopment projects have brought a new vitality to the community. Projects most often cited include Hy-Vee, City Center improvements, Dunkin Donuts, and scattered site single family projects.
12. The City’s program for street and utility replacement. New streets have added curb appeal to residential neighborhoods.
13. Community facilities including the golf course, ice arena, swimming pool, and shared recreational facilities with Cooper High School.
14. Low crime/safe neighborhoods.
While complimentary to the City as an attractive place to live, some of the interview participants also expressed concerns about issues that may negatively impact the community in the future. The following characteristics were viewed as future concerns for New Hope:

1. Aging land uses and public infrastructure require constant attention and aggressive efforts to maintain New Hope’s quality of life and values of their neighborhoods.

2. Need for redevelopment. Most interviewed expressed great satisfaction with the City’s redevelopment projects over the past 10 years (Hy-Vee, Dunkin Donuts, Hosterman redevelopment, Compass Pointe, Gates of New Hope, etc.). These efforts removed blighted, under-utilized land uses and brought new vitality to the community. The vast majority interviewed want this trend of aggressive redevelopment to continue.

3. Blighted or unkempt single family homes dramatically impact the character and values of a residential neighborhood. The interviews were very complimentary of the City’s scattered site housing efforts and want the programs to continue at even a larger scale into the future.

4. Condition of select residential properties due to poor building conditions, outdoor storage, or poor yard maintenance. Interviewees suggested stricter enforcement with penalties to prevent the properties from becoming candidates for redevelopment.
COMMUNITY PERSPECTIVES

Aging of the Community

A common concern among the interview participants is the aging of the City land uses. As a nearly fully developed community, most of the City’s land uses were developed in the 1960s and 1970s. As a mature, fully developed community, some areas of the City look outdated related to building and site design. With age comes concern for blight, obsolete land uses, depreciating property values, and changing demographics.

The City’s housing programs have helped maintain the quality of the City’s single family neighborhoods. Concerns do exist related to yard maintenance and outdoor storage in single family neighborhoods. The impacts of community aging were also cited in terms of the conditions and occupancy of select multiple family and commercial areas of the City.

Participants were very complimentary of the City’s recent redevelopment efforts and wish to promote continued redevelopment efforts. The scattered site residential redevelopment program has been an excellent program for the elimination of a blighted property and the introduction of a new home into a neighborhood. The City’s street management program has systematically upgraded City streets and utility infrastructure. This public reinvestment has encouraged neighborhood improvements, upkeep, and private reinvestment in properties.

Aging multiple family properties present a larger concern for the City. These properties are not easily redeveloped and as such, rental licensing, inspection, and code enforcement must play a larger role in making these properties safe and appealing places to live.

Some interviewed would like to explore programs that may provide financial incentives for home or building improvements.

Changing Demographics

Perception on the demographics within New Hope has changed dramatically since the 2030 Comprehensive Plan. The previous plan expressed concerns for an aging population and the growing number of elderly. The current perception is that current single family home purchases are by young couples seeking a place to start a family.

In touring the City, many single-family homes are listed for sale. The current owners are older empty nesters looking to downsize their dwelling. Interview participants and outreach participants that have recently moved into the City cited their reasons for moving to New Hope were quality housing at a good value compared with surrounding
cities. The appeal for young families includes stable neighbors, walkable community, nice people, and excellent park system.

In promoting this trend, the City needs to continue to be proactive in its redevelopment efforts, infrastructure upgrades, park amenities, and offer elements that are attractive to young families.

**Residential Land Uses**

Housing and residential land uses raised numerous comments through the Tactics interviews. The general theme of the comments was the need for maintenance and enhancement of the City’s current housing stock. As the community continues to mature, the age and condition of the City’s housing stock becomes a direct reflection on the City’s image and quality of life.

The interview participants were generally very complimentary of the City's single family neighborhoods, noting that they are attractive living environments and generally very well maintained. Some expressed concerns over poor yard maintenance and other unsightly storage issues within some of the City’s single family neighborhoods, indicating that the items can significantly detract from the entire neighborhood. The good condition of New Hope’s single family residential areas was attributed to pride of ownership by residents, active enforcement of housing maintenance codes, and the City’s aggressive pursuit of scattered site redevelopment of blighted or substandard homes.

The strong condition of New Hope’s single family housing stock has continued to maintain local housing values. New Hope provides attractive and affordable housing options for young families. New Hope is again attracting young households. This is viewed as a favorable trend that should continue to be promoted. These younger family households will serve to re-populate the City and strengthen the local commercial trade area with the introduction of additional disposable income.

Interview participants expressed concerns about the amount of multiple family rental housing stock within the City and the condition of select older multiple family sites. Problems with poor building conditions, poor site design, lack of site amenities, tenant occupancy and crime were identified as being characteristics of a number of older multiple family rental sites. Historic problem sites were identified along Bass Lake Road, Winnetka Avenue, 62nd Avenue, and other scattered sites within the City. Concerns were expressed that, if left unchecked, the housing conditions in these areas
will continue to deteriorate, impacting both the quality of life and property values of the adjoining neighborhoods and overall City.

Some expressed concern that the City was not strict enough on code enforcement. While the City has a rental ordinance, the City is understaffed in the periodic inspection of the rental properties and too lax in the application of penalties to gain code compliance.

Those interviewed were generally positive on the new high density developments in the City. Both Compass Pointe and Gates of New Hope were identified as strong redevelopment projects. The buildings provide contemporary amenities, indoor parking, community rooms, play areas, and appealing apartment unit features. Most expressed excitement over the Alatus Apartment project west of the golf course. This is viewed as high end apartments offering both unit type and site amenities not available elsewhere in the City.

A housing void identified through the interviews was the need for life cycle housing opportunities. Specifically mentioned was the need for more housing that will be attractive to the City’s empty-nester households or independently living elderly residents. This perspective must be balanced with the reality that the City has 43 percent of its housing stock as multiple family housing and a significant portion of this multiple family housing is designed and marketed as elderly housing (people that are 60 years and older).

In review of the City’s current residential issues, the interview participants, residents, and City staff identified housing and yard maintenance, redevelopment, and greater housing diversity as primary objectives of the Comprehensive Plan Update.

**Commercial**

Most interviewed felt that the City’s commercial land uses were in good condition and have made remarkable progress since the preparation of the 2030 Comprehensive Plan.
The facelift of the New Hope Shopping Center, the Hy-Vee redevelopment of the K-Mart site, and Xylon Avenue improvements have taken giant steps in improving the appearance and vitality of the City Center commercial area. The introduction of Hy-Vee to New Hope has brought a major commercial anchor to the City Center and attracts customers to the area on a daily basis. This redevelopment effort has resulted in spinoff development of the North Memorial Health Express Clinic and the redevelopment of Dunkin Donuts along 42nd Avenue.

Quebec Village commercial center has attracted both commercial and office tenants to the 42nd Avenue corridor. The Winnetka Commons Shopping Center, at the corner of Winnetka Avenue and 36th Avenue, is a mixture of tenants with Frattalone’s Ace Hardware and Fat Nat’s Eggs restaurant being draws to the area of New Hope.

Midland Shopping Center added CVS Pharmacy as a shopping center anchor. This new addition resulted in a few facelift for the balance of the shopping center and parking lot improvements. Interview participants identified the Cinema Grill as a unique entertainment venue that is very appealing.

The redevelopment and reinvestment efforts undertaken by both the City and private property owners have changed the character of the aforementioned shopping areas. Interview participants note the success of past efforts and wish aggressive pursuit of redevelopment of the following target sites:

- Winnetka Shopping Center
- 42nd Avenue East of the Railroad Tracks
- Bass Lake Road Commercial (select sites)
- Southeast Corner of Winnetka Avenue/62nd Street
- Southwest Corner of Winnetka Avenue/36th Street
- School District Bus Garage Site

These areas were identified as having poor building appearance, poor site design, and vacancies that detract from neighboring properties. With the growing redevelopment success, these sites should be investigated for future acquisition or redevelopment. The City will also promote private redevelopment or renovation of the sites through enforcement of City zoning and the New Hope Design Guidelines.
In looking to the future, interview participants identified the following types of commercial uses that would be desired in New Hope:

- Restaurants – Casual Dining
- Entertainment
- Hospitality Businesses
- Brewpub/Brewery Tap Room
- Recreation/Entertainment for Children

**Industrial**

The City’s industrial land uses are a strong component of the City. Due to the limited supply of vacant industrial land, future industrial growth will consist of in-place expansion of existing industries or redevelopment of obsolete industrial sites. To encourage continued economic development and business retention, the City has examined means that will serve to accommodate the in-place expansion of existing industries and be responsive to the changing needs of the local businesses.

Recent requests of converting warehouse and manufacturing buildings to indoor self-storage facilities were raised by a number of interview participants. There are generally split opinions on this issue. One side believes that the number of these facilities should be limited, citing that these conversions remove floor space that might otherwise attract new manufacturing industries and generate more local employment opportunities.

The contrary opinion is that the buildings being converted to self-storage are vacant or under-utilized. The conversion has produced reinvestment in the buildings through interior alterations, building face lifts, and improvements to parking lots and yard space. While these uses produce very limited employment, the site and building improvements add value to the property that contribute to New Hope’s property taxes.
Community Facilities

Overall, the survey participants were very complimentary of the City’s community facilities and services, specifically City Hall and the park system. The following community facilities received specific comments through the survey.

The City’s park system received high praise. Continued upgrades were encouraged to maintain the park system’s high quality, safety, and user friendliness. As a fully developed community, the City must remain proactive in the implementation of its parks capital improvements plan as a means of keeping the New Hope parks system contemporary with regard to condition of the parks and modern equipment. The New Hope park system and special facilities (ice arena, swimming pool, and golf course) contribute to New Hope’s appeal to young families with children.

Interview participants were complimentary of the broad variety of recreational and educational programs offered through the City, School District, or in cooperation with adjoining communities.

There is a need for trails for pedestrians and bicyclists that connect parks, schools and other community destinations. The local trail system should be connected with the regional trail system to provide access to destinations beyond the City’s boundaries.

The vast majority of interview participants were very complimentary of the City’s systematic process for undertaking street improvements. Those who commented noted that the City is fully developed and that maintaining the aging streets and underlying infrastructure is essential to enhancing the curb appeal within the residential neighborhoods.

The results showed most survey respondents liked that the City’s streets and utility repair were financed through taxes versus assessments, noting that this allowed the City to plan and implement the needed improvements, distribute project costs over larger areas and a longer period of time, and reduce the burden on individual property owners.
Critics of the infrastructure program expressed concern on the amount of bonded indebtedness that the City is incurring and its potential impacts on future tax rates.

The following infrastructure issues were identified through the interviews:

1. A number of locations within the City have been identified with flooding or drainage problems. Stormwater management will be a continuous issue with redevelopment, street improvements projects, and capital improvement planning.

2. The interview participants expressed positive opinion on the streetscape improvements along Xylon Avenue and 45th Street. These improvements were seen as establishing an identity for the City Center area of New Hope. Most expressed a need to continue this treatment along Winnetka Avenue and 42nd Street.

3. Streetscapes along the City’s major streets such as Bass Lake Road, 42nd Avenue, and Winnetka Avenue were identified as requiring improvements. Specific issues include:
   a. Burying overhead utilities.
   b. Boulevard landscaping.
   c. Uniform appearance and maintenance of private fences along the corridors.
   d. Redevelopment of substandard homes fronting these major streets.

City Administration

Interview participants and residents also gave City staff positive ratings in responsiveness and delivery of City services. Those interviewed specifically identified the Community Development and Inspection Department for their scattered site redevelopment efforts and the recent larger scale redevelopment projects that have brought new development interests to New Hope. Specific projects mentioned include Hy-Vee, North Memorial Clinic, Dunkin Donuts, Gates of New Hope, Compass Pointe, and the Alatus project. The City also received a very high rating for its City communications including its newsletter, cable television and website.

Public Safety

In the 2030 Comprehensive Plan, the Tactics Summary identified crime as a major concern for the community. In this round of interviews, most expressed an opinion that the community has low crime, safe neighborhoods, and confidence in the local Police Department.
School System

The City is a part of the Robbinsdale School District. When discussing the school system, the interview participants had different perceptions of the schools within the City. Most felt that the School District was doing a good job. The schools contribute to a strong community image. There is currently a good relationship between the School District and the City, evidenced by shared recreational facilities and community education programs. The School District has been implementing a capital improvements plan for facility improvements at each of the schools.

Budgeting and Finance

As New Hope looks to the future, the City leaders are concerned with City budgets and financing. From a revenue perspective, it is critical that the City maintain or enhance the property values to ensure a strong property tax base into the future.

As the City continues to mature, the community leaders foresee expanding expenditures in the following areas:

1. Expanding costs in maintaining the current and growing levels of public services.
2. Increased needs for infrastructure repair and improvements.
3. Anticipated costs for redevelopment efforts.

City services are viewed as positive. The City does a good job in balancing the needs and wishes of the residents against the concerns of the taxpayers.

It should be noted that the current local tax levies include funding of capital improvements for local streets, utilities, and stormwater improvements which eliminate special assessments for taxpaying New Hope property owners.

Opportunities to economize and/or take advantage of intergovernmental shared services will be a continuing theme in the future planning of New Hope.
PLANNING DISTRICT ISSUES

A tour of the City was conducted by Northwest Associated Consultants in April 2017 to identify the land use issues within the community by planning district. The maps on the following pages illustrate:

- Planning District Map
- Issue Identification Map

The following pages outline land use issues related to the specific planning districts. The following observations were made about the City as a whole:

1. As a whole, the City’s housing stock is in excellent condition and is showing signs of reinvestment and continual maintenance.

2. Many homes are for sale or have been sold in the single-family neighborhoods of New Hope.

3. The scattered site redevelopment project has been very successful, and the homes look nice and improve the character of the neighborhood.

4. Outdoor storage tends to be the biggest issue in single family neighborhoods.

5. There are aging apartments in New Hope, the City needs to be aware of these buildings and prioritize code enforcement to maintain the properties.

6. Streetscape improvements are needed along main corridors, such as burying utilities and improving fence conditions.

7. Generally, the City’s commercial areas have exhibited signs of revitalization through the introduction of new anchor businesses, yet there are a number of commercial locations that are under-utilized or exhibit high vacancies and/or poor conditions of buildings. These lots may be ripe for future redevelopment.

8. The City’s industrial parks are active with few vacant buildings. These sites are kept in good condition.

9. The City’s efforts in redevelopment, infrastructure replacement, and progressive code enforcement have been effective in maintaining or enhancing the City’s overall appearance and image.
Issues Summary

- Redevelopment
- Issue
- Amenity

Meadow Lake School Improvements
Twin homes - site issues
Well-maintained neighborhoods
Commercial redevelopment areas
Competing land uses: Apartments and industrial
Potential industrial redevelopment
Community amenities: well-maintained industrial lots
Well-maintained single-family neighborhood
Winnetka Center redevelopment
Site issues: vacancies, thrift store processing center, parking lot
Opportunity for additional multiple family units
Well-maintained single-family neighborhood
Outdoor garages need updating
Intersection improvements needed at 42nd Ave/Gettysburg
Ramp Replacement
Twin homes - site issues
Well-maintained single-family neighborhoods
Community amenities: open water and parks
Parking lot condition
Twin homes - site issues
Well-maintained single-family neighborhood
Redevelopment sites Should be incorporated into Good Samaritan

Failing commercial use
Redevelopment site
Multifamily redevelopment sites
Single family redevelopment sites
Street parking on Winnetka
Parking issues from St. Therese
St. Therese site redevelopment
Commercial redevelopment sites
Site issues - outdoor storage due to small garages, poor parking lot conditions, garbage
Potential scattered site redevelopment
Well-maintained homes
Single family conditions
Flooding issues
Vacant site guided low density residential
Trail along 49th Street
Winnetka Ave streetscape improvements needed
Redesign of Civic Center Park/ New City Hall
Commercial redevelopment sites
Fence and dumpster need attention
Poor parking lot conditions
Potential commercial redevelopment sites
Community amenity: bowling alley
Bus barn should relocate
Commercial redevelopment site
Twin homes redevelopment site
Site issues, gravel driveways
Single family lot should be incorporated into park
Multifamily redevelopment
Screening needed between differing land uses
Commercial redevelopment sites
Poor visuals along Winnetka
Insufficient parking for businesses

Map created Spring 2017
Sources: Met Council, City of New Hope
MN DNR, Hennepin County, NAC

Map created: Spring 2017
Sources: Met Council, City of New Hope
MN DNR, Hennepin County, NAC

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DISTRICT 1

Generally, Planning District 1 consists of strong single family neighborhoods in northwest New Hope with mature trees and well-maintained homes. Medium and high density housing exists along 62nd Avenue, Bass Lake Road, and Winnetka Avenue.

District 1 Issues

1. The medium density housing along Bass Creek Circle is characterized by the following conditions which may make this a redevelopment opportunity:
   - Poor soils.
   - Poor building conditions.
   - No snow storage.
   - Limited parking.
   - Retaining walls in poor condition.

2. The floodplain along Bass Creek impacts the homes along the creek. Other areas having flooding/drainage issues included the east side of the golf course and north side of Meadow Lake.

3. Overhead utilities along Bass Lake Road detract from the streetscape and curb appeal of abutting properties.

4. The commercial properties, currently a gas station and market, at the northwest corner of Bass Lake Road and Winnetka Avenue are in marginal condition and have parking issues.

5. Saint Therese Campus may offer an opportunity for redevelopment.

6. Parking issues from Saint Therese campus along Winnetka Avenue exist.

7. The Alatus redevelopment project, west side of the golf course, will introduce some needed higher value housing to the City.

8. Need for sound wall along Highway 169 near 62nd Street.
DISTRICT 2

District 2 is located in the extreme northeast corner of the City and is characterized by older single family neighborhoods, multiple family land uses, and some commercial development along major thoroughfares. The district is impacted by the unusual municipal boundaries.

District 2 Issues

1. The commercial site located at Winnetka Avenue and 62nd Avenue has been suggested for redevelopment due to the following conditions:
   - Small site, poor site design.
   - Land use compatibility issues.
   - Lack of market for supporting this commercial site.

2. The multiple family land use along 62nd Avenue presents an opportunity for redevelopment due to the following conditions:
   - Poor building conditions and site maintenance.
   - No amenities, no garages.
   - Outdoor storage problems.

3. Single family redevelopment opportunities along the west side of West Broadway are due to the following conditions:
   - Poor building conditions and site maintenance.
   - Land use compatibility issues.
   - Small lots.
   - Multiple access points onto West Broadway.

4. Within District 2, single family lots along 62nd Avenue, east of West Broadway, are very deep and represent an under-utilization of the properties.

5. West Broadway exists as a County rural section street with ditch drainage. This street needs to be upgraded to an urban section with curb and gutter. Sidewalks should be provided. Street improvements will require inter-governmental cooperation in that it runs through Brooklyn Park, New Hope, Crystal, and Hennepin County.
6. Multiple family apartment buildings at 60th and Lombardy/Louisiana Avenues (6017 Louisiana Avenue) presents the opportunity for redevelopment due to the following conditions:

- Poor building conditions.
- No amenities, no garages.
- Poor site conditions.
DISTRICT 3

District 3 represents the City's largest industrial park. Generally, District 3 is well-maintained. The issues with this district include:

District 3 Issues

1. The industrial park is nearly fully developed. Future industrial growth will consist of in-place expansion and site redevelopment. The industrial park contains a number of large lots containing small buildings that do not fully utilize the land area. These sites provide opportunity for in-place expansion or total redevelopment.

2. A future proposed trail through the industrial park is intended to tie in with the regional trail system.

3. Outdoor storage, exterior treatments, and trash enclosures for select properties are the biggest issues in District 3.
DISTRICT 4

District 4 contains a variety of housing types from single family to very high density. For the most part, the high-density housing in District 4 is very well maintained. There are also commercial land uses along Bass Lake Road.

District 4 Issues

1. The four-plexes and the single-family homes along Bass Lake Road, east of Wisconsin Avenue, are in poor condition. These sites should be considered for redevelopment.

2. The single-family homes around Begin Park are on small lots and some homes are in poor condition. The City should encourage rehabilitation or scattered site redevelopment of these existing homes. Some of these sites have been rehabilitated through the City’s scattered site redevelopment projects.

3. Land use compatibility or screening issues exist between the residential neighborhoods and the industrial land uses along 54th Avenue.

4. Minnesota Masonic Home/Northridge Senior Housing and Nursing Home does not have adequate parking, resulting in parking congestion and safety concerns on Boone Avenue and other local streets in the area.

5. The Family Dollar located at 8001 Bass Lake Road is a large, underutilized site and offers a site for potential commercial redevelopment.
DISTRICT 5

District 5 is represented by industrial land along the C.P. Rail system. The western boundary is Boone Avenue and the eastern boundary is the City of Crystal. The western portion of District 5, west of Winnetka, is generally well maintained and clean.

District 5 Issues

1. Noise, land use compatibility, and screening issues exist between the industrial land uses and adjoining residential land use.

2. The building conditions and poor site design of the commercial properties on Winnetka Avenue and industrial warehouses along the railroad tracks are issues for this area of District 5 and may make these future redevelopment sites.

3. The City-owned ice arena requires resealing of the parking lot.

4. Both a berm and a fence separate the industrial land use between Boone and Winnetka Avenue at 5121 Winnetka Avenue, from the adjacent residential land uses. The fence could be upgraded.

5. There are flooding issues at the creek along railroad tracks. Flood storage will need to be addressed in any future development in this drainage area.
DISTRICT 6

District 6 consists primarily of single family land uses with a few commercial properties along Bass Lake Road.

District 6 Issues

1. City-owned property north of the railroad, between Pennsylvania and Louisiana Avenues, presents the largest vacant parcel in the City for future development.

2. The marginal condition and appearance of commercially zoned land along Bass Lake Road is an issue for District 6.

3. The Wincrest Apartments along Winnetka Avenue and the Crystal Tower Apartments north of Bass Lake Road are in need of renovation or redevelopment due to declining building conditions.

4. Street lighting along Bass Lake Road and Winnetka Avenue is inadequate resulting in some dark areas. Some additional street lights are needed.

5. The Bass Lake Court Townhomes located on the north side of Bass Lake Road need maintenance attention. Damaged garage doors, outdoor storage, and condition of the green space were identified as issues. Small garages are also causing outdoor storage of items such as garbage cans.

6. Improved code enforcement is needed to address issues of junk and poor yard maintenance for select single family properties in District 6.

7. Flooding issues at the creek along the railroad tracks. Homes on Angeline Drive experience frequent flood events. Storage needs to be addressed in any future development in this drainage area.
DISTRICT 7

District 7 consists primarily of very strong single family land uses. The district does have some high density multiple family housing along Highway 169.

District 7 Issues

1. Single family housing conditions in District 7 are generally very good. There are select sites where scattered site redevelopment or rehabilitation is appropriate.

2. Based on the City’s zoning performance standards, there is the potential for the development of additional multiple family units along the western edge of the district.

3. Improvements to the Gettysburg Avenue/42nd Avenue intersection are needed to accommodate traffic generation from local churches.
DISTRICT 8

District 8 consists primarily of single family land uses surrounding Cooper High School. There is some medium density residential in the northeast corner of this planning district and high density residential uses along 45th Avenue.

District 8 Issues

1. The industrial land uses north of District 8 present noise and compatibility issues for the adjoining residential neighborhoods.

2. Land use compatibility issues regarding the high school and adjoining neighborhoods generally related to students leaving school (trespassing, loitering, and trash not being picked up). There are also some maintenance concerns with the New Hope School site (trash, weed control).

3. The Winnetka Avenue streetscape is unattractive due to the following conditions. Efforts to enhance this corridor should be addressed.
   - Private fencing along this street varies from lot to lot in materials, color, condition of fence, and maintenance.
   - The overhead utilities detract from the streetscape appearance.
   - Accommodation of the overhead utilities has resulted in severely damaged boulevard trees due to significant trimming and cutting.
DISTRICTS 9 NORTH AND 9 SOUTH

District 9 consists of the industrial areas along Quebec Avenue on both the north and south sides of 42nd Avenue.

District 9 Issues

1. With limited vacant land in New Hope, the City needs to promote the in-place expansion of existing industries within this planning district. Compatibility with residential uses to the east and west is an ongoing issue.

2. The location of industrial uses in District 9 North has presented nuisance issues for adjoining residential neighborhoods related to noise, truck traffic, odors, etc.

3. Future industrial growth in District 9 South must be accompanied with adequate parking. Shared and/or off-site parking may be necessary if these businesses continue to grow.
DISTRICT 10

This planning district includes areas of single family, multiple family (medium density) and public/institutional land uses.

