



CPED STAFF REPORT

Prepared for the City Planning Commission

CPC Agenda Item #2
 September 29, 2014
 BZZ-6758

LAND USE APPLICATION SUMMARY

Property Location: 1111 W. 22nd Street
Project Name: The Bridge for Youth
Prepared By: [Becca Farrar-Hughes](#), Senior City Planner, (612) 673-3594
Applicant: The Bridge Center for Youth
Project Contact: Landon Group, Attn: Becky Landon
Request: To consolidate facility operations and to allow additional beds within an existing community residential facility.

Required Applications:

| | |
|-------------------------------------|---|
| Conditional Use Permit (CUP) | To consolidate facility operations and to allow an expansion in the number of beds from 18 up to 32 for the existing community residential facility on the property located at 1111 West 22 nd Street. |
|-------------------------------------|---|

SITE DATA

| | |
|-----------------------------------|---|
| Existing Zoning | OR2 District |
| Lot Area | 16,096 square feet / .37 acres |
| Ward(s) | 7 |
| Neighborhood(s) | East Isles Residents Association; adjacent to Lowry Hill Residents Inc. |
| Designated Future Land Use | Mixed-Use |
| Land Use Features | The subject property is located less than a block off of Hennepin Avenue a designated Commercial Corridor, and a block south of Franklin Avenue at the intersection of 22 nd Street West and Emerson Avenue South. |
| Small Area Plan(s) | Not applicable; the property is just outside the boundaries of the Uptown Small Area Plan . |

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|---|------------------|---------------------------------------|-----|
| Date Application Deemed Complete | August 21, 2014 | Date Extension Letter Sent | N/A |
| End of 60-Day Decision Period | October 20, 2014 | End of 120-Day Decision Period | N/A |

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The Bridge Center for Youth is located in the existing building on the subject property, with associated facilities located to the west across Emerson Avenue (2200 Emerson Avenue South and 1209 22nd Street West). The Bridge Center for Youth has maintained administrative offices and community residential facilities at this corner since the 1970s. The subject property consists of an integrated 2 and 3 story structure that is approximately 28,000 square feet in size with no associated off-street parking.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. There are primarily residential, institutional, and commercial uses that surround the subject site. The residential properties are located to the north and west of the subject property with commercial properties located to the south and east along Hennepin Avenue.

PROJECT DESCRIPTION. The Bridge Center for Youth is in the process of moving the remaining administrative offices, functions and meeting rooms located in the existing buildings on the west side of Emerson Avenue to the subject property and further proposes to increase the number of beds in the existing community residential facility from 18 beds up to 32 beds. Budget and other organizational restrictions prevented The Bridge Center for Youth from fully consolidating their operations into the new facility until now. The applicant is proposing to increase the number of beds within the existing community residential facility by adding additional beds into existing sleeping rooms. The expansion in the number of beds at the subject facility is a result of relocating beds from the existing facility located at 2200 Emerson Avenue which currently has rights to 17 beds. With the consolidation of beds into the subject facility (where the maximum of 32 beds applies), the beds located in The Bridge for Youth facilities are actually decreasing by 3 beds. No exterior modifications are proposed. Minor interior modifications/repairs would be necessary (new floors and doors, new security systems, a generator and a washer/dryer).

A community residential facility is defined in the Minneapolis Zoning Code as a facility where one or more persons reside on a 24 hour per day basis under the care and supervision of a program licensed by the Minnesota Department of Human Services (DHS). The property is zoned OR2 and community residential facilities serving 17-32 residents are a conditional use in this zoning district.

RELATED APPROVALS. The site received approvals (BZZ-2980) in 2006, which allowed for the demolition of two triplexes, renovation of an existing two-story office building, and construction of a three-story addition to the office building for a new facility that would allow for the consolidation of their operations. The previous staff report includes conflicting information pertaining to the number of beds that were previously applied for and approved. After a thorough analysis of the previous file including the application, staff report and actions, Staff determined that in order to consolidate operations and increase the number of beds from 18 to 32 beds, the applicant would need to amend their previously approved CUP. The following land use applications were approved for that project: (1) conditional use permit for 10 rooming units; (2) variance to reduce the front yard setback along Emerson Avenue South from 15 feet to 8 feet; (3) variance to reduce the required parking to zero stalls; and (4) site plan review.

| Planning Case # | Application | Description | Action |
|------------------------|--|---|---------------|
| BZZ-2980 | Conditional Use Permit, Variances and Site Plan Review | Renovate an existing building, and construct an addition to allow for a new Bridge for Youth facility | Approved. |

| | | | |
|--|--|---|--|
| | | including administrative offices, counseling services and a community residential facility. | |
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PUBLIC COMMENTS. Staff has not received any official correspondence from the East Isles Residents Association or any neighborhood letters prior to the printing of this report. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration and will be included in the public record.

ANALYSIS

CONDITIONAL USE PERMIT

The Department of Community Planning and Economic Development has analyzed the application to allow an expansion in the number of beds for the existing community residential facility based on the following findings:

1. *The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.*

Approving a conditional use permit for a community residential facility for up to 32 residents would not be detrimental to or endanger the public health, safety, comfort or general welfare. The development already provides housing and counseling services for 18 youths that would otherwise be homeless and an additional 17 youths are served at the associated facilities located to the west across Emerson. The consolidated of beds into the subject facility would actually reduce the number of youths served by 3 as there are currently 35 beds between the facilities and only 32 would be provided with the consolidation. The facility is staffed 24 hours a day seven days a week. In addition, community residential facilities are licensed by the State of Minnesota and are inspected on a regular basis.

2. *The conditional use will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*

Approving a conditional use permit for a community residential facility for up to 32 residents would not be injurious to the use and enjoyment of other property in the vicinity and would not impede the normal or orderly development and improvement of surrounding property for uses permitted in the district. The additional beds would be added to existing sleeping rooms within the building. No exterior modifications would be necessary. As previously noted, The Bridge Center for Youth has maintained administrative offices and community residential facilities at this corner since the 1970s and currently provides a total of 35 beds in total between the facilities.

3. *Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.*

The applicant would be required to continue to work closely with the Public Works Department, the Plan Review Section of CPED and the various utility companies during the duration of the development to ensure that all procedures are followed in order to comply with city and other applicable requirements.

4. *Adequate measures have been or will be taken to minimize traffic congestion in the public streets.*

Typically, according to Chapter 541 of the Zoning Code, the minimum parking requirement for a community residential facility is one space per every four beds. According to the previous staff report (BZZ-2980), 29 off-street parking spaces were required for the office and for the 18 beds in the community residential facility. A bike rack was installed, reducing the parking count to 28 off-street parking stalls; 23 spaces were grandfathered and as a result a total of 5 off-street parking spaces were required. A variance was approved from 5 to zero for the project.

The current proposal to allow up to an additional 14 beds, for a total of 32 beds (8 spaces), with the revised parking requirements for offices (18 spaces for a 9,056 square foot space) would require a total of 26 off-street parking stalls; where 23 spaces are grandfathered (as previously calculated) and a total of 3 spaces are required. A variance was previously approved from 5 to zero spaces; therefore, no new variance application is required to increase the number of beds within the existing facility.

While there is no formal agreement, the Temple Israel located within a half block of the subject site has a long-standing practice of providing some parking spots in their surface parking lot located at 2319 Fremont Avenue South to employees and visitors as needed. Temple Israel intends to continue that practice in the future.

The bicycle parking requirement for a community residential facility is one space per four beds, not to exceed eight spaces. Not less than 90 percent of the required bicycle parking spaces shall meet the standards for long-term bicycle parking. Required long-term bicycle parking spaces shall be located in enclosed and secured or supervised areas providing protection from theft, vandalism and weather and shall be accessible to intended users. Required long-term bicycle parking for residential uses shall not be located within dwelling units or within deck or patio areas accessory to dwelling units.

Existing buildings have grandfathered rights from the bicycle parking requirements. However, for uses that are intensified the bicycle parking requirement for the intensification needs to be provided. In this case the intensification is a total of 14 beds which has a bicycle parking requirement of 4 spaces.

In 2006, the applicant provided 5 bicycle parking spaces outside the building for employees and guests. The applicant has committed to providing a minimum of 4 spaces within the basement of the building that meets the long-term bicycle parking requirements.

5. *The conditional use is consistent with the applicable policies of the comprehensive plan.*

The proposed development would be consistent with the following general land use policies of *The Minneapolis Plan for Sustainable Growth*:

Housing Policy 3.2: Support housing density in locations that are well connected by transit, and are close to commercial, cultural and natural amenities.

- 3.2.1 Encourage and support housing development along commercial and community corridors, and in and near growth centers, activity centers, retail centers, transit station areas, and neighborhood commercial nodes.

Housing Policy 3.3: Increase housing that is affordable to low and moderate income households.

- 3.3.5 Support the development of housing with supportive services that help households gain stability in areas such as employment, housing retention, parenting, and substance abuse challenges.