District 10 Issues

1. The apartments south of Fred Simms Park have had problems with stormwater drainage and lack on-site amenities.

2. The Parkridge Way Apartments have poor parking lot conditions, general maintenance issues, poor fence conditions, and the dumpster should be relocated to another area.

3. Outdoor storage remains an issue for single-family lots.

4. A majority of this district contributes to flooding issues on 42nd Avenue. Flood storage will need to be included in future development projects in this drainage area.
DISTRICT 11

District 11 encompasses the New Hope’s City Center which is described as the commercial focal point of the community.

District 11 Issues

1. The streetscape improvements along Xylon Avenue and 45th Street are an attractive component to the Hy-Vee redevelopment site. Extending these streetscape improvements to the balance of the City Center area and along the 42nd Avenue commercial site to the east is needed to establish a unified commercial identity and to promote the automobile and pedestrian movements between commercial businesses.

2. The three existing shopping centers are not interrelated and do not promote any business interchange. Long range redevelopment plans include providing internal automobile and pedestrian connections between each of the shopping centers to promote business interchange and provide for a pleasant shopping experience.

3. The Hy-Vee/North Memorial Clinic redevelopment of the K-Mart site has brought a major anchor business to the City Center. The Hy-Vee store, along with the Lifetime Fitness, provides goods and services within the City Center that attract consumer traffic on a daily basis. Future planning and redevelopment efforts must focus on bringing in additional complementary businesses that will build on the City Center’s past successful projects.

4. Hy-Vee building and site design adhered to the New Hope Design Guidelines related to building appearance and site design. This project serves as a template for future City Center Development.

5. Vacancies within the Winnetka Shopping Center present concerns with regard to the health of the City’s commercial land uses.

6. Winnetka Center has been identified as a potential redevelopment site. Future land use for this area will need to be identified. If total redevelopment is not possible, site and building revitalization will be pursued with potential opportunities for additional new buildings being added to the site within the existing parking lots.

7. The appearance of the rear of the Winnetka Shopping Center presents an aesthetic concern. Continuing overall maintenance of each of the shopping centers will be an ongoing issue.
8. Promoting private reinvestment into the commercial sites is essential to improve the aesthetics along 42nd Avenue.

9. The two small, over-utilized commercial properties at the southwest corner of Oregon Avenue and 42nd Avenue should be combined and redeveloped as one parcel.

10. The railroad bridge across 42nd Avenue is rusting and needs maintenance.

11. Flooding problems exist at 42nd Avenue and the railroad bridge.

12. The Tradewinds Apartments, located at Xylon Avenue and 45th Avenue, face flooding and settling problems due to their proximity to the adjoining wetlands/ponding area.

13. The School District bus garage is an unsightly industrial use in close proximity to the City Center commercial area. The appearance and future use of the site presents compatibility issues with the balance of District 11. Both the site and building need renovation to improve the site’s appearance in the context of the overall City Center’s long range planning objectives.

14. The bowling alley and adjoining commercial lots lack attractive streetscape or parking lot amenities. Improvements to the sites and buildings are suggested to enhance the aesthetic appearance of these significant commercial sites.

15. Plans for the new City Hall, Civic Center Park, and new swimming pool provide a great opportunity to contribute public amenities to the large City Center area. Design and layout should provide both a pedestrian and visual connection between the City Hall campus and the City Center commercial area.
DISTRICT 12

District 12 consists primarily of residential land uses of varying density. This district also includes Gethsemane Cemetery along 42nd Avenue and some commercial sites along 36th Avenue.

District 12 Issues

1. The twinhomes along 41st and Jordan Avenues exhibit signs of building deterioration and site maintenance problems, including gravel driveways. Rehabilitation of these units is needed.

2. Northwood Park is an excellent community park offering both active and passive recreational opportunities in a very attractive setting.

3. Small marginal commercial sites along 36th Avenue have been identified for potential redevelopment.

4. Gethsemane Cemetery is a large open space within the City. This area has been approved with a long range planned unit development that will guide the cemetery build out. In an interim basis, there is a desire to enhance the vacant portion of the cemetery with vegetative plantings and trails that may open this green space up to New Hope residents.

5. Dirt stockpiling and outdoor storage within the cemetery requires some site cleanup.

6. Outdoor storage in the single family residential area has been identified as an issue.

7. New flood data shows that more homes are built in the floodplain on Northwood Lake which will impact any residential redevelopment.
DISTRICT 13

District 13 contains a broad range of land uses including single family, multiple family, commercial and industrial uses.

District 13 Issues

1. Single family homes are characterized as having single car garages.

2. The poor condition of some of the twinhomes along Oregon Avenue between 38th and 40th Avenues makes these sites candidates for scattered site redevelopment.

3. Poor condition of multiple family buildings along 36th at Maryland and Louisiana Avenues makes these sites candidates for future redevelopment.

4. Future continued operations and potential expansion of Dakota Growers Pasta facility near residential neighborhoods raise nuisance and compatibility concerns related to:
   - Truck traffic.
   - Noise.
   - Emission of dust or particulate matter.

5. The single-family home at the southeast corner of Oregon Avenue and 39th Avenue could be considered for acquisition and incorporated into Lion’s Park.

6. The apartments on the southern end of Maryland Avenue on 36th Avenue offer redevelopment opportunities.

7. The north area of this district contributes to the flooding on 42nd Avenue. Flood storage will need to be addressed in any future development projects.
DISTRICT 14

District 14 consists primarily of a variety of residential land uses in southwestern New Hope. There are some small commercially zoned properties at the corner of Medicine Lake Road and Hillsboro Avenue. Since the previous comprehensive plan, the housing stock in this area has been redeveloped through building on vacant properties and the City’s scattered site development projects.

District 14 Issues

1. This district is characterized by strong single family neighborhoods; however, additional scattered site rehabilitation is needed.

2. Medium density housing areas on Independence Avenue and Hillsboro Avenue display signs of building deterioration and site maintenance problems. Future residential rehabilitation or redevelopment is needed in these areas.

3. Turnover and reuse of smaller churches raises land use compatibility concerns for the nearby residential uses.

4. The development of Gates of New Hope apartment complex is viewed as a positive redevelopment project in District 14.
DISTRICTS 15 NORTH AND 15 SOUTH

District 15 consists primarily of commercial and industrial land uses.

District 15 Issues

1. With limited vacant land in New Hope, the City needs to promote the in-place expansion of existing industries within this planning district.

2. Outdoor storage on industrial sites presents issues with aesthetics.

3. Industrial sites on Winnetka Avenue are located on smaller sites that limit their use. These sites will present opportunities for revitalization, reinvestment, or redevelopment to make these properties attractive to contemporary businesses.

4. District 15 South has a single family home surrounded by industrial development. Redevelopment of this property must be considered.

5. Emerald Point is currently unscreened from the surrounding industrial properties due to growth of vegetation. The industrial property must improve the screening with additional plantings of shorter vegetation.
DISTRICT 16

District 16 includes a combination of single-family, medium density residential and commercial land uses along Medicine Lake Road.

District 16 Issues

1. The medium density residential units along Xylon and Virginia Avenues present concern regarding parking, lack of garages and internal traffic circulation. Redevelopment of the medium density apartments along Virginia Avenue should be promoted to accommodate the expansion of Ambassador Good Samaritan Nursing Home.

2. Redevelopment of commercial site fronting Medicine Lake Road was identified as a need.

3. The appearance of the back of the Midland Shopping Center presents compatibility and aesthetic issues with adjoining residential properties. Recent shopping center improvements and Good Samaritan Nursing Home developments have made significant strides to provide screening an appropriate land use transition.

4. Streetscape along Winnetka Avenue and Medicine Lake Road needs improvement.

5. Scattered site single family redevelopment is needed for select sites.

6. The multiple family complex along Rosalyn Court and several single-family homes along Terra Linda Drive have problems with periodic flooding.

7. The recent Rosalyn Court condominiums conversion has been identified as a concern for the City. Conversion of apartments to condominiums without major site and building upgrades presents concerns for the City.

8. Flooding on Medicine Lake Road. Any redevelopment in the drainage area will need to include flood storage.
INTRODUCTION

The purpose of the Policy Plan is to describe in writing what the community desires to produce or accomplish regarding the physical environment. The plan also provides guidelines as to how these desires are to be achieved.

Building on the issues and opportunities identified in the Planning Tactics and Inventory, this chapter identifies general community goals and supporting policies. The policy statements can be used as a benchmark against which development requests, proposed plans, programs and actions can be assessed. Policies should provide a decision-making framework for all public and private actions and development within the City.

The Policy Plan does not provide information on the timelines and priorities for needed community improvements. Instead, it provides a series of criteria which can be used to direct general actions undertaken by public and private groups in response to community needs. Moreover, the policies should be considered and utilized collectively. In some cases, a single policy may define and outline a course of action. More frequently, however, a group of policies will be applied to a given situation.

The flexibility and adaptability of the Policy Plan is particularly useful when unanticipated development decisions emerge. The plan further complements the City’s maps, ordinances, and codes which are more static documents. In some instances, policies may not address a new situation in the community. In this case, the Policy Plan should be updated or modified. This will give the Comprehensive Plan an up-to-date quality which will withstand the test of time.

In the sections which follow, the terms “goals” and “policies” are frequently used. These terms are defined as follows:

Goals: The generalized end products which will ultimately result in achieving the kinds of living, working and recreational environments that are desired.

Policies: Definite courses of action which lead to general achievement. They serve as guides to help make present and future decisions consistent with the stated goals.
CITY-WIDE GENERAL GOALS

Goal 1: Secure New Hope’s positive identity within the community and the region.

Policies:

A. Establish a cohesive image for the entire community through the uniform application of community promotion, design and service.

B. Explore community marketing and/or branding to communicate New Hope's positive identity within the region. Publicize new businesses, new developments, and redevelopment projects regionally to demonstrate growth and reinvestment in the City.

C. Build on community strengths such as strong residential neighborhoods, quality local government, quality municipal infrastructure, and excellent school and park amenities in defining the City's identity.

D. Promote and publicize community amenities unique to the City of New Hope, i.e., golf course, swimming pool, ice arena, Civic Park Theater, etc.

E. Remain proactive in addressing outstanding City issues or concerns that may detract from the City’s identity.

F. Establish an attractive and identifiable “Downtown or City Center” that offers appealing shopping, recreational, and entertainment experiences.

Goal 2: Protect property values and maintain a strong tax base.

Policies:

A. Promote private reinvestment in New Hope properties through building renovation, expansion and maintenance.

B. Continue aggressive enforcement of property maintenance, point of sale, rental registration, and business use certificate of occupancy regulations.

C. Provide assistance and information with regard to available programs that may assist property owners in building renovation and expansion.

D. Enhance local tax base within the City by encouraging high quality commercial and industrial building expansions.
E. Continue the City’s Capital Improvement Program to assure that high quality public infrastructure accompanies private investment.

F. Promote the establishment of neighborhood associations as a means of promoting neighborhood maintenance, safety and reinvestment.

G. Continue to aggressively pursue scattered site redevelopment of single family homes to maintain and improve the character and quality of New Hope’s neighborhoods.

H. Utilize award programs for residential and commercial properties to bring recognition to quality buildings, sites, and reinvestment efforts.

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**Goal 3:** Aggressively improve substandard and/or blighted areas.

**Policies:**

A. Inform local property owners of the regulations, programs or incentives that may assist them in the maintenance or renovation of their properties through community education, seminars, newsletters, City website, television, and outreach programs.

B. Aggressively continue housing redevelopment programs throughout the City.

C. Encourage the private redevelopment of substandard, obsolete or blighted properties. Public assistance may be applicable where the redevelopment is consistent with the goals of the New Hope Comprehensive Plan and within the financial capabilities of the City.

D. Investigate opportunities for redevelopment or renewal of deteriorating multiple family sites.

E. Identify and redevelop select commercial/industrial target properties which display deteriorated building conditions, obsolete site design, incompatible land use arrangements and high vacancy levels.

F. Require studies on stormwater, utilities, and transportation infrastructure to determine adequate capacity and/or necessary improvements related to redevelopment projects.

G. Continue the implementation of the City’s “BUCO” (business use certificate of occupancy) to ensure that all commercial buildings meet code for businesses occupying them.
Goal 4: Implement cohesive land use patterns that ensure compatibility between land uses and strong functional relationships among activities.

Policies:

A. Maintain and strengthen the character of individual neighborhoods.

B. Prevent over-intensification of land use development, that is, development which is not accompanied by a sufficient level of supportive services and facilities (utilities, parking, access, etc.).

C. Investigate remedies to correct or eliminate existing land use compatibility problems.

D. Examine requested land use changes in relation to adjoining land uses, site accessibility, utility availability, and consistency with the City’s Comprehensive Plan and policies.

E. Accomplish transitions between distinctly differing types of land uses in an orderly fashion which minimize the potential of negative (economic, social or physical) impacts on adjoining developments.

F. Address conflicting and non-complementary land uses through code enforcement or improved site design options, where practical.

G. Examine, re-evaluate, and promote proper infill development on under-utilized parcels to insure full land utilization.

Goal 5: Promote environmentally friendly land uses and development design.

A. Emphasize stormwater management and treatment to protect water quality.

B. Continue to implement City-wide programs that will reduce inflow and infiltration into New Hope’s sanitary sewer.

C. Promote the use of “green technologies” in building and site design as a means of encouraging energy efficiency, proper stormwater treatment, sustainable buildings, and attractive living and working environments.

D. Promote tree and vegetation replacement for trees lost through development or redevelopment projects.
Goal 6: Promote pedestrian/bicycle movements throughout the City.

Policies:

A. Improve sidewalk connections within neighborhoods and between planning districts that link community destinations including schools, parks, recreational facilities, and commercial areas.

B. Provide pedestrian connections between public sidewalks and private, commercial, retail and service sites. Establish a “rollable” sidewalk and trail system that accommodates wheel chairs, strollers, and walkers to encourage use by all community residents.

C. Provide pedestrian and bicycle support facilities (i.e., benches, rest areas, bike parking) to encourage use.

D. Provide pedestrian support facilities at intervals that are comfortable to the City’s aging population.

E. Integrate local trails and sidewalks with the regional trail planning to provide pedestrian/bicycle travel to regional destinations beyond the City’s boundaries.

Goal 7: Promote an active and healthy community.

Policies:

A. Continue the development of pedestrian trails and bikeways that meet the recreational needs of citizens and provide an alternative means of transportation.

B. Embrace community planning elements that contribute to good health including housing choices, clean natural environments, efficient public transportation, employment options, job training, quality education, cultural and recreational opportunities, diversity, accessible health services, and emergency management services.

C. Explore opportunities to improve and protect public health through programs and activities that address a range of health-related issues such as physical activity, water quality, air quality, good access, social interaction, and mental health.

D. Continue City’s efforts for effective emergency management services through personnel, training, technology, inter-agency cooperation, and application of safety and fire codes.
E. Seek the participation of New Hope’s senior population in the community’s labor force, advisory committees, volunteer organizations, and community programs to advance the community’s overall planning goals.

F. Continue to provide and expand a broad range of recreational and entertainment programs and opportunities that would appeal to a wide range of ages and interests, as a means of promoting health and social opportunities within New Hope.

RESIDENTIAL GOALS

Goal 1: Provide a variety of housing types, styles and choices to meet the needs of New Hope’s changing demographics.

Policies:

A. Through infill development and redevelopment efforts, increase life cycle housing opportunities not currently available within the City (i.e., move-up housing, single level homes).

B. Consider alternative housing options to address the needs of an expanding empty nester or independently living elderly population.

C. Continue the City’s efforts to maintain safe, special needs housing for people with various types of disabilities.

D. Continue to provide a variety of housing options affordable to a broad range of household income levels.

E. Accompany all residential development with adequate accessory amenities such as garages, parking, open space, landscaping, and recreational facilities to insure a safe, functional, and desirable living environment.

F. Identify and promote both private and public sector services to allow independent living elderly residents to remain in their homes.

G. Encourage investment and improvements to the City’s existing housing stock that adapt homes to the various life cycle needs of New Hope’s residents.

H. The City will engage in discussions regarding residential livability for residents living at or below 50% of the regional average median income.
Goal 2: Maintain and enhance the strong character of New Hope’s single family residential neighborhoods.

Policies:

A. Promote private reinvestment in the City’s single family housing stock.

B. Examine City development regulations to provide greater development flexibility for single family homeowners.

C. Prevent the intrusion of incompatible land uses into low density single family neighborhoods.

D. Aggressively and proactively enforce the City’s housing maintenance regulations.

E. Provide community education resource information, plan book and/or programs to local property owners on home maintenance, repair, renovation, expansion, and assistance opportunities.

F. Aggressively pursue the redevelopment of substandard single family homes when it is judged not economically feasible to correct the deficiencies through New Hope’s scattered site redevelopment program.

G. Encourage neighborliness through block clubs, block parties or neighborhood associations.

H. Promote owner occupancy of New Hope’s single family housing stock.

Goal 3: Maintain and enhance multiple family residential neighborhoods.

Policies:

A. Redevelop substandard multiple family properties that display deteriorated building conditions, no site amenities, poor site design, or incompatible land use patterns when it is judged not economically feasible to correct the deficiencies.

B. Adhere to the highest community design and construction standards for new construction and redevelopment projects.

C. Accompany medium and high density development with adequate accessory amenities such as garages, parking, open space, landscaping, and recreational facilities to insure a safe, functional, and desirable living environment.
D. Consider mixed land uses as an alternative land use option in planning and redevelopment of obsolete residential/retail sites.

E. Encourage neighborliness through block clubs, block parties and/or neighborhood associations.

F. Establish effective homeowner association bylaws and financing in conjunction with common interest community subdivisions.

G. Require all rental units to have registration permits. Permits shall only be issued after the building and units are inspected and the dwellings can demonstrate Building Code and property maintenance compliance.

COMMERCIAL GOALS

Goal 1: Maintain and improve New Hope’s commercial areas as vital retail and service locations.

Policies:

A. Work with local business people to gain an understanding of the changing needs of the business environment.

B. Promote a full and broad range of office, service, retailing, and entertainment uses within the commercial areas of New Hope.

C. Attract new traffic generating businesses to New Hope that are complementary to existing businesses and will contribute to the customer attraction and business interchange of the local commercial areas.

D. Promote the redevelopment and expansion of existing businesses within the City to obtain a higher level of sales and business attraction.

E. Promote private reinvestment in the City’s commercial properties. Offer limited public assistance, when appropriate, to facilitate private investment in the City’s commercial areas.

F. Integrate transit stops within commercial areas to provide expanded accessibility to local businesses.
Goal 2: Redevelop commercial sites that display building deterioration, obsolete site design, land use compatibility issues and a high level of vacancies.

Policies:

A. Coordinate redevelopment efforts with adjoining commercial properties to create site designs that promote attractive shopping environments, easy accessibility, and a high level of business interchange between businesses.

B. Blend commercial redevelopment which is of a similar size and scale with existing businesses and which is supportable by available markets.

C. Through redevelopment efforts, pursue retail and service providers that would complement the existing commercial land uses and/or contribute to the accumulative attraction of New Hope’s commercial areas.

D. Consider complementary alternative land uses such as mixed land uses in the redevelopment of commercial sites. These land uses may serve to reduce the commercial scale of the area, but would provide market support for the remaining commercial land uses.

E. Require commercial development in New Hope to meet building performance standards which assure the creation of attractive, functional and durable structures. These standards will be established to pursue quality throughout the community, both at the time of development and in the future.

F. Pursue commercial redevelopment efforts that promote site designs with safe and convenient pedestrian movement, including access for persons with disabilities.

G. Establish commercial building setbacks that improve building visibility, pedestrian access, and enhance the streetscape in New Hope’s commercial areas.

H. Create and implement a City Center Plan to establish a central commercial area for New Hope.

I. Aggressively pursue the improvement, renovation, or redevelopment of the New Hope commercial areas (i.e., Winnetka Center, Post Haste Center, Bass Lake Road commercial sites, and others as appropriate).

J. Commit financial resources to redevelopment to achieve long range benefits related to land use, commercial viability, improved residential neighborhoods, expanded tax base, retention of local employment opportunities, and enhanced community aesthetics.
Goal 3: Create a cohesive and unified identity for New Hope’s commercial areas.

Policies:

A. Create a low-maintenance, uniform streetscape treatment that will enhance the retail shopping experience of New Hope’s commercial areas. Said streetscape shall include, but not be limited to, energy efficient lighting, sidewalks, landscape plantings, pavement treatments, transit stops, benches, bicycle elements, and where practical, burial of overhead utilities.

B. Maintain and enhance the streetscape treatments along each of New Hope’s commercial corridors.

C. Promote a community-wide perspective by giving attention to each of New Hope’s different commercial locations.

D. Maintain community pride through maintenance of public streetscape through public/private cooperative efforts (such as adopting a boulevard program).

E. Promote the interconnecting driveways, sidewalks, shared parking areas between adjoining commercial sites to improve the accumulative attraction of the commercial sites and to promote a high level of business interchange.

F. Establish pedestrian/bicycle connections through commercial sites to the public sidewalk to promote safe pedestrian/bicycle access to the site.

G. Integrate green space and landscaping into commercial site design to reduce hard cover and enhance the aesthetics of New Hope’s commercial sites.

H. Integrate mass transit into commercial areas to improve accessibility to local businesses.
INDUSTRIAL GOALS

Goal 1: Retain and expand New Hope’s industrial land uses to insure a diverse tax base and local employment opportunities.

Policies:

A. Encourage and facilitate the in-place expansion of existing industries.

B. Examine and modify City development regulations as a means of providing site design flexibility to accommodate in-place industrial expansion.

C. Promote high quality industrial construction to insure building durability and an aesthetically attractive appearance.

D. Consider new strategies for contacting and communicating with local industries to track available building space and changing industrial needs.

E. Attract new industrial businesses to fully utilize the City’s industrial areas.

Goal 2: Renovate or redevelop industrial sites that display building deterioration, obsolete site design, and/or land use compatibility issues.

Policies:

A. Encourage private redevelopment of obsolete buildings to create sites for new industrial opportunities.

B. Investigate alternative uses for industrial redevelopment projects where land use compatibility issues exist.

C. Pursue code enforcement on sites or buildings that display signs of deterioration or blight.

Goal 3: Promote environmentally friendly industrial buildings and site design.

Policies:

A. Encourage “green technologies” and energy efficiency in industrial building and site design.
B. Implement the recommendations and standards of the New Hope Surface Water Management Plan.

C. Require all industrial uses to abide by State and Federal standards related to noise, emissions, odor, contaminants, or pollutants.

D. Pursue communication technology and/or services that would aid in promoting the high technology industries within the City.

E. Encourage industrial site designs that include green space, setbacks and landscaping to provide an aesthetically attractive appearance.

F. Encourage energy efficiency through building design and use of available technologies.

COMMUNITY FACILITIES GOALS

Goal 1: Maintain, improve, and create services, facilities and infrastructure to meet the needs and interests of the community.

Policies:

A. Continue to implement a Capital Improvement Program that addresses the repair, replacement, and improvement of community facilities including streets, utilities, storm water management, community buildings, recreational facilities, and parks.

B. Periodically evaluate the space needs of governmental and public service buildings.

C. Monitor and maintain all utility systems to ensure a safe and high quality standard of service on an ongoing basis.

D. Manage stormwater runoff to protect the water quality and ground water recharge areas.

E. Preserve integrity of neighborhoods by discouraging through-traffic through residential areas.

F. Promote and encourage cooperation and coordination between governmental units to avoid duplication of public service facilities and services.
G. Continue upgrades of City park facilities to maintain the park system’s high quality, safety, and user friendliness for all ages of the City’s population.

H. Encourage the School District to continue to improve the physical conditions of local schools.

I. Continue to recognize that the value of community facilities goes beyond just economics.

J. Pursue wireless Internet and other communication technologies within New Hope.

K. Continue to develop business plans for the operation and management of community facilities to identify areas of cost savings, alternative revenue generating opportunities, capital funding of facility improvements and opportunities to improve service to facility users.

L. Provide facilities and services that will address the needs of New Hope’s growing elderly population.

M. Continue to offer education, recreation, and entertainment programs that promote health, safety, social interaction, and enhance New Hope’s quality of life.

Goal 2: Utilize public improvements as a means for continuing civic beautification and as an impetus for stimulating investment in private property.

Policies:

A. Create a streetscape in commercial areas of the City to enhance the local shopping environment and to contribute to the area’s identity.