Housing Policy 3.4: Preserve and increase the supply of safe, stable, and affordable supportive housing opportunities for homeless youth, singles and families.

- 3.4.2 Support the creation of additional supportive housing units for homeless youth, singles and families.
- 3.4.3 Support the creation of additional shelter beds for youth.

6. *The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.*

The Specific Development Standards in Chapter 536 of the zoning ordinance for community residential facilities are as follows:

- The use shall be located at least one-fourth mile from all existing community residential facilities.
- On-site services shall be for residents of the facility only, except where part of a regimen of scheduled post-residential treatment.
- To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.
- An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening, and other site improvements consistent with the character of the neighborhood.
- The operator shall submit a management plan for the facility and a floor plan showing sleeping areas, emergency exits and bathrooms.

The development complies with all applicable specific development standards. With the approval of the conditional use permit this development would meet the applicable regulations of the OR2 zoning district.

RECOMMENDATION

Recommendation of the Department of Community Planning and Economic Development for the Conditional Use Permit:

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt the above findings and **approve** the application for a conditional use permit to allow an expansion in the number of beds for the existing community residential facility on the property located at 1111 W. 22nd Street, subject to the following conditions:

- I. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.

2. There shall be no more than 32 residents in the building.
3. On-site services shall be for residents of the facility only, except where part of a regimen of scheduled post-residential treatment.
4. The applicant shall provide a minimum of 4 spaces within the basement of the building that meets the long-term bicycle parking requirements.

ATTACHMENTS

1. Written description and findings submitted by applicant
2. Scope of work document
3. Correspondence
4. Zoning map
5. Plans (previously approved)
6. Photos

September 22, 2014

The Bridge for Youth facility includes:

- 1111 West 22nd St. (main building, opened 2008)
- 2200 Emerson Avenue (residential house, operated Emergency Shelter Program from 1975-2013)
- 1209 West 22nd Street (residential house, leased to StreetWorks Collaborative as office site, non-housing)

In October, 2013, The Bridge for Youth consolidated its programs and services into its main facility at 1111 West 22nd Street. This consolidation moved the agency's Crisis Hotline Center and its Emergency Shelter Program from the property at 2200 Emerson Avenue, where it had operated from 1975-2013, to the larger, newer facility at 111 West 22nd Street.

Prior to this move, the agency's Emergency Shelter Program, licensed to serve up to 17 youth per night 24-hours, 365 days a year.

Since opening in 2008, the 1111 West 22nd Street property has housed the agency's administrative offices, family and youth counseling offices, and the Transitions Program, an on-site supportive housing program for youth, ages 16-17. Transitions is located on the 3rd floor and includes 5 bedrooms (4 doubles, 1 single) and serve up to 9 youth.

This move was in response to the agency's Strategic Plan including:

- Serving youth 10-17
- Improving operational efficiencies (reduced operating expenses, reduced staffing costs, improved management and program capabilities)
- Plans to move were announced to the community in advance, including Lowry Hill Neighborhood Association, East Isles Neighborhood Association, Good Neighbor group, and other stakeholders
- No determination was made for future use of the white house. Options for consideration continue to include sell, renovation, or lease to another non-profit).

This consolidation reduced the number of available beds for youth in the Emergency Shelter Program.

- When operating at 2200 Emerson Ave, the shelter had capacity for 17 youth
- In 2013, operating on the second floor of 1111 W. 22nd Street, the Emergency Shelter capacity was reduced to serving 9 youth (4 double rooms and 1 single)
- No changes were made to the Transitions Program (capacity 9)
- Total housing capacity: 9 youth in Emergency Shelter + 9 youth in Transitions = 18 youth

In June 2013, The Bridge for Youth applied for a City of Minneapolis Emergency Services Grant requesting \$135,000. This grant would fund the addition of bunk beds in the Emergency Shelter, minor renovations including the floors and door, along with adding new security systems, a generator, and a washer/dryer.

The additional bunks in would convert 4 rooms from doubles to triples (12 youth) and one room from a single to a double (2), restoring capacity in the Emergency Shelter capacity to 14 youth (still less the original capacity serving 17 youth when the program operated at 2200 Emerson Ave South).

East Isles Neighborhood Association and Lowry Hill Neighborhood Associations wrote a letter of support for this grant.

In October, 2013 The City of Minneapolis awarded the ESG grant to The Bridge for Youth. Work started on the planned renovation.

In July 2014, the building permit was pulled. The City Planner's office informed The Bridge for Youth that a new Conditional Use Permit would be required. This new Conditional Use Permit would replaced the current two conditional permits (one fro 2200 Emerson, one for 1111 West 22nd). The new permit would apply only to the property at 1111 West 22nd Street. (Main Building)

Any housing programs at the 2200 Emerson Avenue property or the West 22nd St. property would require a new Conditional Use Permit for those specific addresses.

The Bridge for Youth informed the East Isles Neighborhood Association and the Lowry Hill Neighborhood Association of this change. EIRA recommended the CUP topic be presented to the board's Planning and Zoning Committee. The Committee voted in favor the Conditional Use Permit. The board did not vote on the conditional use permit.

Lowry Hill Neighborhood Association voted in favor of the Conditional Use Permit. The Planning and Zoning Committee of East Isles voted in favor of the conditional use permit. The Board had additional questions, seeking clarification about the language used in the 2006 Conditional Use permit.

See below.

Long Range Outlook

The Bridge for Youth will complete its fiscal year on Sept 30, 2014. The FY15 budget is projected at 3 million dollars.

The future of the property at 2200 Emerson has yet to be decided by the Board of Directors. As of this date, no tangible plans have been examined in depth.

Programs and staffing are stable. Staff ratio for the Emergency Shelter is 7:1 and 9:1 for the Transitions program. When not at school, youth in the Emergency Shelter Program are under staff supervision at

all times. Transitions Youth are out of the building from 7:30 a.m. – 3:30 p.m. and have a 10 p.m. curfew Sun –Thurs and a weekend curfew of 1 a.m. All the youth are carefully screened and any youth that would pose a safety threat to themselves or others in the program are not able to stay in housing.

History

- **In 2006, The City of Minneapolis granted The Bridge for Youth a Conditional Use Permit in the Or2 district for a residential facility serving 7-32 persons for its Main Building at 1111 West 22nd Street. This permit was for:**
- Living space and 10 bedrooms (5 rooms on second floor, 5 rooms on 3rd floor) housing up to 20 homeless and runaway youth and administrative offices

The Bridge for Youth also had a Conditional Use Permit in the R4 district for its property at **2200 Emerson Avenue South: 17-32 youth.**

- **Total housing capacity:** 20 youth in main building +17 youth in Emergency Shelter = **37 youth**

| | 2200 Emerson Ave., | 1111 West 22 nd St. | Total capacity |
|------------|---|---|----------------|
| 1975-2006 | 17 beds Emergency Shelter CUP for 7-32 | | 17 |
| 2006 -2012 | 17 beds Emergency Shelter | 20 beds Transitional Living (operated 18 beds) | 34 |
| 2013 | | 9 Emergency Shelter 9 Transitions | 19 |
| 2014 | | 14 Emergency Shelter 10 Transitions | 24 |

The Bridge Center for Youth
1111 West 22nd Street, Minneapolis
Conditional Use Permit for Community Residential Facility (up to 32 Individuals)

Proposed Use and Project Description

The Bridge Center for Youth completed in 2009 a development at the corner of 22nd Street W. and Emerson Avenue S. In 2004, The Bridge acquired three parcels across the street from its present administrative office for the purposes of creating a new facility to enhance and expand services for homeless and runaway youth and their families. The Bridge has a long and positive history within the neighborhood where this development is located.

Construction of the expanded facility has been completed and includes the following components:

- The two story office building originally constructed in 1915 at 1111 22nd St. W has been renovated.
- Two triplexes at 2209-2211 Emerson Ave S. and 119 22nd St. W. were demolished and a new three story building was constructed connected via shared entrance for a combined square footage of 28,675 sq. ft.

The Bridge Center for Youth proposes the following activities for the expanded facility:

- Moving the administrative offices and meeting rooms from the existing Bridge for Runaway Youth buildings on the west side of Emerson Ave. S to the new building.
- Create living spaces and sleeping rooms for up to 32 homeless and runaway youth, and provide counseling services for them and their families.
- End the lease on one of the Bridge's properties and move the administrative functions and 8 youth from that building plus 11 staff from another existing building to the new building.

Statement Regarding Required Conditions Conditional Use Permit to Serve up to 32 Individuals

The Bridge for Youth maintains that the proposed amended conditional use meets all required conditions:

1. Will not be detrimental to or endanger the public health, safety, comfort, or general welfare.

This project will promote public health, safety, comfort, and general welfare by rehabilitating an existing office building and adding transitional housing and support services for up to 32 youths who would otherwise be homeless. The scale and density of the proposed conditional use is compatible with the moderate-density character of the surrounding neighborhood. The Bridge's proposal calls for consolidating a portion of its office, residential, and counseling operations from two existing buildings into a newly expanded facility.

The community residential facility proposed by Bridge for Youth meets the Specific Development Standards in the Zoning Code:

1. *The use shall be located at least one-fourth mile from all existing community residential facilities.* The following community residential facilities are in the area and all of the are further than a quarter-mile from the site:
 - CRF facility at 22nd St. W. and Pleasant Ave. S.: 2,880 ft or 0.55 miles
 - CRF facility at 27th At. W. and Fremont Ave. S.: 2,700 ft or 0.51 miles
 - CRF facility at 26th St. W. and Pleasant Ave. S.: 3,420 ft or 0.65 miles
2. *On-site services shall be for residents of the facility only, except where part of a regimen of scheduled post-residential treatment.* The Bridge currently conforms to this requirement and will continue to do so with the proposed expansion.
3. *To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.* The three story brick and stucco building expansion is consistent with the existing office building and the other buildings in the area in terms of scale, materials, massing, height, and character. (See attached photos)
4. *An appropriate transition between the use and adjacent property shall be provided by landscaping, screening, and other site improvements consistent with the character of the neighborhood.* The completed project includes extensive landscaping (76% of the net site), a patio areas on the south side with seating for 16 people, and an ornamental fence (See attached photos)
5. *The operator shall submit a management plan for the facility and a floor plan showing the sleeping areas, emergency exits, and bathrooms.* (See attached floor plans)

The rehabilitation of an existing two story plus basement office building and new construction of a three story plus basement addition that will bring offices, meeting and building service areas, living space, and sleeping rooms for up to 32 youth in transition will help promote the public health, safety, comfort and general welfare of the area. The development is consistent with and

helps to implement several policies in the Minneapolis Comprehensive Plan, including the following:

- *3.1.1 Support the development of new medium- and high-density housing in appropriate locations throughout the city.* The proposal increases density of transitional housing for youth who are at high risk for homelessness. The Bridge provides services to help these youth find a path to long term housing and stability.
- *3.2.1 Encourage and support housing development along commercial and community corridors, and in and near growth centers, activity centers, retail centers, transit station areas, and neighborhood commercial nodes.* The project site is located one block from Hennepin Avenue, a designated commercial corridor that is well served by transit and a wide variety of commercial retail services. The site is one block from bus stops served by five transit lines.
- *3.4.2 Support the creation of additional supportive housing units for homeless youth, singles and families.* The proposed project will provide beds for up to 32 youth who will have access to counseling services provided by Bridge for Youth.

2. Will not be injurious to the use and enjoyment of other property in the vicinity and will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

As previously stated, The Bridge has a long and positive history with the area surrounding the project site. The Bridge has maintained administrative offices and community residential facilities at this corner since the 1970s. The new facility will provide a similar mix of administrative and community residential facility uses with the same operating procedures that contributed to its positive and successful operation in the neighborhood to date.

The Minneapolis Plan designates Hennepin Avenue, located a half block to the east of the project site, as a commercial corridor. The Lake and Hennepin area located seven blocks southwest is designated as an activity center. The Plan indicates that commercial corridors like Hennepin Avenue are appropriate for moderate density, mixed use development such as that which is proposed under this conditional use permit request. The proposed conditional use will enhance the use and enjoyment of the surrounding properties by replacing two underutilized and deteriorating buildings with a newly expanded, efficient building that is compatible with the character of the surrounding area. The new building strengthens and balances the corner and provides a transition from the commercial buildings along Hennepin Avenue to the more traditional residential areas to the west and north of the site.

3. Adequate utilities, access roads, drainage, necessary facilities or other measures, have been or will be provided.

The project underwent Plan Development Review on 5/17/06, which included evaluation of utilities, access, and drainage. The completed structure has been constructed in accordance with the plans originally submitted, including feedback received from city staff under the PDR process.

The project is located in a fully developed OR2 District which has access to public utilities, a fully developed street system to which the project site is fully connected, including transit access. The project decreases the impervious surfaces on the site by 8%. The Bridge has requested and been granted one on-street, short term delivery parking area and one on-street handicapped accessible parking space on the 22nd St. W. side of the site. Although the project is not required to submit a storm water management plan, the project includes more than 1,360 additional square feet of landscaping than was previously on the site.

4. Adequate measures have been or will be taken to minimize traffic congestion in the public streets.

The youths who will reside at the facility will not require parking because they are either too young to drive or because they would be prohibited from driving under The Bridges's program rules. A small increase in parking demand may be generated by visitors for the 08 to 10 additional youth staying in the proposed facility. The Bridge anticipates that parking demand will be satisfied through the continuation of a 15 year arrangement with Temple Israel to share parking in their lot located a half-block to the west of the site at 22nd St. W. and Fremont Ave. S. Aside from one handicapped accessible on-street space, the proposed conditional use will not generate additional on street parking demand or traffic congestion.

5. The conditional use is consistent with the applicable policies of the comprehensive plan.

The requested conditional use permit will help the city meet several goals stated in the Minneapolis Plan:

Housing Affordability and Choices: The new Bridge for Youth Facility at 111 22nd St. provides quality, transit accessible housing for youth who are experience extreme personal challenges.

Achieving Access through Reduced Dependence on Single Occupancy Vehicles: As stated above, the facility is within one block of transit stops served by 6 routes. This high level of access provides both residents and employees of The Bridge with alternatives to single occupancy vehicles to travel around the region. This is particularly important for the youth served by The Bridge, who are either too young to drive or are prohibited from driving under The Bridge's program rules.

Growth Strategy Outside Downtown: This project brings residential growth along the Hennepin Avenue commercial corridor.

The requested conditional use permit is also in line with several policies laid out in The Minneapolis Plan:

Policy 3.1: Grow by increasing the supply of housing.

Policy 3.2: Support housing density in locations that are well connected by transit, and are close to commercial, cultural and natural amenities.

Policy 3.4: Preserve and increase the supply of safe, stable, and affordable supportive housing opportunities for homeless youth, singles and families.

Implementation Steps:

Affordable housing – Meet or exceed regional affordable housing goals for the city by supporting the development of a range of housing choices, particularly in areas without a concentration of low income housing

Zoning - Accommodate growth forecasts through reinvestment at appropriate densities: 5 units or more in developed areas and target higher density in locations with convenient access to transportation corridors and with adequate sewer capacity

Zoning - Approve and permit reinvestment projects that make cost effective use of infrastructure and increase density.

6. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

The expanded office building has been constructed in accordance with the plans submitted and approved under the PDR process in 2006. This application is being submitted to amend the CUP to all a community residential facility serving up to 32 persons. Together with previously approved set back variances, this conditional use will conform to the applicable regulations for an OR2 Zoning District.

Noel Nix

From: Cynthia Daggett <C.Daggett@bridgeforyouth.org>
Sent: Thursday, August 21, 2014 2:02 PM
To: nrp@eastisles.org; wedgecoordinator@gmail.com
Cc: Lisa.goodman@minneapolismn.gov; ruth.hamann@minneapolismn.gov
Subject: Sent on behalf of Dan Pfarr, Bridge for Youth Executive Director

Dear Monica and Maureen,

Our thanks to you and both the East Isles Residents Association and Lowry Hills East Neighborhood Association for your past support of The Bridge for Youth's project at 1111 W. 22nd Street. As you may recall, The Bridge acquired and constructed an addition to the office building at this address in an effort to consolidate our offices and residential facilities into one location. As part of this project, in 2006 we applied for a conditional use permit for a community residential facility serving 17 to 32 individuals. This permit would allow The Bridge to provide transitional housing for 18 youth in the dwelling units that were built as part of the expansion.

We were recently informed that the conditional use permit that was granted by the city in 2006 was for a community residential facility serving up to 18 individuals. Therefore we are submitting a new application for a community residential facility serving 17 to 32 individuals. No other aspects of the project have changed since the original conditional use permit and zoning variance applications were submitted back in 2006.

We ask again for your support as we pursue a permit that will allow the new facility to function as originally proposed to our valued neighbors and other community stakeholders.