B. Continue to explore the City-wide sidewalk and trail system to encourage safe and convenient movement of pedestrian and bicycle traffic through the City.

C. Emphasize disability accessibility design in City transportation improvements.

D. Maintain all public buildings and grounds according to the highest standards of design and performance to serve as examples for private properties.

E. Prepare and annually update a Capital Improvement Program for all public facilities.
F. Coordinate mass transit planning (buses, car pool lots, transit facilities, etc.) with street and streetscape improvements.

G. Pursue the burial of overhead utilities wherever financially and physically possible.

**Goal 3:** Maintain and develop a diverse and comprehensive park system to serve the recreational needs of all residents.

**Policies:**

A. Renew, refresh and replace park equipment and facilities to assure user safety, provide accessibility within local parks, and to attract users to New Hope’s park system.

B. Promote recreational facility improvements through a Capital Improvement Program, updated on an annual basis.

C. Establish and periodically update business plans for the golf course, swimming pool, and ice arena to help keep them competitive with regional markets and to identify alternative revenue generating options.

D. Partner with adjoining communities and/or the School District to provide special use facilities without duplication.

E. Continue to provide multi-use facilities to allow a greater range of uses at existing parks.

F. Identify opportunities for special use facilities when planning park upgrades or redevelopment.

G. Continue to partner with as many community groups and organizations as possible to extend limited resources, promote volunteerism, and to facilitate a wide array of programs that would not be possible on the City’s own.

H. Provide a diversity of recreational facilities and programs in a cost-effective manner.

I. Promote full utilization of existing programs and facilities.

J. Remain abreast of the needs and wants of New Hope residents to address their changing active lifestyles through their various stages of life. The need for older adult programs will continue to grow as that population increases in size.
K. Continue to nurture and support the arts. The arts add much to the heart of a community.

L. Engage teens in activities that meet their interests and further their positive development.

M. Utilize special community events to enhance a sense of community and provide opportunities for residents to come together.

CITY GOVERNMENT/ADMINISTRATION GOALS

Goal 1: Continue to operate the City within a fiscally sound philosophy.

Policies:

A. Maintain and enhance the City’s local tax base.

B. Annually review and update the City’s Capital Improvement Program for the management, programming and budgeting of improvement needs.

C. Continue cooperative arrangements to share public facilities and intergovernmental services to avoid duplication.

D. Pursue new technologies and technological upgrades that will assist the community in the most efficient and cost effective delivery of services.

E. Fund local street, utility, storm sewer maintenance, repair and replacement through capital improvement funds to avoid special assessments to taxpaying New Hope property owners.

Goal 2: Respond to the concerns and issues of New Hope residents.

Policies:

A. Maintain good communication with City residents and businesses through direct contact, open meetings, television, newsletters, outreach programs, City website, and project bulletins.

B. Remain proactive in addressing planning issues, code enforcement, and nuisance complaints raised by the citizens and local businesses.
C. Maintain strong communication between the City and the School District to address ongoing community and school issues.

D. Explore opportunities to expand the usefulness of the City’s website.

**Goal 3:** Maintain a strong level of confidence in the City’s advisory committees through member selection, committee continuing education, and lines of communication between the committees and City Council.

**Policies:**

A. Provide continuing education opportunities for advisory committee members through seminars and presentations to explore trends and changes that will influence the community’s future.

B. Maintain strong lines of communication between the City Council and its advisory committees.

C. Provide research, suggestions, and recommendations to the City Council to guide policy and to address the changing needs of the City of New Hope.
INTRODUCTION

The land use patterns that have evolved within New Hope reflect the following three basic land use concepts which were first described in the City’s 1975 Community Development Plan: 1) the neighborhood is to serve as the foundation of the community; 2) the City’s commercial areas serve as a focal point for both the individual neighborhoods as well as the community as a whole; and 3) the Industrial Park is to support the local tax base and provide employment opportunities.

NEIGHBORHOODS

New Hope has been effective in defining and planning residential neighborhoods. The neighborhoods are designed to promote compatible land use patterns with a street network that discourages through traffic, increasing the privacy and safety within the City’s residential areas. The City parks provide neighborhood focal points where residents can meet and recreate. As the City has matured, the urban tree cover has grown, creating attractive tree lined streets and attractive neighborhoods. As a fully developed and mature community, maintenance of the City’s neighborhoods will be essential. In this regard, the City already has a long history of neighborhood maintenance, through its zoning, housing maintenance code, infrastructure planning, and capital improvement programming. These efforts will continue to enhance the integrity of the existing neighborhoods.

COMMERCIAL AREAS

New Hope has commercial areas scattered throughout the City. These areas provide convenient goods and services to City residents. The City Center, located at the intersection of 42nd Avenue and Winnetka Avenue, has historically been the community’s commercial focal point. However, in giving attention to improving the identity and stability of New Hope’s commercial locations, the City has expanded its efforts both in the City Center and other commercial locations. In planning for the commercial area, emphasis continues to be given to establishing an attractive community identity, attracting viable commercial retailers and service providers, and making the commercial area shopper friendly through parking, pedestrian access, and appealing architecture.
INDUSTRIAL PARK

Through foresight that began in the 1950s, the City has successfully planned and established industrial parks within New Hope. The industrial areas have been located and designed in a manner that accommodates industrial growth and for the most part, compatible industrial operations. The industrial parks are fully developed, changing the focus of the City’s future industrial efforts to business retention, in-place expansion, and redevelopment of under-utilized buildings and sites. These efforts are essential in maintaining viable, well integrated industrial locations in New Hope.
Concept Plan

NEIGHBORHOOD AREA

Land use transition: medium density residential use at periphery of low density neighborhood along arterial and collector streets.

Improve street and utility infrastructure through the New Hope Pavement Management program.

Maintain existing housing stock.

Neighborhood commercial at the periphery of the neighborhood.

Local street patterns: discourage through traffic in residential neighborhoods.

Utilize Scatter Site Redevelopment program to remove blighted property and introduce new construction into established neighborhood.

Park – a focal point of the neighborhood.

COMMERCIAL AREA

Provide new commercial building sites.

Examine potential redevelopment of underutilized commercial space.

Promote driveway and pedestrian connection to improve business interchange.

Establish area, identify at major intersections.

Build on redevelopment success.

Provide pedestrian movements into and through commercial area.

Provide attractive uniform streetscape treatments.
INDUSTRIAL PARK AREA

- Isolate industrial park from incompatible land uses
- Prevent industrial traffic in residential areas
- Be flexible in the range of industrial uses appropriate within the Industrial Park
- Visibility and accessibility from major highway
- Provide industrial access to available railroad facilities
- Identify industrial target sites for redevelopment
INTRODUCTION

New Hope is a fully developed city but contains a number of high value natural features that contribute to its overall identity. The City has two lakes, Northwood and Meadow, generally widespread wetlands, and places a high value on tree cover, which all contributes to making it an attractive place to live. The City of New Hope will implement the following strategies through its 2040 Comprehensive Plan to improve on existing natural environment conditions.

NORTHWOOD AND MEADOW LAKE

Northwood and Meadow lakes are both classified as general development lakes. General development lakes are classified by the DNR as usually having more than 225 acres of water per mile of shoreline and 25 dwellings per mile of shoreline. Additionally, Bass Creek and Bassett Creek have been classified as tributary streams. The City has implemented the following efforts and strategies to preserve water quality and protect user enjoyment:

1. The City has adopted a comprehensive Local Water Management Plan consistent with its two watershed management commissions: Bassett Creek and Shingle Creek. The City works with both of its watersheds on its construction projects to ensure its projects meet their rules and regulations prior to construction. The Local Water Management Plan is being updated with the Comprehensive Plan and will become an appendix to this document.

2. The City adopted a Shoreland Ordinance in 1997, which acts as a shoreland permit overlay district, to preserve water quality of the lakes and streams, public health, and the local tax base. The City is currently revisiting the shoreland regulations around Northwood Lake. The current regulations established zoning standards which specifically addressing the following:

   a. Lot area and width standards.
   b. Height, design, and placement of structures including ordinary high water level and bluff setbacks.
   c. Construction permits for grading/filling of sites.
   d. Standards to regulate vegetation and topography alterations of shoreland.
   e. Standards for stormwater management.
3. The City has adopted a floodplain ordinance to preserve the natural characteristics and functions of waterways and floodplains. The goal of the ordinance is to mitigate flood and stormwater impacts, improve water quality, reduce soil erosion, and protect public health while enhancing community and economic development. The floodplain district contains three floodplains overlay districts. Standards in each include: low flood damage potential, erosion/sedimentation control plans, and setbacks.

4. The City has made efforts to correct legal non-conformities in the shoreland and floodplain districts with site redevelopment or requested building expansions through the application of the following:

   a. All new structures, additions, and expansions will not increase the nonconformity and will conform to all applicable performance standards of the City Code.

   b. Nonconformities of the New Hope zoning ordinance within the shoreland overlay district will be subject to general nonconformities with the following additional standards:

      i. Deck additions may be allowed without a variance to a structure not meeting the required setback from the ordinary high water level after the Zoning Administrator finds the site meets certain requirements and it conforms to design standards.

   c. Nonconformities in the floodplain overlay districts will be subject will be subject to general nonconformities with additional standards including:

      i. Proposed changed cannot increase flood damage potential or degree of obstruction to flood flows.

      ii. If nonconforming use/structure is discontinued for more than one year, any future use must conform to district standards.

      iii. Any substantial improvement, or loss/damage reconstruction must meet requirements of floodplain district.

5. Through the shoreland and floodplain district the following measures shall be taken for the treatment of stormwater runoff and/or prevention of stormwater from directly entering a public water.

   a. Installation of erosion control devices during construction.
b. Minimum size and exposure time of bare soil during construction.

c. Where municipal storm sewer systems do not exist and are not appropriated stormwater drainage will be collected, retained, and treated prior to being discharged into marshlands, wetlands, or lakes.

d. Where land proposed for subdivision contains drainage ways, water courses, floodable areas, wetlands, and/or steep slopes platting will be consistent with their limitations so that no more than 25 percent of the minimum lot contains these protected areas.

e. For development and redevelopment projects that require a review by the Shingle Creek Management Commission a buffer is required adjacent to the protected water.

6. The City will continue to work with Bassett Creek Watershed Management Commission to improve Northwood Lake’s water quality.

7. Continue to work with the Shingle Creek Watershed Management Commission to achieve the water quality goals for Meadow Lake as identified in the 2006 Water Quality Plan, and coordinate implementation efforts for the future TMDL plan and implementation strategy to improve the water quality of Meadow Lake.

**STEEP SLOPES**

New Hope defines a steep slope as any site having an average slope of over 12 percent. There are very few areas of concern in the City in regard to steep slopes. The areas generally containing slopes of 18 percent or more are depression areas containing lakes and wetlands.

The Metropolitan Council has established two policies relative to development on erodible slopes:

1. Slopes which because of their surficial soil type are susceptible to severe erosion should be maintained in a natural state. Counties and municipalities should adopt regulations to maintain or replace vegetative cover of these slopes to reduce erosion and slippage.

2. Slopes subject to moderate erosion should be managed to minimize erosion and slippage; management may include special design and construction methods for development or appropriated vegetative or other cover.
In New Hope, the 12 percent grade is considered a ‘warning flag’. While development may be allowed on slopes greater than 12 percent, such development shall be subjected to additional scrutiny. Construction is not allowed on slopes with an 18 percent grade or greater.

New Hope has adopted zoning/shoreland standards that require the evaluation and construction on a site exhibiting steep slopes using the following criteria:

1. Possible soil erosion impacts and measures to prevent or contain erosion.
2. Development visibility from public waters.
3. Preservation of existing vegetation particularly as existing screening.
4. Location of structures, driveways, streets, and parking.

**TREE COVER**

The City of New Hope recognizes trees and vegetation as valuable assets that contribute to the community’s identity and overall health. Since New Hope is a fully developed city, few areas in the community have large tree massing. Gethsemane Cemetery, Northwood Park, and Dorothy Mary Park are three areas that contain significant tree cover. The City also has a number of policies and ordinances to encourage the enhancement and replacement of public and private trees.

1. The City’s Boulevard Tree Policies provide guidelines for property owners seeking modifications to the existing boulevard trees including replacement of those lost to storms, disease, or other causes.

2. In 2016 the City increased funding for its Emerald Ash Borer program to increase the number of public ash trees the City can remove and replace.

3. The City’s Subdivision Ordinance includes provisions that encourage tree preservation and planting for new developments including:
   a. The subdivision must dedicate a portion of buildable land for public use as a park. It must have adequate tree cover.
   b. A construction requirement that requires City approved street trees are provided for each lot.
4. The City requires that landscape plans associated with commercial, industrial, multiple family, or institutional uses shall include measures to preserve or replace significant preferred trees within any site development or redevelopment.

WETLANDS

The City of New Hope contains a number of wetlands, marshy areas, and depressions that serve as ponding areas for stormwater runoff and provide important habitat for waterfowl and other wildlife. New Hope works with Shingle Creek and Bassett Creek Watershed Management Commissions to protect its wetlands. This includes:

1. In 1991 the City adopted the Wetland Conservation Act which regulates development to result in no net loss of wetland acreage. It requires subdivisions to:
   a. Avoid wetlands.
   b. Minimize impact if intrusion on wetland is necessary.
   c. Mitigate wetlands that are impacted.

2. Wetlands along the shoreline are protected through the City’s Shoreland and Floodplain Regulations.

3. Wetland delineation must be completed prior to development activities or public projects, including a field delineation and report detailing the findings of the delineation.

4. The City will identify and implement opportunities to enhance the functions and values of degraded wetlands as part of park projects, infrastructure projects, or other projects where practical.

5. Site development shall require the submission of a grading, drainage, and stormwater management plan that includes wetland protections.
ALTERNATIVE ENERGY SYSTEMS

The City of New Hope will advocate for energy conserving technology, including passive and active solar, through its city code and ordinances to increase the City's resilience and provide a sustainable quality of life for its residents. In accordance with this the City will encourage development of renewable energy systems that have a positive impact on energy production and conservation while not adversely impacting the community or its other natural amenities.

New Hope's current building ordinance prevents new low and medium density residential construction to limit solar access to abutting neighboring properties. Allows solar and wind energy facilities to be integrated into the building design and installed to principal building. Ground mounted solar and wind energy facilities are not permitted.

Metropolitan Land Planning Act Requirements

The Metropolitan Land Planning Act requires comprehensive plans for Metropolitan Area communities to contain an element related to the protection and development of access to direct sunlight for solar energy systems. As a result, the following solar resource-related information must be included in New Hope's 2040 Comprehensive Plan update:

1. A map which illustrates the City’s gross solar potential.
2. A calculation of the City’s solar resources.
3. A policy (or policies) which relate to the development of access to direct sunlight for solar energy systems.
4. Strategies to be applied to implement established solar resource policies.

Solar Potential

The following map, provided by the Metropolitan Council, shows the gross solar potential for New Hope. The map, developed by the University of Minnesota, illustrates annual sun energy dispersed throughout the city with “high end: potential areas shown in yellow, and areas having “low end” in black. This information is useful in predicting the productivity of solar installations. According to the Metropolitan Council, the primary issue in the consideration of solar energy installations is intermittent shading due to nearby structures and trees. Areas identified as having “high end” potential in the City are those with very little tree cover. New Hope’s areas of high gross solar potential are concentrated in predominantly industrial land uses.
Gross Solar Potential
City of New Hope, Hennepin County

Gross Solar Potential
(Watt-hours per Year)
High: 1271427
Low: 900001

Source: University of Minnesota U-Spatial Statewide Solar Raster.
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Solar Resource Calculations

The table below displays New Hope’s gross potential and rooftop potential for solar. The gross solar potential and gross solar rooftop potential estimates are based on the Gross Solar Potential map above. These calculations estimate the total potential resource before removing areas that are unsuitable for solar development. Gross generation potential and gross solar rooftop generation potential estimates how much electricity could be generated using existing solar technology. According to the Metropolitan Council, for most cities, the rooftop generation potential is equivalent to between 30 and 60 percent of a community’s total electric energy consumption. To be noted, there is no minimum amount of solar resource development required for cities in the Metropolitan Area.

<table>
<thead>
<tr>
<th>New Hope</th>
<th>Gross Solar Potential (Megawatt Hours per Year)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross Potential (Mwh/yr.)</td>
<td>Rooftop Potential (Mwh/yr.)</td>
</tr>
<tr>
<td>5,934,475</td>
<td>1,301,508</td>
</tr>
</tbody>
</table>

Metropolitan Council Notes:
- In general, a conservative assumption for panel generation is to use 10% efficiency for conversion of total insolation into electric generation.
- The rooftop generation potential does not consider ownership, financial barriers or building-specific structural limitations.

To increase New Hope’s solar potential changes in policy will focus on industrial zones and rooftop solar.

1. New Hope’s current building ordinance prevents new low and medium density residential construction to limit solar access to abutting neighboring properties. New Hope will examine an ordinance change that will exempt solar arrays from height limitations in all districts.

2. New Hope’s areas of high solar potential are located primarily in industrial zones. To capitalize on the solar potential in these areas, New Hope will examine an ordinance change that would make solar farms a permitted or conditional use in industrial zones in accordance with regulations to be specified.

3. The City values its tree cover and recognizes it’s important to increase its overall resilience to climate change. Recommended ordinance changes will promote the preservation of New Hope’s tree canopy over the installation and promotion of solar arrays. Solar policy will focus predominantly in industrial areas where tree canopy is already sparse.
The end result of ordinance changes will likely be that rooftop systems integrated with building design in residential area will be much more predominate than freestanding systems. Freestanding systems may be more common in industrial zones.
INTRODUCTION

Based upon the foundation established by the Policy Plan and the Concept Plans, this section provides the framework to guide and direct future community growth, redevelopment, and improvements. The Land Use Plan is a narrative and graphic description that provides the background and rationale for land use designations as represented on the Land Use Map. The plan has an educational and decision-making function, helping to improve the general understanding of how physical development in the City should take place. Although the emphasis of this section is on land use development and redevelopment, other areas such as transportation, community service, and facility needs are also addressed.

BASIS OF THE COMMUNITY PLAN

New Hope has a long history of progressive community planning which has shaped the land use, infrastructure, and transportation patterns of the City. From its beginnings, the City’s primary planning objective has been to establish and maintain attractive, high quality living and working environments for its residents.

While New Hope is now a mature, fully developed community, its primary objective remains unchanged. To fulfill this objective, the City has changed its planning focus to the maintenance, enhancement, and redevelopment of existing developed areas of the community.

DEMOGRAPHIC FORECASTS

The City of New Hope, in cooperation with the Metropolitan Council, has formulated the following demographic forecasts for the City. In light of the fully developed character of the community, the household, population and employment growth forecast assume that the following trends will be pursued:

1. Proactive redevelopment of substandard areas of the City to provide for new housing and employment opportunities.

2. In-place expansion of local industries and businesses to provide added employment opportunities.

3. Promotion of continued housing turnover to bring new families to the City.

4. Retention of longer term, older households through the provision of attractive alternative housing types.
## DEMOGRAPHIC FORECASTS THROUGH 2040

<table>
<thead>
<tr>
<th></th>
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<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>21,852</td>
<td>20,873</td>
<td>20,339</td>
<td>21,225</td>
<td>21,100</td>
<td>22,000</td>
<td>23,100</td>
</tr>
<tr>
<td>Households</td>
<td>8,507</td>
<td>8,665</td>
<td>8,427</td>
<td>8,833</td>
<td>8,900</td>
<td>9,200</td>
<td>9,600</td>
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<tr>
<td>Employment</td>
<td>14,149</td>
<td>13,565</td>
<td>11,080</td>
<td>10,792</td>
<td>11,800</td>
<td>12,300</td>
<td>12,600</td>
</tr>
</tbody>
</table>

Source: 1990, 2000, 2010 U.S. Census
Metropolitan Council 2040 Regional Development Framework as of January 2017
NEW HOPE LAND USE

The following table and map illustrate both the existing and proposed 2030 land use patterns in New Hope. The 2030 Land Use Plan emphasizes the maintenance, enhancement, and redevelopment of existing land use areas.

<table>
<thead>
<tr>
<th>EXISTING LAND USE, 2015</th>
<th>Acres</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low Density Residential</td>
<td>1,195.8</td>
<td>36.6%</td>
</tr>
<tr>
<td>Medium Density Residential</td>
<td>80.1</td>
<td>2.5%</td>
</tr>
<tr>
<td>High Density Residential</td>
<td>237.2</td>
<td>7.3%</td>
</tr>
<tr>
<td>Commercial</td>
<td>132.6</td>
<td>4.1%</td>
</tr>
<tr>
<td>Industrial</td>
<td>494.7</td>
<td>15.2%</td>
</tr>
<tr>
<td>Public and Semi-Public, Utility</td>
<td>227.1</td>
<td>7.0%</td>
</tr>
<tr>
<td>Parks and Recreation</td>
<td>230.4</td>
<td>7.1%</td>
</tr>
<tr>
<td>Vacant or Undeveloped</td>
<td>8.5</td>
<td>.3%</td>
</tr>
<tr>
<td>Right of Way, Rail</td>
<td>657.9</td>
<td>20.2%</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>3,264.3</strong></td>
<td><strong>100.0%</strong></td>
</tr>
</tbody>
</table>

Source: Hennepin County, Metropolitan Council 2017, NAC

<table>
<thead>
<tr>
<th>PROPOSED LAND USE</th>
<th>Acres</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low Density Residential</td>
<td>1,165.5</td>
<td>35.7%</td>
</tr>
<tr>
<td>Low Density/Medium Density Residential</td>
<td>42.3</td>
<td>1.3%</td>
</tr>
<tr>
<td>Medium Density Residential</td>
<td>75.1</td>
<td>2.3%</td>
</tr>
<tr>
<td>High Density Residential</td>
<td>240.3</td>
<td>7.4%</td>
</tr>
<tr>
<td>Commercial</td>
<td>89.2</td>
<td>2.7%</td>
</tr>
<tr>
<td>Commercial Mixed Use</td>
<td>57.1</td>
<td>1.7%</td>
</tr>
<tr>
<td>Industrial</td>
<td>489.3</td>
<td>15.0%</td>
</tr>
<tr>
<td>Public and Semi-Public</td>
<td>217.3</td>
<td>6.7%</td>
</tr>
<tr>
<td>Parks and Recreation</td>
<td>230.4</td>
<td>7.1%</td>
</tr>
<tr>
<td>Vacant or Undeveloped</td>
<td>0.0</td>
<td>0.0%</td>
</tr>
<tr>
<td>Right of Way, Rail</td>
<td>657.8</td>
<td>20.2%</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>3,264.3</strong></td>
<td><strong>100.0%</strong></td>
</tr>
</tbody>
</table>

Source: Hennepin County, Metropolitan Council 2017, NAC

Due to New Hope being a fully developed City, land use acreage is expected remain relatively constant over 2020, 2030, and 2040. Proposed land use changes will take place in the identified redevelopment zones within the next ten years.
Legend

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Industrial
- Utility
- Public & Semipublic
- Parks & Recreation
- Vacant
- Roads
- City Boundary
- Railroads

Map created October 2017
Sources: Met Council, City of New Hope
MN DNR, Hennepin County, NAC
RESIDENTIAL

Residential land uses occupy approximately 46 percent of the City’s total area. While low density single family housing is the predominant land use and housing type, New Hope does provide a broad diversity of housing, as illustrated in the following table.

<table>
<thead>
<tr>
<th>Housing Type</th>
<th>2000 U.S. Census</th>
<th>2010 U.S. Census</th>
<th>2016 Met Council Estimate</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Total</td>
<td>Percent</td>
<td>Total</td>
</tr>
<tr>
<td>Single Family</td>
<td>4,602</td>
<td>52.6%</td>
<td>4,717</td>
</tr>
<tr>
<td>Townhome</td>
<td>353</td>
<td>4.0%</td>
<td>473</td>
</tr>
<tr>
<td>Duplex, Triplex, Quad</td>
<td>218</td>
<td>2.5%</td>
<td>204</td>
</tr>
<tr>
<td>High Density</td>
<td>3,558</td>
<td>40.7%</td>
<td>3,657</td>
</tr>
<tr>
<td>Manufactured Home</td>
<td>13</td>
<td>0.1%</td>
<td>0</td>
</tr>
<tr>
<td>TOTAL</td>
<td>8,744</td>
<td>100.0%</td>
<td>9,051</td>
</tr>
</tbody>
</table>


Low Density Residential

The low density residential areas exhibited on the Proposed Land Use Map are reflective of residential neighborhoods having an average density of four units per acre. These areas in New Hope are comprised of detached single family homes.

The vast majority of New Hope’s low density residential neighborhoods were developed prior to 1970. In spite of its age, the City’s single family housing stock is generally well maintained and in very good condition.

An expressed community goal is to maintain and enhance the strong character of its low density single family neighborhoods. The City’s Policy Plan focuses on maintaining, protecting and promoting reinvestment in the existing housing stock. The City has a tradition of being proactive in addressing local housing. Current programs geared at addressing single family neighborhood housing conditions include:
1. **Code Compliance (Point-of-Sale)**
   In January 1978, the City initiated a Code Compliance (Point-of-Sale) inspection program in an effort to maintain the condition and value of the overall housing stock within the City. The Code Compliance program has encouraged reinvestment in housing within the City of New Hope. Through the enforcement of this program, the City has been credited with contributing to increasing housing values over the past 39 years.

2. **Rental Registration Permits**
   An issue that the City experienced through the years has been maintenance and upkeep of rental properties. In the past, the City has relied on its Point of Sale Maintenance Code. However, single family homes and townhomes initially purchased as owner occupied units which have been converted to rental properties escaped the maintenance code inspection. To remedy this condition, the City of New Hope initiated a rental inspection program. Now all rental properties including single family homes, townhouses and condominiums that are rental properties are required to annually obtain a rental registration permit. The City will inspect all rental units and common spaces on a three to four-year cycle.

3. **Scattered Site Redevelopment**
   For housing sites that exhibit a significant degree of deterioration, the City has undertaken redevelopment efforts through its Scattered Site Housing Programs. Through this program, the City now will acquire select blighted homes, raze the building, and sell the development-ready lot to a private developer for the construction of a market rate home. This has been a very effective program in bringing new contemporary single family homes to the community and preserving the character of single family neighborhoods.

4. **Development Regulations**
   To maintain or enhance the values of the City’s existing housing stock, homeowners need an opportunity to expand and/or modernize their homes. To facilitate and encourage this private investment, New Hope has adjusted its zoning regulations to expand the building envelope of the lot as a means of allowing in-place home expansions. The City will continue to evaluate its City Codes to identify future opportunities to promote private reinvestment.

5. **Code Enforcement**
   In 2005, the City adopted the International Property Maintenance Code to provide consistent and nationally accepted property maintenance standards that are more easily enforced.
6. **Housing Rehabilitation/Renovation**  
New Hope promotes housing rehabilitation and renovation through a variety of programs that include:

a. **Housing Rehabilitation (Hennepin County)**  
The City provides financial support to this County rehabilitation loan program through its Community Development Block Grant (CDBG). This program provides loans up to $25,000 to assist low and moderate-income residents in making basic repairs to their homes that bring the structure into compliance with City codes to provide safe, decent, sanitary housing and improve the overall housing stock. The program is managed by Hennepin County on behalf of the City. These loans are forgiven provided the homeowner remains in the unit for a ten-year period.

b. **Fix Up Fund (Loan)**  
Fix Up Fund loans are available to City residents through Minnesota Housing Finance Agency. The loans can be used for room additions, garages, furnace/air conditioners, roof replacement, new siding, upgrades to electrical wiring, upgrades to plumbing, energy conservation improvements, and accessibility improvements. The loans are fixed rate at or below market rate.

As a fully developed City, only a few vacant sites remain for new residential development. In this regard, the strategy of maintenance, upgrading, and modernization of the existing low density single family housing stock will be continued to be preserved to ensure quality living environments and to raise home values. The City is proactive in property maintenance through code enforcement and implementation of the aforementioned programs throughout the City, however, the City has identified a number of low density areas where property maintenance or potential redevelopment will be emphasized.

**Low Density Maintenance Areas**

As the City continues to age, all of New Hope’s low density neighborhoods are continually monitored and undergo maintenance efforts through the City’s:

- Point of Sale Inspection Programs.
- Rental registration for small properties.
- Continued enforcement of the International Property Maintenance Code.
- Ongoing enforcement of the City’s zoning and nuisance regulations to ensure that properties are well maintained and do not compromise the character of the neighborhood.
Low Density Redevelopment

The following low density residential areas have been identified as redevelopment/maintenance areas due to under-utilization of the property, land use compatibility concerns, or poor site or building conditions:

1. Begin Neighborhood. This area is one of the City’s older subdivisions consisting of very small lots and homes. The community tour recognized that a number of the homes in this area have undergone scattered site redevelopment since New Hope’s 2030 Comprehensive Plan, resulting in an attractive affordable neighborhood. This area is a focal point for continued redevelopment. As homes present themselves for sale, the City will look for opportunities for site acquisition, demolish the existing home, and the construction of contemporary housing models that offer amenities (i.e., attached garages, larger floor space, modern floor layouts) that will attract new households to the area.

2. Single family area located along 62nd Avenue, between West Broadway and Louisiana Avenue.

3. Single family homes located along West Broadway, between 60th Avenue North and 61st Avenue North.

4. Single family homes located on the west side of Nevada Avenue, between 42nd Avenue North and 45th Avenue North.

5. Properties at 4701 and 4741 Zealand Avenue currently occupied by ISD 281 and New Hope EFCA may offer opportunities in the future for redevelopment for low density residential land uses.

6. There are also scattered sites throughout the City where total redevelopment of the home will be necessary to eliminate a blighted condition to protect the values with the surrounding neighborhoods.

It is the City’s intent for all redevelopment outlined to be completed in the next 10 years.
Targeted areas' maintenance and redevelopment anticipated to be completed in the next 10 years.
Low to Medium Density Residential

The Proposed Land Use Map identifies areas for low to medium density residential land uses (four up to ten units per acre). These areas of the community (1.3 percent of the total City land area) represent current single family land uses that may have some potential for redevelopment due to housing conditions, lot size, or land use compatibility concerns. This land use category anticipates that a range of residential densities may be appropriate for this area pending adjoining development patterns, traffic generation, environmental protection, housing demand, or future community redevelopment ambitions. The actual density that will be permitted will be defined through zoning.

Medium to High Density Residential

Medium density (eight up to 14 units per acre) and high density (20+units per acre) residential land uses represent 10 percent of the City’s total land area and 47.9 percent of the City’s total housing units.

Existing development patterns reveal that the medium and high density residential development patterns are dispersed throughout the City. The location of the higher density is at the periphery of single family neighborhoods generally in close proximity to commercial land uses and higher functional classification streets. This land use pattern has served to reduce land use incompatibility issues between high density and lower density neighborhoods.

A 2017 Community Tour of the City revealed that many of the City’s high density residential areas were in generally good condition. The good condition of the multiple family housing stock is attributed to the enforcement of strict zoning requirements instituted in the early 1960s that required multiple family buildings to be constructed with expensive, durable brick veneers. This construction standard provided an attractive, low maintenance exterior wall treatment that allows building
owners to focus their exterior building maintenance dollars on windows, doors and roofing.

The 2017 tour identified a number of multiple family areas as exhibiting signs of deterioration and blight. These multiple family areas displaying deteriorating conditions have been divided into four categories:

1. **Maintenance.** Sites in this category may be enhanced through improved building and site maintenance. These areas include a number of medium density residential areas that exhibit declining exterior building or yard conditions including, but not limited to, poor siding, painting required, driveway conditions, yard conditions, outdoor storage, etc.

   Property ownership patterns, rental properties, and the lack of homeowners’ associations related to select medium and/or high density residential sites have complicated the application of the City’s point of sale Property Maintenance Code. Many medium density housing units initially purchased for owner occupancy have been converted to rental properties rather than sold. Under these circumstances, the City has not been aware of the change in occupancy and had the opportunity to implement its Property Maintenance Code.

To become more proactive in addressing blighted or deteriorating properties, the City has undertaken the following efforts:

a. **Rental Registration Permits**
   In 2007, the City amended its rental registration program for multiple family dwellings. Under the amended program, rental property owners are required to obtain an annual rental registration permit, and the City will inspect rental units and common spaces on a three to four-year cycle.

b. **International Property Maintenance Code**
   In 2005, New Hope adopted the International Property Maintenance Code to provide consistent and nationally acceptable maintenance standards that are more easily enforced.

c. **Multifamily Housing Financial Assistance Policy**
   In 1993, the New Hope EDA adopted a multifamily housing financial assistance policy to provide financial assistance for owners of multifamily housing units to upgrade buildings for basic needs, such as roofing, windows, and heating systems.

d. **Housing Improvement Areas**
   Minnesota State Statutes provides cities with the authority to create housing improvement areas. A housing improvement area (HIA) is a
defined geographic area in which housing improvements in condominium or townhome developments may be financed with the assistance of the City. New Hope used this tool in the past. Its availability in the future will be determined on a case-by-case basis.

In these instances where housing maintenance or rehabilitation is needed, the City will remain proactive in bringing the multiple family housing under the regulation of the New Hope Property Maintenance Codes with regular, periodic inspections and code enforcement.

The aforementioned programs are available to provide opportunities for upgrading the City’s medium and high density housing stock. While the programs are available, the City’s policy is that the responsibility of property maintenance is first and foremost the responsibility of the property owner. This is particularly emphasized when the residential property is income-producing rather than owner occupied. In this respect, code enforcement will be the priority over financial assistance. The financial assistance may be determined and offered on a case-by-case basis with a project being evaluated on its merit.

2. Redevelopment. The Target Area Map identifies target areas for multiple family redevelopment. These areas are characterized by deteriorating housing and/or site conditions that will require more dramatic efforts to correct both poor physical conditions and related social issues.

The City has been successful in the past in partnering with either non-profit housing agencies or private sector housing developers when undertaking residential development. The partnerships bring outside revenues into the City to share the cost and risks of redevelopment. In looking to the future, the City recognizes the need for redevelopment to correct problem properties, and it will continue to investigate alternative funding sources to reduce the City’s financial exposure.

This strategy and City efforts have proven effective in promoting redevelopment. New multiple family projects brought into the City since 2008 include:

- **2014 Compass Pointe Apartments.** Working with Ron Clark Construction and Design, the City assembled five parcels into a 1.66 acre site and developed a 68 unit apartment complex. This is an urban apartment design with a density of 40 units per acre. The Compass Pointe Apartments provide high amenity buildings and apartments with affordable rent ranges.

- **2014 Gates of New Hope.** The City approved a lot combination, rezoning, and a site and building plan for Baruch Associates to allow for the
construction of a 32 unit apartment building at the corner of Hillsboro Avenue and Medicine Lake Road. This was a private redevelopment of a marginal single family home and office building. The new apartment build provided for contemporary apartment unit designs, indoor parking, and appealing exterior finishes. Through this redevelopment, the City enhanced the streetscape along Medicine Lake Road and added 32 new dwelling units to the City’s housing stock.

- **2017 Alatus New Hope.** Following the acquisition and demolition of five blighted apartment buildings in 2008, New Hope solicited development requests from developers to redevelop the assembled sites for high density residential land use. Working with Alatus LLC, the City approved a 183 unit four-story luxury apartment complex next to the New Hope Village Golf Course at 8400 Bass Lake Road. This redevelopment project removed five blighted properties and filled a need within the City for move-up housing.

The Land Use Plan does not propose a change in land use in most of the medium to high density residential redevelopment target areas. Rather, redevelopment sites are anticipated to remain residential, with a focus on changing the conditions, type, or density of the existing residential land use. Specific suggestions include:

a. The multiple family buildings along 62nd Avenue, between Winnetka Avenue and West Broadway, display the following conditions:
   - Poor building conditions and site maintenance.
   - No amenities, no garages,
   - Outdoor storage problems.

b. The multiple family buildings along Louisiana Avenue North, between 60th Avenue North and Lombardy Lane, display the following conditions:
   - Poor building construction.
   - No amenities.
   - Poor site conditions.

3. **Maintenance/Redevelopment.** The following sites identified on the Target Area Map may also be candidates for redevelopment. However, due to the priorities assigned to the previous redevelopment sites, the following sites have been identified as maintenance/redevelopment sites. These sites have exhibited declining building or site conditions that require maintenance attention if redevelopment is not practical:
a. Bass Creek Circle Townhomes.
b. Wincrest Apartments.
c. Crystal Towers Apartments.
d. PPL Townhomes.
e. Four-plexes, apartments, and townhome complex east of Wisconsin Avenue North and south of Bass Lake Road.
f. Multiple family buildings located along 43rd Avenue North, east of Nevada Avenue North.
g. Multiple family buildings located along both Xylon Avenue North and Virginia Avenue North, north of Medicine Lake Road.
h. Twinhomes along Oregon Avenue North, between 36th Avenue North and 39½ Avenue North.
i. Multiple family buildings located along Maryland Avenue North, just north of 36th Avenue North.

The previously identified target sites represent potential opportunities and not specific commitment to undertaking a redevelopment project. Future redevelopment efforts shall be evaluated on individual project merits and their monetary, social and aesthetic return on investment to the City. Redevelopment is a financially expensive and emotionally charged action. In this respect, the City will be prudent in selecting redevelopment projects, considering both the financial implications and specific site conditions.

4. Condominium Conversion. State Statutes allow existing multiple family buildings to be converted to condominium ownership through a Common Interest Community (CIC) plat processed by the County. The lack of local involvement in approving a CIC plat presents concerns for the City related to:

a. **Code Compliance**
   Does the property provide building and site conditions that meet the City’s minimum zoning and building code standards?

b. **Utility Service**
   Is the site adequately serviced by City utilities to accommodate the proposed use? Are the existing utilities in adequate condition to avoid short term repair?

c. **Utility Billing**
   Is the association set up to insure timely payment of City utility bills? Is there a mechanism to stop service to a non-paying property owner?
d. **Property Maintenance**

Has an adequate analysis of existing site conditions been done to establish appropriate association fees to cover both daily site maintenance and operation expenses, as well as a capital improvement fund to cover larger repairs or replacement costs?

These components must be considered in any CIC subdivision request to protect both the City and the future condominium buyer from unexpected costs.
HOUSING NEEDS

The diversity of New Hope’s housing stock goes a long way in meeting the needs of a variety of income and age groups. The City has been very aggressive in addressing housing issues pertaining to housing conditions, housing affordability, and housing for special needs residents (the elderly and people with disabilities).

The following table illustrates New Hope’s existing and forecasted household counts through 2040. This table suggests that between 2010 and 2040, the City will add approximately 1,173 new households. As a fully developed community with a very limited vacant land supply, new growth will be reliant on the City’s redevelopment efforts. Since 2014, the City’s redevelopment efforts have added 287 new multiple family units.

<table>
<thead>
<tr>
<th>Year</th>
<th>Household Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010</td>
<td>8,427</td>
</tr>
<tr>
<td>2015 est.</td>
<td>8,833</td>
</tr>
<tr>
<td>2020</td>
<td>8,900</td>
</tr>
<tr>
<td>2030</td>
<td>9,200</td>
</tr>
<tr>
<td>2040</td>
<td>9,600</td>
</tr>
</tbody>
</table>

Source: Thrive MSP 2040 Forecasts, January 2017

In looking to the future, the City’s housing needs fall into the following categories:

1. **Higher Value, Move Up Housing** (homes having a value of 150 percent of the City’s mean sales price – this is $358,500 or more in 2010). Due to the lack of vacant land supply in New Hope, this housing need must be met through continued maintenance upgrading and modernization of existing single family housing stock and through redevelopment of blighted sites which may have amenities that would be attractive to higher value medium or high density housing options. The Alatus LLC redevelopment project is a successful effort to address this community housing need. The 2017 project brings 183 luxury apartments to the City. The buildings on site offer contemporary dwelling unit design, common recreation and exercise rooms, outdoor pool and courtyard, and underground parking at a location immediately adjacent to the New Hope Village Golf Course. This project brings a housing type and value that was lacking within the community.
2. **Age Restricted Housing.** The 2000 Census revealed that 17.8 percent of the City’s population was 65 years or older. This segment of the City’s population is anticipated to continue to grow and the City must be vigilant to the housing needs of the population group.

New Hope already has a significant amount of age restricted housing, approximately 12 percent of the City’s total housing stock in 2017. This housing exists primarily as multiple family units. Some of the units market to independent living senior households, and others provide housekeeping and health care assistance to their residents. New Hope also provides 887 nursing home beds among three senior health care facilities.

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th># of Units</th>
<th>Year Built</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Volunteers of America-North Park Plaza</td>
<td>8201 45th Ave No</td>
<td>106</td>
<td>1981</td>
<td>Subsidized</td>
</tr>
<tr>
<td>Broadway Village Apartments</td>
<td>6046 West Broadway</td>
<td>252</td>
<td>1967</td>
<td>Not designated senior housing but serves mostly seniors</td>
</tr>
<tr>
<td>St. Therese</td>
<td>8008 Bass Lake Road</td>
<td>221</td>
<td>1977</td>
<td>Some assisted living</td>
</tr>
<tr>
<td>North Ridge Apartments</td>
<td>5430 Boone Ave No</td>
<td>180</td>
<td>1982</td>
<td>Senior apartments</td>
</tr>
<tr>
<td>North Ridge Assisted</td>
<td>5430 Boone Ave No</td>
<td>25</td>
<td>1982</td>
<td>Assisted living</td>
</tr>
<tr>
<td>Chardon Court</td>
<td>5700 Boone Ave No</td>
<td>129</td>
<td>1985</td>
<td>Senior building – no assisted living, mostly one bedroom, some government funding</td>
</tr>
<tr>
<td>Anthony James Apartments</td>
<td>6100 West Broadway</td>
<td>73</td>
<td>1986</td>
<td>Senior building</td>
</tr>
<tr>
<td>Ambassador Good Samaritan Assisted Living</td>
<td>8100 Medicine Lake</td>
<td>32</td>
<td>2017</td>
<td>Assisted living</td>
</tr>
<tr>
<td><strong>TOTAL RENTAL</strong></td>
<td></td>
<td><strong>1,018</strong></td>
<td></td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th># of Units</th>
<th>Year Built</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Woodbridge Senior Co-op</td>
<td>5650 Boone Ave No</td>
<td>78</td>
<td>2005</td>
<td>Co-op ownership</td>
</tr>
<tr>
<td><strong>TOTAL OWNER</strong></td>
<td></td>
<td><strong>78</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL SENIOR HOUSING UNITS</strong></td>
<td></td>
<td><strong>1,096</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th># of Beds</th>
<th>Year Built</th>
</tr>
</thead>
<tbody>
<tr>
<td>St. Therese</td>
<td>8000 Bass Lake Road</td>
<td>302</td>
<td>1977</td>
</tr>
<tr>
<td>Minnesota Masonic Home – North Ridge</td>
<td>5430 Boone Ave No</td>
<td>495</td>
<td>1982</td>
</tr>
<tr>
<td>Ambassador Good Samaritan Center</td>
<td>8100 Medicine Lake Road</td>
<td>90</td>
<td>1964</td>
</tr>
<tr>
<td><strong>TOTAL BEDS</strong></td>
<td></td>
<td><strong>887</strong></td>
<td></td>
</tr>
</tbody>
</table>
The housing need that will require attention is providing low maintenance housing opportunities for the growing number of empty nester and independent living seniors who wish to continue to live in New Hope. The strategies to address this housing need will include:

a. The City will continue to offer programs and resource information to assist single family homeowners in ways of adapting their existing homes to accommodate their changing housing needs as a maturing household. The City will be proactive in identifying housing improvement options, contractor resources, and financing programs through City resource information.

b. The City will encourage opportunities for neighborhood associations that may collectively contract for property maintenance services for things such as lawn care, snow removal, and building maintenance. These associations may reduce the home maintenance burden for individual property owners and spread costs of services across a larger user group to reduce individual costs.

c. City redevelopment efforts that involve residential land uses will be market-sensitive. In this light, new housing will need to recognize the changing age demographics in New Hope and give attention to providing additional age restricted housing.

d. The City will continue to work with established senior housing providers such as St. Therese, North Ridge, and Good Samaritan in the improvement, renovation, and expansion of their in-place facilities.

3. Special Needs Housing. New Hope has made special efforts to provide housing for people with special needs such as the elderly and disabled. New Hope will continue to expand its special needs housing stock as opportunities present themselves.
AFFORDABLE HOUSING

The Metropolitan Council forecasts that New Hope will add 327 new households by 2030 and another 400 households between 2030 and 2040. Along with this growth, the Metropolitan Council has allocated the need for 84 additional affordable housing units between the years 2021 and 2030.

New Hope already offers a wide array of affordable housing, in both owner occupied and rental opportunities. The following table from the Metropolitan Council is their 2017 assessment of New Hope’s affordable housing stock. This table illustrates that 92 percent of New Hope’s existing housing stock is affordable to households earning 80 percent of area median income.

<table>
<thead>
<tr>
<th>Incomes at or Below:</th>
<th>Number of Units</th>
<th>Percent of Total New Hope Housing Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>30% of AMI</td>
<td>630</td>
<td>7%</td>
</tr>
<tr>
<td>31-50% of AMI</td>
<td>1,674</td>
<td>18%</td>
</tr>
<tr>
<td>51-80% of AMI</td>
<td>6,113</td>
<td>67%</td>
</tr>
<tr>
<td>Total Affordable Units</td>
<td>8,417</td>
<td>92%</td>
</tr>
<tr>
<td>Total New Hope Units</td>
<td>9,129</td>
<td></td>
</tr>
</tbody>
</table>

Source: Metropolitan Council Existing Housing Assessment, New Hope, 2017

The standard definition of affordable housing assumes that a family or non-family household earning 80 percent of the region’s median income can afford mortgage costs (mortgage payments, taxes, insurance and related housing costs) without spending more than 30 percent of their income. Because most homeownership assistance programs are targeted to households at or below 80 percent of median income, this is the threshold for determining whether ownership units are affordable.

For 2016, the affordability limit is 80% of the area median income for both rental and ownership housing. In 2016, the area median income (AMI) for a household of four is $85,800. Under these limits, a family of four can earn up to $65,700 to qualify for affordable housing. Based on income levels for low income households, the Metropolitan Council established the following purchase prices for homes in the region.
The following characteristics demonstrate that New Hope has a large supply of affordable owner occupied housing:

1. 2010 assessed value data for New Hope’s homesteaded properties indicated that 72.6 percent of the housing stock had a value of less than $250,000 and 32.2 percent of the housing had a value less than $200,000.

2. The following table illustrates the average housing price of units sold in New Hope between 2011 and 2015 was $199,000.
Rental development and assistance programs are generally defined affordable rental housing as units available to households at or below 50 percent of median regional income. The 50 percent of median designation is consistent with the Federal Low-Income Housing Tax Credit Program’s rent limits. Housing costs for rental units include both monthly rents and utilities. The following table illustrates affordable monthly rents at different income levels for 2016.