Please contact me if you have questions,

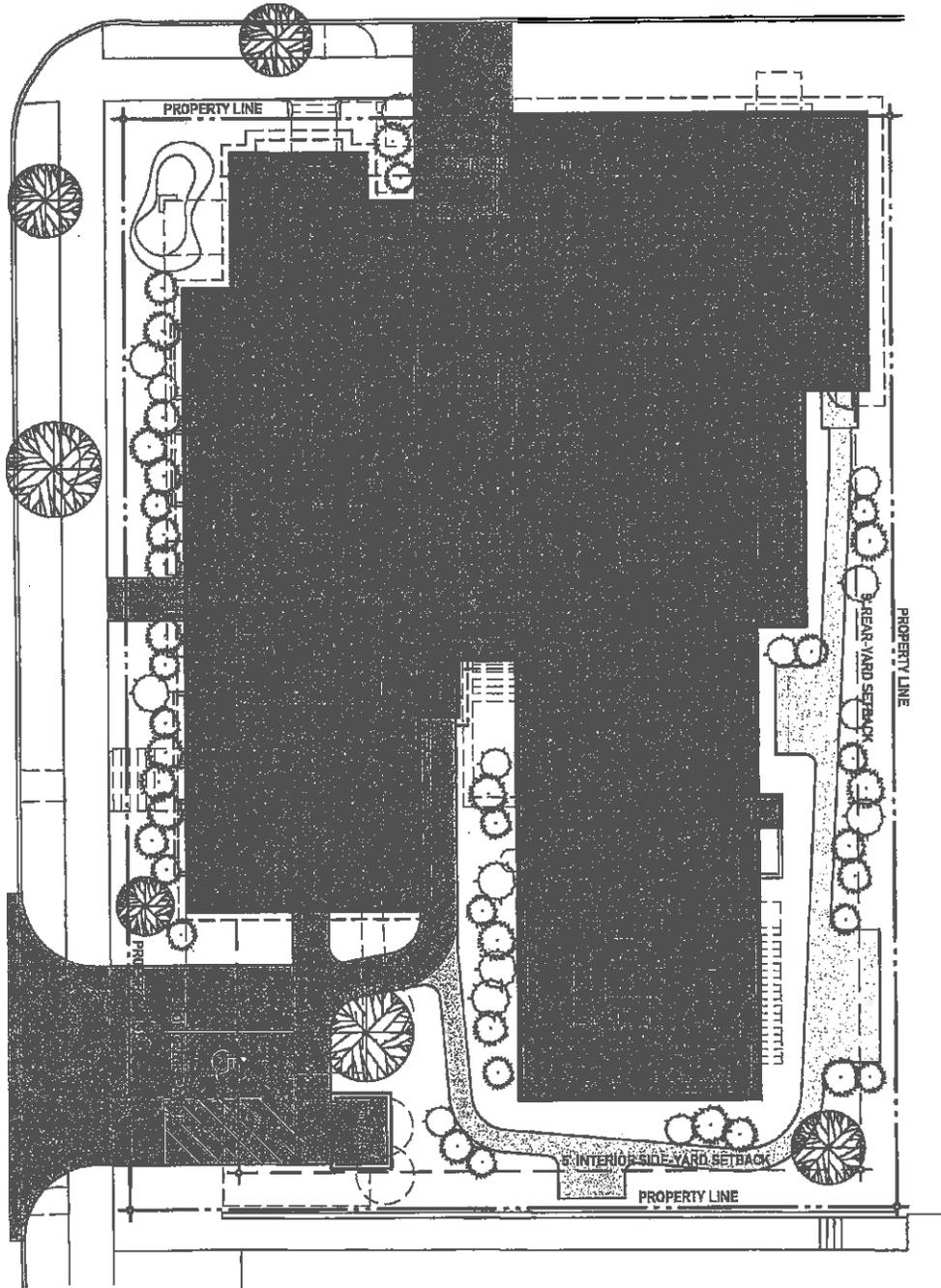
Sincerely,
Daniel Pfarr
Executive Director
Bridge for Youth
612-230-6601
d.pfarr@bridgeforyouth.org

Cynthia Daggett,
Executive Assistant
612-230-6655
c.daggett@bridgeforyouth.org



EMERSON AVENUE SOUTH

22ND STREET WEST



L1

DATE: 03/15/11
 DRAWN BY: JRM
 CHECKED BY: JRM
 PROJECT: BRIDGE CENTER FOR YOUTH

SITE PLAN

BRIDGE CENTER FOR YOUTH

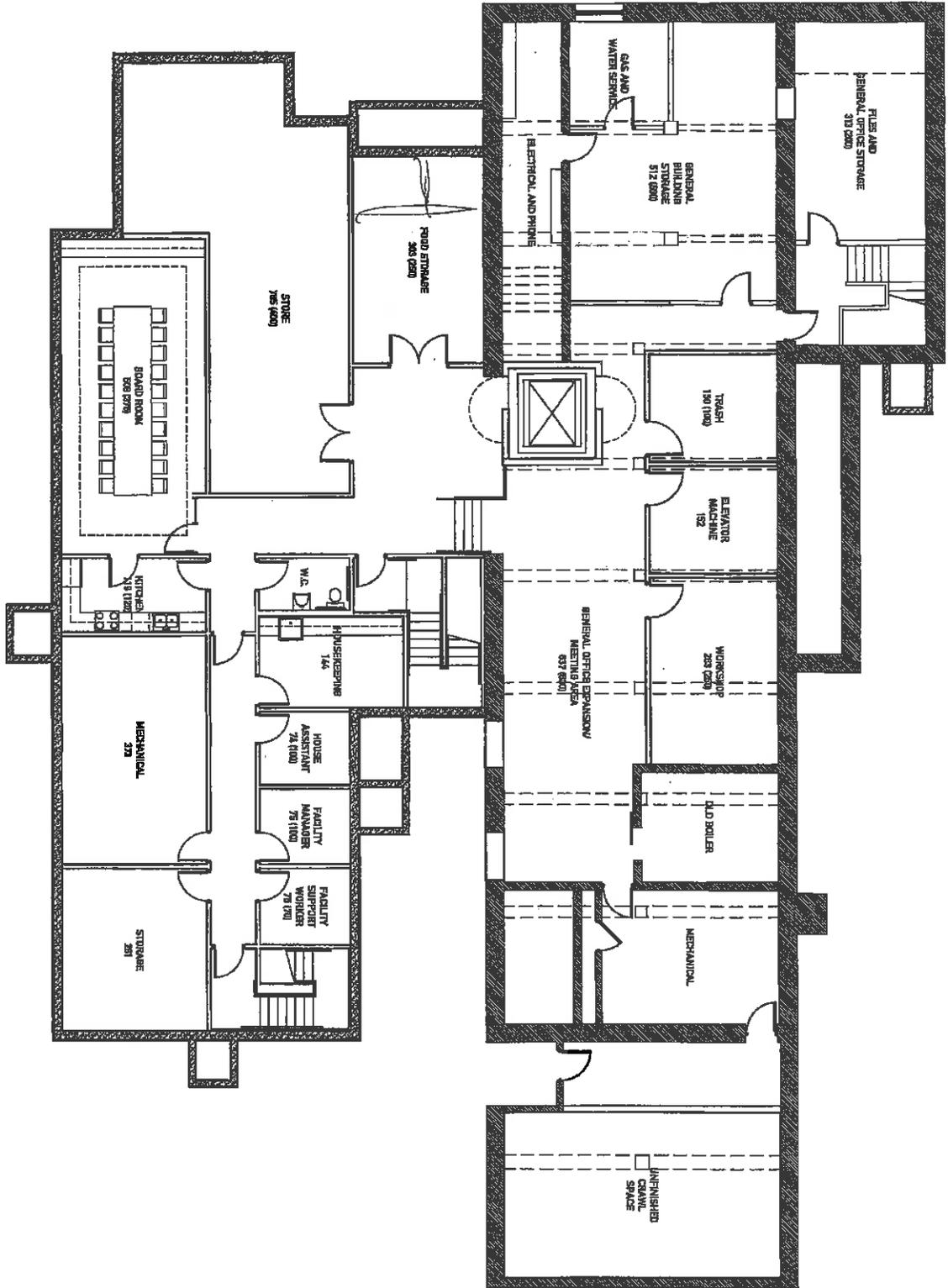
DESCRIPTION
 1111-1119 22ND ST. W
 MINNEAPOLIS, MN 55404