<table>
<thead>
<tr>
<th>Number of Bedrooms</th>
<th>Affordable Rent (including utilities) at 30% of AMI</th>
<th>Affordable Rent (including utilities) at 50% of AMI</th>
<th>Affordable Rent (including utilities) at 80% of AMI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>$450</td>
<td>$751</td>
<td>$1,201</td>
</tr>
<tr>
<td>One Bedroom</td>
<td>$483</td>
<td>$805</td>
<td>$1,288</td>
</tr>
<tr>
<td>Two Bedroom</td>
<td>$579</td>
<td>$966</td>
<td>$1,545</td>
</tr>
<tr>
<td>Three Bedroom</td>
<td>$669</td>
<td>$1,115</td>
<td>$1,784</td>
</tr>
<tr>
<td>Four Bedroom</td>
<td>$747</td>
<td>$1,245</td>
<td>$1,992</td>
</tr>
</tbody>
</table>

Source: Metropolitan Council 2016

The following table illustrates New Hope’s 2015 rent ranges. In comparing the City rent ranges to the regional affordable rents, nearly all New Hope’s rental housing is affordable to households at 80 percent of AMI and 50 percent of the rental housing stock is affordable to households at 50 percent of AMI.
## RENT RANGES, 2015

### EFFICIENCY

<table>
<thead>
<tr>
<th>Number of Units</th>
<th>Percent of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt;$300</td>
<td>--</td>
</tr>
<tr>
<td>$300 - $499</td>
<td>--</td>
</tr>
<tr>
<td>$500 - $749</td>
<td>48</td>
</tr>
<tr>
<td>$750 - $999</td>
<td>107</td>
</tr>
<tr>
<td>$1,000 - $1,499</td>
<td>--</td>
</tr>
<tr>
<td>&gt;$1,500</td>
<td>--</td>
</tr>
<tr>
<td>TOTAL</td>
<td>163</td>
</tr>
</tbody>
</table>

### 1 BEDROOM

<table>
<thead>
<tr>
<th>Number of Units</th>
<th>Percent of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt;$300</td>
<td>95</td>
</tr>
<tr>
<td>$300 - $499</td>
<td>75</td>
</tr>
<tr>
<td>$500 - $749</td>
<td>267</td>
</tr>
<tr>
<td>$750 - $999</td>
<td>814</td>
</tr>
<tr>
<td>$1,000 - $1,499</td>
<td>134</td>
</tr>
<tr>
<td>&gt;$1,500</td>
<td>44</td>
</tr>
<tr>
<td>TOTAL</td>
<td>1,429</td>
</tr>
</tbody>
</table>

### 2 BEDROOM

<table>
<thead>
<tr>
<th>Number of Units</th>
<th>Percent of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt;$300</td>
<td>97</td>
</tr>
<tr>
<td>$300 - $499</td>
<td>12</td>
</tr>
<tr>
<td>$500 - $749</td>
<td>93</td>
</tr>
<tr>
<td>$750 - $999</td>
<td>956</td>
</tr>
<tr>
<td>$1,000 - $1,499</td>
<td>485</td>
</tr>
<tr>
<td>&gt;$1,500</td>
<td>66</td>
</tr>
<tr>
<td>TOTAL</td>
<td>1,709</td>
</tr>
</tbody>
</table>

### 3+ BEDROOM

<table>
<thead>
<tr>
<th>Number of Units</th>
<th>Percent of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt;$300</td>
<td>23</td>
</tr>
<tr>
<td>$300 - $499</td>
<td>18</td>
</tr>
<tr>
<td>$500 - $749</td>
<td>77</td>
</tr>
<tr>
<td>$750 - $999</td>
<td>30</td>
</tr>
<tr>
<td>$1,000 - $1,499</td>
<td>155</td>
</tr>
<tr>
<td>&gt;$1,500</td>
<td>117</td>
</tr>
<tr>
<td>TOTAL</td>
<td>420</td>
</tr>
</tbody>
</table>

**MEDIAN RENT**

$881

Source: U.S. Census, 2015

These affordable housing statistics are significant when you consider that the rental apartments constitute 41 percent of New Hope’s housing stock.
The Metropolitan Council scores metropolitan cities on housing performance. The scores are meant to reflect both the amount of affordable and lifecycle housing in a community and the community’s efforts to facilitate affordable and lifecycle housing development and preservation. In 2016, New Hope scored an 80 in housing performance due to its attention to housing affordability and lifecycle housing needs. The 80 score ranks New Hope in the top 30 percent of all cities in the Metropolitan Area. The 2016 evaluation ranked New Hope very high in the following areas:

- Percentage of total housing comprised by affordable rental units.
- Percentage of total multiple family housing stock.
- Housing for special needs.
- City programs and regulations related to housing development, preservation, and rehabilitation.

The City believes that its existing housing (92 percent affordable) will sufficiently address its 2040 regional housing allocation. New Hope will continue to provide affordable housing through the following strategies:

1. **Development of New Affordable Housing.** The City will continue collaborative efforts with agencies such as the Northwest Community Revitalization Corporation, Project for Pride in Living, and Habitat for Humanity when the opportunities are presented to undertake a redevelopment effort. The City will continue to provide new owner occupied, market rate housing that is made affordable to low and moderate-income households through other assistance programs. The City emphasizes quality building and site design with materials that ensure long term durability.

2. **Maintenance of Existing Housing Stock.** Through code enforcement, information resources, and financial assistance programs, New Hope shall promote property maintenance and quality living environments.

3. **Rental Assistance.** New Hope will continue to utilize assistance programs to provide affordable housing opportunities. Programs now available within New Hope include Section 8 Housing Choice Voucher Program, Community Action for Suburban Hennepin, and MHFA Minnesota City Participation Programs.

4. **Redevelopment.** With future residential development projects, the City will engage in discussions regarding the livability and availability of housing for residents living at or below 50% of the regional average median income.
Commercial land uses comprise approximately 4 percent of the City's total land area. The vitality and image of the City’s commercial areas are a high priority for the City. Since 2010, the City, along with local businesses, has taken significant strides to improve its commercial areas through the following projects. These projects were identified in the 2030 Comprehensive Plan and successfully implemented. The City has revitalized the commercial areas of New Hope.

Midland Shopping Center brought CVS Pharmacy into the shopping center as a major anchor tenant. The 2010 project was the impetus for a shopping center facelift and site improvements that improved the center’s tenant mix, enhanced the shopping center’s appearance through a new building façade, and pedestrian and parking lot improvements.

In 2013, the shopping center immediately east of the Midland Shopping Center underwent a building facelift and parking lot improvements, which refreshed this shopping center and attracted new commercial tenants, providing a complete center occupancy.

The most significant commercial redevelopment project was the old Kmart site along Xylon Avenue, identified as a redevelopment target site in the 2030 Comprehensive Plan. The City acquired the Kmart site and razed the building to prepare the site for redevelopment in 2013. The City then solicited development concepts for the area. Through this review process, the City selected Hy-Vee Grocery to redevelop the site. The project brought a new major commercial anchor to the New Hope City Center, bringing customer traffic to the area daily.

The Hy-Vee project brought in the following uses: grocery store, pharmacy, florist, liquor store, delicatessen, and a sit-down restaurant. In addition to the main building, the project included a 4,500 square foot convenience store with gas sales. The 14,700 square foot North Memorial Medical Clinic built out the remaining redevelopment lots in this area.
The entire project was designed and constructed in accordance with New Hope’s Commercial Design Guidelines. This private investment has spurred public improvements to the Rockford Road and Xylon Avenue streetscape, which focused on improving automobile and pedestrian access to the area. The streetscape public improvements also provided an aesthetic compliment to the private site improvements of Hy-Vee.

The Hy-Vee redeveloped is viewed as a major success by community residents. This project has also spurred other redevelopment projects and site improvements in the surrounding area including:

1. Expansion of the Lifetime Fitness at the New Hope Shopping Center. This was a 7,800 square foot addition in 2016. Along with fitness center expansion, the City approved a new comprehensive sign plan to allow signs to face the Hy-Vee parking lot to promote business interchange between the sites.

2. In 2016, a car wash/gas station at 7820 Rockford Road was acquired and redeveloped as a 2,200 square foot Dunkin Donuts restaurant. This project removed a marginal commercial use and brought in a vital commercial attraction to the New Hope City Center.

3. The Village on Quebec Shopping Center was developed in 2005 and suffered vacancies through the recession of the late 2000s. Recently, this commercial site has experienced an influx of new tenants including medical, retail, and fitness businesses.

4. Renovation of the McDonald’s restaurant at 4201 Winnetka Avenue. This project updated the restaurant’s image through a complete building face lift, giving the building a new contemporary appearance complementary to the City Center’s vision.

The aggressive pursuit of redevelopment and efforts to promote commercial growth has proven effective for the City of New Hope. In this respect, the City will continue these efforts with the following strategies:

1. In 2007, New Hope established Community Design Guidelines to be adopted as part of the City’s Comprehensive Plan. The primary purpose of the Design Guidelines is to:

   - Reinforce the community’s vision for development.
   - Foster high quality architecture and site planning.
   - Encourage creativity in accomplishing design goals.
   - Protect public and private investment in buildings and infrastructure.
The Design Guidelines establish architectural, site design, and performance standards in the following areas:

a. **Building Design.** Façade treatment, ground level expression, window and door openings, roof design, building materials, color, and franchise architecture.

b. **Building Placement/Site Design.** Parking areas, parking structures, pedestrian areas, common space, landscaping, site improvements, and preferred trees.

c. **Lighting.** Fixture design, light levels.

d. **Signage.** Wall signs, sign design, illumination, freestanding signs.

e. **Streetscape Treatment.** Hierarchy of streets, gateway, parkways, commercial streets, local streets, sidewalks, and transit facilities.

f. **Stormwater Treatment.** Impervious surface, alternative technologies, detention ponds, infiltration, bio-filtration, multi-functional systems, and rooftop collection.

The application of the Design Guidelines has been very effective in improving the identity and environment of New Hope's commercial, industrial and high density residential areas. These guidelines reinforce New Hope's vision for future site improvements, new development, and redevelopment efforts throughout the City.

2. Redevelopment efforts in commercial areas shall promote commercial land uses as a first priority. However, the City will consider the introduction of compatible and complementary alternative land uses as part of the commercial redevelopment projects if it will enhance the commercial vitality on a City-wide basis.

3. Recent successful redevelopment projects have not completed the City's vision for the City Center core. The Winnetka Shopping Center site remains a target site for redevelopment/renovation. While having two strong anchor tenants (Unique Thrift Store and Dollar Store), the shopping center is characterized by multiple vacancies, building layouts that do not offer businesses good visibility or identity, and site conditions that detract from the shopping center's customer appeal. In this respect, the City will continue to pursue the Winnetka Center site for redevelopment/ renovation to better integrate with the larger City Center core planning.
4. Coordinate and integrate redevelopment efforts to include each of the shopping centers in the City Center area of New Hope to promote easy access, shared parking and pedestrian movement between the shopping centers to promote business interchange between these shopping centers.

5. As opportunities present themselves, redevelop and assemble small commercial sites to create larger commercial lots capable of accommodating contemporary office, retail, and service providers. Specific land assembly target areas include sites along Bass Lake Road east of Winnetka Avenue and 42nd Avenue east of the railroad tracks.

6. Work cooperatively with the City of Crystal to establish a cohesive commercial image along Bass Lake Road between Winnetka Avenue, and West Broadway.

7. The City will promote a business friendly attitude through the community promotion and ongoing examination of City regulations impacting businesses (e.g., zoning, signage, business licensing) to keep New Hope businesses competitive with adjoining communities.

8. To enhance the commercial image and to unify the identity of New Hope’s commercial areas, the City will implement a uniform streetscape design to establish a common design theme throughout the various commercial locations.

MIXED USE

The commercial land use description on the previous pages recommends the pursuit of redevelopment of select City Center commercial sites. Within the City Center area, the promotion of commercial land uses is the City's first priority. However, in response to nation-wide changes in retail trends and amount of available commercial space, the City may also consider the introduction of complementary, alternative land uses that will enhance the areas and provide support for existing commercial uses. Commercial mixed use land use category maintains the commercial land use as a priority but may also allow for residential land uses in an integrated site design. Residential densities that may be considered within a mixed use redevelopment would be medium density housing at 12 units per acre or high density housing options at 23+ units per acre.

The City has no immediate plans for a mixed land use redevelopment within City limits. This land use category gives the City the flexibility to consider alternative land uses when commercial site redevelopment opportunities become available. Any future Comprehensive Plan amendments to allow a mixed land use for the City Center will require City approval of a redevelopment master plan. Through the redevelopment plan review, the City will define the balance between commercial and residential land uses and the range of residential densities that may be allowed.
Redevelopment Target Areas

The map on the following page identifies 26 commercial sites that need maintenance or are targeted for redevelopment. The total area of these sites is 46 acres.

<table>
<thead>
<tr>
<th>COMMERCIAL REDEVELOPMENT TARGET AREA ACREAGE 2018 – 2028</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sites</td>
</tr>
<tr>
<td>-------</td>
</tr>
<tr>
<td>Maintenance</td>
</tr>
<tr>
<td>Redevelopment</td>
</tr>
<tr>
<td>TOTAL</td>
</tr>
</tbody>
</table>

Maintenance includes site and building upkeep, improvements, renovation, or rehabilitation of existing commercial buildings. No expansion of existing buildings is anticipated.

Redevelopment proposes that these sites may experience a total or more extensive improvement of existing conditions in line with the New Hope Commercial Design Guidelines or potentially building demolition and new site development. These sites will be pursued over the next 10 years; however, actual site redevelopment will only be pursued as opportunities present themselves and the project is deemed to be financially feasible, land use compatible, and the proposed redevelopment is consistent with policies and recommendations of the New Hope Comprehensive Plan.

The targeted redevelopment sites present 37 acres, assuming a 25 to 30 percent building coverage. These sites may support between 400,000 to 485,000 square feet of new commercial, retail, service, or office floor space. With changing national trends in retail (growing reliance on internet shopping), there may become an oversupply of retail floor space. To address this changing environment, the City will evaluate all future commercial redevelopment on its merits related to land use compatibility, market support, and financial feasibility. Alternative land use or mixed use developments that complement and enhance in place development may be considered.
Targeted areas' maintenance and redevelopment anticipated to be completed in the next 10 years.
Land Use

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Industrial land use is a strong component of the City, representing 15.3 percent of the City's land use. Due to the limited supply of vacant industrial land, future industrial growth will consist of in-place expansion of existing industries or redevelopment of obsolete industrial sites. To encourage continued economic development and business retention, the City must examine means that will serve to accommodate the in-place expansion of existing industries and be responsive to the changing needs of the local businesses. To accomplish the above mentioned items, the City will operate under five basic strategies:

1. Open communication with business owners to encourage positive relations and the retention of existing businesses.

2. Continue to re-evaluate the land use/zoning requirements placed upon industrial properties. By re-evaluating, and possibly reducing setback requirements, open space requirements, and parking requirements, expansion of existing buildings can occur.

3. Emphasize industrial site and building maintenance through code enforcement to ensure high quality building and site conditions. The effective enforcement of New Hope’s Business Use Certificate Occupancy (BUCO) Program ensures that each industrial building or tenant bay is inspected prior to change of occupancy. The program ensures that an industrial space is appropriately equipped and compliant with Building and Fire Codes for the type of business operation intending to take occupancy within a New Hope industrial building. The BUCO Program has promoted reinvestment in existing industrial buildings, keeping them viable for continued use.

4. Redevelopment efforts in industrial areas shall promote industrial land uses that generate local employment opportunities and preserve the City's industrial tax base. as a first priority. However, the City may be open to alternative land uses that will compatibly coexist within an industrial environment and that will not encumber existing industrial operations. Land use not listed within the city's industrial zoning district will be evaluated on their merits on a case by case basis to determine if they are appropriate within New Hope's industrial areas.
5. New development and/or redevelopment shall be subject to the New Hope zoning standards and the Industrial Design Guidelines as a means of promoting improved site design, quality architecture, and addressing industrial land use compatibility issues related to aesthetics, glare, noise, and traffic where industries adjoin residential areas.

6. Promote expanded transit opportunities to connect industries to employees.

In addition to the above items, the City will encourage infill development of underutilized parcels of land. The City will also attempt to reduce the incompatibilities between existing and future land uses. To accomplish this end, the City will utilize screening and buffering for reasons of aesthetics and noise problems.

The 2030 Comprehensive Plan identified a number of industrial sites in need of maintenance and/or redevelopment. Through the implementation of the aforementioned strategies, the City has successfully improved these sites and brought new industrial tenants to the City.

Looking to the future, the City has again identified redevelopment/maintenance industrial target sites that they hope to address over the next 10 years. The following map identifies the location of the target sites.

<table>
<thead>
<tr>
<th>INDUSTRIAL REDEVELOPMENT / MAINTENANCE TARGET SITES ACREAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
<tr>
<td>Sites</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Maintenance</td>
</tr>
<tr>
<td>Maintenance/Redevelopment</td>
</tr>
<tr>
<td>TOTAL</td>
</tr>
</tbody>
</table>
Targeted areas’ maintenance and redevelopment anticipated to be completed in the next 10 years.

Map created December 2017
Sources: Met Council, City of New Hope
MN DNR, Hennepin County, NAC
Land Use

(This page intentionally left blank)
Maintenance includes upkeep, improvements, renovation, and rehabilitation of existing industrial buildings. No expansion of existing buildings is anticipated.

The redevelopment target sites for industrial equal 24.0 acres. If redevelopment occurs within the proposed industrial redevelopment target site, the City anticipates a building coverage of approximately 40 percent of land area, resulting in 418,000 square feet of potential new industrial building space.
INTRODUCTION

The Transportation Plan is based on a total transportation system and how it relates to and serves the land use patterns of the community. The transportation system encompasses several modes which include the automobile, mass transit, pedestrian, bicycle, and aviation. The transportation system serves to tie together, and in some cases separate, the various land use activities in the community.

As a fully developed community, New Hope transportation system infrastructure remains unchanged. Through the transportation plan, the City outlines its efforts to enhance the City pedestrian and bicycle facilities; take advantage of regional mass transit facilities; and provide a safe and efficient automobile traffic movement.

STREETS

The following Functional Classification System, Roadway Network Jurisdiction, Traffic Volumes, and Traffic Volume Projections Maps illustrate the functional hierarchy, roadway jurisdiction, and existing and proposed average daily traffic (ADT) and transportation improvement areas of the streets in New Hope.

Principal Arterials
Principal arterials are major transportation arteries. They function to connect large population centers to cities in other parts of the State. These roadways are designed for high speed movements and for high volumes, including commercial traffic and are intended to serve longer trips.

U.S. Highway 169 forms New Hope’s western corporate boundary. Highway 169 is classified as a principal arterial. In 2017, traffic volumes on this highway ranged from 74,000 ADT to 79,000 ADT. With continued regional growth, the traffic volumes are forecasted to reach between 85,500 and 93,600 ADT by 2030. This represents an increase of 16 percent to 19 percent over the next 12 years.
Functional Classification of Road Network

Legend

- City Boundary
- Other City Roads
- Principal Arterial
- A Minor Arterial
- A Minor Reliever
- Major Collector
- Railroads

Map created March 2017
Sources: Met Council, City of New Hope
MN DNR, Hennepin County, NAC
Improvements identified for Hwy 169 include the bridge replacement at the 42nd Avenue. This project is scheduled for 2020. This project includes federal, state, county, and local agencies in the planning, design, and reconstruction of this new interchange. City priorities for this project include safe traffic management at this key interchange in New Hope. The City also wishes to promote bicycle and pedestrian component to the bridge design to allow safe connections between New Hope and Plymouth.

The growing traffic volumes on Hwy 169 raise concern regarding noise impacts on residential neighborhoods adjoining Highway 169. With any future improvements, expansion, or upgrades of Highway 169, the City will solicit Mn/DOT to include noise mitigation elements for the highway design to reduce negative impacts on New Hope neighborhoods.

**Minor Arterials**

Minor arterials also place more emphasis on mobility than on providing local access. Minor arterials supplement and provide connections to the principle arterial system. They also support access to major traffic generators. Minor arterials should serve medium to short trips, and support transit options. The highest order of streets that exist in New Hope are those of the minor arterial. Within New Hope, the following streets are classified as minor arterials:

- Bass Lake Road- County Road 10
- Rockford Road- County Road 9
- Medicine Lake Road- County Road 70
- Winnetka Avenue- County Road 156

The following Traffic Volume Projections Map illustrates projected traffic volumes through the year 2040. In review of the minor arterial system, the following improvements are anticipated:

1. New Hope’s minor arterial street system serves as the City’s gateways, connecting its various commercial areas. As a means of enhancing the community’s identity and providing an aesthetic connection to its commercial areas, the City will be designing and implementing streetscape improvements along the minor arterial streets in the City’s commercial land use areas.

2. Bass Lake Road/ Hennepin County Hwy 10. This road serves as a minor Arterial street through northern New Hope. The following design efforts will impact future planning along Bass Lake Road.
   - Hennepin County’s long range design for Bass Lake Road is a four lane divided highway with full street access provided only at controlled intersections that meet the county’s spacing guidelines.
The City wishes to promote a complete street design as part of Bass Lake Road improvements that includes pedestrian and bicycle facilities along both sides of this major roadway.

New Hope has undertaken efforts to improve the Bass Lake Road streetscape through recent redevelopment projects. The efforts have included burying overhead utility lines between Winnetka and Yukon Avenues, and provisions for decorative street lights and sidewalk improvements along the north side of Bass Lake Road. In coordination, Hennepin County the City will continue to pursue streetscape improvements to enhance this major travel corridor through the City.

3. Rockford Road/42nd Avenue/County Road 9. This minor arterial street passes through the center of New Hope. Rockford Road is the main gateway to the New Hope City Center and the following design efforts will impact future planning of Rockford Road.

- In conjunction with Bridge replacement at Hwy 169 and Rockford Road, the City will pursue a complete street design on Rockford Road that will provide for bicycle and pedestrian facilities along both sides of this street. This is intended to provide safe bicycle and pedestrian travel routes to major City destinations along Rockford Road including Civic Center Park, New Hope City Center, YMCA, and New Hope Bowl.

- With the redevelopment within the New Hope City Center area, the City has implemented attractive streetscape features along Rockford Road and Xylon Avenue. These features include pedestrian areas, landscaping, fencing, and street lighting. The City will continue to expand streetscape improvements to the balance of the City Center planning district 11 as opportunities present themselves.

4. Medicine Lake Road/County Road 70. This minor arterial serves as New Hope's boundary with the City of Golden Valley. The following design features will impact future planning along this corridor.

- Medicine Lake Road is a three lane design providing two traffic lanes and a center turn lane. This design has worked effectively in moving traffic while still providing safe turning movements onto local streets.

- There are drainage issues along Medicine Lake Road. All future street improvements and/or redevelopment efforts of properties adjoining Medicine Lake Road must include stormwater management efforts to
capture and control storm water volume and rate to reduce downstream flooding issues.

5. Winnetka Avenue/County Road 156. This north-south minor arterial runs the entire length of New Hope and connects with both Brooklyn Center and Golden Valley. The following design features will impact the future planning along this corridor.

- In 2020 Center Point Energy will be replacing a gas main in Winnetka Avenue from Rockford Road to Medicine Lake Road. This project will disrupt the roadway and travel patterns for the project schedule. The project will provide the City and County with the opportunity to explore potential roadway improvements, including but not limited to:
  a. Traffic Improvements, street design, and intersection improvements.
  b. Improved bicycle and pedestrian facilities along both sides of this minor arterial street.
  c. Streetscape improvements, including street lighting, pedestrian amenities, and transit stops.
  d. Opportunities to bury overhead utilities.

- Winnetka Avenue between Rockford Road and 62\textsuperscript{nd} Avenue is characterized by overhead utilities, numerous lots fronting and accessing directly on to Winnetka Avenue, and private fences of various design, colors, and conditions. These features present an unappealing image for the community. Future efforts to improve the streetscape appearance will be explored when opportunities are available, and costs are financially practical in the City.
Collector Streets

Collector streets place emphasis on both mobility and land access. The collector street system for the City of New Hope has been further classified as community and neighborhood collectors. The community collectors provide accessibility and connection to neighboring cities and/or direct accessibility to an arterial of regional and sub-regional importance. The community collectors consist of Boone Avenue, 36th Avenue North, 49th Avenue North, and West Broadway/County Road 8.

Neighborhood collector classifications can be considered to more aptly serve neighborhood (residential and industrial) trip functions. There are several neighborhood collectors as identified on the Functional Classification System Map. The following collector street improvements have been identified for future consideration:

1. West Broadway/County Road 8: Hennepin County wishes to turn back jurisdiction of West Broadway to the adjacent cities. New Hope is reluctant to accept turn back of West Broadway in its present condition. To accept this turn back, the City will require the following design features.
   - Total reconstruction of West Broadway as an urban collector street with improved street surface, curb, and gutter, and storm water improvements, and burial of the overhead power lines.
   - The new street will embrace the complete street design features providing for both pedestrian and bicycle facilities along West Broadway.
   - In coordination with county reconstruction the City shall evaluate and replace utility infrastructures within the right-of-way where needed.
   - The City will seek the cooperation of Hennepin County, Brooklyn Park, and Crystal in the design and upgrade of West Broadway from its current rural design to an urban collector street. A uniform streetscape is desired along the entire length of West Broadway, extending through the three cities.
   - Additional Turnback Funds and/or other funding sources to complete improvements identified above. Additional allowable Municipal State Aid mileage to increase the annual allotment to New Hope, providing funding for future maintenance.

2. Boone Avenue: The City upgraded portions of Boone Avenue by adding bike lines in conjunction with other street improvements. The complete street concept will be implemented along Boone Avenue with future street improvements.
Boone Avenue, north of Bass Lake Road, is scheduled for infrastructure improvements in 2027.

3. 49th Avenue: The east-west collector street has recently undergone street improvements between Boone Avenue and Winnetka Avenue. This included the provision of a trail along the southern side of the street. With future improvements of 49th Avenue east of Winnetka, there is a need to construct a trail along this street segment providing access to Quebec Avenue, the New Hope Ice Arena, and Crystal neighborhoods.

Local Streets

The primary function of local streets is to provide direct property access. New Hope’s local street system is reflective of the City’s environmental constraints and residential subdivision design. The residential neighborhoods have been designed to have local streets channel neighborhood traffic to the higher functional classification streets and to discourage the intrusion of through traffic into the neighborhoods.