CERMAK RHOADES ARCHITECTS

275 E. Fourth St, Suite 800, St Paul, MN 55101
 p 651.225.8623 f 651.225.8726

1 BASEMENT PLAN
3/32" = 1'-0"



DATE REVISION 12/14/2006
 JOB NO. 0328
 FILE NAME 0289.J214

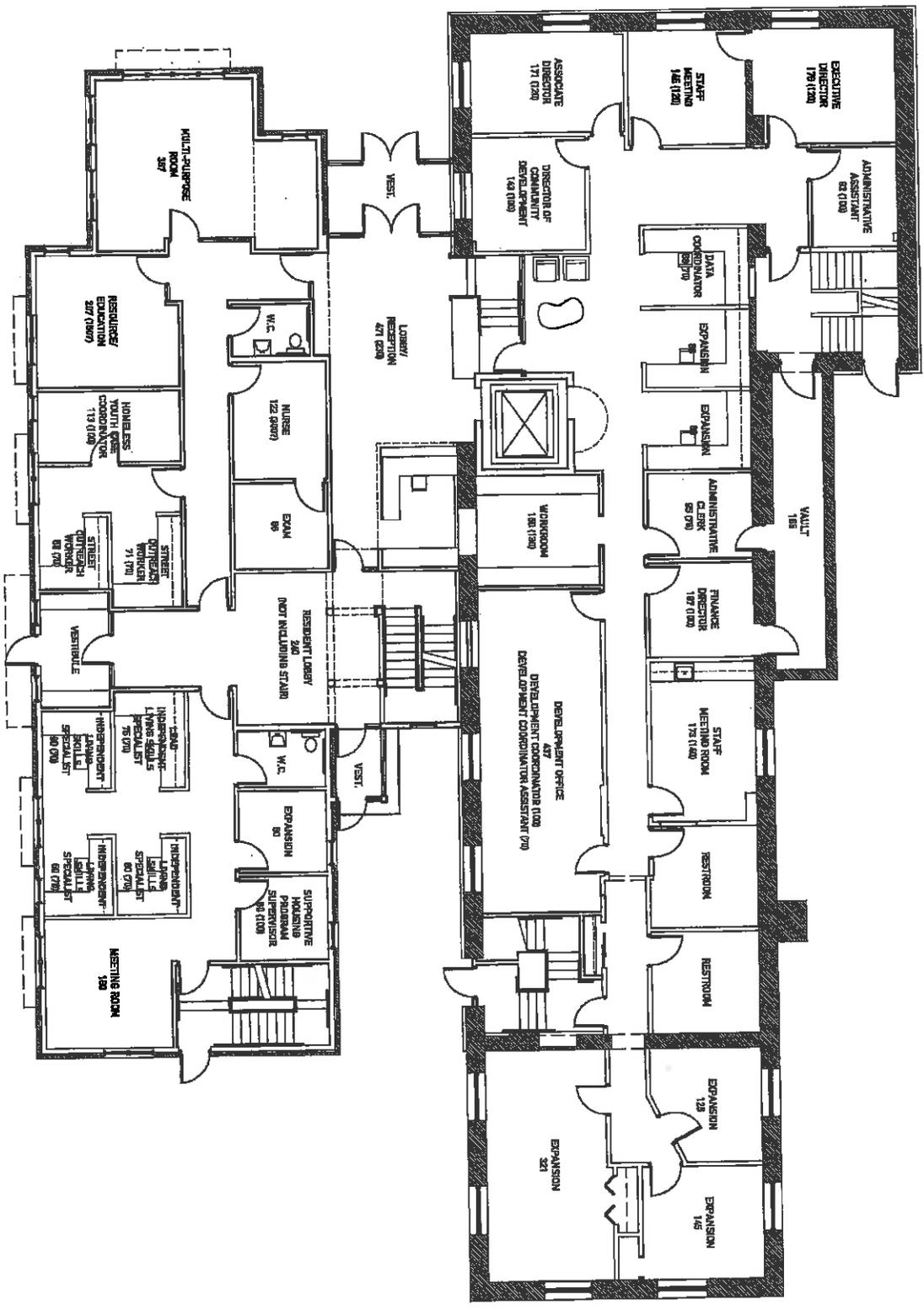
BASEMENT PLAN
BRIDGE CENTER FOR YOUTH
 DESCRIPTION
 1111-1119 22ND ST. W
 MINNEAPOLIS, MN 55404



CERMAK RHOADES ARCHITECTS
 275 E. Fourth St, Suite 800, St. Paul, MN 55101
 p 651.226.8623 f 651.226.8720

A2.4

1
3/22 - 1/3
FIRST FLOOR PLAN

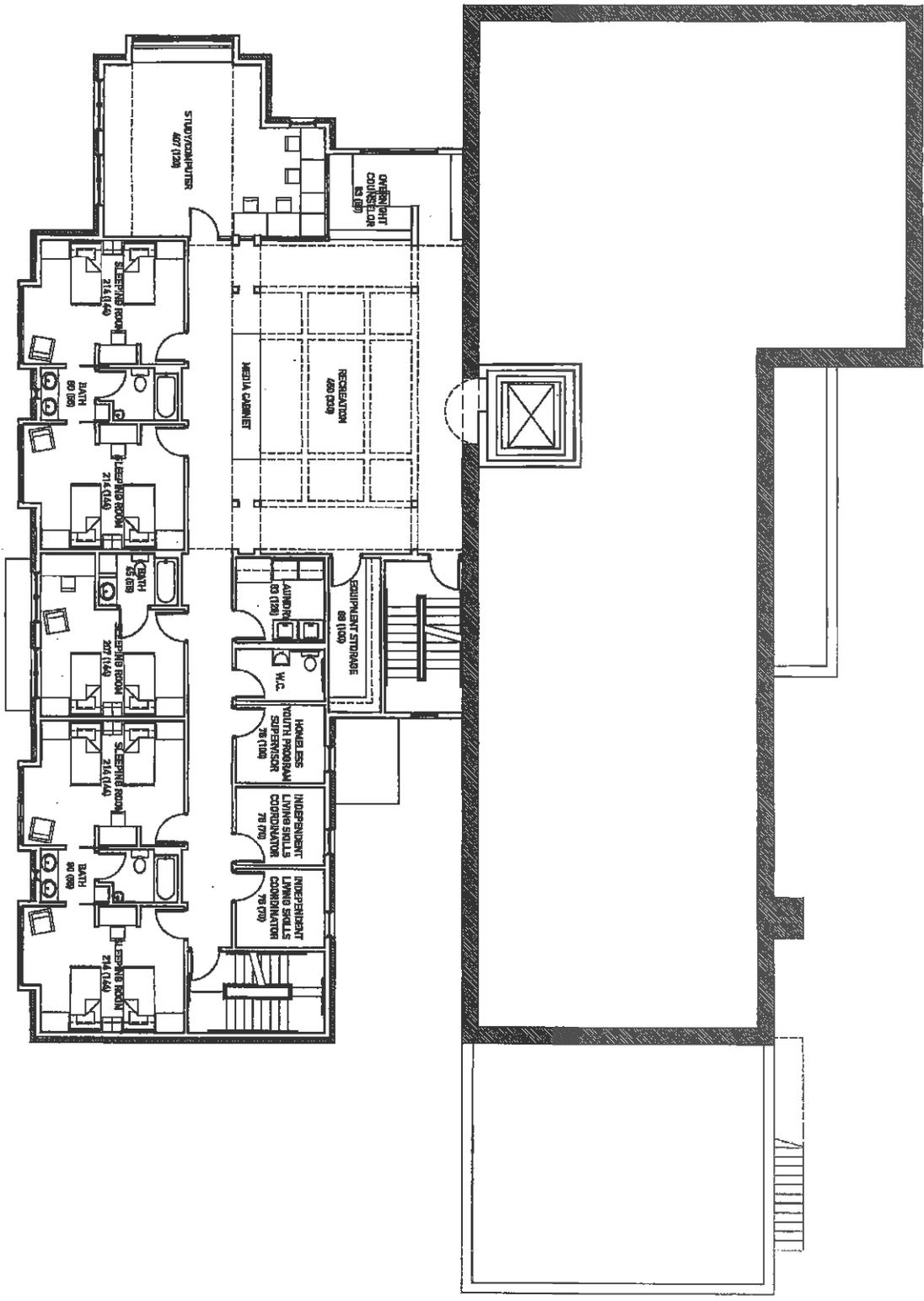


DATE ISSUED 12/14/2006
 DRAWING NO. 0203
 FILE NAME: 0203_A1.3
A2.5

FIRST FLOOR PLAN
BRIDGE CENTER FOR YOUTH
 DESCRIPTION
 1111-1112 22ND ST. W
 MINNEAPOLIS, MN 55404

CERMAK RHOADES ARCHITECTS
 275 E. Fourth St, Suite 800, St. Paul, MN 55101
 p 651.225.8423 f 651.226.6720

1 INTERMEDIATE FLOOR PLAN
3/8/92 = 1/97



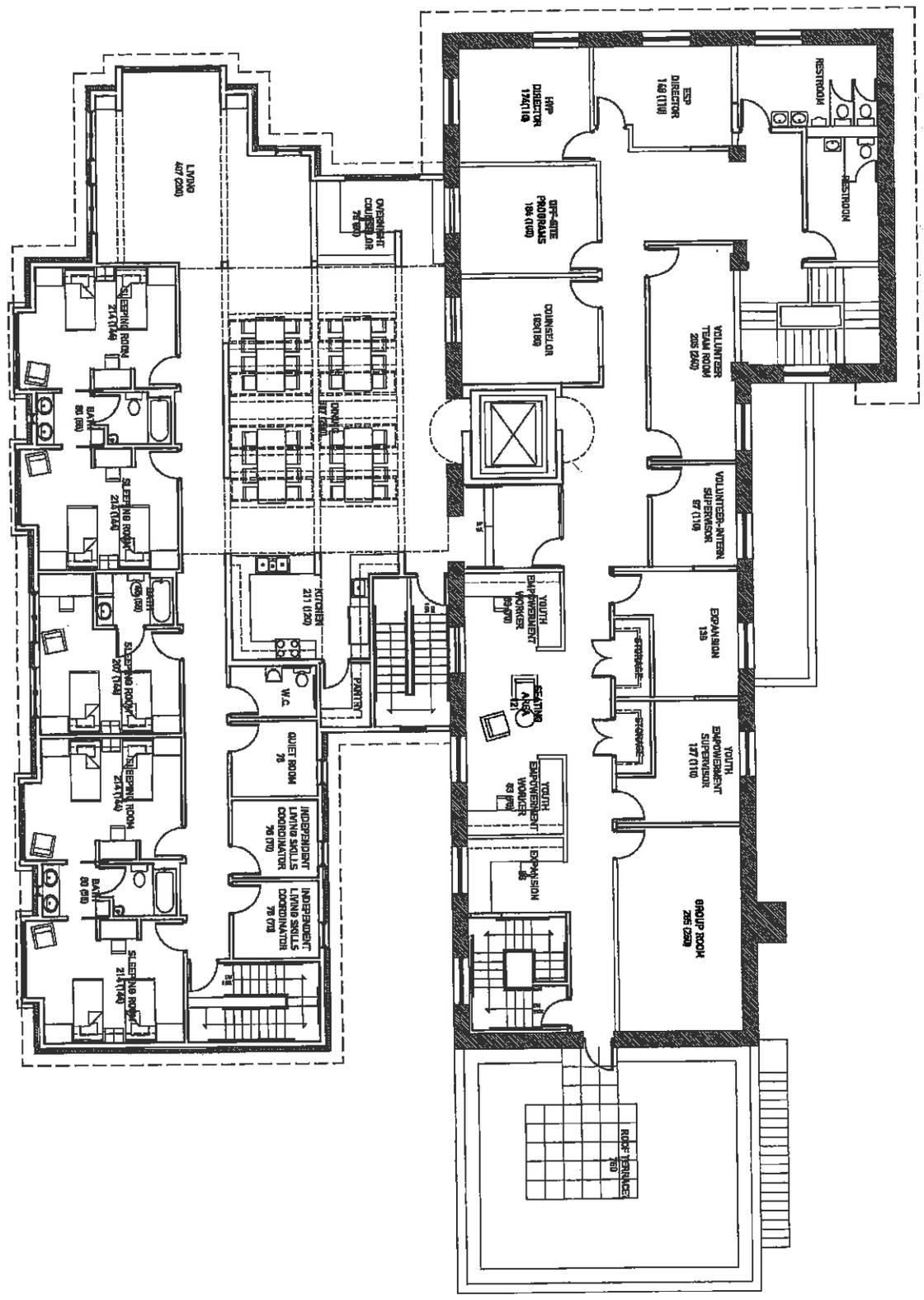
A2.6

INTERMEDIATE FLOOR PLAN
BRIDGE CENTER FOR YOUTH
 DESCRIPTION
 1111-1119 22ND ST. W
 MINNEAPOLIS, MN 55604



CERMAK RHOADES ARCHITECTS
 275 E. Fourth St, Suite 800, St. Paul, MN 55101
 p 651.225.8623 f 651.225.8720

1 SECOND FLOOR PLAN
3832 - 147



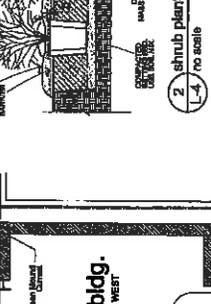
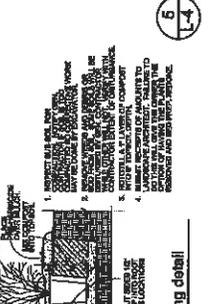
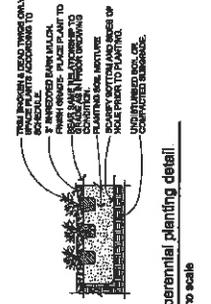
A2.7
 DATE: 12/14/2004
 DRAWN BY: JMM
 CHECKED BY: JMM
 FILE NAME: 3832_147

SECOND FLOOR PLAN
BRIDGE CENTER FOR YOUTH
 DESCRIPTION
 1111-1119 22ND ST. W
 MINNEAPOLIS, MN 55404

CERMAK RHOADES ARCHITECTS
 275 E. Fourth St, Suite 800, St. Paul, MN 55101
 p 651.225.8623 f 651.225.8730

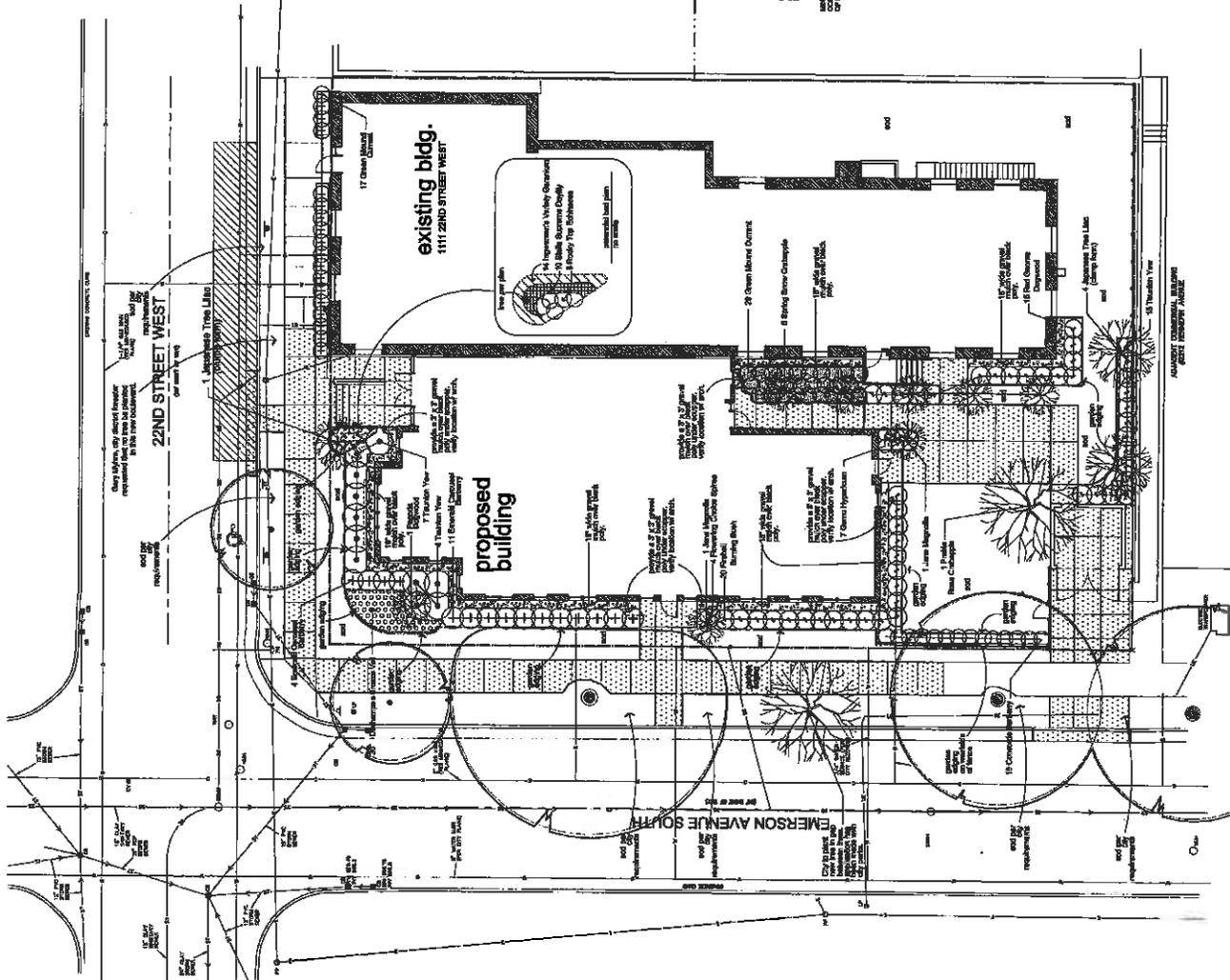
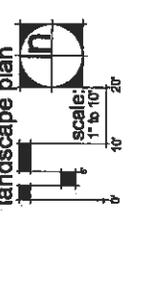
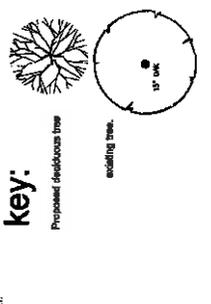
plant schedule