New Hope has a proactive pavement management program for street repair and improvements on a three-year cycle. The City coordinates the inspection of the City’s collector and local streets for repair, replacement, or overlay. The program ensures quality street conditions throughout the community. The City may investigate low impact design options with new local street planning to assist in the City’s stormwater management efforts.

New Hope’s pavement management program involves the inventory and condition assessment of all local streets and their underlying utilities. This program allows the City to prioritize capital improvements for street replacement, repair, and overlay efforts. This program ensures quality local street conditions throughout the City.
Transportation

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TRANSIT ROUTES

New Hope lies within the Metropolitan Transit Taxing District and is within Market Area III. Service options for Market Area III include regular route locals, all day expresses, small vehicle circulators, special needs paratransit (ADA, seniors), and ridesharing. The following Existing Transit Routes Map illustrates the bus transit system service New Hope. Following the NW Metro Transit Restructuring Plan of 2007, the City has five bus transit routes. With four local; one local/express route into Brooklyn Center and Brooklyn Park.

In addition to the aforementioned public transit options, New Hope also has available two special transit programs. Metro Mobility is offered through Metro Transit to provide public transit service for people with disabilities who are unable to use other forms of mass transit. This door to door program allows transit drivers to assist passengers from a specific address and deliver them to another specific address.

In looking to the future, the following recommendations are offered for improved transit service:

1. Provide sidewalk and trail connections to transit stops to improve resident accessibility to mass transit services.

2. Blend transit stops and related facilities into New Hope’s streetscape designs to provide attractive, safe, and inviting locations by including, but not limited to, landings, benches, shelters, lighting, and trash receptacles.

3. Integrate mass transit planning services and facilities with the Metro Blue Line Expansion.

4. Integrate mass transit components into the City’s redevelopment planning for locations such as City Center or Midland Shopping Center or the Bass Lake Road corridor.

5. Promote public involvement in transit route planning or route changes.

6. Plan and implement additional east-west transit connection routes between New Hope and Plymouth.

7. New Hope shall continue to work with the Metropolitan Council to determine future transit services consistent with the City’s transit market area.
SIDEWALKS AND TRAILS

The following maps illustrate New Hope’s existing and proposed plans for sidewalks, trails, and bikeways. Sidewalks are generally located along the City’s arterial and collector streets. This provides an effective pedestrian network that connects neighborhoods and major destinations within the community (shopping areas, parks, and schools).

Future sidewalk improvements should recognize the needs of the City’s population. Minnesota Agency on Aging emphasizes planning for a “rollable community” to address the needs of an aging population. The term “rollable community” envisions a pedestrian sidewalk and trail system that responds to a full range of life cycle needs including bicycles, roller blades, walking, jogging, and people with walkers, and wheelchairs, as a means of keeping residents active and healthy.

Improvements to the existing sidewalk system include:

1. The City will be proactive in providing sidewalk connections into community destinations (i.e., parks, schools, shopping areas, transit stops).

2. Emphasize the need for pedestrian connections between the public sidewalk system into private commercial sites as part of development review to promote pedestrian access to the City’s businesses in accordance with the New Hope Design Guidelines.

3. Public sidewalks shall be integrated with the mass transit system to provide areas with benches and shelters and provide attractive pedestrian rest areas.

4. Integrate local sidewalk system with large New Hope Trail and Biking Plan.

5. Require pedestrian connections between available public sidewalks and storefronts within commercial land use areas.

6. Integrate bicycle parking facilities into commercial site plans.
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The following maps illustrate New Hope’s existing proposed Trail and Bikeway Plan. Bicyclists are directed to travel on the public streets and must follow the motorized travel rules. This applies to all areas of New Hope where designated bikeways do not exist. The New Hope Trail and Bikeway Plan illustrates the following components:

**Bike Lanes**

A bike lane is a portion of a roadway which has been designated by striping, signing, and pavement markings for the preferential or exclusive use of bicyclists. Currently, New Hope has bike lanes on the following street:

- Boone Avenue between Medicine Lake Road and Bass Lake Road

**Bike Path**

A bike path is physically separated from motorized vehicular traffic by an open space or barrier and is located either within the roadway right-of-way or within an independent easement. The New Hope Trail and Bikeway Plan illustrates proposed bike paths that provide local bicycle access to a number of schools, parks, and shopping areas and is also intended to provide connections to the regional trail and park system.

The Trail and Bikeway Plan envisions future pedestrian and bicycle improvements to the bridges crossing Highway 169 to provide safe bicycle travel between New Hope and Plymouth and to gain access to regional trail and park systems.

**Off-Street Trails**

Off-street trails are bikeways established outside the public street right-of-way. The Trail and Bikeway Plan includes a recommendation to investigate the potential for sharing railroad right-of-way for a bike path or trail system. With active rail service use of both of New Hope’s rail lines, this shared use of the right-of-way may represent a long-range goal for the community.
Transportation

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Regional Trails

The Metropolitan Council has identified two regional trail corridors passing through New Hope. As illustrated on the following map, the two regional trail corridors include:

Eagle Lake- Bassett Creek Regional Trail search corridor. This corridor is intended to extend between Eagle Lake Regional Park and the Bassett Creek regional trail in Crystal. This specific route has yet to be defined. Three Rivers Park District will lead the process for the trail alternative alignment: New Hope will work with Three Rivers Park District to integrate the regional trail with local trail improvements to avoid duplication of efforts and to reduce project expense while fulfilling the intent and purpose of the future regional trail system.

CP Rail Extension Regional Trail search corridor. This proposed regional trail runs through New Hope along the North South Soo Line railroad track right-of-way. It is recognized that this is an active railroad as such the pursuit of this trail segment is pending a change in the status of the active railroad operations. The City of New Hope endorses the use of the railroad right-of-way when the railroad is no longer in operation. This regional trail corridor is consistent with the City’s proposed Trail and Bikeway Plan.
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AVIATION

There are no existing or planned aviation facilities in the City of New Hope. However, New Hope is located within the influence of Crystal Airport. The Crystal Airport is owned and operated by Metropolitan Airports Commission (MAC). MAC is also responsible for preparing and maintaining a long-term Comprehensive Plan and Development Implementation for Crystal Airport.

The Crystal Airport is classified as a minor airport, service as a general aviation reliever for the Minneapolis St. Paul International Airport. In October 2008, the Metropolitan Council approved a Crystal Airport Long Term Comprehensive Plan that calls for its continued operation through 2025. The plan also recommends that the removal of two of four runways, reducing the number of homes within designated safety zones and providing opportunities for limited business on the airport site. The commercial development is intended to generate additional revenues for the airport. New Hope will continue to monitor the modifications to the Crystal Airport to identify potential impacts of the City.

To accommodate continued use of the Crystal Airport, its air space must be protected from potential obstructions and electronic interference to aircraft operation. New Hope has implemented structure height restrictions within its Zoning Ordinances. Any Structures having a height of 200 feet or greater shall require notification of the Federal Airport Aviation (FAA) and Minnesota Department of Transportation Aeronautics and shall comply with MN/DOT Rules Chapter 8800.

RAIL SERVICE

Two rail lines pass through New Hope, providing some local access within the City's industrial parks. The Canadian Pacific Rail line runs east to west through New Hope, carrying an average of twenty trains a day. The Soo Line runs north and south through New Hope before merging with the Canadian Pacific Rail line. The north-south rail corridor is a minor line carrying two to four trains per day.

While the rail lines provide valuable service to New Hope and the region, they also present land use compatibility issues related to noise and interruption of local traffic at railroad crossings. To mitigate the negative impact of the rail lines, the following improvements have been completed:

1. The City has undertaken on-grade railroad crossing improvements at rail crossings on Winnetka Avenue and Boone Avenue to establish quiet zones to reduce train whistle noise for the surrounding neighborhoods

2. The City has established land use patterns and design standards for land use along the railways to promote compatible land use relationships.
INTRODUCTION

In order to enhance the quality of life within a community, it is fundamentally important to provide adequate community facilities for residents. The commonly provided facilities are parks and open space, administrative offices, and public utilities.

As a mature, fully developed community, New Hope’s public facilities and utility infrastructure are in place. In regards to this, the Community Facilities Plan is reflective of the City’s strong desire to maintain and improve the City’s delivery of high quality services and facilities in a cost-effective manner.

SANITARY SEWER SYSTEM/WASTE WATER MANAGEMENT

The City of New Hope is a fully sewered community. The City is serviced by the Metropolitan Council Environmental Services. There are no on-site and private sewered systems in the community. The City mandates all developments to hook on to the public sewer system. The Metropolitan Council projects waste water flows and sewered population/households forecasts based on current trends in the community and the Metropolitan Council’s Water Resources Management Policy Plan. The forecasts for New Hope through 2040 are as follows:

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<th>2020</th>
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<td>1.90</td>
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</table>

Source: Metropolitan Council Water Resources Management Policy Plan

The table in Appendix A lists sewer connections to New Hope from the City of Golden Valley, Crystal and Brooklyn Park. Additionally, there are residential and commercial developments in New Hope that have their sewer connections to the City of Crystal. In efforts to address the Metropolitan Council’s Water Resources Management Policy Plan regarding programs to meet infiltration/inflow (I/I) reduction goals, the City has adopted the following programs:

- Comprehensive Sanitary Sewer Plan. The plan identifies existing sewers, establishes districts, and estimates waste water flows based on density (land use).
• Infiltration/Inflow Analysis – The City is currently analyzing flows as part of the Metropolitan Council Green Infrastructure Grant Program. The study will provide flow monitoring results which will show the relationship between storm water and sanitary sewer I/I, as well as corresponding results on the amount of I/I from public and private infrastructure. This study will provide a real snapshot of where to focus I/I efforts within the city.

• Sump Pump Inspections. The City initiated a sump pump inspection program in 2003 to verify that sump pumps were not discharging to the sanitary sewers. The program was completed in the Spring of 2007. Sump pump inspections are conducted with each residential point of sale, rental registration, or business use occupancy permit inspection.

• Sanitary Lining Program. Beginning in 2008 the city completes a sanitary lining project every year. This program began as a response to the surcharge requirements by the MCES. Areas of the City are lined every year to seal pipes and prolong the lifespan of the sewer.

• Pavement Management Program. The City systematically evaluates its street utility conditions to outline priorities for repair and replacement. Through this program, the City has an aggressive approach for replacing or lining sanitary sewer systems to prevent inflow and infiltration. The city also undertakes regular maintenance of its lift stations to reduce I/I.

  o Starting in 2015 as part of street reconstruction projects, the City installed sump pump connection stubs to each property, so that the owner may connect existing of future sump drain lines directly to the storm sewer system.

The following map shows the City’s sewer plan. The City’s programs have been effective in reducing I/I through the public infrastructure, however I/I from private properties remain an issue. To further reduce I/I the following future efforts will be considered:

1. The City informs and educates its residents about I/I reduction through its newsletter, which includes graphics that illustrates proper grading and drainage around homes, and proper sump pump discharge techniques.
2. The City will consider requiring private sanitary sewer services to homes and businesses to be televised as part of the point of sale program. If the utility service is broken allowing I/I into the sanitary sewer corrective measures must be considered as part of the property sale. This could be a significant cost to the property owner, and the City will evaluate options prior to mandating this improvement at point of sale. The City will investigate financing options, including loans or grant options, that may assist a property owner in replacing a private sewer service.

3. In the past, the City had undertaken a series of backyard drainage projects to correct drainage issues, and patterns that had become obstructed over time. The City had since moved away from these projects. However, there is need again to improve stormwater drainage consistent with the City’s Comprehensive Stormwater Plan. In this regard, the City will consider future backyard drainage maintenance/improvement projects where needed.
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WATER SUPPLY

The Cities of New Hope, Golden Valley and Crystal are served by a single water system managed by the Joint Water Commission (JWC). The primary source of water to the JWC is from the City of Minneapolis. The Cities have authority over their own shared system water policies. The Department of Natural Resources and Metropolitan Council have reviewed the 1995 plan and the following updates were required as per their comments:

- Coordination and implementation of uniform policies for all customers in the JWC service area.
- Emergency and conservation measures are standardized for each community.
- Future revisions of the plan should coordinate JWC water emergency and water conservation measures with the City of Minneapolis.

In response to this review, the JWC created a Water Supply, Emergency and Conservation Plan in 2009.

The Water Supply Plan was updated in 2017 and states that the existing storage and supply rates are adequate for the projected growth. The plan includes not only the aggregated data but also individual data for each community per the Metropolitan Council’s request. In December 1996, the Metropolitan Council approved the water supply plan for the City of New Hope.

In 2003, during water supply rate negotiations with the City of Minneapolis, the JWC initiated a study examining alternatives to the Minneapolis water supply. The study included the evaluation of a JWC independent well water supply and treatment system. As a result of that effort, the JWC was able to negotiate new rates with the City of Minneapolis and agreed to a new 20-year contract with a review process every five years. In addition, the new contract includes the formation of a water advisory board whose membership includes both JWC and City of Minneapolis representatives. The board will communicate with and make recommendations to the Director of the Minneapolis Water Works regarding any matters relating to the Minneapolis Water Works.

In 2016, The New Hope City Council voted to raise franchise fees 3 – 7 percent every year each of the next five years. This increase brings utility rates to a comparable rate to other cities. The additional revenue will go to the revenue funds to fund infrastructure improvements.
The Water Supply Plan is again being updated in conjunction with the 2040 Comprehensive Plan with its completion anticipated in 2018.

The following map shows the water main system plan in the City of New Hope.
STORM WATER DRAINAGE

In 1996, New Hope adopted its first Surface Water Management Plan. This plan was updated in 2004, 2008, and currently being updated in 2018 in conjunction with the 2040 Comprehensive Plan. The current plan was formally approved by both Shingle Creek Watershed Commission and Bassett Creek Watershed Management Commission in 2008.

The 2018 Surface Water Management Plan serves as a local guide for addressing storm water issues pertaining to water quality, water quantity, flood protection, and storm water system improvements or redevelopment efforts within New Hope.

The City has established a storm water utility fund which is utilized to finance storm water improvements such as ponding, storm sewer, catch basins, street curb and gutter replacement, and the City’s ongoing storm drainage improvements projects.

Northwood lake, Meadow Lake, and Bass Creek in New Hope are identified as impaired waters by the Minnesota Pollution Control Agency. These lakes and creeks do not meet one or more water quality standards of Section 303(d) of the Clean Water Act. The City’s Surface Water Management Practices will continue to be implemented to reduce pollutant loading of these lakes and creeks.

The City is also working with Golden Valley to cooperatively resolve storm drainage in the area of Medicine Lake Road. The DeCola Pond project will provide regional ponding in this area. The City of New Hope will require stormwater retention facilities with all public and private redevelopment efforts in this watershed to improve stormwater volumes and runoff rates.

PUBLIC BUILDINGS/FACILITIES

New Hope Public Buildings reflect the identity and character of the community. In this regard New Hope provides itself on providing attractive and inviting public buildings. The Public Buildings in New Hope include:

- City Hall/Police Station
- Fire Station
- Public Works
- Ice Arena
- Golf Course and Club House
- Municipal Pool (Proposed)
The City periodically assesses each of the facilities for future needs and improvements. Current and future improvements are identified as follows:

**City Hall/Police Station.** The current City Hall/Police Station were constructed in 1969 with frequent renovations and improvements through the 1980s and 1990s. A 2017 study determined that the current City Hall/Police Department no longer provided adequate space and facilities to effectively serve the City. The City has approved the construction of a new 64,000 square feet City Hall/Police Station within Civic Central Park. The new building has been designed to address the ongoing space needs of both the City Administration and the Police Department. The building and site design embraces the New Hope design guidelines with regards to exterior architectural appearance blending the City Hall with recent private city center redevelopment efforts. The interior building design is both inviting to the public while incorporating the security features to ensure a safe building environment. Building construction will occur in 2018 with occupancy expected in the summer of 2019.

**Municipal Pool.** The new City Hall/Police Department building is being located at the site currently occupied by the New Hope swimming pool. This location is needed to keep existing City Hall functioning during the construction of the new building. The new building placement has mandated a redesign of Civic Center Park. The Municipal Pool is planned to replace the existing City Hall building upon its demolition. The new pool is intended to include a variety of water park amenities that will be appealing to a broad range of age and user groups. A Civic Center Park Master Plan is in development and will illustrate the overall park design and the placement of municipal buildings and facilities. The design and range of facilities are intended to create an attractive park environment to draw people to New Hope’s City Center area.

**Public Works Building.** The Public Works Building located at 5500 International Parkway, accommodates all the offices, maintenance area, and storage of all the City vehicles and equipment. Examination of the existing facility demonstrates a need for additional indoor storage to accommodate the City’s expanded equipment inventory. The City has proposed building expansion plans to address the growing needs. The Public Works expansion is tentatively scheduled for 2021.

**Other City Buildings.** (Fire Station, Ice Arena, and Golf Course Club House) These buildings are in good condition. No major improvements are currently identified in the buildings and site. The City performs regular maintenance on the site to ensure that both buildings and grounds are kept in a manner that reflects positively on New Hope’s image.
Community Facilities

Insert Approved Civic Center Park Master Plan
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Schools

New Hope is located in the Robbinsdale Area School District 281. The schools in New Hope include:

- Robbinsdale Cooper High School 8230 47th Avenue North
- New Hope Learning Center 8310 47th Avenue North
- Meadow Lake Elementary 8525 62nd Avenue North
- Sonnesyn Elementary 3421 Boone Avenue North
- Spanish Immersion School 8808 Medicine Lake Road
- Robbinsdale Education Center 4148 Winnetka Avenue North
- ISD 281 Bus Garage 4124 Winnetka Avenue North

New Hope also has a school under the jurisdiction of Intermediate School District 287. Located at 5530 Zealand Avenue North, this school provides innovative educational services and customized student curriculum for at-risk leaning students.

The quality of local schools directly influences a community’s ability to grow and attract new families. It is mutually beneficial for the City to work with the local school district to promote each other through proper planning, sharing facilities, and cooperative investments.

Recognizing this benefit, the City and School District have work cooperatively in the following areas.

1. The City helps maintain and periodically helps upgrade outdoor facilities at the local schools. In turn, the City is permitted to use outdoor facilities for recreational programs in the spring, summer, and fall.

2. The City has financially participated in the construction of additional gymnasiums at Cooper High School to provide expanded indoor recreational space for recreational programming.

3. The New Hope Ice Arena is home ice for Robbinsdale High School hockey teams.

These cooperative efforts promote the City, avoids duplication of costs, and extends the limited physical and financial resources of both institutions. The City will explore future options for cooperation and enhancement of the local schools.
PARKS AND RECREATION

Parks and Facilities

The City’s philosophy regarding parks and recreation facilities began with the desire to provide a park within walking distance for every family in New Hope. There are twenty parks in this almost six square mile City plus special use facilities. (See matrix listing parks and amenities). The park system covers roughly 200 acres of land, including facilities held under lease from Independent School District 281. The parks listed below are all developed and offer a full range of recreational opportunities and services.

There are six mini parks in New Hope with the largest being two acres in size:

- Elm Grove Park, 55th and Quebec Avenues
- Holiday Park, 47th and Flag Avenues
- Jaycee Park, 27th and Independence Circle
- Corner Park, 47th and Winnetka Avenues
- Little Acre Park, Zeeland and Yukon Avenues
- Terra Linda Park, Medicine Lake Road and Lamphere Drive

There are ten neighborhood parks ranging in size from almost five acres to 18 acres. Two of these parks are on School District property and under a no fee lease agreement between the two political entities.

- Begin Park, 54th and Wisconsin Avenues
- Civic Center Park, 44th and Xylon Avenues
- Fred Sims Park, 45th and Nevada Avenues
- Hidden Valley Park, 32nd and Boone Avenues
- Liberty Park, 60th and Gettysburg Avenues
- Lions Park, 38th and Oregon Avenues
- Meadow Lake Park, Meadow Lake Road and Yukon Avenue
- Meadow Lake School Park, 601/2 and Boone Avenues
- Sunny Hollow School Park, 28th and Boone Avenues
- Sunnyside Park, 47th and Quebec Avenues
Schools

Legend
- City Boundary
- Railroads
- Open Water
- Elementary School
- High School
- Learning and Service Center
- Parks
- Parcels

Map created Spring 2017
Sources: Met Council, City of New Hope
MN DNR, Hennepin County, NAC
City Parks & Recreation Amenities Inventory Related to Civic Center Park

White symbols represent a unique amenity within the city in relation to Civic Center Park.

Colored symbols represent an amenity that is within Civic Center Park and another park in the city.
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Community Facilities

There is one community park which is the City’s largest park and hosts the annual community festival, Duk Duk Daze:

- Northwood Park, 38th and Boone Avenues

There are two athletic complexes/community playfields in the City. These are the only two parks with field lighting for night use:

- New Hope Athletic Field/Lighted Field, 49th and Louisiana Avenues
- Victory Park, 5505 International Parkway

Special use parks and facilities include:

- An ice arena with two sheets of ice located at 49th and Louisiana Avenues
- A par three, nine-hole golf course located at 8130 Bass Lake Road
- A proposed outdoor pool complex located in Civic Center Park at 44th and Xylon Avenues
- Two community gyms built by the City at Cooper High School at 8230 49th Avenue
- An outdoor theater at Civic Center Park
- Dorothy May Park, 601/2 and Wisconsin Avenues, a 6-acre passive nature park
- A disc golf course in Sunnyside Park at 47th Avenue and Quebec Avenue
- An indoor walking track at the ice arena

In cooperation with the Robbinsdale School District 281, the City helps maintain and periodically helps upgrade outdoor facilities at schools within the City. In turn, the City is permitted use of the outdoor ball fields for programs during the Spring, Summer, and Fall.

- Meadow Lake Elementary School, 60½ and Boone Avenues
- New Hope Learning Center, 47th and Aquila Avenues
- Sonnesyn Elementary School, 34th and Boone Avenues
- Robbinsdale Spanish Immersion (RSI) School, 28th and Boone Avenues

Regional Facilities

There are no regional park facilities located within New Hope. A section of trail along 36th Avenue from Highway 169 to Boone Avenue, north along Boone Avenue through Northwood Park to Winnetka Avenue, traveling east on 36th Avenue and then south on Nevada Avenue is the Bassett Creek Regional Trail, located within City limits. Two parks in the Three Rivers Park District system are the closest regional parks to the City. Both are less than two miles west in Plymouth, Clifton E. French Regional Park off 42nd Avenue, and Eagle Lake Regional Park off Bass Lake Road.
Aging Facilities

Aging recreation facilities will impact the community in the future. New Hope’s recreation facilities were built for the most part in the 1960’s and 1970’s. The facilities have been updated over the years and this must continue into the future to keep them alive and vibrant in order to entice users. Newer communities to the west relied on New Hope in their early days of development for recreation programs and facilities. Most of these cities have built facilities in the past twenty years that are newer than New Hope’s, drawing local users away. Competition is felt most harshly during off season at the ice arena, or times of poor weather at the golf course and the swimming pool.

New Hope’s parks contain play equipment, ballfields, trails, courts, shelter buildings, lighting systems, turf irrigation systems, etc. that are also aging. Many parks were developed in the 1960’s and early 1970’s. The newest City park was built in 1991. Play equipment in most of the City’s parks has been replaced when the equipment is 20-25 years old. The goal is to replace playgrounds every 15 to 18 years to maintain safety and accessibility standards and to maintain the aesthetics in the parks. Old, worn out equipment is not going to attract users and is not going to add value to the neighborhoods. New equipment and updated parks attract new families wishing to live nearby and take advantage of the park’s amenities. Well- maintained parks add greatly to a neighborhood and increase property values of nearby homes. It is vital that the City continue to update parks, replacing equipment, upgrading fields, trails, courts, etc. As of December 2017, 8 out of 15 parks contain play equipment that is less than 10 years old. Four parks contain equipment that is at least 20 years old. It will be very important to replace equipment in these parks in the near term.

The current park shelter buildings are 50+ years old, and are very small and dark. New enclosed shelters/pavilions in the parks will draw more people to the community and have those in the neighborhood become involved in community recreation. These new designed facilities will be used as rentals/revenue for parties, meetings, receptions, weddings, theater programs, and other programming.