| no. | common name | latin name | size | notes |
|-----|--------------------|-------------------------------|---------|-------|
| 1 | Red-tipped Dogwood | <i>Cornus alternifolia</i> | 4' x 5' | DB |
| 2 | Amelanchier | <i>Amelanchier canadensis</i> | 4' x 5' | DB |
| 3 | Red-tipped Dogwood | <i>Cornus alternifolia</i> | 4' x 5' | DB |
| 4 | Red-tipped Dogwood | <i>Cornus alternifolia</i> | 4' x 5' | DB |
| 5 | Red-tipped Dogwood | <i>Cornus alternifolia</i> | 4' x 5' | DB |
| 6 | Red-tipped Dogwood | <i>Cornus alternifolia</i> | 4' x 5' | DB |
| 7 | Red-tipped Dogwood | <i>Cornus alternifolia</i> | 4' x 5' | DB |
| 8 | Red-tipped Dogwood | <i>Cornus alternifolia</i> | 4' x 5' | DB |
| 9 | Red-tipped Dogwood | <i>Cornus alternifolia</i> | 4' x 5' | DB |
| 10 | Red-tipped Dogwood | <i>Cornus alternifolia</i> | 4' x 5' | DB |
| 11 | Red-tipped Dogwood | <i>Cornus alternifolia</i> | 4' x 5' | DB |
| 12 | Red-tipped Dogwood | <i>Cornus alternifolia</i> | 4' x 5' | DB |
| 13 | Red-tipped Dogwood | <i>Cornus alternifolia</i> | 4' x 5' | DB |
| 14 | Red-tipped Dogwood | <i>Cornus alternifolia</i> | 4' x 5' | DB |
| 15 | Red-tipped Dogwood | <i>Cornus alternifolia</i> | 4' x 5' | DB |
| 16 | Red-tipped Dogwood | <i>Cornus alternifolia</i> | 4' x 5' | DB |
| 17 | Red-tipped Dogwood | <i>Cornus alternifolia</i> | 4' x 5' | DB |
| 18 | Red-tipped Dogwood | <i>Cornus alternifolia</i> | 4' x 5' | DB |
| 19 | Red-tipped Dogwood | <i>Cornus alternifolia</i> | 4' x 5' | DB |
| 20 | Red-tipped Dogwood | <i>Cornus alternifolia</i> | 4' x 5' | DB |
| 21 | Red-tipped Dogwood | <i>Cornus alternifolia</i> | 4' x 5' | DB |
| 22 | Red-tipped Dogwood | <i>Cornus alternifolia</i> | 4' x 5' | DB |
| 23 | Red-tipped Dogwood | <i>Cornus alternifolia</i> | 4' x 5' | DB |
| 24 | Red-tipped Dogwood | <i>Cornus alternifolia</i> | 4' x 5' | DB |
| 25 | Red-tipped Dogwood | <i>Cornus alternifolia</i> | 4' x 5' | DB |
| 26 | Red-tipped Dogwood | <i>Cornus alternifolia</i> | 4' x 5' | DB |
| 27 | Red-tipped Dogwood | <i>Cornus alternifolia</i> | 4' x 5' | DB |
| 28 | Red-tipped Dogwood | <i>Cornus alternifolia</i> | 4' x 5' | DB |
| 29 | Red-tipped Dogwood | <i>Cornus alternifolia</i> | 4' x 5' | DB |
| 30 | Red-tipped Dogwood | <i>Cornus alternifolia</i> | 4' x 5' | DB |
| 31 | Red-tipped Dogwood | <i>Cornus alternifolia</i> | 4' x 5' | DB |
| 32 | Red-tipped Dogwood | <i>Cornus alternifolia</i> | 4' x 5' | DB |
| 33 | Red-tipped Dogwood | <i>Cornus alternifolia</i> | 4' x 5' | DB |
| 34 | Red-tipped Dogwood | <i>Cornus alternifolia</i> | 4' x 5' | DB |
| 35 | Red-tipped Dogwood | <i>Cornus alternifolia</i> | 4' x 5' | DB |
| 36 | Red-tipped Dogwood | <i>Cornus alternifolia</i> | 4' x 5' | DB |
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| 47 | Red-tipped Dogwood | <i>Cornus alternifolia</i> | 4' x 5' | DB |
| 48 | Red-tipped Dogwood | <i>Cornus alternifolia</i> | 4' x 5' | DB |
| 49 | Red-tipped Dogwood | <i>Cornus alternifolia</i> | 4' x 5' | DB |
| 50 | Red-tipped Dogwood | <i>Cornus alternifolia</i> | 4' x 5' | DB |

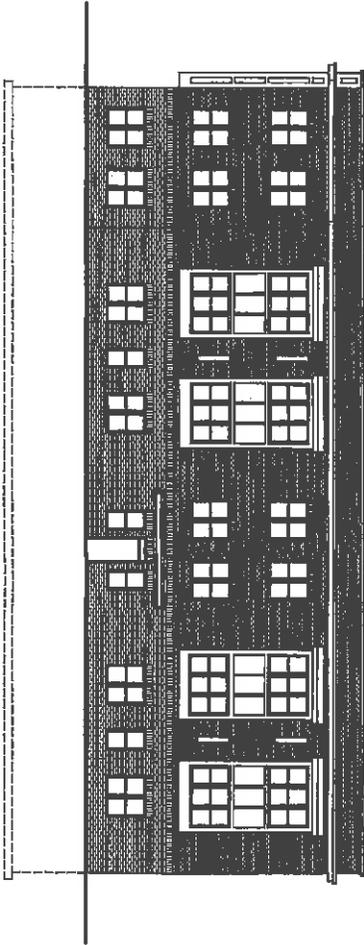


landscape notes:

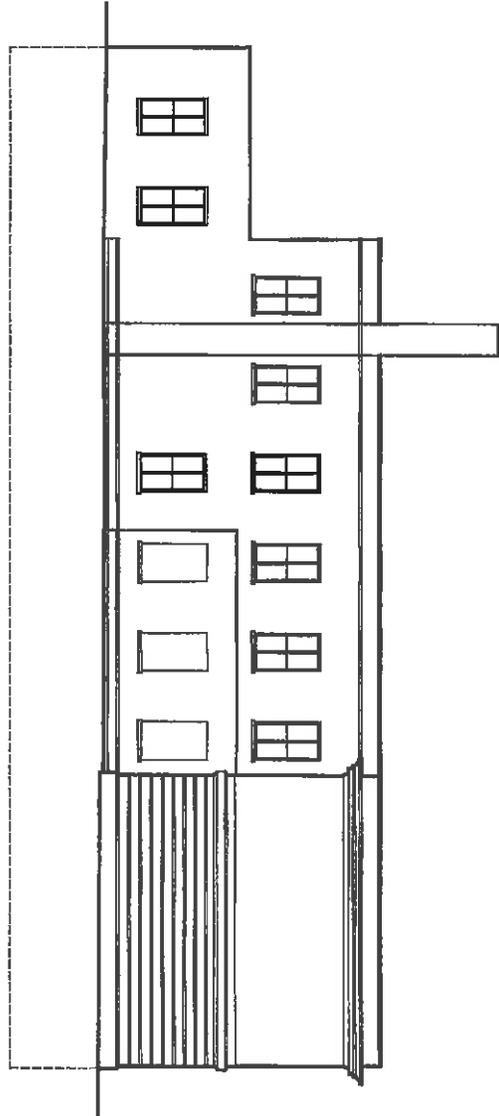
1. ALL DISTURBED AREAS ARE TO BE RESEED, REGRASS, OR REVEGETATED WITH A MIXTURE OF SEEDS KNOWN TO BE PREFERRED BY LOCAL PLANTING CONTRACTORS.
2. ALL PLANT MATERIAL AND WORK IS TO BE IN COMPLIANCE WITH THE MINNESOTA PLANTING ACT AND THE AMERICAN SOCIETY OF PLANTING CONTRACTORS (ASPC) STANDARDS.
3. USE 1/2" SANDY SILT LOESS BARK MULCH OVER ENTIRE PLANTING BED.
4. WHERE BARK MULCH IS REQUIRED, CREATE ONE OVERLAP CONTIGUOUS PLANTING BED.
5. NUMBER OF PLANTS INDICATED ON PLAN SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
6. ALL PLANTS TO BE PLANTED WITH THE PROPER ROOT BALL AND PROTECTION.
7. FOR TREE PLANTING, SEE DET. 24-A.
8. FOR SHRUB PLANTING, SEE DET. 24-A.
9. FOR PERENNIAL PLANTING, SEE DET. 24-A.
10. WHERE PLANT NUMBERS ARE AN INDICATION OF PLANTING, THE NUMBER OF PLANTS TO BE PLANTED SHALL BE INDICATED IN THE PLANTING NUMBER.
11. WHERE PLANT NUMBERS ARE AN INDICATION OF PLANTING, THE NUMBER OF PLANTS TO BE PLANTED SHALL BE INDICATED IN THE PLANTING NUMBER.