A parks and facilities CIP plan is written and reviewed annually. (See CIP listing for each park and facility.) Funding for needed park and facility projects is an ongoing challenge for every city. In 2001, the City of New Hope instituted the Parks Infrastructure Fund. Taxes are collected annually for this fund. The purpose of the fund is to pay capital costs to upgrade parks and facilities. The City also established a Park Dedication Fee in 2003, which helps pay for park projects as new development or redevelopment occurs.
Community Facilities

Trails

Trails are one amenity that newer communities provide, and that New Hope must consider as redevelopment continues. In 2003, a section of regional trail was built in New Hope along 36th Avenue from Highway 169 to Boone Avenue, and south to 32nd Avenue. In 2009, a pedestrian bridge was added over Highway 169, which connected New Hope to Plymouth and French Regional Park. And in 2016, the Bassett Creek Regional Trail was continued from the corner of Boone and 36th avenues, north along Boone Avenue, through Northwood Park to Winnetka Avenue, traveling east on 36th Avenue and then south on Nevada Avenue. These three projects were funded for by Three Rivers Park District. In addition, local trails have recently been constructed along 49th Avenue between Boone and Winnetka Avenues, and within Northwoods Park. Additional trails are needed in the City to serve as transportation routes to schools, shopping, churches, parks, and recreation facilities, as well as to link up to regional trails. Many walkers, bikers, runners, etc. would use such trails every day for transportation as well as for physical fitness and wellness enhancement, just as they do in the cities to the north and west. Proposed trails in the City’s Transportation Plan include an east/west trail connection across Highway 169 at 42nd Avenue, and north of Bass Lake Road along with a trail leading north to south in the center portion of the City linking parks, schools, shopping, and other community destinations. Trails are an opportunity to bring more people through the community.

Facilities to Consider

Possible future special recreation facilities could include miniature golf, an indoor playground, a new water park/pool, an art park, a community garden, an older adult center, open air picnic shelters, portable toilet enclosures, upgraded LED lighting for fields and courts, addition of lighting for trails, additional park signage and a Gaga Pit to list a few. Pursuit of such special interest facilities must include:

- Partnering with adjoining communities and/or the School District to provide special use facilities without duplication.
- Continuing to provide multi-use facilities to allow a greater range of uses at existing parks.
- Identifying opportunities for special use facilities when planning park upgrades or redevelopment.

Future acquisition of park land will be limited. The following sites offer some opportunity for expanding the New Hope park system:

- A single family lot located at the corner of 39th and Oregon Avenues offers some expansion opportunity for Lions Park.
Recreation

The purpose of the City of New Hope’s recreation program is to assist individual and community development, improve physical and mental health, enhance social functioning, and improve the quality of life for all residents.

Trends

Current trends that will influence the future direction of recreation programs in the City include:

- Aging Population. In 2016, 35.7% of New Hope’s population was age 50 or older according to the US Census Bureau. As the City’s population continues to age, ever increasing demands will be placed on health and social service agencies. Leisure service agencies including the City’s parks and recreation department are uniquely positioned to respond with health maintenance activities and programs. These programs can and will make a difference in the quality of life for older adults wishing to maintain their independence.

- Diversity. As New Hope becomes more diverse, recreation programs provide a positive avenue for participating in the community and its activities.

- Accessibility. Accessible and integrated programs are critical to the quality of life for persons with disabilities and disadvantaged individuals. Parks and facilities should be evaluated on a continuing basis as to accessibility. Continuing to offer an inclusion program is important. Programs must also remain economically accessible. The City’s “scholarship” program allows economically disadvantaged families and those with short-term economic crises access to recreation programs for their children and teens and should remain a vital part of the City’s program.

- Wellness. As health care costs rise and problems such as obesity loom larger for society, there is mounting interest in maintaining a healthier lifestyle. Regular physical activity is one of the best methods of sustaining a healthy mind and body. A strong commitment to active, creative recreation can pay big dividends by building a healthier community.

- Prevention. Positive programs with connections to good role models make a difference in all lives and especially in the lives of youth and teens. Recreation opportunities for children and teens provide positive lifestyle choices and alternatives to self-destructive behavior. Wholesome social interactions in recreation programs provide for positive changes in mental and social health.
Community Facilities

- Search for Meaning. Many individuals are looking for more than a pleasant diversion. Purposeful and fulfilling leisure activities appeal to a population interested in personal growth and development. Meaningful recreation activity is an essential source of self-esteem and positive self-image for people of all ages.

- Young Families. More young families are being drawn to the New Hope area, so planning and directing our Recreation vision to incorporate much of this population.

Programs

New Hope offers a number of recreation programs to people of all ages. Emphasis is placed on enhanced self-esteem, rather than on perfecting performance. Desired outcomes include having fun, feeling good about oneself, establishing good relationships with others, and gaining an appreciation for a new activity or skill. Recreation opportunities allow individuals to pursue personal interests, maintain physical and mental fitness, meet and socialize with neighbors, and build a greater sense of community. One of the ways to help promote this would be to create Fitness in the Park. Posted Fitness in the Park signs include exercises, pictures, and descriptions on how to properly do the exercise and/or stretch. This could be used at a playground or on a heavily used pedestrian trail.

Adaptive Recreation

New Hope is part of a multi-city consortium that currently contracts with an agency called REACH for programming services for persons with special needs. Inclusion services are an important aspect to integrate participants with special needs into general program offerings.

Arts

The arts have been an integral part of recreation in New Hope for the past 40 years. Programs include drama classes, dance classes, art and craft programs, and the summer family musical productions. The outdoor theatre facility is the culmination of a small community-based theatre program started back in the late 1960’s. A family musical production has been presented every summer to the community since 1971. The theatre was constructed in 1987 and seats about 500 people for nine performances given each year. The production company hired each summer is an outgrowth of the volunteers from the “early days” who supported and promoted the arts in New Hope and saw to it that the highly regarded summer productions were and are supported each year by the City. Developing and building a new theater to include improved lighting, sound, changing rooms, storage facility, and a larger stage area.
Educational Programs

While an effort is made not to duplicate educational programs offered by ISD 281’s Community Education department, many educational programs are offered each year. These include Defensive Driving classes, safety programs, science classes, first aid classes, CPR, Babysitting Workshops, explorer camps, and so on. Safety Camp, co-sponsored with the Police Department and West Metro Fire and Rescue, is another example of the highly regarded programs offered.

Special Events

Duk Duk Daze is sponsored each summer by the New Hope Lions Club. This annual three-day festival began in the mid 1970’s and is supported behind the scenes by the City. In addition, the City helps to fund the fireworks at the festival.

City-sponsored special event programs include Bike Rodeo, Wet and Wild Water Fun Day, Kids’ Garage Sale, Vehicle Fair, Daddy/Daughter Princess Ball, Step to It Challenge, Movies in the Park, Xcel and Target Center events and numerous holiday inspired activities.
Sports Programming

Sports instruction programs are varied and numerous each year. Offerings include tennis lessons, golf lessons, skating lessons, swimming lessons, instructional baseball, many sport camps, flag football, wrestling, archery, and gymnastics classes, all of which involve over 3,000 youth and adults each year.

Adult sports leagues have been offered for many years by the City of New Hope. Programs include leagues for tennis, golf, hockey, softball, volleyball, and basketball.

Since 1965-2017, aquatics programs have been offered at the City’s outdoor pool complex each summer. They included swimming lessons, open swimming, lap swim, water aerobics, and competitive practice space for swim teams.

Skating lessons, open skating, open hockey, special events and room rentals are offered at the City’s ice arena year-round. Adult hockey leagues are also offered on Sundays in the late evening. Local youth hockey associations provide programming for children and teens year-round at the arena and the arena is home to the Boys and Girls Armstrong Cooper High School hockey teams. A dry land training area and a skate rental area were added in 2015.

The New Hope Village Golf Course provides leagues and lessons for children and adults each year. In addition, the course hosts multiple tournaments each year. Rentals are also available for the clubhouse and picnic pavilion.

Athletic Associations

Local parent-run athletic associations have provided organized, competitive sports opportunities for youth ages five through 18 (age depends on the sport) since the 1960’s. The City provides staff support to these associations, officials for basketball and baseball house programs, as well as places to register, play, and practice. The City rents storage spaces to several of these groups. The sport associations pay a fee for expenses related to officials provided and storage spaces. Places to play and full-time staff support are provided free of charge for all but hockey and swim teams.

Miscellaneous Programs

This category contains the programs that do not fit neatly anywhere else. New Hope Parks and Recreation provides numerous programs for all age groups from toddlers through older adults. Program examples include summer playgrounds, Storytime in the park, trips, Donut Talks, Author Series, technology classes for adults, adult fitness classes, parent-child activities, outdoor skating rinks with warming houses, etc. Fees are charged to cover direct program costs for most programs, but indirect costs are supported by the general fund including full time staff and administrative costs.
Future Trends

Changes in demographic characteristics and activity popularity have been observed over the past few years. Anticipating future trends will be important in order to provide for the changing interests of the residents in the City.

Economic barriers must be considered when recreation programs are provided in any community. The City’s “fee assistance” program has been in place since 1990 and will certainly continue to be needed.

The aging of the community as the baby boomers reach retirement age, and the draw of more young families will have an impact on the types of facilities and activities that the Parks and Recreation Department will need to provide.

Strategies for Future Actions

In addition to general City policies, the following strategies will provide direction for recreational programming in the coming years in the City of New Hope:

- Continue to partner with as many community groups and organizations as possible to enhance limited resources and to facilitate a wide array of programs that would not be possible for the City to do on its own.
- Cooperative partnership with surrounding cities on program offering.
- Avoid duplication of programs and special facilities between communities.
- Provide a diversity of recreational facilities and programs in a cost-effective manner.
- Promote full utilization of existing programs and facilities.
- Use of marketing to promote programs and facilities.
- Remain flexible and open to change to the new ideas and activities arriving at an increasing speed.
- Remain abreast of the needs and wants of baby boomers as they age to support more active lifestyles and enhanced expectations. Older adult programs will continue to grow as that population increases in size.
- Continue to nurture and support the arts. The arts add much to the heart of a community.
- Engage teens in activities that meet their interests and further their positive development.
- Continue to offer special events and strive to enhance their role in building a sense of community by providing common ground for residents to come together.
INTRODUCTION

Administration and implementation of the Comprehensive Plan and related supportive ordinances are equally as important as the development of the plan itself. Only through the proper coordination of the Comprehensive Plan with the City’s related development tools can the City fulfill its development and redevelopment vision and goals.

BUDGETING AND FINANCE

The Comprehensive Plan recognizes New Hope as a fully developed, mature community. The plan recommendations emphasize the need for continuing land use maintenance, redevelopment and provision of quality public services. Under these circumstances, concerns have been expressed with regard to expanding future public expenditures. In response to this issue, the City will continue to implement the following strategies:

1. Continue the City’s proactive public facilities maintenance programs to avoid significant disrepair or breakdown.

2. Maintain a five-year Capital Improvement Plan that identifies needed public capital improvements, assigns costs and schedules implementation based on project priority and funding availability. Appendix __ is the City’s ________ Capital Improvements Program.

3. Pursue intergovernmental cooperation for sharing public services and facilities to avoid duplication and economize on City investments.

4. Promote the maintenance, modernization and expansion of local land uses to preserve and expand the City’s tax base and revenues.

5. Pursue available county, state and federal grants and aids as appropriate to facilitate community improvements and programs.

6. Utilize cost effective financing programs when authorized to encourage growth, development, renovations, rehabilitation and redevelopment projects.
COMMUNITY SERVICES

Through good communication with the public and responsiveness to residents’ needs, the City administration has been cited as a community strength. High quality resident service will continue to be the standard for City operations in the future.

The City continues to take a proactive approach to insure a high level of community services in a fiscally responsible manner. These efforts include:

1. Regular scheduled inspections of streets, utilities, parks and facilities to identify areas of disrepair, or facility replacement to ensure that City maintenance or capital improvement funds are properly planned and utilized.

2. Utilize available new technologies to assist in delivery of services in an efficient and cost-effective manner.

3. Maintain good communication with City residents and businesses through direct contact, open meetings, television, newsletters, media releases, City website, and project bulletins.

4. Periodically utilize community surveys to solicit resident perceptions, issues, or comments on community concerns and/or operations.

ORDINANCES / CODES / GUIDELINES

As a means of implementing the stated land use goals for New Hope, the City will investigate the following potential changes to City ordinances, codes and guidelines:

1. Zoning Ordinance.
   a. Within the residential zoning districts, the City will continue to investigate alternative performance standards for accommodating in-place expansion or alteration of existing housing units in an effort to promote private reinvestment. Items to be considered for change may include standards for lot size, setbacks, building height and accessory buildings. The use of Planned Unit Development zoning to facilitate redevelopment project of mixed use, shared amenities, added density or site design that goes beyond the city’s standard zoning districts.
   b. Within commercial and industrial zoning districts, the City has already undertaken zoning changes to promote in-place expansion. The City will continue to pursue efforts that promote expansion, reuse or modernization of the City’s commercial and industrial sites. Items to be considered for
change may include standards for lot size, setbacks, green space and parking standards. Alternative land use not currently addressed in the City’s commercial and industrial zoning district may be considered on their merit if they can compatibly coexist with the zoning district, will contribute to the attraction of the area, add new employment opportunities and expand the City commercial and industrial tax base.

c. The City shall undertake zoning changes that serve to implement the New Hope Community Design Guidelines for multiple family, commercial and industrial land uses. Items to be considered will include parking lot design, exterior lighting, building architecture, landscaping, and pedestrian accessibility.

2. Property Maintenance Code. As a maturing, fully developed community, the City of New Hope shall continue to be proactive in property maintenance and code enforcement to avoid deteriorating or blighted site conditions. The 2005 adoption of the International Property Maintenance Code provides consistent and nationally accepted maintenance standards that allow for ease of enforcement.

3. Sign Ordinance. The City has updated its Sign Code as a means of assisting local businesses. In the Sign Code attempt to achieve the following objectives: a

a. The Sign Code is intended to be business friendly and competitive with the signage offered in adjoining cities.

b. The Sign Code format and language is intended to be user friendly in its ease of use and understanding.

c. The Sign Code is a content neutral regulation, offering uniform City-wide regulations for ease of interpretation and enforcement.

4. Design Guidelines. As an implementation tool for the Comprehensive Plan update, the City has adopted community Design Guidelines that are applied to all new development and redevelopment. The primary purpose of these guidelines is to:

a. Reinforce the community’s vision for development.

b. Foster high quality architecture and site design.

c. Encourage creativity in accomplishing design goals.

d. Protect public and private investment in buildings and infrastructure.
Application of the community Design Guidelines has been integrated with the City’s development review process and New Hope’s zoning regulations.

5. Low Impact Design. The City wishes to investigate opportunities with new development or redevelopment to implement low impact design (LID) technologies into site and building plans. Low impact design offers opportunities for environmentally friendly design and reduces demands on public infrastructure.

RESIDENTIAL MAINTENANCE/REDEVELOPMENT

The enhancement of the City’s existing housing stock is a primary goal of the City. In working towards this goal, the following efforts will be undertaken:

1. New Hope shall continue to implement a point of sale housing inspection program as a means of insuring the maintenance and upkeep of the City’s overall housing stock. This program has encouraged reinvestment in the City’s housing and has been credited with maintaining and increasing housing values in New Hope.

2. In 2006, New Hope initiated a rental registration permit for all residential rental properties in the City. This permit must be periodically renewed, and the City requires the one and two-family dwelling rental property to be inspected for code compliance on a two-year cycle, with large rental multiple family buildings be inspected on three to four-year cycles. This program is essential to insuring that positive attention is given to the conditions of rental housing on a regular basis.

3. The aforementioned code enforcement programs give the City the tools to require property owners to maintain the properties. The City shall continue active enforcement of these codes and will augment these codes by participating in available financing programs to assist local property owners in reinvesting in their properties.

5. The City will provide and maintain high quality public infrastructure and services as a means of protecting housing values.

6. Larger scale residential redevelopment efforts will be pursued as funding permits. Collaborative efforts with other jurisdictions, housing agencies, or private sector interests will be sought to share the financial burden of redevelopment in the City.

7. The City shall apply the community Design Guidelines to multiple family development, redevelopment, or renovation projects.
8. The City will continue to aggressively pursue blighted single family homes as part of the city-wide Scattered Site Redevelopment efforts. This program includes the acquisition and demolition of blighted single family homes; sale of the lot to a private developer and construction of a new house. This program has been very successful in bringing new housing stock into the community, preserving home values within a neighborhood and introducing new families to New Hope.

COMMERCIAL/INDUSTRIAL MAINTENANCE/REDEVELOPMENT

The business retention and expansion of New Hope’s commercial and industrial land uses is seen as a priority in maintaining a strong tax base. In fulfilling this objective, the following efforts will be implemented:

1. Cooperate with private property owners in the renovation and redevelopment of the City’s shopping centers.

2. Investigate changes to the development regulations that will allow for in-place expansion of the City’s commercial and industrial land uses.

3. Pursue the acquisition, assembly and redevelopment of small marginal commercial sites in an effort to attract larger contemporary retailers or service providers.

4. Apply the community Design Guidelines to commercial and industrial development, redevelopment, or renovation projects.

5. Continue to the Business Use Certificate of Occupancy program for all change of businesses with commercial and industrial buildings.

INTERGOVERNMENTAL COOPERATION

The City of New Hope shares streets, utilities and services with the adjoining communities of Brooklyn Park, Crystal and Golden Valley. When considering any public improvements along shared boundaries, the City will cooperate with the affected adjoining community in planning and implementing the improvement project to avoid duplication, economize on available funding, and to promote a uniform improvement design.
SOLAR ACCESS PROTECTION

Ensuring that all properties have equal access to sunlight is a priority not only for potential solar energy systems, but for the protection of property and aesthetic values as well. Solar access protection is provided for by the uniform implementation of lot and building performance standards adopted as part of the New Hope Zoning Ordinance. Requirements such as maximum building height and yard setback standards are implemented for the purpose of creating separation between structures and allowing equal sunlight access such that a property is not in the shadow of an adjacent building.

CODE AMENDMENTS

The City as a practice frequently examines its development regulations to address issue of land uses and redevelopment needs within the community. The City will investigate future code amendment to address the following topics:

1. Conditions for increasing residential densities as a means of encouraging residential and mixed use redevelopment.

2. Establish code language to address the allowance of alternative energy technologies (solar, wind and geothermal) in site and building design.

3. Consider code amendments to require permits for the filling, excavating and grading of established lots to ensure that drainage patterns are not altered.

4. Examine the Shoreland regulations to address building expansions on riparian lots around the city’s lakes.

5. Consider the including the need to televise private sanitary sewer services as part of the city’s point of sale ordinance.

Future code amendments will be completed within the next 10 years.
INTRODUCTION

To provide a detailed examination of all the areas of the community, New Hope has been divided into 16 planning districts. The planning district boundaries were established based on homogeneous land use patterns and physical barriers represented within the City.

The following planning districts provide land use and infrastructure recommendations that address geographic community issues. All recommendations are anticipated to be completed within the next 10 years.
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DISTRICT 1

Generally, Planning District 1 consists of strong single-family neighborhoods in northwest New Hope. Medium and high density multiple family housing exists along 62nd Avenue, Bass Lake Road, and Winnetka Avenue. The following observations and recommendations are offered for Planning District 1:

1. The low density single family neighborhoods in Planning District 1 are in good to excellent condition. To maintain and enhance the low density residential land uses, the City will continue to strongly promote private reinvestment in this housing stock and aggressive enforcement of the Point of Sale Code Compliance Inspections, Property Maintenance Code and Rental Registration Program, where applicable.

2. With any future improvements to Highway 169, the City will pursue the installation of noise walls along its residential neighborhoods.

3. The medium density land uses located along Bass Creek Circle display declining building and site conditions. These conditions make the site a target site for rehabilitation or redevelopment. Redevelopment or renovation efforts to improve this medium density neighborhood may be pursued.

4. Some of the commercial land uses located at the northwest corner of Bass Lake Road and Winnetka Avenue are in marginal condition and have parking issues. Saint Therese Senior Services campus and surrounding properties may provide the opportunity for future redevelopment. If opportunities present itself, the City will pursue the renovation or redevelopment of these sites in a manner consistent with the New Hope Comprehensive Plan and Design Guidelines.

5. The City will pursue streetscape improvements along both Bass Lake Road and Winnetka Avenue. Streetscape improvements will include a shared pedestrian and bikeway sidewalk on Bass Lake Road. Overhead utilities along Bass Lake Road detract from curb appeal of abutting properties. Parking issues from St. Therese campus along Winnetka Avenue should be addressed with improvements.

6. Improvements to Boone Avenue North through District 1 are scheduled for infrastructure improvements in 2027. With this project, the City will incorporate a complete streets design.

7. Meadow Lake is experiencing water quality issues. The City will take efforts to mitigate these issues to promote greater public and environmental health.

8. The City will participate in the establishment of the proposed regional trail through District 1.
9. Planning District 1 is served by Liberty Park, Meadow Lake Elementary School and Park, Dorothy Mary Park, Meadow Lake Park, and the New Hope Village Golf Course. The City will continue to monitor and upgrade these public facilities as needed.
DISTRICT 2

District 2 is located in the extreme northeast corner of the City and is characterized by older single-family neighborhoods, multiple family land uses, and some commercial development along major thoroughfares. The district is impacted by the unusual municipal boundaries. The following land use recommendations are offered for District 2:

1. Planning District 2 contains older, lower value single family neighborhoods. This district needs specific attention to maintain and enhance the condition and value of this low density housing stock. The City will continue to enforce its Point of Sale Code Compliance Inspections, Property Maintenance Code, and Rental Registration Program to maintain quality housing conditions. A more aggressive scattered site redevelopment is recommended within District 2, as well as larger scale area redevelopment for deteriorated or under-utilized sites.

2. The low density residential area located along 62nd, between West Broadway and Louisiana Avenue, consists of large deep lots with small single-family homes. This site presents an opportunity to pursue area redevelopment to introduce more contemporary low to medium density housing options into District 2.

3. The medium density housing located along 62nd Avenue, between Winnetka Avenue and West Broadway, has been identified as a redevelopment target area. The poor building and site conditions associated with this medium density use are a negative influence on the low-density neighborhood to the south. The Compass Pointe redevelopment project in 2014 provides a model for redevelopment for the balance of the sites along 62nd Avenue.

4. District 2 contains a commercial land use at the southeast corner of Winnetka Avenue and 62nd Avenue. This commercial site is in marginal condition and presents compatibility issues with surrounding residential neighborhoods. Redevelopment of the site is suggested along with change in land use from commercial to mixed use or high density residential in conjunction with redevelopment efforts of the medium density land uses to the east.

5. An island of single family homes along West Broadway is surrounded by high density and commercial use. A change of land use in this area may be appropriate. Any redevelopment efforts should assemble the properties into a single project to ensure a cohesive project that limits access to West Broadway.
6. High density multiple family land uses at 60th and Lombardy/Louisiana Avenue are in a state of deterioration, display poor building conditions, poor site conditions, and no amenities. This site has been identified as having potential for maintenance or redevelopment efforts. As opportunity and financing permit, the City will pursue renovation or total redevelopment of this marginal high density residential site.

7. West Broadway currently exists as a rural section roadway. The street may be turned back to the City from Hennepin County. Prior to accepting the turn back of this street, the City will require the County to reconstruct West Broadway to an urban section street that includes curb and gutter, stormwater management, intersection design, and provision of trails and/or sidewalks along this street. The City will also request additional State aid mileage to increase the City’s annual allotment for street maintenance. In conjunction with the construction, the City will replace the water main along West Broadway. The City will work cooperatively with the Cities of Brooklyn Park and Crystal to pursue a uniform street design and improvement for West Broadway. The City may encourage low impact design options in the upgrade of this street.
DISTRICT 3

This district is found on the western edge of New Hope and is bordered by Plymouth to the west, Bass Lake Road to the north, 49th Avenue to the south, and Boone Avenue to the east. This area has a strong industrial base and is in good condition. Other land uses within the area include parks/recreation, public/semi-public lands, high density residential and a small amount of commercial. The following recommendations are offered for Planning District 3:

1. The primary goal within Planning District 3 is the preservation and enhancement of its industrial land uses. In this respect, the following recommendations are offered:
   a. Promote industrial infill or redevelopment of the remaining vacant or under-utilized parcels.
   b. Work with existing industries to encourage business retention and in-place expansion.
   d. Promote the proper screening of outdoor storage areas, exterior treatments, and trash enclosures within the industrial park.

2. The City has identified industrial redevelopment target sites within Planning District 3. These sites are either under-utilized or are showing signs of deterioration. As opportunities present themselves, the City shall pursue the redevelopment of these sites to bring a more active industry to the City and expand the City’s industrial tax base.

3. Provide a trail corridor through District 3 to connect with the Three Rivers Regional Park and the trail system west of Highway 169.

4. Expand the Public Works building to increase indoor storage and parking.

5. The City will monitor and maintain the stormwater pond located between 49th Avenue N and the railroad tracks.

6. Renovate and upgrade the ballfields to fix outfield drainage problems and replace light posts at New Hope Athletic Field at 49th and Ensign Avenues. District 3 also contains Victory Park. The City shall continue to monitor and upgrade its facilities as needed.

7. Continue to implement the City’s Business Use Certificate of Occupancy Program. (BUCO) to inspect commercial and industrial buildings with each tenant change to be sure that the building meets building and fire codes for the new tenant’s business.
DISTRICT 4

Planning District 4 is in north central New Hope. Its boundaries are Boone Avenue to the west, Bass Lake Road to the north, 54th Avenue to the south, and Winnetka Avenue to the east. The district is of mixed use with every land use present except industrial. The following recommendations are offered for Planning District 4:

1. The low density residential area surrounding Begin Park is characterized by very small homes on small lots, and some are in poor condition. The City will continue to promote private reinvestment and scattered site redevelopment through available housing programs. The City will also be proactive in enforcement of property maintenance codes on properties exhibiting marginal conditions.

2. The medium density four-plex units and single-family homes located along Bass Lake Road display poor building condition. Renovation or redevelopment is recommended for these sites.

3. The City will continue to monitor and address land use compatibility and screening issues that exist between the residential neighborhoods and industrial land uses along 54th Avenue.

4. The commercial site at 8001 Bass Lake Road offers an opportunity for commercial redevelopment. Any new use or site plan will attempt to integrate with existing commercial sites to the east, promote high quality architecture, and control access points to Bass Lake Road.

5. The City will continue to monitor and upgrade the park facilities at Begin Park, including the playground, equipment, and fields and courts as needed.

6. Minnesota Masonic Home/Northridge Senior Housing and Nursing Home does not have adequate parking, resulting in parking congestion and safety concerns on Boone Avenue and other local streets in the area. District 4 planning must give attention to the problem by working with Minnesota Masonic Homes in developing strategies to reduce the on-street parking.
DISTRICT 5

District 5 consists primarily of industrial land adjacent to the C.P. Rail System. Its westernmost point is Boone Avenue, its easternmost point is Crystal, its southernmost point is 49th Avenue, and its northernmost point is 54th Avenue. As noted, the primary land use of the district is industry with some high density residential land uses and the City Ice Arena. The following recommendations are offered for District 5:

1. The City’s primary goal is to promote and enhance the industrial land uses within Planning District 5 in a manner that compatibly relates to the surrounding residential areas. To accomplish this, the following recommendations or suggestions are made:
   
a. Future use, improvement, redevelopment and/or expansion of the industrial land uses along 54th Avenue and north of 51st Avenue must continue to take steps to reduce land use compatibility issues with adjoining residential areas through site design, building aesthetics, proper screening, and noise mitigation.
   
b. The City will investigate redevelopment opportunities of properties that display marginal site or building conditions, specifically, commercial properties along the east side of Winnetka Avenue and industrial warehouses along the railroad tracks.
   
c. The City will address flooding issues at the creek along the railroad tracks to mitigate future development issues.
   
d. The City will investigate upgrading the fence and or landscaping at 5121 Winnetka Avenue, which separates the industrial land use between Winnetka Avenue and Boone Avenue from the residential neighborhoods to the south.

2. Ongoing maintenance and improvements to the ice arena will be made as needed.
DISTRICT 6

This district’s borders are Winnetka Avenue to the west, the C.P. Rail System to the south, and Crystal to the east and north, with a jagged northern border. District 6 is primarily low density residential with areas of multi-family residential and commercial development scattered along Bass Lake Road. The following recommendations are offered for Planning District 6:

1. The low density residential neighborhoods in District 6 are generally in good condition. The following low density residential recommendations are offered to maintain and enhance the District 6 neighborhoods:
   a. The City will aggressively promote private reinvestment in the existing single-family housing, through the enforcement of the Point of Sale Code Compliance Inspections, Property Maintenance Code, and Rental Registration Program, housing renovation seminars, and financing programs.
   b. Scattered site housing renovation and redevelopment may be pursued on selected lots within District 6.
   c. The City will pursue low to medium density single family residential development of the City-owned property north of the railroad, between Pennsylvania and Louisiana Avenues. The subdivision design and housing style shall be integrated with existing neighborhoods in both New Hope and Crystal.

2. The medium and high density residential land uses in District 6 are located along the north side of Bass Lake Road. Inspection of these land uses finds these areas in various states of disrepair. The renovation strategies for these medium and high-density land uses in District 6 include:
   a. The City shall enforce the City’s Property Maintenance Code to insure quality living environments, specifically at Bass Lake Court Townhomes.
   b. Through the Rental Registration Program, each multiple family rental property shall be inspected on a three to four-year cycle to insure Building Code compliance.
   c. The City will direct property owners to available financing programs to assist in needed repairs and building renovation.
   d. Two high density multiple family sites, Wincrest Apartments and Crystal Tower Apartments, have been identified as maintenance/redevelopment sites. The City will promote private reinvestment and renovation of these
buildings and sites. If conditions continue to decline, the City should pursue the redevelopment of these sites if deemed financially and physically practical.

3. Within Planning District 6, a strategy for enhancing the commercial character along Bass Lake Road is recommended including:

   a. Maintain or expand the commercial land use patterns along Bass Lake Road to increase the land area for commercial redevelopment.

   b. Assemble and redevelop smaller commercial sites to create larger commercial lots for contemporary retail, service, and office uses.

   c. In cooperation with the City of Crystal, establish a commercial streetscape that enhances the overall character of the Bass Lake Road commercial corridor.

4. Additional street lighting is necessary on Bass Lake Road and Winnetka Avenue. The City will install additional street lights to eliminate dark areas.

5. Stormwater management will need to be employed at the drainage ditch along the railroad tracks to address flooding issues experienced by homes on Angeline Drive. Flood storage will be addressed in future development in the drainage area.
DISTRICT 7

District 7 is in west central New Hope with a western border of Plymouth, northern border of 49th Avenue, southern border of 42nd Avenue and an eastern boundary of Boone Avenue. Land uses within this area are primarily low density residential with areas of high density residential, public/semi-public and parks/recreation. The following recommendations pertain to Planning District 7:

1. The low density residential neighborhoods within District 7 are in good to excellent condition. The City will strive to maintain and enhance these neighborhoods through the promotion of continuous housing in-place expansion, renovation, and modernization. The City will continue to enforce its Point of Sale Code Compliance Inspections, Property Maintenance Code, and Rental Registration Program and pursue scattered site residential renovation and redevelopment as needed.

2. The high density residential along Highway 169 appears to have land area to accommodate additional residential units.

3. The City will participate with the County and State for improvements to the Highway 169 and 42nd Avenue North bridge in 2020. This bridge is planned for full replacement. The City wishes to encourage a pedestrian and bicycle components to the bridge design. This will require additional attention to sidewalks and trails between Highway 169 and Boone Avenue.

4. The City will participate with the County and State for improvements to the 42nd Street freeway bridge in 2019. This bridge is to be fully replaced. The City wishes to encourage a pedestrian and bicycle components to the bridge design. This will require additional attention to sidewalks and trails between Highway 169 and Winnetka Avenue.

5. The intersection of Rockford Road and Boone Avenue requires improvements to improve signaling, traffic movements, and pedestrian movements. Improvements are planned in 2019.

6. District 7 contains Holiday Park. The city will continue to monitor and upgrade park facilities as needed.
DISTRICT 8

Planning District 8 is found in the center of New Hope, it surrounds Cooper High School and New Hope School. Quebec Avenue borders on the east and Boone Avenue on the west, with dynamic northern and southern boundaries. This area is characterized by its public/semi-public uses and their surrounding low density residential neighborhoods. The following recommendations are offered for Planning District 8:

1. The industrial land uses along District 8’s northern boundary present compatibility and noise issues for the adjoining residential neighborhoods. The City will work to mitigate this issue through improving industrial site design when new development applications are received.

2. Cooper High School and New Hope School are located in the center of Planning District 8. Compatibility issues with regards the high school and adjoining neighborhoods have identified issues pertaining to students leaving the school (trespassing, loitering, and noise). There have also been some site maintenance issues with these school sites related to litter and weed control. The City has participated with the school district to expand recreational facilities at the school that are available for resident use. The City will continue to work closely with the School District to address ongoing issues, opportunities to improve the school facilities, and shared recreational facilities that will enhance the school experience and benefit the City.

3. Private fencing, overhead utilities, and severely trimmed boulevard trees have resulted in an unattractive streetscape along Winnetka Avenue. It is recommended that the City develop a streetscape design for Winnetka Avenue and work with Hennepin County and utility companies to improve the appearance of this vital corridor.

4. The City will participate in the planning and implementation of the proposed regional trail through District 8.

5. Investigate redevelopment opportunities for residential redevelopment target areas in District 8.

6. District 8 contains Corner Park. The City will continue to monitor and upgrade park facilities as needed.
DISTRICTS 9 NORTH AND 9 SOUTH

District 9 consists of the industrial areas along Quebec Avenue on both the north and south sides of 42nd Avenue. This district is characterized by its industrial and park/recreation land uses. Opportunities for industrial in-place expansion exist within this area. The following recommendations are offered for District 9:

1. The City will continue to promote industrial business retention and in-place expansion within Planning District 9.

2. The City will actively promote occupancy of vacant industrial buildings in Planning District 9.

3. Through future development applications, the City will implement City design guidelines and zoning regulations to enhance the appearances of industrial sites and mitigate nuisance and compatibility issues that exist between District 9 industries and adjoining residential neighborhoods.

4. Where practical, the City will encourage shared parking lots or truck maneuvering areas between compatible land uses to allow local industries to continue to grow.

5. The City shall work with industries in District 9 South to develop strategies to reduce the on-street parking issues on Quebec Avenue.

6. The City will continue to monitor and upgrade the facilities at Sunnyside Park as needs are presented.

7. Business condominium conversion has produced some private reinvestment in the City’s industrial sites and brought some new industries to the City. The City shall continue to facilitate condominium process through planned unit developments. The City shall require specific conditions to ensure code compliance, maintenance of common areas, and property owner associations that are equipped to properly manage ongoing site maintenance and future capital improvements.

8. Continue to implement the City’s Business Use Certificate of Occupancy (BUCO) to inspect commercial and individual building with each tenant change to ensure that the building meets the building and fire codes for the new tenant’s business.
DISTRICT 10

This district is located in the east central portion of New Hope. The Soo Line Rail System is the west and north district boundary. Other boundaries include Crystal to the east and commercially zoned properties to the south. The primary land uses within this district are low density residential, park/recreation, with commercial land uses along 42nd Avenue. The following recommendations are offered for District 10:

1. The low density residential neighborhoods are generally in good condition, but the City has identified outdoor storage issues. The City will promote property maintenance through enforcement of the City’s Point of Sale Code Compliance Inspections, Property Maintenance Code, Rental Registration Program, and scattered site housing programs.

2. The City will actively promote the maintenance of existing multiple family residential properties through the enforcement of its Rental Registration Program and International Property Maintenance Code, specifically the Parkridge Way Apartments.

3. A majority of this district contributes to flooding issues on 42nd Avenue. The City will work to address flood storage in future development to address drainage problems.

4. The Oregon Estates Apartment complex exhibits issues with poor site conditions including, but not limited to, outdoor storage, parking lot conditions, unscreened trash dumpsters that detract from the site’s appearance. This site has been identified as a maintenance site. The City will pursue clean up and repair through code enforcement.

5. The multiple family site south of Fred Sims Park has been identified as a redevelopment site. This site is characterized by older apartment buildings, marginal parking lot conditions, and site drainage problems. The City will work with property owners to encourage improvements to site and building conditions and solve drainage problems. Absent these solutions, the City may pursue site redevelopment opportunities as they present themselves and prove to be financially feasible.

6. The City shall continue to monitor and upgrade park facilities at Fred Sims Park as needed.
DISTRIBUTION 11

District 11 has been configured to include the City Center and the commercial corridor along 42nd Avenue. The district extends from Zealand Avenue on the west to Louisiana Avenue on the east. In addition to the commercial land uses, District 11 includes high density residential, and public/semi-public land uses. The following recommendations are offered for District 11:

1. A stated goal of the City is to enhance and revitalize the City Center as a commercial location. The City Center and 42nd Avenue serve as downtown New Hope. In recognition of the City’s commercial goals, the following strategies have been defined for the commercial land uses in District 11:

   a. Previous streetscapes improvements along Xylon Avenue and 45th Street have been successful in improving the attractiveness of the Hy-Vee redevelopment site. The City will extend these streetscapes improvements to the City Center area to establish a unified identity and promote automobile and pedestrian movements. The City will examine new public light fixtures that complement the City Center design and establish a uniform street lighting plan for 42nd Avenue and Winnetka Avenue in District 11.

   b. Redevelopment or site improvement efforts for any of the existing three shopping centers must attempt to integrate the site design with adjoining shopping centers to improve business interchange and pedestrian movement.

   c. The City will accommodate the creation of satellite commercial sites that are complementary to City Center and build on past successful projects within the shopping center properties. The City will examine current development regulations and consider modifications that help facilitate satellite site development.

   d. The City will promote the Community Design Guidelines that were imposed on the Hy-Vee redevelopment, and a uniform streetscape design around the City Center to establish an attractive commercial identity.

   e. The City will pursue redevelopment of marginal commercial sites along 42nd Avenue. The site consists of small commercial lots along 42nd Avenue, between the railroad and Louisiana Avenue. These lots are over-utilized, creating operation and aesthetic problems for the businesses. Redevelopment efforts should attempt to combine the properties to create a larger commercial site.
f. The School District bus garage is an unsightly industrial use near the City Center commercial area. The appearance and future use of the site presents compatibility issues with the balance of District 11. Both the site and building need renovation to improve the site’s appearance in the context of the overall City Center’s long-range planning objectives.

g. Future redevelopment and/or renovations shall implement the New Hope Design Guidelines to improve building and site aesthetics.

h. The City will pursue the painting and maintenance of the railroad bridge passing over 42nd Avenue and pedestrian railings along 42nd Avenue.

i. The City will implement streetscape improvements to 42nd Avenue and promote private reinvestment into its commercial sites to improve overall aesthetics and commercial desirability.

j. The City is planning to improve street lighting on 42nd Avenue east of Winnetka Avenue in 2018, and west of Winnetka Avenue in 2019.

2. The Winnetka Shopping Center has been identified for future redevelopment.

a. Vacancies, tenant mix, and building conditions present concerns for the health of the Winnetka Shopping Center. While identified as an ultimate redevelopment site, an interim strategy for the site will be to encourage new businesses to consider the Winnetka Center available vacant tenant space.

b. The City will implement its Business Use Certificate of Occupancy Permit Program to require commercial buildings to be inspected and ensure that the tenant space meets code for the proposed type of business.

c. The City’s ultimate goal is to have the Winnetka Center redeveloped in total. In this respect, the City will be open to alternative land uses that would serve to complement in place commercial land uses. These uses may include mixed use or high density residential.

d. Future redevelopment of the Winnetka site will emphasize both motor vehicle and pedestrian connections with Hy-Vee and the New Hope Shopping Center to provide ease of access and to promote business interchange between sites.

e. All future redevelopment efforts will require quality architecture and site design that meet New Hope Design Guidelines and the City streetscape vision for the City Center area.
3. The Tradewinds Apartments, located north of 45th Avenue, face flooding and settling problems due to their proximity to the adjoining wetland/ponding area. Redevelopment efforts for the City Center shall give attention to the Tradewinds Apartments, including renovating existing buildings, improving stormwater conditions, and enhancing the site’s aesthetics with the New Hope Design Guidelines.

4. The City will address the flooding issues at 42nd Avenue and the railroad bridge by implementing signage warning of frequent flooding.

5. Reconstruction of Civic Center Park shall be consistent with an approved Civic Center Park Master Plan that includes:
   a. Construction of a new City Hall.
   b. Provision of a new outdoor theater.
   c. Relocation and construction of a new swimming pool.
   d. Upgrade existing park equipment as needed.
   e. Upgrade trails within the park.
DISTRICT 12

District 12 is predominantly residential with Highway 169, Rockford Road, 36th Avenue, Winnetka Avenue and Gethsemane Cemetery as its borders. Areas of this district are in use as low density single family, medium density residential, commercial, and a significant amount of parks/recreation. The following recommendations pertain to District 12:

1. The low density residential areas within District 12 are in good to excellent condition, but outdoor storage has been identified as an issue. The City will promote housing maintenance and upgrades by encouraging private reinvestment in single family homes, enforcement of the Point of Sale Code Compliance Inspections, Property Maintenance Code, Rental Registration Program, and scattered site renovation and redevelopment efforts.

2. The twin homes along 41st and Jordan Avenues exhibit declining building and site conditions. The City will undertake efforts to upgrade and improve housing conditions through the aggressive enforcement of the Point of Sale Code Compliance Inspections, Property Maintenance Code, and Rental Registration Program.

3. The City will investigate options for properties on Northwood Lake, where new data has shown homes are built in the floodplain.

4. Stockpiling of dirt and outdoor storage on the Gethsemane Cemetery site has created compatibility issues for the adjoining residential neighborhoods. The City will work with the Gethsemane Board of Directors to mitigate the issues raised. The City wishes to pursue the cooperation of the Gethsemane Cemetery to enhance the vacant portions of the cemetery site with landscaping and trails in an effort to open this green space on an interim basis for the enjoyment of New Hope residents.

5. Northwood Park serves District 12. The City will continue to monitor and upgrade the facilities in the park as needs are presented.

6. To improve water quality the City will clean the ditch to the north of Northwood Lake. The City will also implement water quality testing on Northwood Lake to inform future water quality actions.

7. Assist in the implementation of the proposed regional trail through District 12.

8. CenterPoint Energy will be performing utility improvements along Winnetka Avenue in 2020. This presents opportunities for new street design, pedestrian components, streetscape, and utility improvements.
DISTRICT 13

District 13 is located on the eastern edge of New Hope, with the Soo Line Rail System to the west, Crystal to the east, 36th Avenue to the south, and 42nd Avenue to the north (excluding the commercial property adjacent to 42nd Avenue). Land uses include single family residential, medium density residential, industrial and parks/recreation. The following recommendations are offered for District 13:

1. District 13 represents one of the older residential neighborhoods of the City. While housing conditions are generally good, the homes are smaller and generally have single car garages. Within the low density residential areas of District 13, housing maintenance and renovation will be promoted through private investment in the homes, enforcement of the Point of Sale Code Compliance Inspections, Property Maintenance Code, Rental Registration Program, and scattered site renovation or redevelopment efforts.

2. The medium density residential land uses with District 13 exhibit poor housing conditions. To address these issues, the following strategies will be implemented:
   a. The City will pursue scattered site redevelopment of the twin homes located along Oregon between 38th and 40th Avenues. Low to medium density residential land uses are proposed for this redevelopment target area. Interim efforts may include driveway improvements (i.e., paving and curb cuts) to eliminate erosion and sediment from running into the street during storm events.
   b. The medium density residential area located at the corner of 36th Avenue and Maryland Avenue consist of multi-family apartment buildings. Redevelopment of these facilities should be considered to provide some residential amenities with the housing units.

3. District 13 includes industrial land uses along 36th Avenue. The industrial land uses in this area are active and vital. Continued industrial operations, maintenance, expansion or improvements, must recognize the need for operation efforts, site layout, and building design that mitigate issues of noise and emission of dust or particulate matter for the adjoining residential neighborhoods.

4. Reconditioning of local streets will occur in District 13 in 2021 per the City’s Street Management Program to address deteriorating street conditions.

5. Lions Park serves Planning District 13. The City will continually monitor and update the park facilities as needs are presented. The City will consider acquiring the single-family home at the southeast corner of Oregon Avenue and 39th Avenue to incorporate into Lions Park.
DISTRICT 14

Planning District 14 is located in the southwest corner of New Hope. While the predominant land use is low density residential, the district does include a variety of other land use types. The district boundaries are Highway 169 to the west, Golden Valley to the south, 36th Avenue to the north, and Boone and Winnetka Avenue to the east. The following recommendations pertain to District 14:

1. The low density residential areas of District 14 exhibit very good to excellent housing conditions. The City will continue to promote housing maintenance, through private investment, enforcement of the Point of Sale Code Compliance Inspections, Property Maintenance Code, Rental Registration Program, and scattered site renovation and redevelopment.

2. The district’s medium density residential areas on Independence and Hillsboro Avenue exhibit declining building and site conditions. The City will aggressively pursue efforts for housing maintenance and renovation within these areas through the enforcement of the Point of Sale Code Compliance Inspections, Property Maintenance Code, and the Rental Registration Program.

3. The City will address land use compatibility concerns for turnover and reuse of smaller churches within residential neighborhoods.

4. Reconditioning of local streets will occur in District 14 in 2020 per the City’s Street Management Program to address deteriorating street conditions.

5. The City will perform street improvements on Boone Avenue, including resurfacing and striping for bicycle lanes.

6. District 14 is served by Jaycee Park, Sunny Hollow School and Park, and Hidden Valley Park. The park facilities will be monitored and upgraded as needs are presented.
DISTRICTS 15 NORTH AND 15 SOUTH

District 15 North consists of industrial, commercial and high density residential land uses. The district boundaries are 36th Avenue to the north, Winnetka Avenue and Crystal to the west, with its other boundaries as Crystal. District 15 South boundaries are the Soo Line Railroad on the west, Medicine Lake Road on the south, and Crystal municipal boundaries on the north and east. The following recommendations pertain to Districts 15 North and 15 South:

1. The City will promote business retention and in-place expansion of the industrial land uses within District 15. In promoting this strategy, the following elements will be addressed:
   a. The City will actively pursue the proper screening of outdoor storage areas from view of public streets and adjoining residential neighborhoods, specifically Emerald Point, which is currently unscreened from the surrounding industrial properties due to growth of vegetation.
   b. The City will promote private reinvestment, renovation, and redevelopment in the industrial sites along Winnetka Avenue that are located on small sites which limit their use.
   c. There is a non-conforming single family residential property in the western portion of District 15 South. The City will pursue the redevelopment of this site to accommodate future industrial land uses.

2. The City has identified the industrial property at 7100 27th Avenue North for redevelopment. This is a 5.2-acre site that contains an older building that occupies half the property. The redevelopment of this site will provide for fuller utilization of the available acreage and provide a new industrial building more suitable for contemporary industrial uses.

3. The City will reconstruct Winpark Drive in 2019 to address deteriorating street and utility conditions.

4. Any new development or redevelopment occurring in District 15 south must be evaluated within the context of stormwater draining to the DeCola Pond. Efforts will be made in site design and improvements to control drainage in a manner that does not negatively impact adjoining properties and will not overwhelm city storm sewer infrastructure or the downstream DeCola Pond.
DISTRICT 16

Planning District 16 is located on the southern edge of New Hope. Its boundaries are Boone Avenue to the west, the Soo Line Rail system to the east, Golden Valley to the south and Crystal to the north. Land uses within this area include single family residential, medium density residential, high density residential, parks/recreation and commercial. The following recommendations pertain to District 16:

1. The low density residential neighborhoods are generally in very good condition; however, some select sites display declining building and site conditions. The City will continue to promote housing maintenance through private investment, enforcement of the Point of Sale Code Compliance Inspections, Property Maintenance Code, Rental Registration Program, and scattered site renovations and redevelopment.

2. The medium density residential uses along Xylon Avenue and Virginia Avenue are in good condition but present concern regarding parking, lack of garages, and internal traffic circulation. The City should encourage the provision of amenities when considering future development applications associated with these sites.

3. The City will develop and implement strategies to mitigate flooding and drainage issues along Terra Linda Drive, Rosalyn Court, and Medicine Lake Road. Any new development or redevelopment in District 16 must be evaluated in the context of stormwater drainage to the DeCola Ponds in Golden Valley. Efforts will be made to control drainage in a manner that will not negatively impact neighboring properties and will not overwhelm city storm sewer infrastructure or the downstream DeCola Ponds.

4. Ambassador Nursing Home may offer future opportunities to expand its facilities to provide additional assisted living care. The City will work with the nursing home to facilitate this expansion in a manner that is compatible with adjoining neighborhoods.

5. The City will monitor the recent Rosalyn Court Condominium conversion to ensure that the association is established to be self-sustainable related to site maintenance and capital site improvements as it has been identified as a concern.

6. In 2020, CenterPoint Energy will be performing gas line replacement on Winnetka Avenue. This presents opportunities for new street design, pedestrian components, streetscape and utility improvements.

7. District 16 is served by Terra Linda Park. The park facilities will be monitored.