1 WEST ELEVATION
1/16" = 1'-0"



2 EAST ELEVATION
1/16" = 1'-0"



A4.1

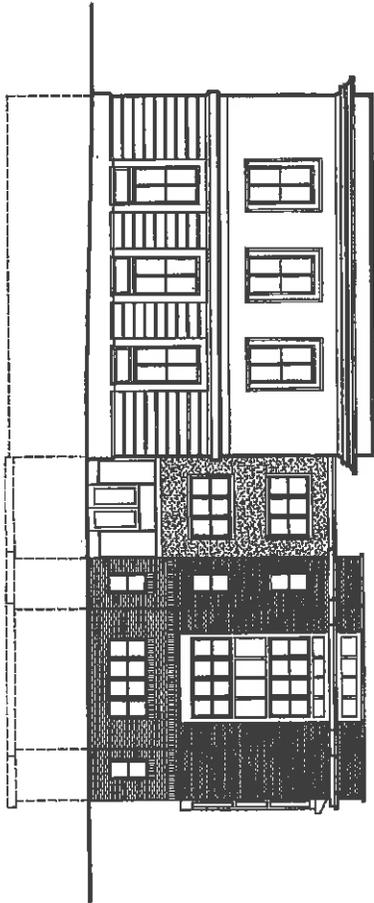
DATE ISSUED 10/14/2008
JOB NO. 0808
FILE NAME CERM.A41

WEST & EAST ELEVATIONS
BRIDGE CENTER FOR YOUTH
DESCRIPTION
1111-1119 22ND ST. W
MINNEAPOLIS, MN 55604

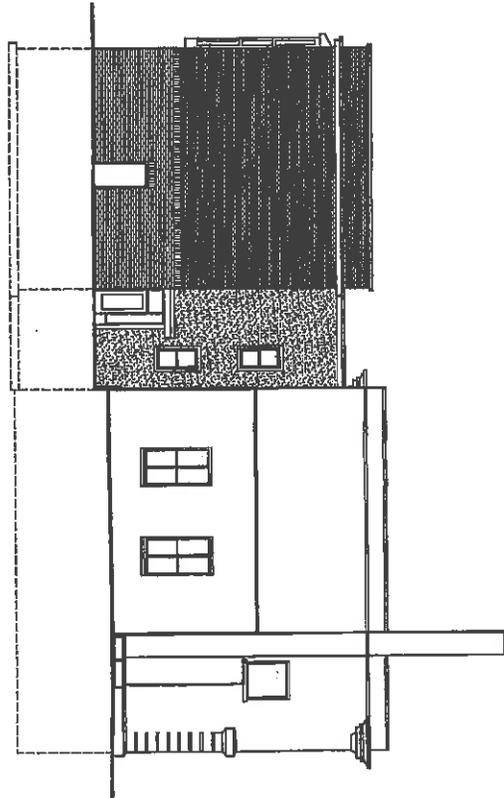


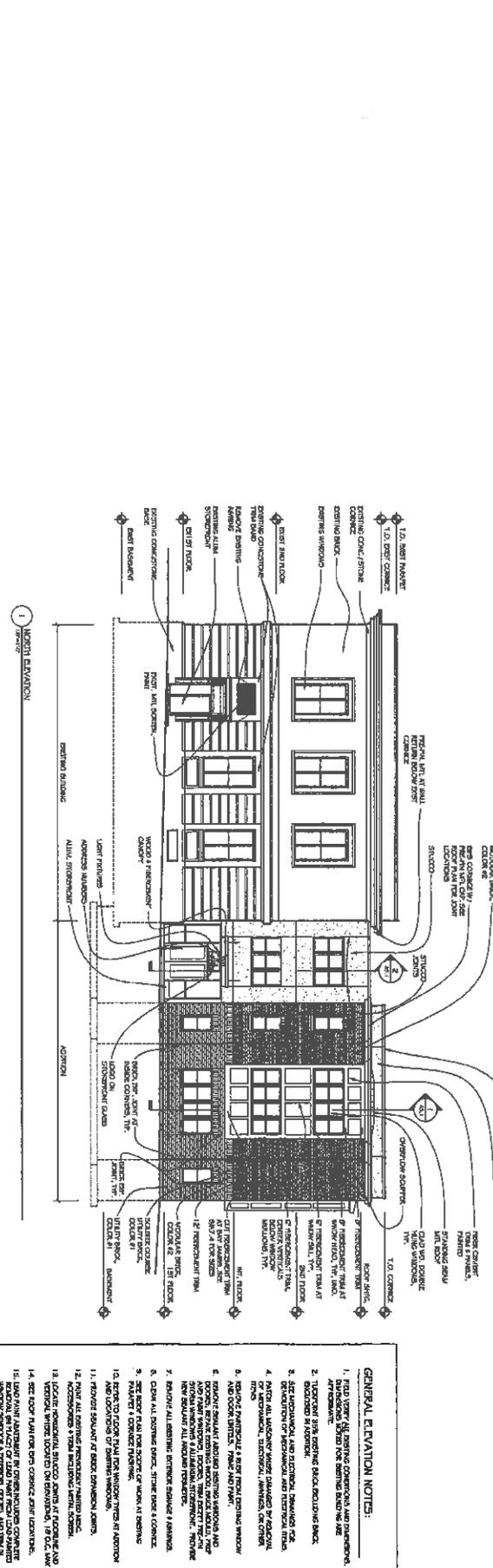
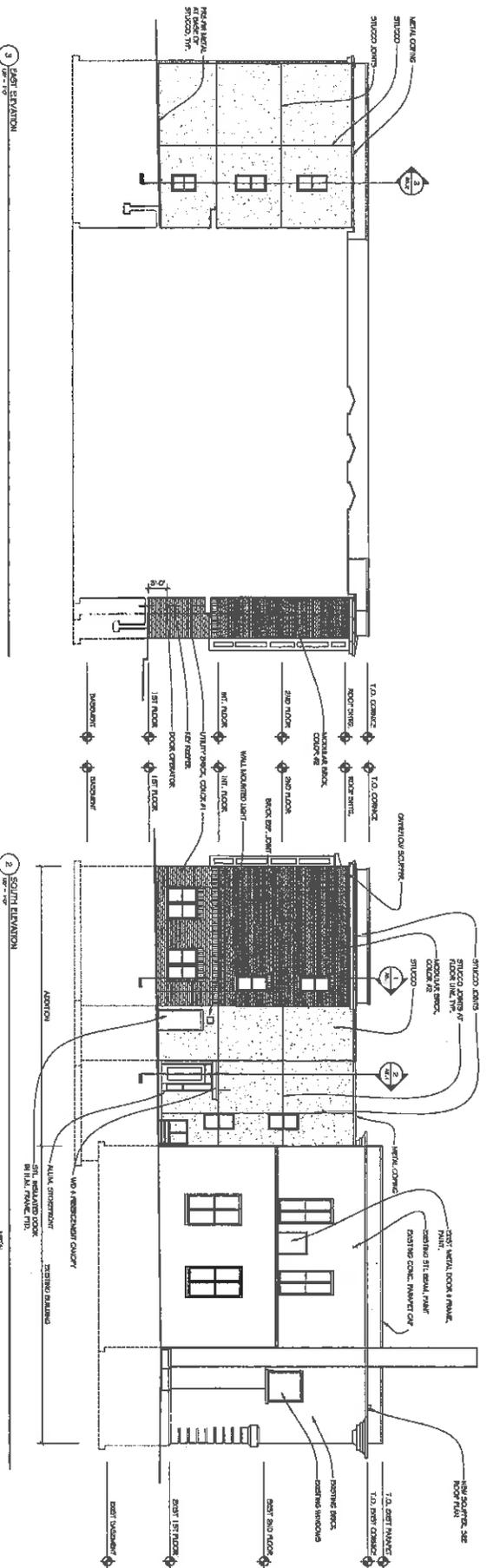
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p 651.225.8623 f 651.225.8720

1 NORTH ELEVATION
1/16" = 1'-0"



2 SOUTH ELEVATION
1/16" = 1'-0"





- GENERAL ELEVATION NOTES:**
1. READ EVERY MATERIAL SPECIFICATION AND DIMENSION. DIMENSIONS SHOWN ARE FOR FINISHED BUILDING AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
 2. TOLERANCES SHALL BE AS FOLLOWS: FINISH SURFACES SHALL BE MAINTAINED TO THE TOLERANCES SHOWN.
 3. SET MATERIALS AND FINISHES TO MATCH THE OCCUPANT'S REQUIREMENTS AND TO MATCH THE MATERIALS SHOWN ON THE ARCHITECTURAL DRAWINGS.
 4. MATCH ALL MATERIALS AND FINISHES TO THE MATERIALS SHOWN ON THE ARCHITECTURAL DRAWINGS.
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 20. MATCH ALL MATERIALS AND FINISHES TO THE MATERIALS SHOWN ON THE ARCHITECTURAL DRAWINGS.



BRIDGE CENTER FOR YOUTH
The Bridge for Runaway Youth

05.05.06

CERMAK RHOADES ARCHITECTS



Courtyard on Emerson Ave on south west corner of building



Sitting area in courtyard on east side of building



Southeast corner of courtyard at on east side of the building



Landscaping along courtyard retaining wall along east side of property



Landscaping along Emerson Ave



Entrance on Emerson Ave



Northwest corner of building at 22nd St W and Emerson Avenue S



Landscaping along 22nd St W



Landscaping along 22nd St W at corner of 22nd and Emerson



View south from entrance on Emerson